

Land Development Code Article 2, Central Business District Draft

BUILD A BETTER | WILMINGTON

October 14, 2020



10.6.2

The public realm should be reinforced through the placement of main building entrances along public streets, the creation of a continuous street wall and the use of wide sidewalks and streetscape plantings. Parks, plazas, and public spaces should be surrounded by activity such as ground-floor retail and other active uses and upper-floor balconies and terraces.



Key Planning Theme

Unique Places, Captivating Spaces

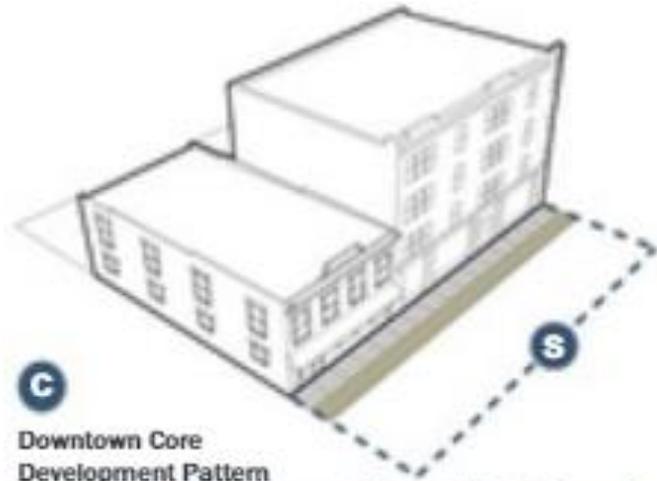
The built environment encompasses places and spaces created or modified by people, including buildings, parks, land use patterns, and transportation systems.

10.1.1

Vertical mixed-use buildings a compatible mix of uses, including diverse housing options, community-serving institutional uses, and a variety of retail uses should be encouraged in appropriate locations throughout Greater Downtown. Auto-oriented development should not be developed downtown.

10.1.2

The redevelopment of underutilized sites, including surface parking lots, infill sites, and brownfields sites, should be prioritized and supported through the city's development code and technical standards.



C

**Downtown Core
Development Pattern**

Fifteen units plus commercial served by 50 feet of sidewalk.

1.7.9

Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.

10.3.1

New development, especially along priority retail streets should be designed to accommodate one or more active retail uses, including consumer goods, shops, dining establishments, convenience goods, museums, arts and entertainment uses, and hotel lobbies along street-level facades.

Infill Development - Downtown Core

Despite ongoing revitalization in the core of downtown, many infill development and redevelopment opportunities remain. Surface parking lots are particularly high priority sites for development. The corner of Market Street and Second Street is occupied by several surface parking lots, yet it is the primary gateway into the historic downtown and to the Cape Fear River. This concept demonstrates how infill development would complete this important area. A continuous wall of well-designed building fronts and street trees line the sidewalk to provide a comfortable and active street life.



Existing Condition
Source: Google, 2015

- A** Replace surface parking with parking deck; "wrap" it with mixed-use buildings along the street.
- B** Continue the historic development pattern around the block; make the corner a prominent gateway feature.
- C** New development connects to and uses the existing Market Street Parking Deck.
- D** North Second Street restored as standard city street (after relocation of bus transfer station).
- E** Bank drive-thru and enclosed fountain area converted to usable open space; hotel or other significant infill building activates the space.
- F** Median and crosswalks are expanded; excessive driveways to surface parking lots are closed.



Urban Redevelopment Concept for Second Street and Market Street Intersection
Source: City of Wilmington



Table 18-xx Use Table for Mixed-use Districts

Key: P = Permitted, C = Permitted with Conditions, S = Special Use Permit Required, Blank = Prohibited				
Uses	Additional Standards	UMX	RO	CBD
CIVIC AND INSTITUTIONAL				
Schools				
College or university		P		
Primary and secondary		P		
Trade, business, technical, and vocational		C		
COMMERCIAL				
Alternative financial services		S		P
Animal hospital, veterinary clinic				
No outdoor pens or runs		P		P
Art gallery		P	P	P
Artisan food and beverage production	Sec. 18-xx	C		C
Auction house				P
Banks and financial institutions		P		P
Commercial recreation, indoor				
Drop-in child care		P		P
Electronic gaming establishment	Sec. 18-xx			C
General, large: building footprint greater than 2,000 sq. ft.		P		P
General, small: building footprint less than 2,000 sq. ft.		P		P
Commercial recreation, outdoor				
General, small: building footprint less than 5,000 sq. ft.		P		P

Dimensional Standards

2-8

Section 18-xx: Dimensions

A. Urban Mixed Use

B. Residential Office District

C. Central Business District

Development and new lots in the central business district shall conform to the following standards. In some cases, standards specific to special character areas and lots with three or more street frontages shall also apply.

Table 18-xx: CBD Dimensional Standards

Lot Requirements	
Maximum density (units/acre)	none
Minimum lot area (square feet)	none
Minimum lot width (feet)	20
Maximum lot width (feet)	0
Building Placement	
Setbacks (feet)	
Front (maximum)	5
Side street (maximum)	5
Side interior (maximum)	5
Side interior, residential adjacent (minimum)	5
Rear	0
Rear (minimum), residential adjacent	5
Rear, alley adjacent (minimum)	5
Building Size	
By-right height (feet)	See CBD Height Map
Minimum ground floor height (feet)	13
Minimum frontage buildout (percentage of lot width)	80

