

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
<b>TRANSPORTATION, WHOLESALING, AND WAREHOUSING</b>															
BUS REPAIR AND STORAGE TERMINAL ACTIVITIES												S	S		
BUS STATIONS								P		P					
COMMERCIAL PARKING LOTS [pursuant to 10-3(E)]				S	S	S	S								S
GAS PUMPING STATIONS (unmanned, credit cards only)								P		P		P			
MOTOR FREIGHT TERMINALS												P	P		
MINI-STORAGE FACILITIES [pursuant to 10-3(U)]								S		S		P			
MINI-WAREHOUSING AND DRY STORAGE												P	P		
MOVERS, VAN LINES, AND STORAGE								S		S		P	P		
OFF-STREET AUTOMOBILE PARKING							P	P		P		P	P		P
PACKAGE DELIVERY SERVICES, COMMERCIAL								S		S		P			
SHIP CHANDLERS												P	P		
SHIPPING BROKERS, FREIGHT AND CARGO												P	P		
TAXI STANDS LIMITED TO 5 TAXIS							P	P		P					
TOWING SERVICES								S		S		P			
WAREHOUSE <u>[pursuant to 10-3(II)]</u>								<del>S</del>		<del>S</del>		P	P		
<u>WAREHOUSE – FLEX SPACE [pursuant to 10-3 (II)]</u>								<del>P</del>		<del>P</del>		<del>P</del>			
WHOLESALE MERCHANTS								P		P		P	P		
WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(GG)]													S		

## Section 2-2: Definition of Basic Terms

(269) Warehouse. A building or compartment in a building used and appropriated by the occupant for the deposit and safekeeping or selling of his own goods at wholesale and/or for the purpose of storing the goods of others placed there in the regular course of commercial dealing and trade to be again removed or reshipped. This includes distribution centers but excludes retail sales from the premises.

(270) Warehouse – Flex Space. A facility designed for a combination of warehousing, storage, office, trade services, and limited retail uses within a single building or unit. Flex space warehouses are intended to accommodate a variety of business functions, including distribution, administrative operations, trade services that require warehouse storage (such as HVAC repair companies, electrical contractors, and plumbing services), and the direct sale of goods to contractors, businesses, and the general public. These spaces typically feature adaptable layouts, loading areas, and a mix of office, storage, and showroom space to support diverse tenant needs, such as plumbing supply houses, HVAC suppliers, and similar businesses.

## Section 10-3 (II) Warehouse and Warehouse-Flex Space Supplemental Standards

### 1. Purpose

The intent of this section is to ensure that warehouses as a use are designed and operated in a manner that safeguards public health, safety, and welfare, while maintaining compatibility with surrounding land uses.

### 2. Applicability

These regulations apply to all new warehouse developments and substantial modifications to existing warehouses within the Town of Shallotte.

### 3. Type

#### A. Warehouse.

1. Location standards:
  - a. Warehouses shall not be located in any residential neighborhood.
  - b. Warehouses shall not be situated in any designated flood hazard area.
  - c. Proximity Restrictions: Warehouses must maintain a minimum distance of at least 100 feet from wetlands and designated conservation areas.
2. Permitted uses include:
  - a. Indoor storage of goods, products, materials, or equipment for commercial, industrial, or institutional use.
  - b. Facilities engaged in receiving, short-term holding, and shipping of goods to retailers, wholesalers, or other distributors. Includes cross-docking and fulfillment centers.
  - c. Freight or truck terminal operations which are limited to on-site loading/unloading, short-term storage, and transfer of goods via commercial vehicles.
  - d. Light assembly, kitting, labeling, or repackaging of goods stored on-site, provided such activities are accessory and do not exceed 25% of the gross floor area.
  - e. Distribution of goods or products to retailers or commercial users, without on-site retail sales to the general public.
3. Access:
  - a. Direct access to a collector or higher classified roadway is required.
  - b. No primary truck access shall utilize a local residential street.
  - c. Loading and unloading areas shall be located to the side or rear of the structure and situated to prevent trucks and other vehicles from backing into and blocking any roadway.
4. Other regulations:
  - a. A special use permit is required for any warehouse development where the single or combined area of any structure(s) equals 20,000 or greater sq ft.
  - b. Outdoor storage shall be located behind the principal structure and must meet applicable screening and buffering requirements in accordance with Article 17.
  - c. All warehouse developments shall meet the design, access, parking, and landscaping standards of this Ordinance.
5. Hazardous Materials Storage:
  - a. Warehouse uses involving hazardous materials are strictly limited to the Light Industrial District (LI) and the Industrial District (HI), and shall adhere to all hazardous materials regulations in accordance with Section 10-4 (D)
6. Prohibited uses:
  - a. Retail and office operations intended for walk-in or consumer foot traffic, which include warehousing space, shall be regulated separately under the "Warehouse-Flex Space" use classifications.
  - b. Repair of vehicles or heavy machinery is not permitted under the Warehouse classification and shall be regulated separately. See Section 10-3 (D) Automotive Repair Facilities Tiers 1-3.
  - c. Residential use within a warehouse is prohibited.

