

# BUILD A BETTER | WILMINGTON

## Land Development Code Article 2, Zoning Districts

*"Foster development that enhances quality of life, minimizes traffic impacts, and creates safe, attractive, inclusive development for all citizens."* – Create Wilmington Comprehensive Plan

### What is Changing:

- Certain districts become "legacy districts" – these districts may remain on the zoning map and properties may stay in that zoning district, but there would be no new rezonings to those districts
  - R-20, Residential
  - MX, Mixed Use
  - AI, Airport Industrial
  - UMX, Urban Mixed Use (Outside 1945 Corporate Limits)
  - MF-MH, Multi-family Medium-high Density
  - MF-H, Multi-family High Density
- Elimination of certain districts and overlays
  - SHOD, Special Highway Overlay District
  - PUD, Planned Use Development
  - NB, Neighborhood Business District
  - O&I-2, Office and Institutional District
  - RFMU, Riverfront Mixed Use
  - MSMU, Mainstreet Mixed Use
  - Dawson-Wooster Overlay
- Encourage missing middle housing
- Reduction in the number of special use permits, additional conditional uses
- Improved dimensional and site design standards for some districts
- Residential compatibility standards for developments adjacent to R zones
- Changes to the way streets are zoned
- Universal use table

### What is NOT Changing:

- General categories of zoning districts, including residential (R, M, MH districts), mixed-use districts (UMX, RO), commercial districts (CB, RB, CS, O&I), historic districts (HDR, HD, HDMU) and industrial (LI, IND)
- No significant changes proposed for the historic districts

### Formatting Improvements

- Illustrations, diagrams, charts and photos to improve understanding
- Landscape orientation
- Two columns and frequent subheadings to improve readability



Example illustration

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**WILMINGTON**  
NORTH CAROLINA

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