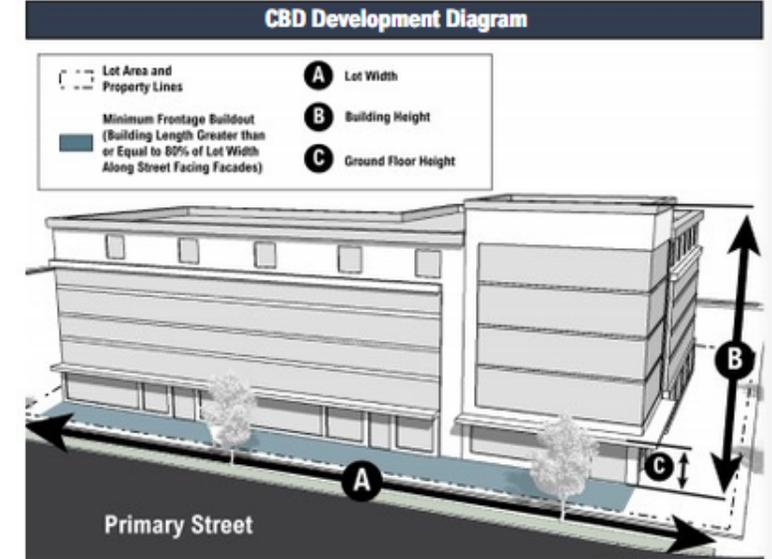
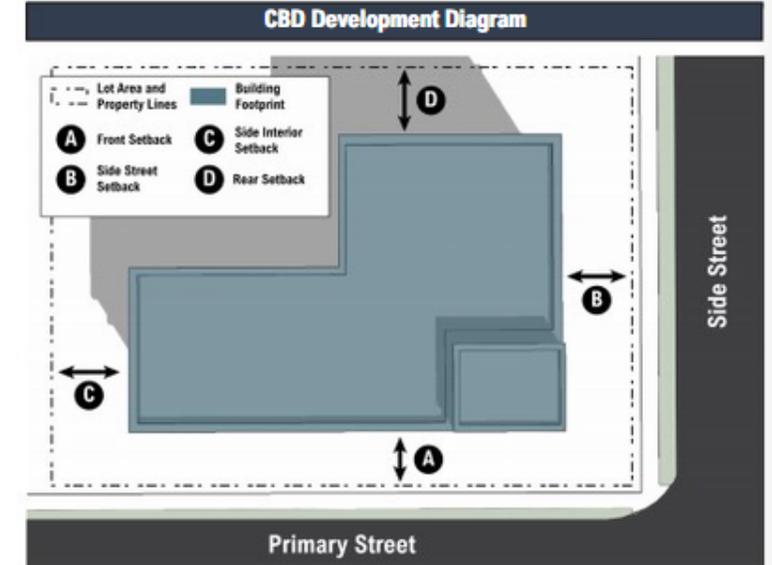
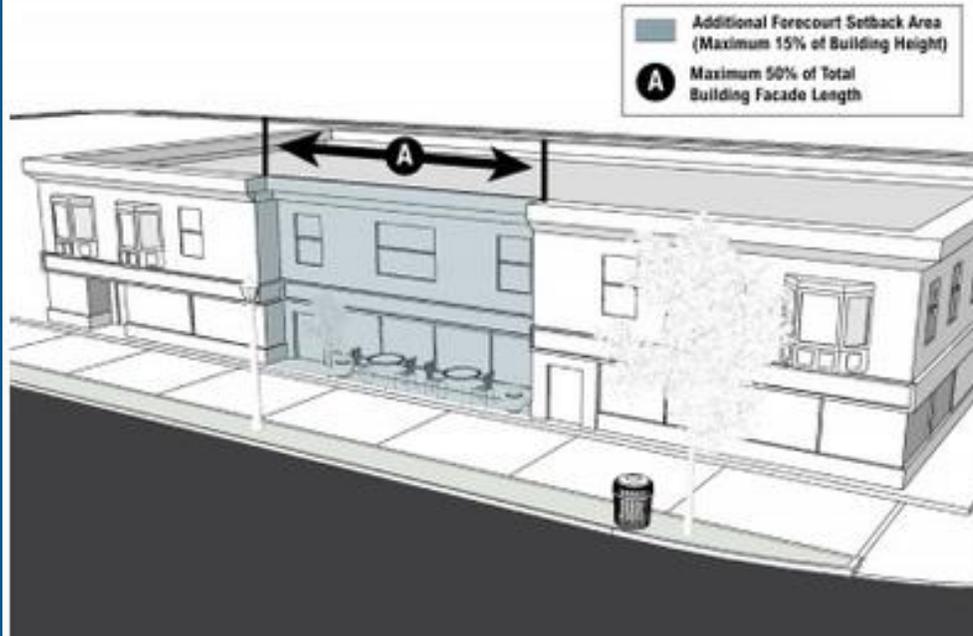
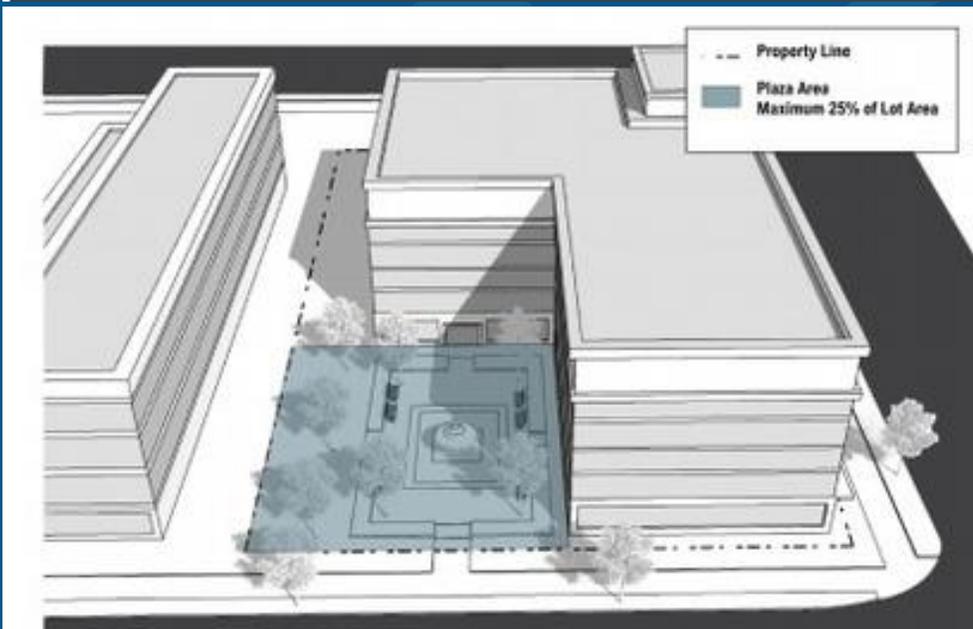
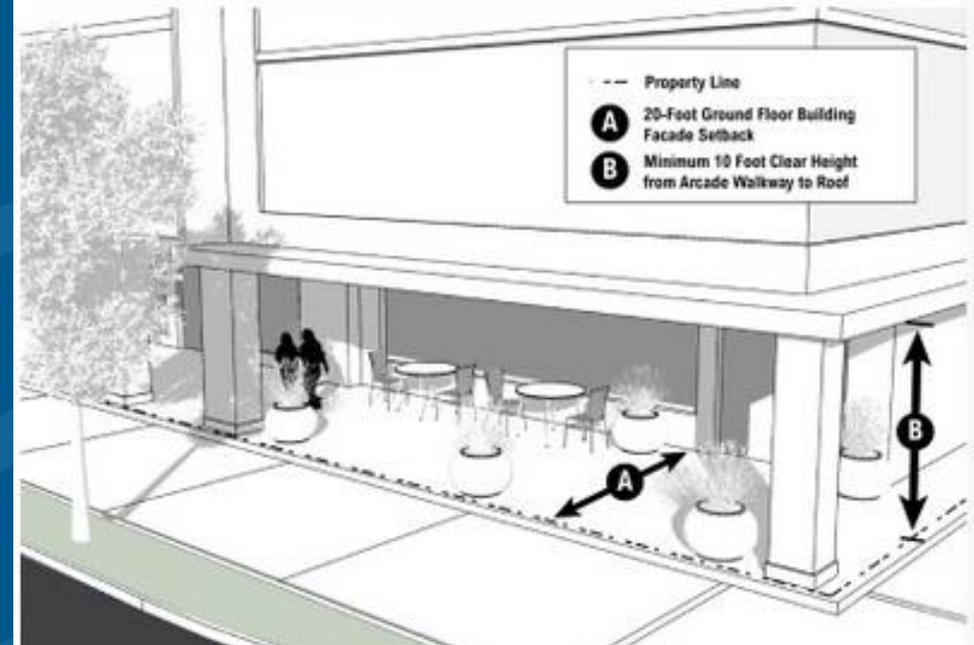


