

Land Development Code Article 3, Use Standards Draft

BUILD A BETTER | WILMINGTON

June 3, 2020





Key Planning Theme

**Changing Places,
Revitalizing Spaces**

The built environment encompasses places and spaces created or modified by people, including buildings, parks, land use patterns, and transportation systems.

1.7.6

The creation of flag lots, lots typically located at the rear of another lot with little or no street frontage and accessed by a driveway or narrow strip of land, should be discouraged.

1.3.4

Mixed-use development that provides a range of services within walking distance of integrated residential development should be promoted as a way to help reduce motor vehicle trips. Developments that reduce reliance on single-occupancy motor vehicles should be supported.

3.2.4

The construction of accessory dwelling units such as garage apartments, “granny flats,” “mother-in-law suites,” should be allowed to provide housing options in areas with existing infrastructure and access to goods and services.

1.7.11

Student-oriented housing, including dormitories and rent-by-the-room multi-bedroom apartments, should be located near the community college and university campus, with access to transit and bike and pedestrian facilities connected to the campuses.

1.7.12

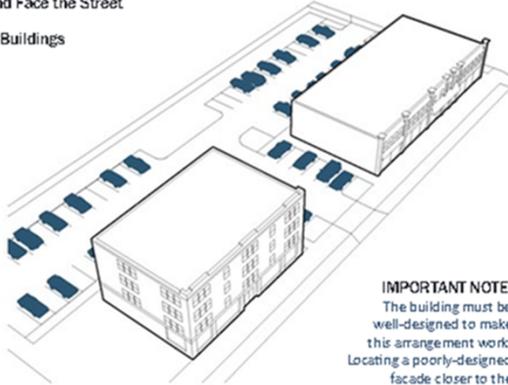
Accessory housing should be encouraged in association with single-family homes, in new development and also in existing neighborhoods.

A Few Fundamentals of Good Urban Design

1 Build to the Sidewalk and Face the Street

2 Put Parking Behind the Buildings

Locating a building front close to the sidewalk helps to create a comfortable pedestrian environment. The building is made accessible from the sidewalk and navigating through parking areas is avoided. The site also has a better appearance from the street.



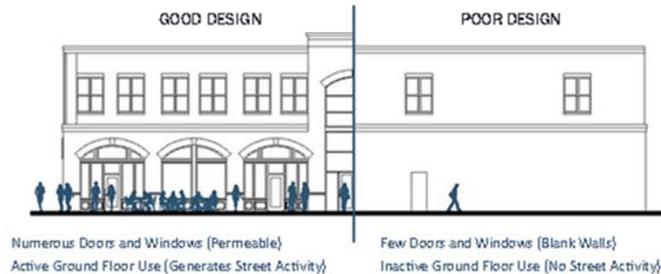
IMPORTANT NOTE:
The building must be well-designed to make this arrangement work. Locating a poorly-designed facade closer to the sidewalk is undesirable.

3 Make the Building Front "Permeable"

Doors and windows allow a building to be seen into and out of and adds visual interest to the building. Large blank walls without such features are boring, unattractive, and sometimes dangerous places to be.

4 Activate the Ground Floor

Provide space for retail, lobbies, studios or other active uses that can generate vibrancy along the street.



5 Articulate the Building Facade

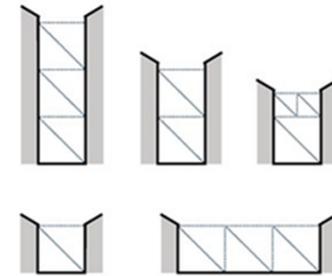
The front of buildings should be designed to have a distinct base, middle and top (A, B, and C) and be divided into a series of vertical bays (D) along its length. This gives the building a human scale and avoids large, blank walls.



Building Facade with a Distinct Base, Middle, Top and Vertical Bays

6 Define the Street with Good Enclosure

Use the buildings along a street to define the spaces between them in correct proportions of space. A ratio of 1:3 is most ideal, with higher ratios providing too much "openness".



Proportions of Space Used to Properly Define a Street

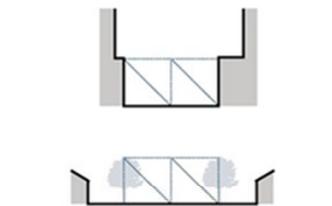
7 Create Continuous Places

Don't interrupt the vitality of a location by placing parking areas, blank walls, barriers to movement, false storefronts, trash areas and other undesirable elements along the public space network. Conversely, use infill development opportunities to "bridge the gap" in otherwise continuous places.



More Information

This is further illustrated using a downtown urban space example on page 184.