#### B. Warehouse – Flex Space.

1. Location Standards
  - a. Flex Space warehouses shall not be located in any residential neighborhood.
  - b. Flex space warehouses shall not be situated in any designated flood hazard area.
2. Permitted uses include:
  - a. Retail display and sales of products primarily stored on-site. The retail component shall not exceed 50% of the gross floor area.

- b. Indoor storage of goods, products, inventory, or equipment related to the principal on-site retail or light industrial use.
  - c. Limited assembly, kitting, packaging, or customization of products for direct sale or distribution, provided such activities occur within the enclosed structure.
  - d. Display of merchandise for customer viewing and purchasing, provided the showroom does not exceed 50% of the gross floor area.
  - e. Office space supporting the principal Warehouse-Flex operation, including management, sales, dispatch, and administrative functions.
  - f. Businesses combining storage and direct-to-customer services, such as:
    - 1. Flooring suppliers
    - 2. Kitchen countertops and cabinets
    - 3. Building materials showrooms
    - 4. Furniture outlets
    - 5. Electrical, plumbing, or HVAC supply businesses
    - 6. Contractors with incidental sales and service counters
3. Access:
- a. Loading and unloading areas shall be located to the side or rear of the structure and situated to prevent trucks and other vehicles from backing into and/or blocking any roadway.
4. Other regulations:
- g. A special use permit is required for any warehouse development where the single or combined area of any structure(s) equals 20,000 or greater sq ft.
  - h. All Warehouse-Flex developments shall meet the design, access, parking, and landscaping standards of this Ordinance.
  - i. Buildings shall incorporate commercial design features to avoid the appearance of solely industrial buildings, including but not limited to:
    - Defined customer entrances.
    - Metal panel walls are prohibited on street-facing facades.
    - Any portion of a warehouse-flex structure that contains a retail, showroom, or customer service component and is visible from a public street or access shall include a minimum of 50% transparency (clear glazing) on the primary façade. This requirement does not apply to storage or service bays not accessible to the public.
  - j. No outdoor storage is permitted in the HB and B-2 zoning districts.
  - k. Outdoor storage related to warehouse-flex space as a use is permitted in LI district, but must adhere to following:
    - Items stored outdoors must be located behind the principal structure.
    - All outdoor storage must be screened in accordance with Article 17 of this ordinance and shall not be visible from the public view.
5. Incidental Storage of Hazardous Materials:
- a. The incidental storage of hazardous materials customary to a trade, contracting, or light manufacturing business (e.g., HVAC, plumbing, electrical, etc.) shall be permitted provided:
    - Such storage is subordinate to the principal business operation
    - Stored quantities do not exceed the thresholds for incidental storage as established by the NC Fire Code.
    - No wholesale storage, distribution, or transloading of hazardous materials is permitted.
  - b. Any hazardous storage must meet federal, state, and local regulations, and all required permits must be obtained.
6. Prohibited uses:
- a. Residential uses within a warehouse-flex use are prohibited.
  - b. No fabrication of goods or materials shall be permitted.