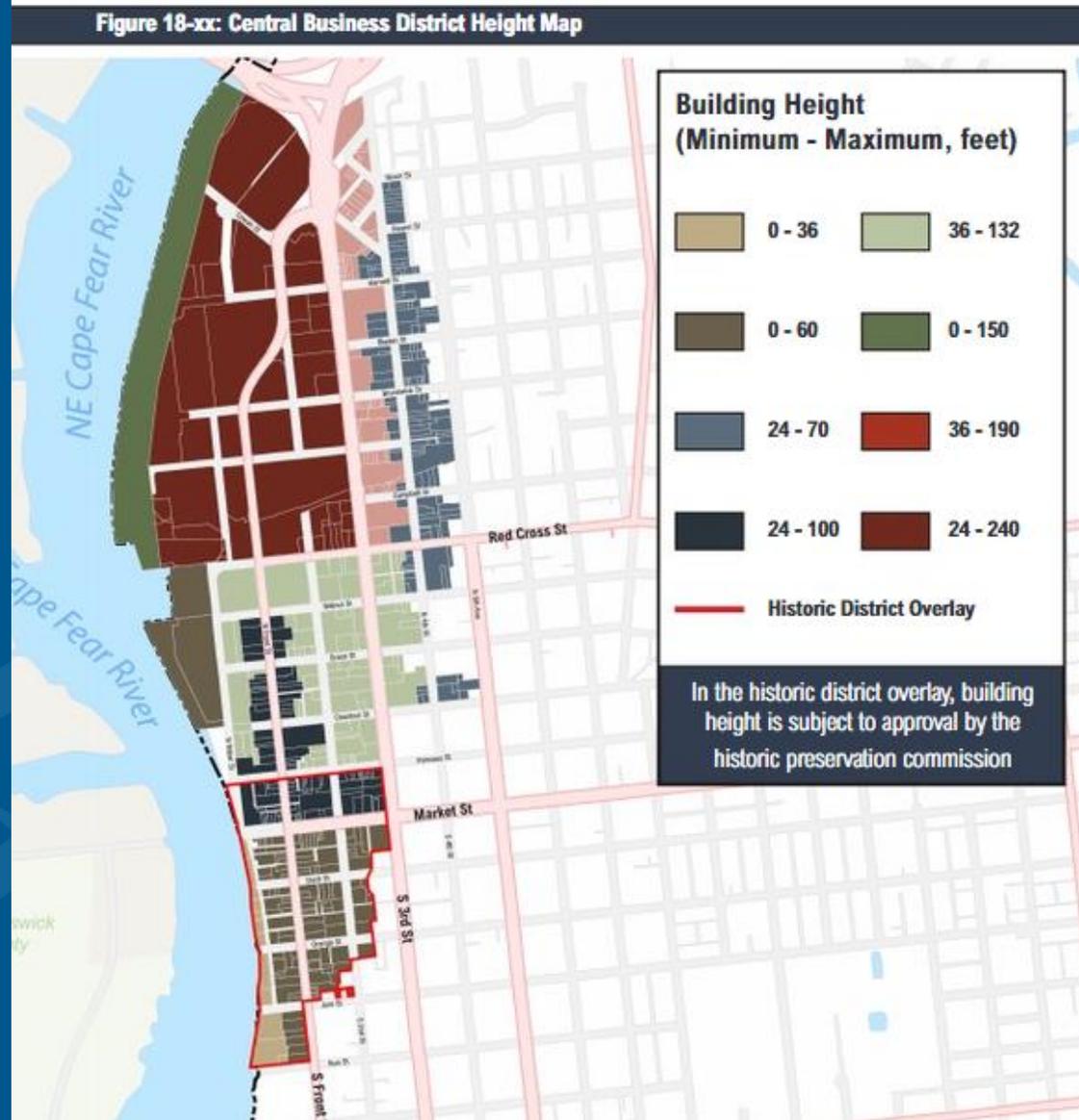
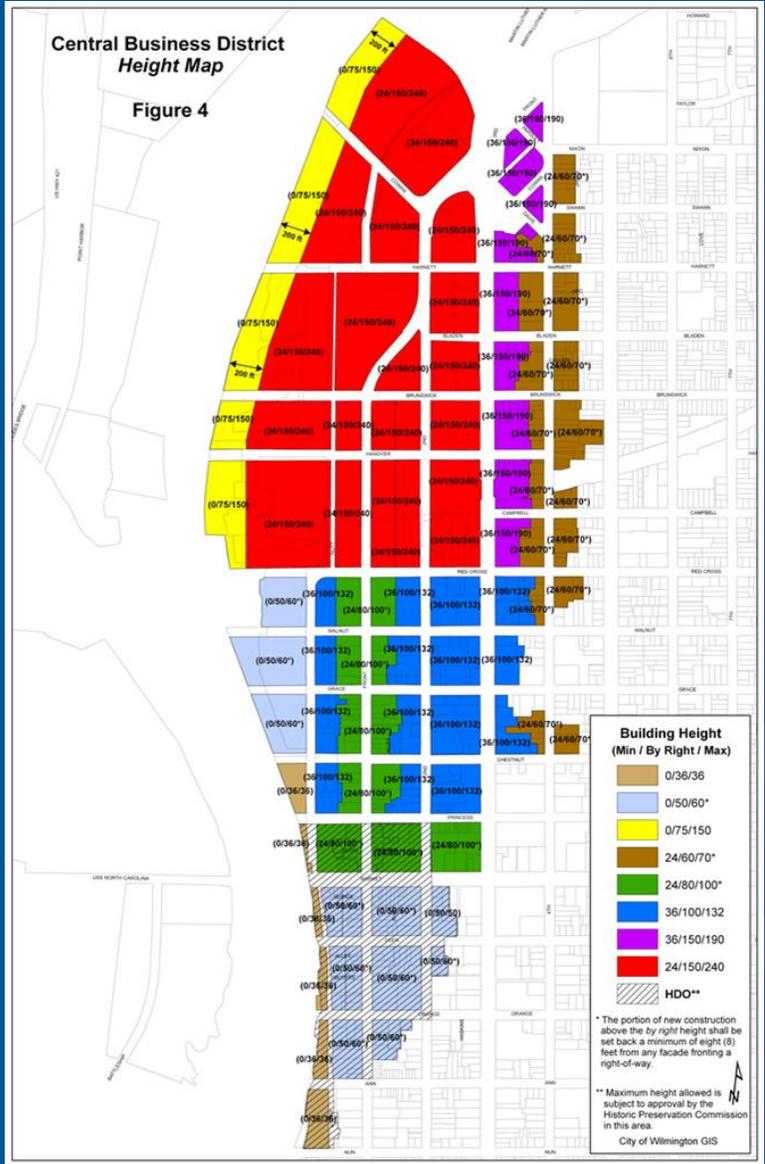
Figure 18-xx: Forecourt