Methods Used in Addition to Building Placement



Street with Too Much Space Between Buildings

Principal Uses

The primary, permanent use types on a lot



Accessory Uses

Subordinate to the principal use located on the same lot



Temporary Uses

Allowed for a short duration of time



Use standards apply to uses permitted with prescribed conditions (C) and special uses (S)

Do NOT apply to uses by right (P)

Principal Uses

Table 18-xx Use Table

Key: P = Permitted, C = Permitted with Conditions, S = Special Use Permit Required, Blank = Prohibited

Uses	Additional Standards	HD	CB	RB	CS	O&I	LI	IND	CEM
CIVIC AND INSTITUTIONAL									
Assembly									
Civic club or lodge, private		S	P	P	P	P			
Community center	Sec. 18-xx	S	P	P	P	P			
Building footprint less than 5,000 sq. ft.	Sec. 18-xx	C	P	P	P	P			
With outdoor facilities	Sec. 18-xx	S	P	P	P	P			
Entertainment and trade	Sec. 18-xx	C	P	P	P	P			
Religious	Sec. 18-xx	C	P	P	P	P		C	
Community gardens	Sec. 18-xx	C							
Correctional facilities	Sec. 18-xx							C	
Day care, adult or child	Sec. 18-xx	S	C	C	C	C	C		
Dormitory, fraternity, sorority house	Sec. 18-xx				C	C			
Government facilities outside rights-of-way	Sec. 18-xx	C	C	C	C	C	P	P	
Group day facility	Sec. 18-xx		C	C	C	C			
Hospital	Sec. 18-xx				C	C			
Library	Sec. 18-xx	S	P	P	P	P			
Museum/cultural arts center	Sec. 18-xx	S	P	P	P	P			
Public indoor playgrounds, performance		P	P	P	P	P			

Updated Article II Zoning Districts First Draft 2.17.2020 | pages: 6 / 78

within each of the zoning district groups and table 18-xx, table 18-xx shall prevail.

Table 18-xx Use Table

Key: P = Permitted, C = Permitted with Conditions, S = Special Use Permit Required, Blank = Prohibited

Uses	Additional Standards	R-15	R-10	R-7	R-5	R-3	MF-10	MF-17	MH	UMX	RO	HD-R	HD-MU
CIVIC AND INSTITUTIONAL													
Assembly													
Civic club or lodge, private										P			S
Community center	Sec. 18-xx	C	C	C	C	C	C	C	C	C	P	S	S
Building footprint less than 5,000 sq. ft.	Sec. 18-xx	S	S	S	S	S	S	S	S	S	C	S	C
With outdoor facilities	Sec. 18-xx	S	S	S	S	S	S	S	S	S	C	S	S
Entertainment and trade	Sec. 18-xx									C			C
Religious	Sec. 18-xx	C	C	C	C	C	C	C	C	C	C	C	C
Community gardens	Sec. 18-xx	C	C	C	C	C	C	C	C	C	C	C	C
Correctional facilities	Sec. 18-xx												
Day care, adult or child	Sec. 18-xx	C	C	C	C	C	C	C		C			S
Dormitory, fraternity, sorority house	Sec. 18-xx						S	S		S			S
Government facilities outside rights-of-way	Sec. 18-xx									P			C
Group day facility	Sec. 18-xx	C	C	C	C	C	C	C	C	S	S		
Hospital	Sec. 18-xx									C			
Library	Sec. 18-xx	C	C	C	C	C	C	C	C	C			C
Museum/cultural arts center	Sec. 18-xx									P		C	C
Public parks, playgrounds, boat ramps		P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility, neighborhood	Sec. 18-xx	P	P	P	P	P	P	P	P	P	P	C	C
Rehabilitation facility	Sec. 18-xx									C			

Division 1. Zoning Districts, Maps, and Uses | 2-6 | City of Wilmington Land Development Code Draft 2.17.2020 Article 2 Zoning Districts

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Use tables 2-6

Airport

Prescribed
Conditions: LI,
IND

Buffers and
setbacks from
residential uses



Alternative Financial Services

PCs: RB, CS

SUP: UMX, HDMU,
HD

Buffers adjacent to
residential; no
outdoor display of
merchandise



Animal Hospital,
Vet Clinic with
Outdoor Pens

PCs: CB, RB, CS,
O&I, LI

Exercise runs
Animal waste
Buffers



Assembly
Civic Club or
Lodge

SUP: HDMU, HD

Access from
collector or
arterial street



Assembly Community Center

PCs: UMX
SUP: R, H, M

Building footprint
< 5,000 sq ft
Dimensional
standards



Assembly
Entertainment
and Trade

PCs: UMX, HMDU,
HD

Vehicular access
Minimum lot area
Buffers
Outdoor facilities



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Assembly
Religious

PCs: R (all), HDR,
HDMU, HD,LI

Residential
Compatibility
Vehicle Access
Lot Coverage
Exception for 1945 CL
Accessory and
Principal Uses



