

LAND DEVELOPMENT CODE AMENDMENT



City of Wilmington
Planning and Development

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Section A. APPLICANT INFORMATION

Name: Jeannie C Lyle

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Applicant signature _____

A handwritten signature in cursive script, appearing to read 'J. Lyle', written over a horizontal line.

Date of pre-application meeting: July 1, 2025

Action Requested

Article, Division, and Section of land development code proposed to be amended (include all applicable articles and sections):

Article 2, Division 2, Section 18-28: Dimensional Standards, Table 18-28.1

Article 8, Division 1, Section 18-663: Lot measurement instructions and regulations

Specific wording of proposed text amendment (attach additional sheets as necessary):

In the R-3 Zoning District, Minimum lot size for duplexes - Strike 4,000 SF, revise to None; Rear Setback minimum – Strike 45', revise to 10'

In the Lot measurements, B. 3.b. No lot shall front on an alley except for lots within the 1945 Corporate Limits. existing at the time of the adoption of this ordinance, that do not have access from a street of a higher classification.

Explanation of impacts on the city as a whole and consistency with adopted plans and policies (comprehensive plan, corridor plans, etc.) attach additional sheets as necessary:

The City is experiencing a housing shortage at all income levels but especially the lower wage workers and those on fixed incomes. We need all the tools in our toolbox to address the problem. R-3 is the most flexible single-family district in the City. By making it easier to house two families in one building, we can use the R-3 tool the way it is intended and add critically needed homes in scattered sites around town without adding the concentrated density of a multifamily district. This change would not impact the development pattern in R-3 neighborhoods as the lot width would remain 33'.

There are already many lots fronting on alleys in the 1945 Corporate Limits. Allowing the existing development pattern and neighborhood character to continue. There are also opportunities for subdividing along alleys and this would give property owners some flexibility.

Justification for amending the Land Development Code as proposed (attach additional sheets as necessary):

There are many existing homes that could be turned into duplexes but may not meet the minimum lot size. The typical R-3 neighborhood already has utilities and is near commercial areas. Housing people near services and using existing infrastructure are best practices. Note that Table 18-27 already shows Attached: duplex as a (P) Permitted Use, not a (C) Permitted with Conditions.

The development pattern in the 1945 Corporate Limits was laid out using alleys as main access points for some homes. Retaining that option would follow the intent of the early city planners and help meet a need for housing in the downtown core.