Enhanced standards for plazas and semi-public spaces

Figure 18-xx: Arcade





Building Heights

Figure 18-xx: Primary Frontage Streets Map

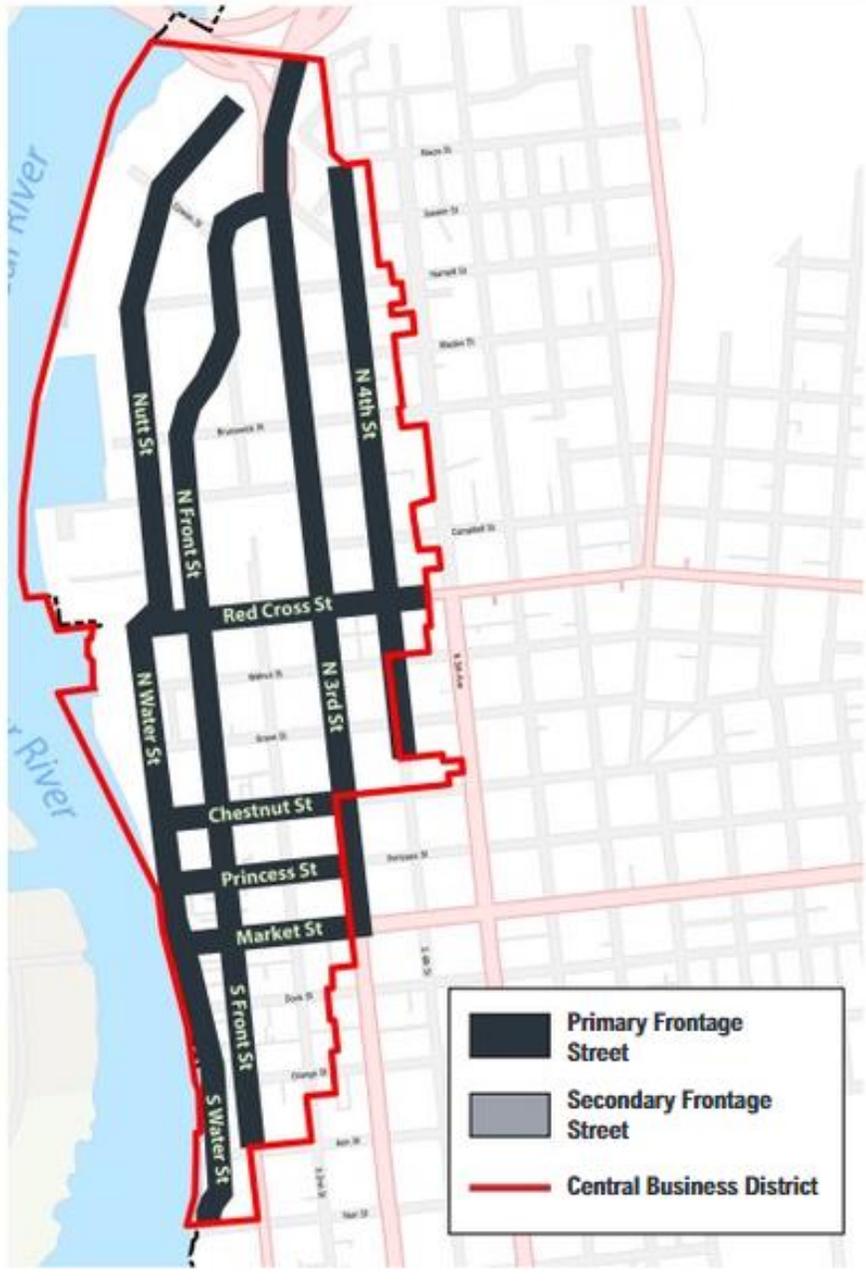


Figure 18-xx: Primary and Secondary Frontage Street Designation

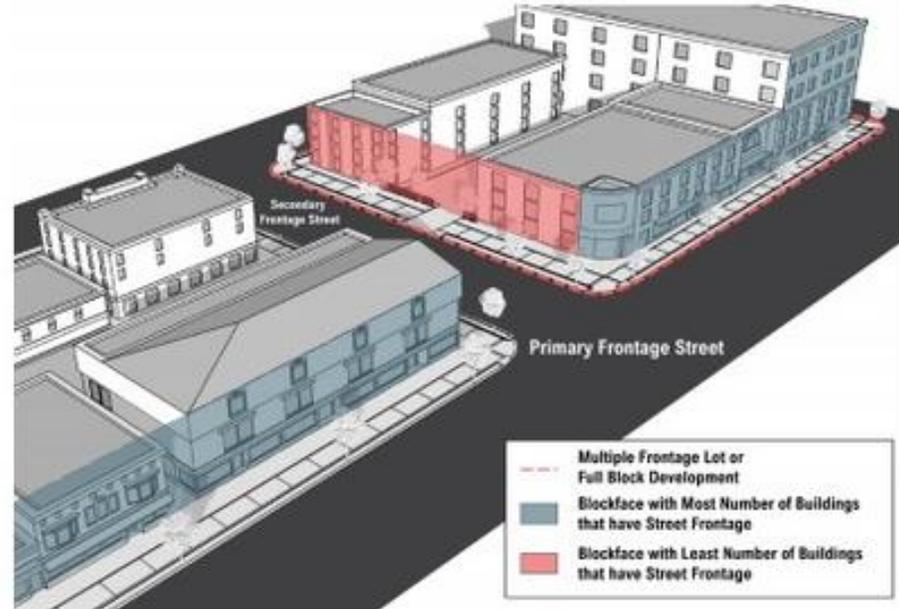
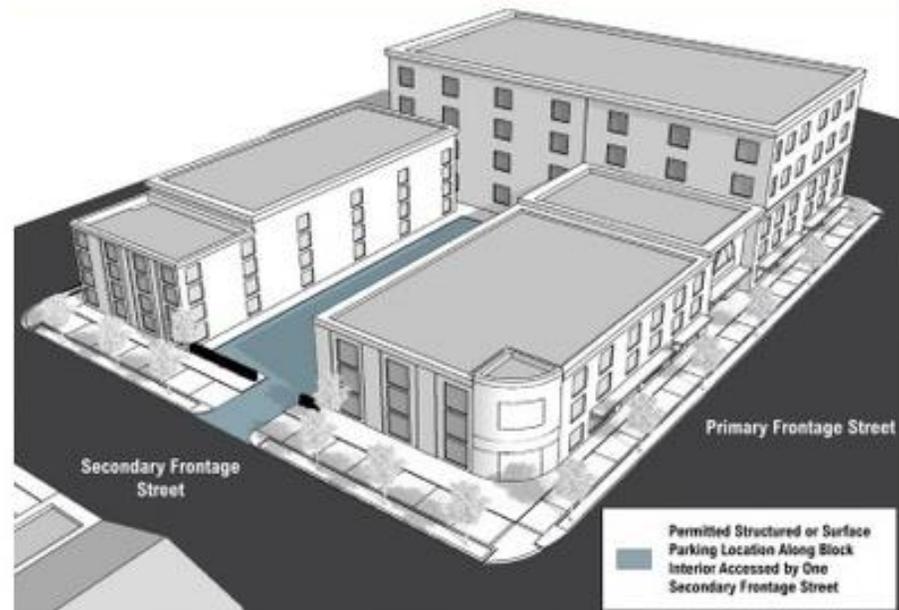