Auction House

PCs: RB, CS

Outdoor display
Outdoor storage



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Bed and Breakfast Lodging

PCs: RB, CS

Location of guest
rooms

Separation
Requirements
Zoning Permit



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Zoning Permits:

Principal residence of host
Owner must obtain permit;
tenant may host

Annual permit renewal

Three strikes, you're out

One permit per property
(homestay, whole house, or
B&B)

Inactive permits terminate

Nonconforming B&Bs
allowed to continue; must
register

Uses:

No cooking in guest rooms

Max number of guest
rooms is three

Limited to guest rooms and
serving of meals to guest
(not to general public)

Compliance and Insurance:
Compliance with applicable
laws

Commercial general liability
insurance

Bus and Taxi Service

PCs: UMX

Vehicles parked
behind building
Canopies meet
design standards



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Campground

PCs: MH

Dimensional
standards

Max stay of 29
days



Commercial Parking

PCs: CB, RB, CS,
O&I, LI, IND

Surface lots street
frontage limit
Design standards
for decks
Residential
compatibility



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Commercial
Recreation, outdoor

Golf Course: PC in
RB

Driving Range: PC in
RB, CS

Zoos: SUP in RB, CS

Residential
compatibility
standards

Standards for zoos



Community Gardens

PC: R, M, MH,
UMX, RO, H

Use standards
Signs and
structure
standards



Continuum of Care Community

PC: R-5, R-3, MD-10,
MD-17, CB, O&I

Residential use
standards

Nonresidential use
standards

Site design standards

Density and
dimensional
requirements



Correctional Facilities

PC: IND

Separation Requirements



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Dormitory, Fraternity,
or Sorority House

PC: O&I

SUP: MD, UMX

Site design

Floor plan

Management plan

Three strikes/out
code/criminal
violations

Separation
requirements



Dwelling Units

Standards for
detached (PC in
MD)

Triplex
/quadraplex
(PC in R-7, R-5,
R-3, HDR,
MDMU, HD)



Dwelling Units

Townhouse (PC
in R-5, R-3,
HDMU, HD;
SUP in HDR)
Missing: MD
(SUP in HDR,
PC in HDMU,
HD)



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Equipment Repair

PC: HDMU, HD,
LI

Omitted from
online draft

All work indoors
Fleet parking
behind building



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Farmers' Market

PC: CB, RB, CS

Setbacks
Operating rules



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General Business Services

PC: UMX, RO,
HDMU, HD, CB,
RB, CS, O&I

Fleet parking
Screening



General Retail Discount Variety Store

PC: UMX, CB, RB,
CS

Separation
requirements
Prohibited USDA
food desert



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General Retail
Large (> 40,000 sq
ft)

PC: CB, RB, CS

Minimum lot area

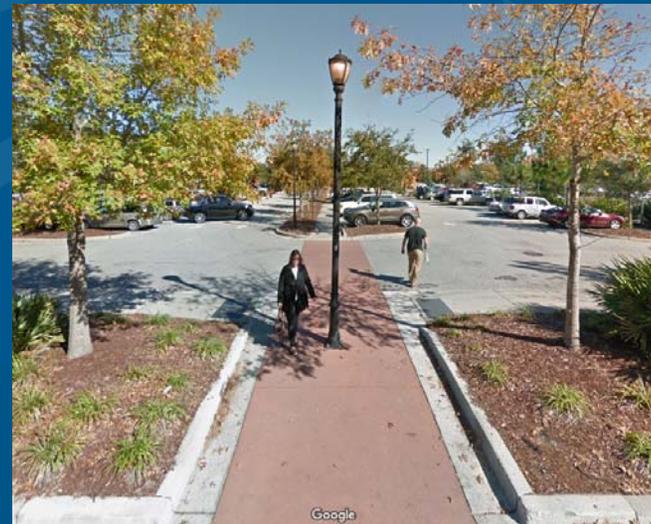
No outdoor
storage

Access to major
thoroughfare

Building design
standards



Google Maps 6.3.2020



General Retail
Small (< 5,000
sq ft)

PC: RO

??



Heliport/
Helipad

PC: LI, IND

Residential
buffers and
setbacks



Home Maintenance Services

PC: UMX,
HDMU, HD

Fleet parking
screened

No outdoor
storage



Google Maps 6.3.2020

Homestay Lodging

PC: R, MD, UMX,
RO,H, CB, RB, CS,
O&I

ADU may be used
for homestay if
the principal
resident resides in
principal dwelling
unit



Hospital

PC: O&I

Site design
standards

Emergency
vehicle
entrance



Marina

SUP: UMX

Uses
Number of
boats



Moving Companies

PC: RB

Vehicles and equipment parked/stored behind building and screened



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Museum/ Cultural Arts Center

PC: HD, HDMU
SUP: HDR

Size limit



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Nurseries and Greenhouses

PC: CB
(including retail sales)

Indoor uses
Size limit
No bulk storage



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Outdoor Storage

PC: CS, LI

Location and screening of materials



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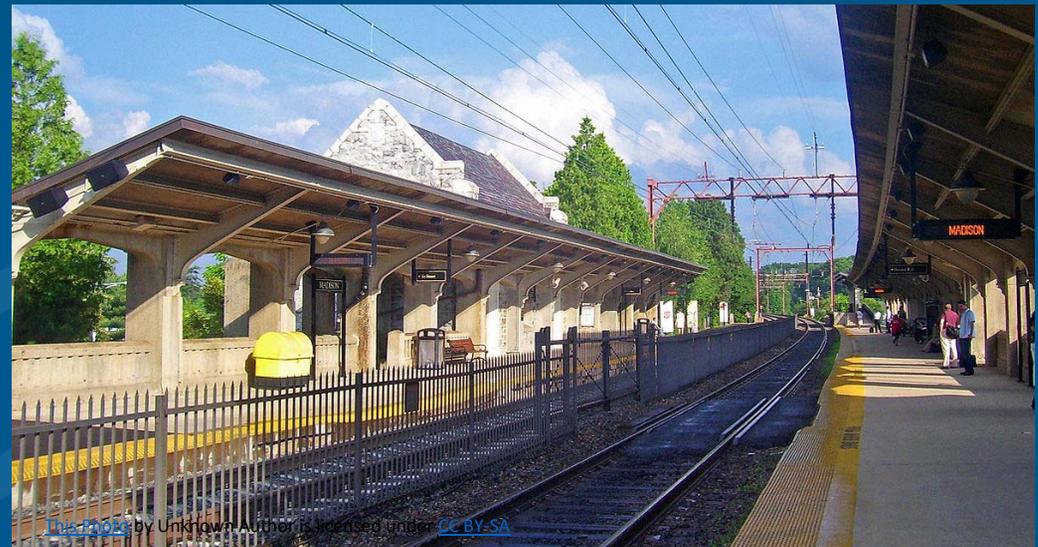


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Railroad Facilities, Freight or Passenger

Freight: PC: CS
Passenger: PC: CB,
RB, CS, O&I

Freight: Setbacks,
outdoor storage
Passenger:
Parking,
connectivity



Recreation
Facility, Private

SUP: R, MD,
MH

No athletic
fields, stadiums
in R districts



Restaurant

PC: HDMU, HD,
LI

Size limit of
2,000 sq ft



Schools

Primary/

Secondary: PC: R, MD,
H, CB, RB, O&I

College: PC: HDMU

Trade/Voc: PC: UMX,
HDMU, HD

Vehicular access
Outdoor facilities
Residential separation
for certain uses



Self Storage

PC: CS, LI, IND

No outdoor
storage



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Solar Farm

PC: LI, IND

Setbacks
Height limits



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Vehicle Renting

PC: UMX, RB, LI

Location of
parking

UMX – in decks



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Vehicle Repair and Service

Major: PC: RB, CS
Minor: CB, RB, CS

Service conducted indoors
No sale/rental
Vehicle storage in rear yard



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Vehicle Sales/Leasing

PC: UMX, RB,
CS

No outdoor
storage



Vehicle Wash

PC: RB, CS, LI

Prohibited on
corner lot

Residential setbacks

Building design
standards

Separation
requirement

Water recycling



Warehouse and Distribution Center

PC: CS

No storage of live
animal, explosive,
flammable
materials

No outdoor storage
or stockpiles



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Wind Energy Conversion System

SUP: CS, LI, IND

Setback and
height limits
Aesthetic
standards



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Wireless
Telecommunication

PC: all districts
except CEM

Setback and
height limits

Screening

Stealth prohibited

Colocation
standards



Uses Permitted by Prescribed Conditions

Deleted

1. Amortization of existing towing services
2. Funeral homes or crematories
3. Furniture and other home furnishings stores
4. Historic mixed-use building
5. Manufactured housing park
6. Motels, hotels, and residential hotels in the O&I districts
7. Planned unit development, residential
8. Prescribed conditions within the MSMU district
9. Property-restricted real estate sales office
10. Special uses in the historic districts except HDMU, CBD-HDO