Figure 18-xx: Permitted Parking Location



Multiple Frontage Lots

Parking

- Surface parking
- Bicycle parking

Figure 18-xx: Surface Parking Location

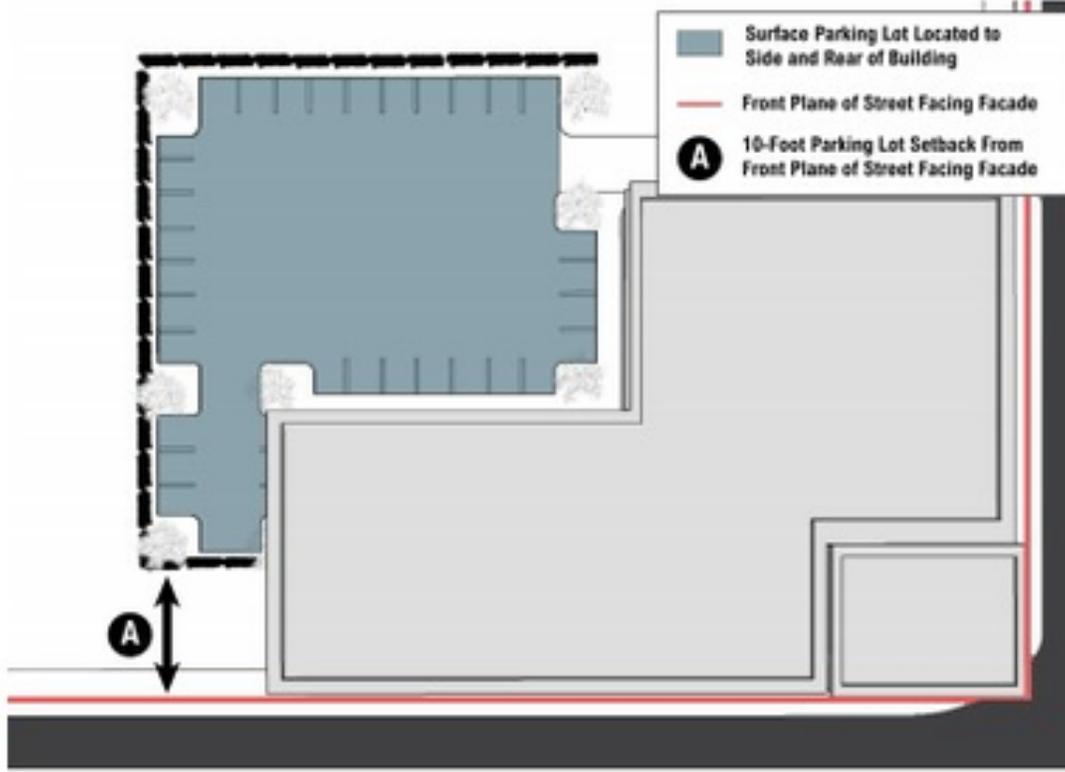
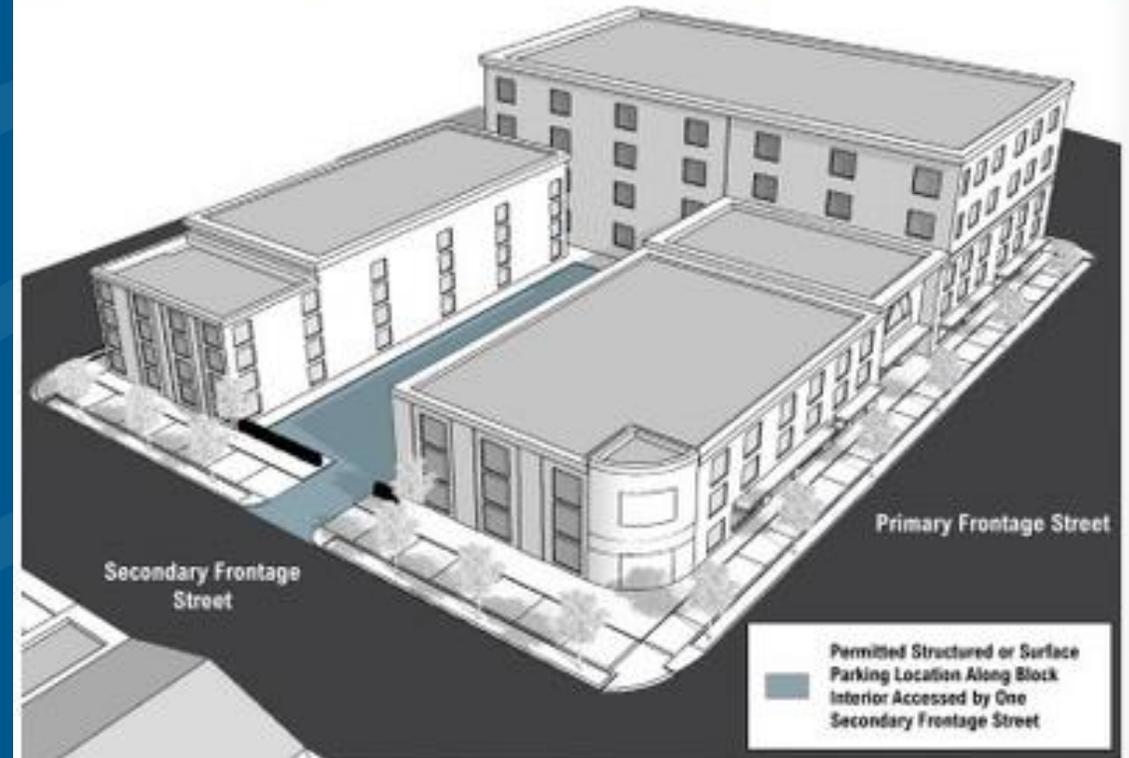