Uses Permitted by Prescribed Conditions

Deleted

11. Special uses within the CS(CO) – Dawson/Wooster CO
12. Special uses within the WACO
13. Tire dealers and service
14. University administrative uses
15. Prescribed and special conditions in the CBD
16. Prescribed and special conditions in the RO
17. Prescribed and special conditions in the UMX
18. Single-family courtyard developments
19. Freestanding parking structures

Accessory Uses

Exist as a secondary, non-primary use on the same lot with a principal use

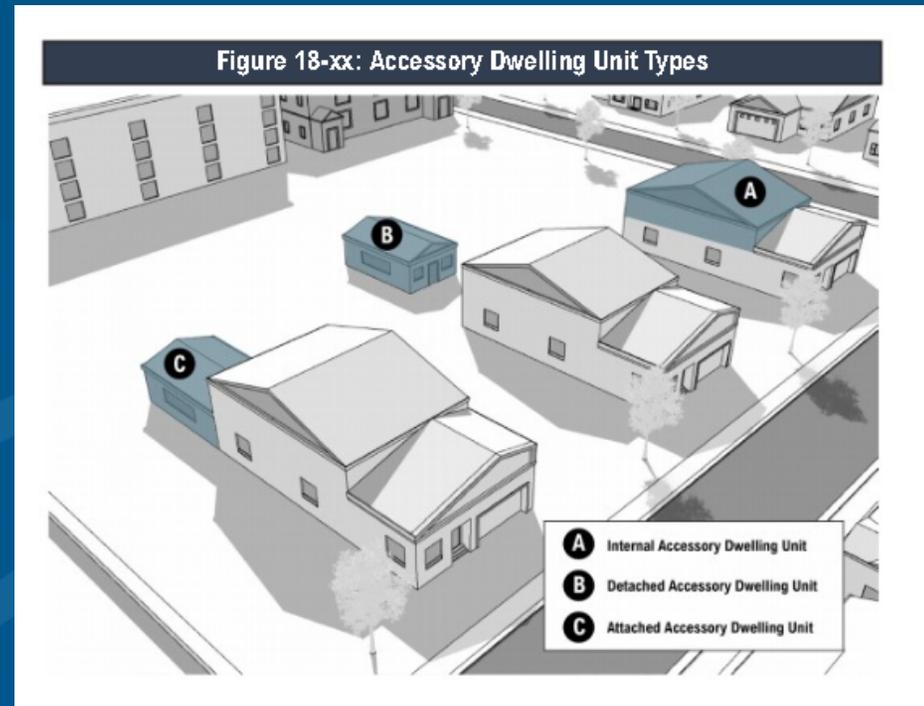
Table 18-xx Accessory Uses Specific Standards

Key: P = Permitted, C = Permitted with Conditions, S = Special Use Permit Required, Blank = Prohibited

Uses	Additional Standards	R-15, R-10, R-7, R-5, R-3	MF-10, MF-17	MH	HDR	HD	HDMU	UMX	RO	CB	CS	RB	O&I	LI	IND	CEM
ACCESSORY USES																
Accessory structures	Sec. 18-xx	C			C	C	C		C							
Accessory dwelling unit	Sec. 18-xx	C	C	C	C	C	C	C	C							
Caretaker dwelling unit				C		C	C	C	C	C	C	C	C	C	C	C
Amateur radio antennas	Sec. 18-xx	C	C	C	C	C	C		C	C	C	C	C	C	C	
Community boating facility	Sec. 18-xx	C	C	C												
Dish antenna	Sec. 18-xx	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Drive-through facility	Sec. 18-xx							S		C	C	C				
Fuel Pumps	Sec. 18-xx									C	C	C	C	C	P	
Home occupation	Sec. 18-xx	C	C	C	C	C	C	C	C	C		C	C			
Internal services facilities	Sec. 18-xx						C	C		C	C	C	C	C	C	
Outdoor sales and display	Sec. 18-xx							C		C		C		C	C	
Outdoor seating	Sec. 18-xx						C			C	C	C	C	C	C	
Outdoor storage	Sec. 18-xx							C		C	C	C			P	P
Petroleum Storage																
Shipping containers for storage	Sec. 18-xx									C	C	C		C	C	
Solar energy systems	Sec. 18-xx	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Swimming pool, private	Sec. 18-xx	C	C	C	C	C	C	C	C							
Vending machines	Sec. 18-xx									C	C	C		P		
Wind energy conversion systems	Sec. 18-xx	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Accessory Dwelling Unit
PC: R, MD, MH,
UMX, RO