Figure 18-xx: Permitted Parking Location



Building Design

Figure 18-xx: Primary Building Entrance Rate Along Facade



Figure 18-xx: Primary Building Entrance Architectural Elements

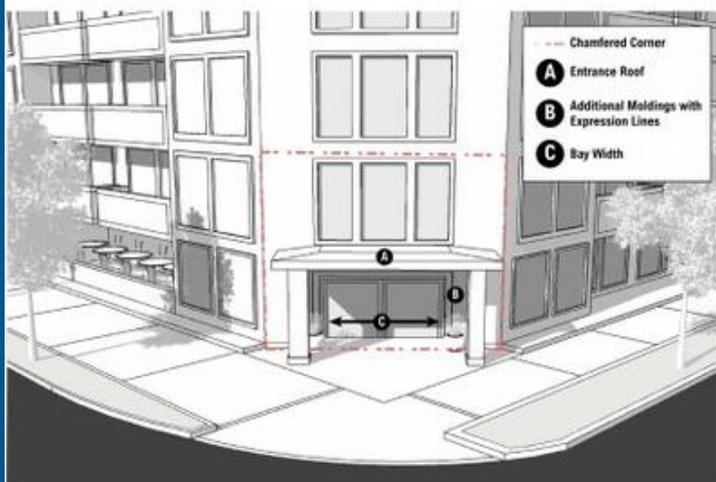