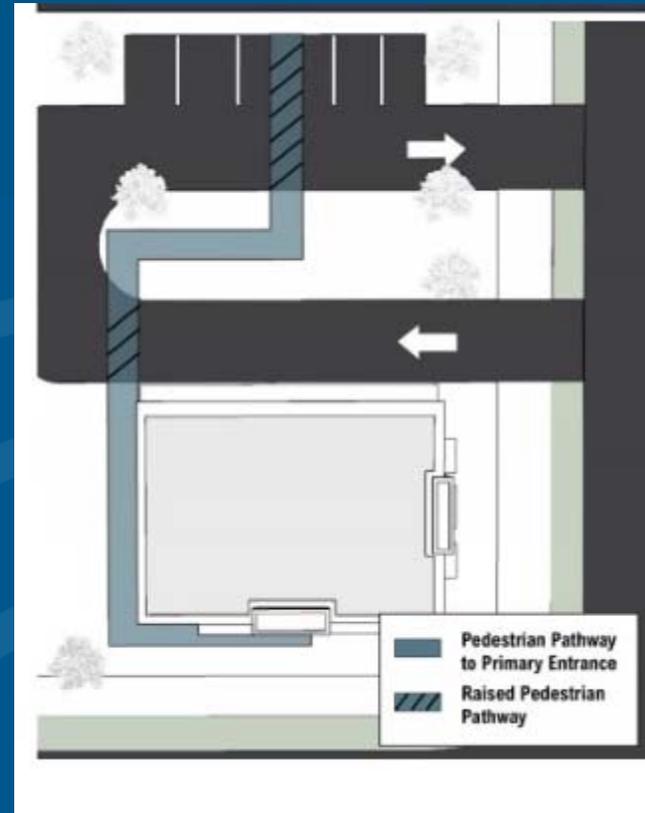
Eliminated extra
lot area
requirement
Max of 900 sq ft



Drive-through

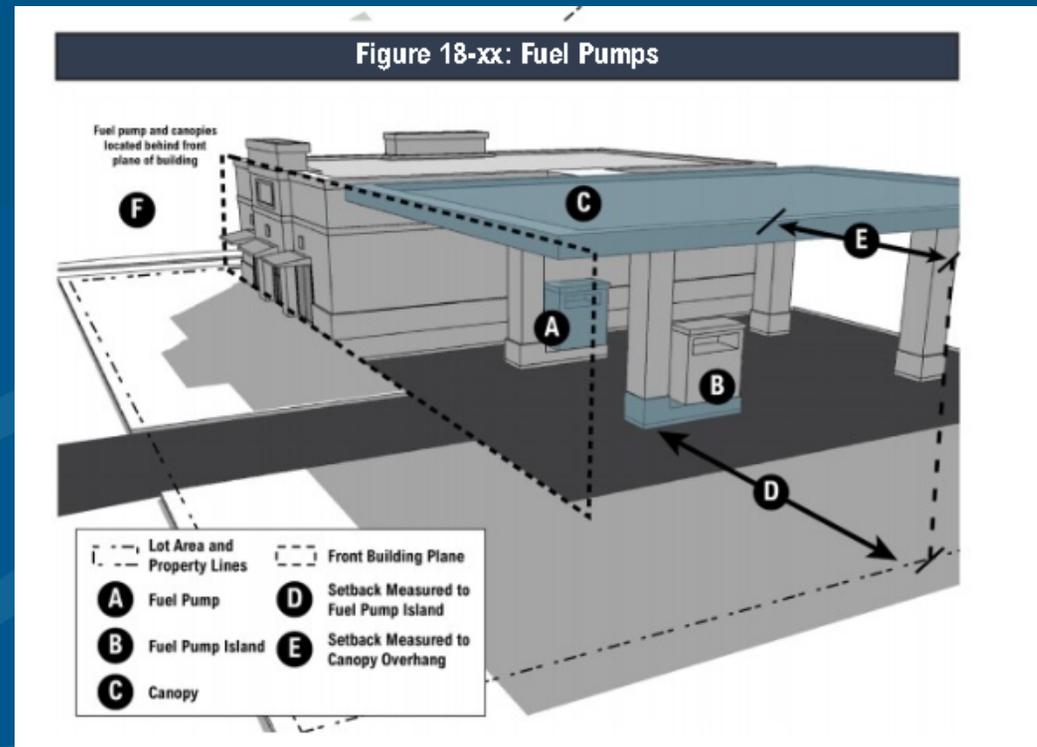
PC: CB, CS, RB
S: UMX

Distance from
rights-of-way and
residential districts
Pedestrian safety
UMX Standards