Figure 18-xx: Massing and Scale

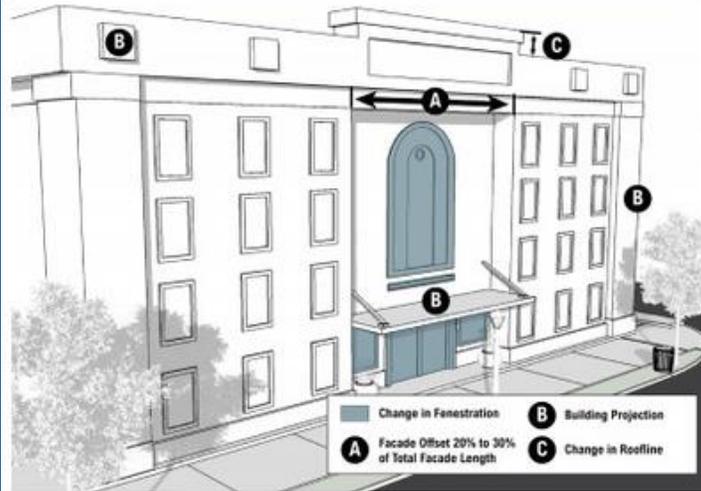


Figure 18-xx: Upper Floor Step Backs

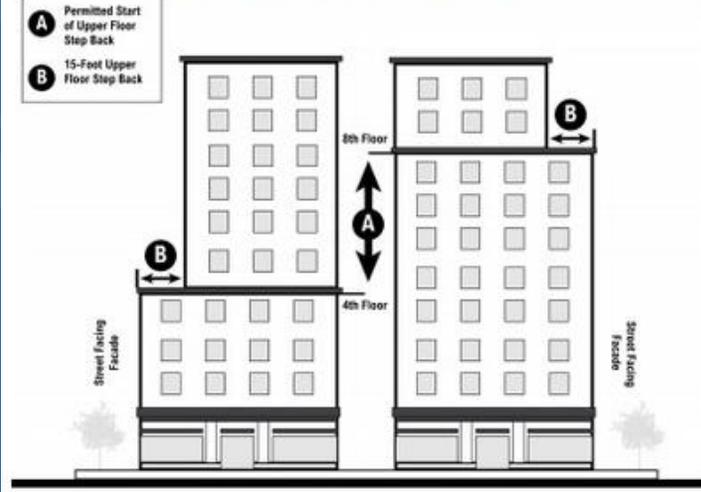
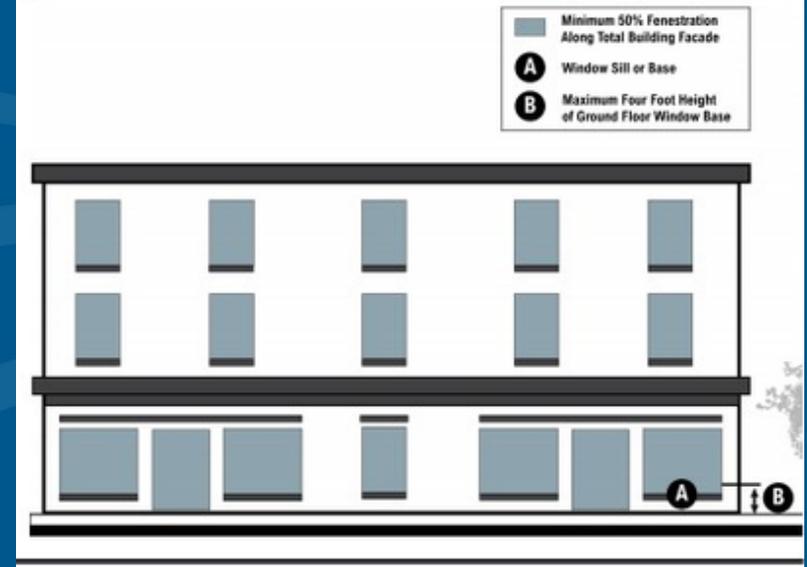
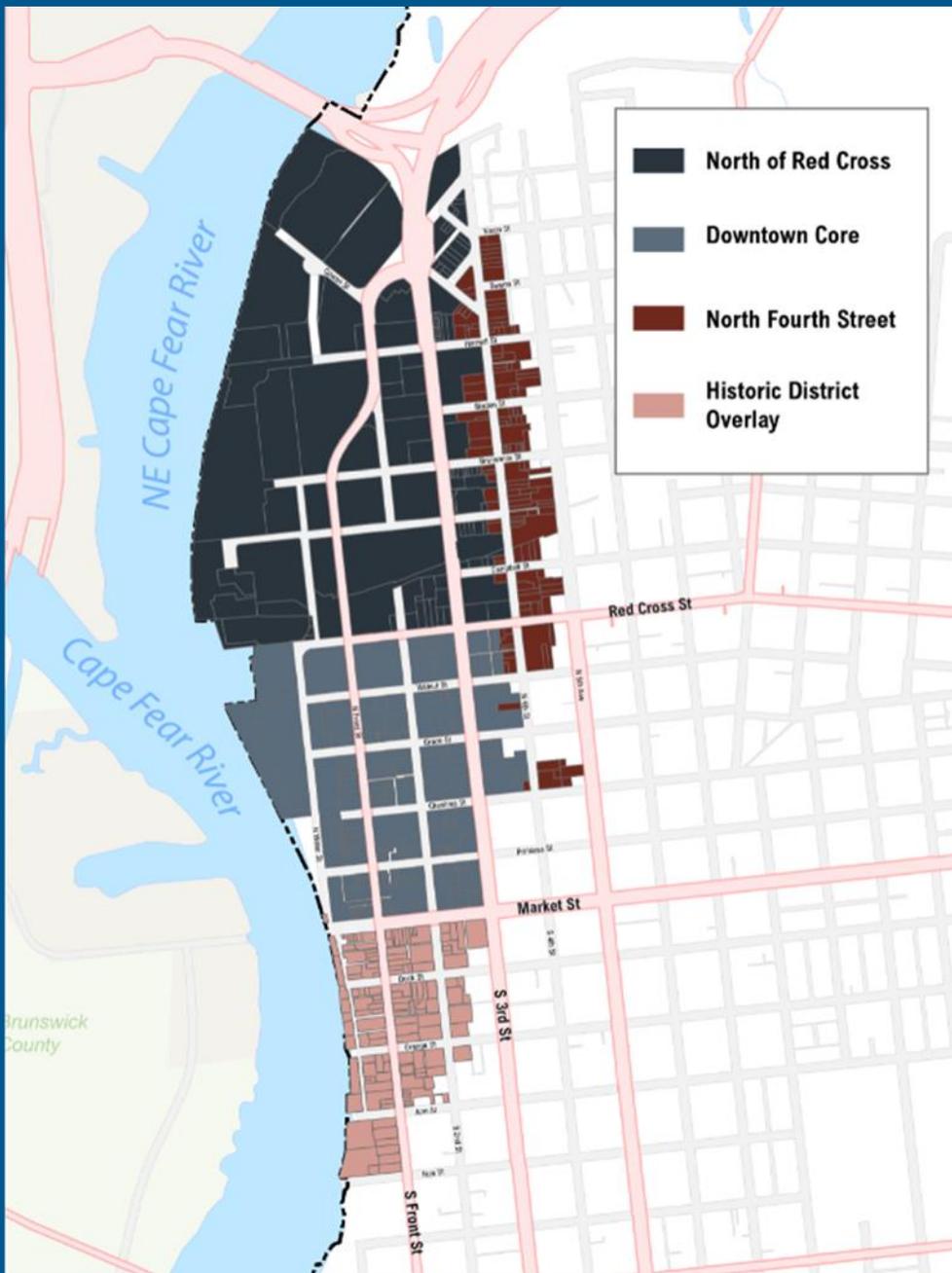