Fuel Pumps
PC: CB, CS, RB,
O&I

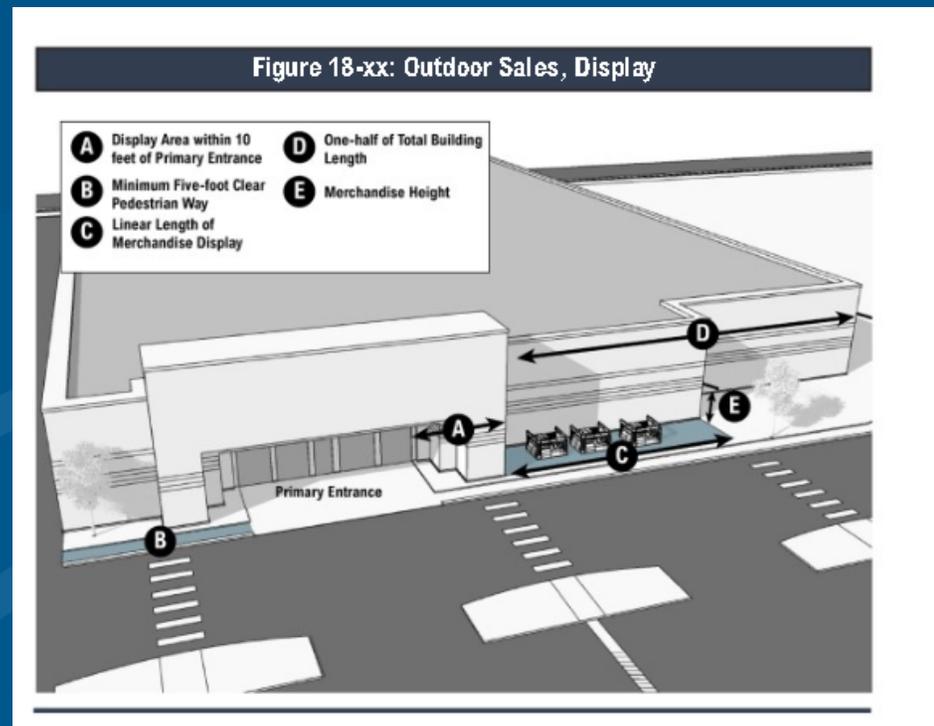
Setbacks
Not forward of
front plane of
building



Outdoor Sales and Display

PC: UMX, CB, RB, LI, IND

Limited area of display
Location
Pedestrian safety



Outdoor Seating
PC: UMX, HDMU, CB,
CS, RB, O&I, LI, IND

Not allowing in
parking, drive aisles,
landscaped areas
May be counted as
floor area
Separation
requirements



Outdoor Storage

PC: UMX, CB, CS,
RB

Use standards
Site design
standards



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Solar Energy Systems

PC: all districts

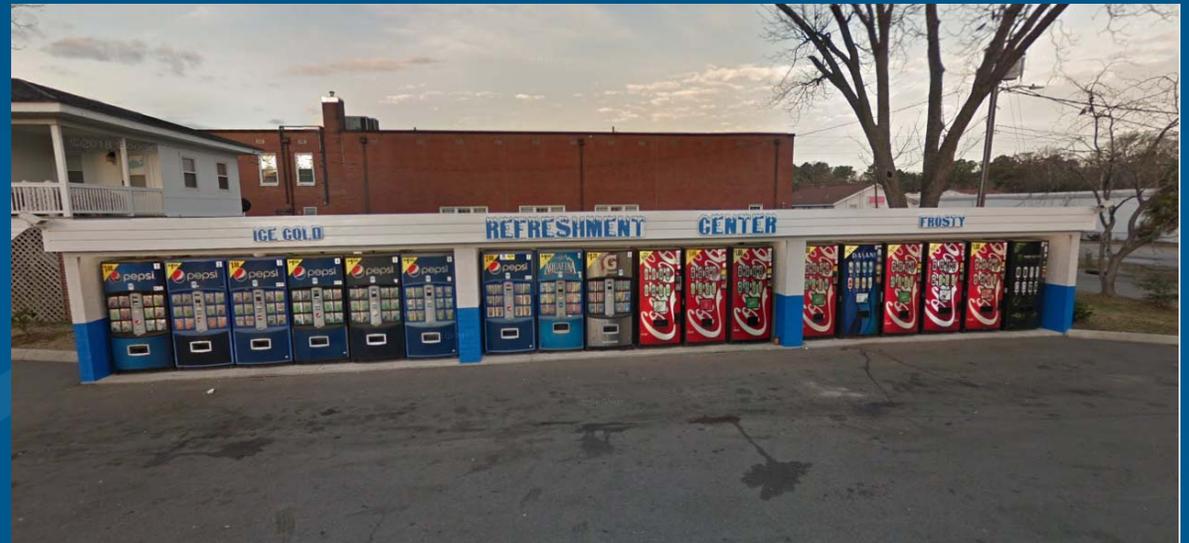
Can extend
beyond perimeter
or peak of roof
Setbacks
Height limit



Vending Machines

PC: CB, CS, RB

??