Figure 18-xx: Fenestration

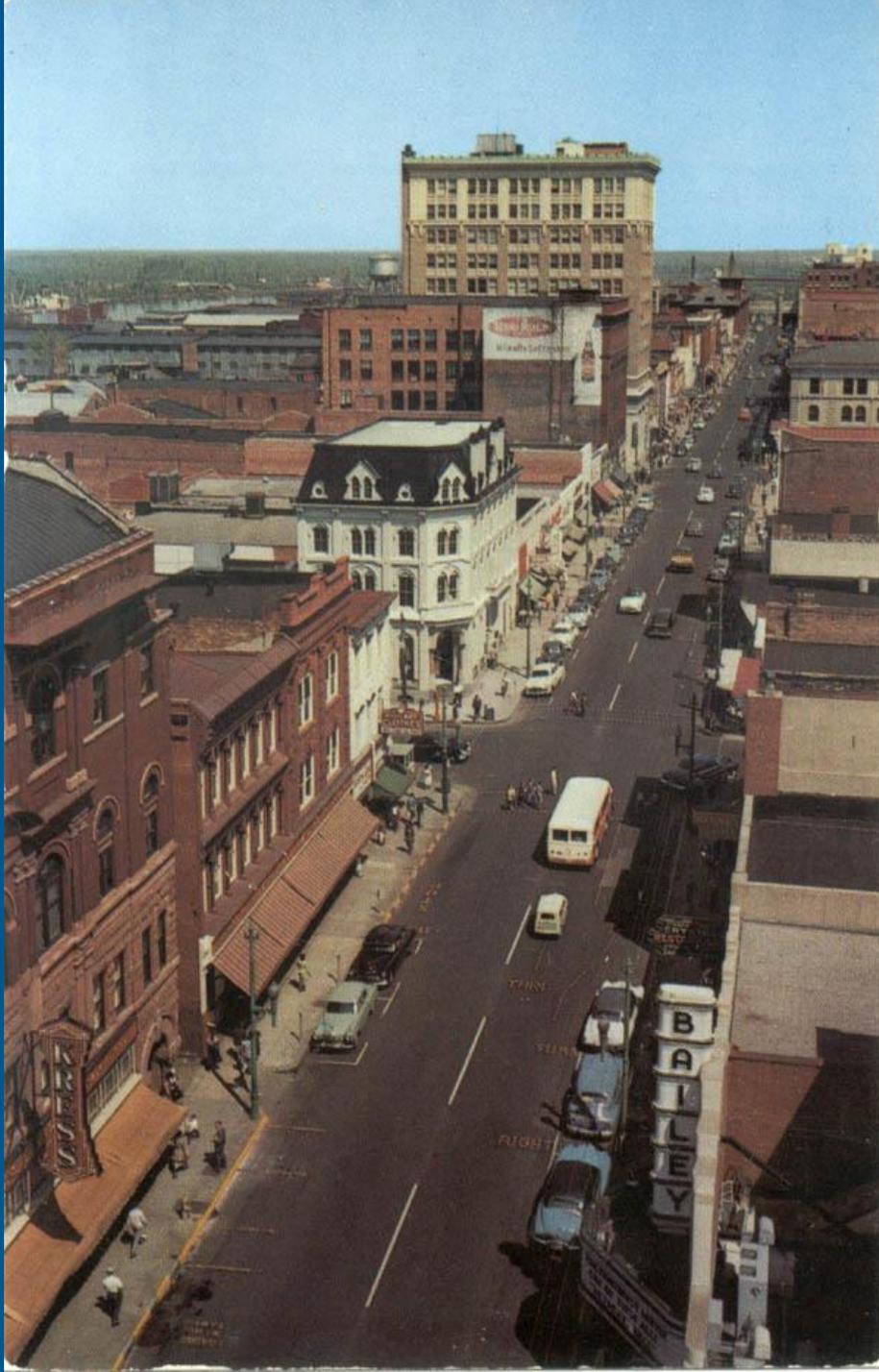




Special Character Areas

- North of Red Cross Street
- Downtown Core
- N. 4th Street
- Historic District Overlay





Historic Preservation Standards

- Height restrictions for build back after demo
- Site plan/greenspace required

Current CBD Regulations
Draft of Proposed CBD
Regulations

Land Development Code | City of Wilmington

wilmingtonnc.gov/departments/planning-development-and-transportation/land-development-code

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Land Development Code

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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?

Next Steps

Key Concepts

Mayor's Ad Hoc LDC Subcommittee

Important Links:

- [Appendix Table of contents for the new LDC draft](#)
- [LDC Article 2, Zoning Districts](#)
 - [Art. 2, CBD](#)
- [LDC Article 3, Use Standards](#)
- [LDC Article 4, Environmental Regulations](#)
- [LDC Article 6, Measurements and Definitions](#)
- [LDC Article 7, Administrative Provisions](#)
- [LDC Article 8, Measurements and Definitions](#)

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