Wind Energy Conversions Systems

PC: all districts

Location,
dimension,
setback standards
Use standards



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Temporary Uses

Uses that are
of a short
duration



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www.wilmingtonnc.gov/LDC

The screenshot shows the website for the Land Development Code (LDC) of the City of Wilmington. The browser address bar displays the URL www.wilmingtonnc.gov/departments/planning-development-and-transportation/land-development-code. The page layout includes a top navigation bar with categories like SERVICES, RESIDENTS, VISITORS, BUSINESS, DEPARTMENTS, and HOW DO I... Below this is a left-hand navigation menu listing various city departments and services, with 'Planning, Development and Transportation' selected. The main content area features a header with the slogan 'BUILD A BETTER WILMINGTON' and a sub-header 'Land Development Code'. The page is divided into three columns: a main text column, a central sidebar with 'Important Links' circled in red, and a right-hand sidebar with a 'Facebook' section. The 'Important Links' section contains a list of links: LDC Article 2, Zoning Districts; LDC Article 3, Use Standards; LDC Article 6, Subdivisions; LDC Article 8; and LDC Article 8, Measurements and Definitions. The main text column contains sections titled 'What is the Land Development Code?', 'Why do we need to update our Land Development Code?', and 'Next steps'. The Facebook section includes a post from the City of Wilmington dated June 03, 2020, titled 'GETTING INVOLVED: So you want to get involved in your local government but don't know where to start? That's OK! We're here to help. First'.

Land Development Code | City of Wilmington

Services RESIDENTS VISITORS BUSINESS DEPARTMENTS HOW DO I...

+ City Attorney
+ City Clerk
+ City Council
+ City Manager
City Ordinances
+ Community Services
+ Engineering
+ Finance Department
+ Fire Department
+ Human Resources
Information Technology
+ Major Construction Projects
+ Parks & Recreation
- Planning, Development and Transportation

Contact Us
- Land Development Code
LDC Article 2
LDC Article 3
LDC Article 6
LDC Article 8
+ Comprehensive Plan
+ Plans & Documents
+ Zoning
Development & Site Plan Review

BUILD A BETTER WILMINGTON

Departments » Planning, Development and Transportation »

Land Development Code

Font Size: [A] [A-] [A+] Share & Bookmark Print

What is the Land Development Code?

The Land Development Code (LDC) is a compilation of City regulations that control how land may be developed within Wilmington. The LDC includes:

- **Zoning.** Regulations for development of uses and structures on a lot.
- **Subdivision of land.** Regulations for the division of a parcel into smaller lots.
- **Standards for design.** Regulations for site aspects such as landscaping and parking.
- **Sign regulations.** Regulations for the type, size, and placement of signs on private property.

Why do we need to update our Land Development Code?

Updating our LDC is the next critical step in the implementation of the goals, objectives, and policies in our [Comprehensive Plan](#) that was developed through extensive input from our community. Wilmington's LDC is based on development patterns and building practices that were common in the mid-to-late 1980s. Large parts of the LDC are outdated and difficult to use. The LDC hasn't undergone a full update in 30 or more years.

Like many prosperous, growing communities, Wilmington has experienced a considerable amount new development. To accommodate the projected doubling of the region's population by 2040, including an influx of 60,000 new residents within Wilmington, a different approach to development is needed. Infill and redevelopment are the new normal and land development regulations that have been patched and modified for years will no longer address the City's needs.

The purpose of the LDC revision is to address these issues, resulting in a set of regulations that are user-friendly, modern, and in-line with the policy direction in the city's comprehensive plan — a blueprint showing how the city should grow — which was adopted in March, 2016.

Next steps

Important Links:

- [LDC Article 2, Zoning Districts](#)
- [LDC Article 3, Use Standards](#)
- [LDC Article 6, Subdivisions](#)
- [LDC Article 8](#)
- [LDC Article 8, Measurements and Definitions](#)

Facebook

Posts by @342911523671

-  [City of Wilmington, NC Government](#)
Jun 03, 2020 GETTING INVOLVED: So you want to get involved in your local government but don't know where to start? That's OK! We're here to help. First

