



RURAL RESIDENTIAL

Focuses on rural areas where new development occurs in a manner consistent with existing rural character, while also preserving the economic viability of the land. Residential uses are the predominant, but not exclusive, use. Agricultural and rural recreational uses are intermixed with large-lot residential areas.

Desired Uses

Types of Uses/Projects

- Single-Family Residential
- Small-scale Agricultural & Forestry
- Recreational - Open Space

Typical Zoning Categories

- Very Low Density Residential
- Agricultural
- Recreational

Development Intensity

Massing/Scale Recommendations

Use	Number of Stories	Ideal Density
Single-Family Residential	1-3	Very Low

Urban Design Recommendations

- Street Pattern: Organic & Space
- Block Length: 0.5 - 5 miles
- Setbacks: Residential: Away from street
- Pedestrian Amenities: Recreational trails, open space, shade trees

COMMUNITY MIXED USE

Focuses on small-scale, compact, mixed use development patterns that serve all modes of travel and act as an attractor for county residents and visitors.

Desired Uses

Types of Uses/Projects

- Office - Retail - Mixed Use
- Multi-Family Residential
- Single-Family Residential
- Recreational

Typical Zoning Categories

- Moderate Density Residential
- Commercial
- Office & Institutional
- Mixed Use

Development Intensity

Massing/Scale Recommendations

Use	Number of Stories	Ideal Density
Office	1-2	Moderate
Retail	1-2	Low/Moderate
Mixed Use	2-3	Moderate
Multi-Family Residential	2-3	Moderate (12-15 du/acre)
Single-Family Residential	1-3	Moderate (8 du/acre)

Urban Design Recommendations

- Street Pattern: Grid or radial
- Block Length: 200 - 500 ft
- Setbacks: Residential: Near sidewalk  
Non-residential: At sidewalk
- Pedestrian Amenities: Sidewalks, street & shade trees, street furniture, bike racks

GROWTH NODES

Growth nodes are intended to be focus areas of development, encouraging high-density developments that promote pedestrian activity and alternative transportation options. The growth nodes pertaining to the Future Land Use Map are individualized focus areas within the unincorporated county that have seen and/or are seeing exponential growth. The intent is to cluster growth in these areas so that public transportation connections can be accomplished.

COMMERCE ZONE

Provides areas for employment and production hubs, predominantly composed of light and heavy industrial uses, though complementary commercial uses are also allowed. Residential uses are discouraged. Commerce Zones require arterial or major collector road access connecting them to areas outside their boundaries.

Desired Uses

Types of Uses/Projects

- Light Industrial
- Heavy Industrial
- Office
- Recreational

Typical Zoning Categories

- Commercial
- Office & Institutional
- Industrial

Development Intensity

Massing/Scale Recommendations

Use	Number of Stories	Ideal Density
Office	1-7	Low-to-High
Industrial	1-3	Low/Moderate

Urban Design Recommendations

- Street Pattern: Grid or radial
- Block Length: 300ft - 0.5 mi
- Setbacks: Residential: Near sidewalk  
Non-residential: At sidewalk
- Pedestrian Amenities: Sidewalks, street & shade trees, street furniture, bike racks

CONSERVATION

Covers areas of natural open space and is intended to protect the natural environment, water quality, and wildlife habitats that serve the public through environmental education, low impact recreation, and in their natural beauty. Protection may also extend to important cultural or archaeological resources and to areas where environmental hazards are known to exist. Increased density would be discouraged, and low impact development methods would be required. Such requirements place limits on development to ensure the protection of resources.

URBAN MIXED USE

Promotes development of a mix of residential, office, and retail uses at higher densities. Types of uses encouraged include office, retail, mixed use, small recreation, commercial, institutional, single-family, and multi-family residential.

Desired Uses

Types of Uses/Projects

- Retail - Office - Mixed Use
- Small Recreational
- Single & Multi-Family Residential

Typical Zoning Categories

- Mixed Use - Commercial
- Office & Institutional
- Moderate to High-Density Residential

Development Intensity

Massing/Scale Recommendations

Use	Number of Stories	Ideal Density
Office	3-7	Moderate/High
Retail	1-3	Low/Moderate
Planned Development	2-7	Moderate/High
Residential	2-5	Moderate/High
Commercial/Mixed Use	2-7	Moderate/High

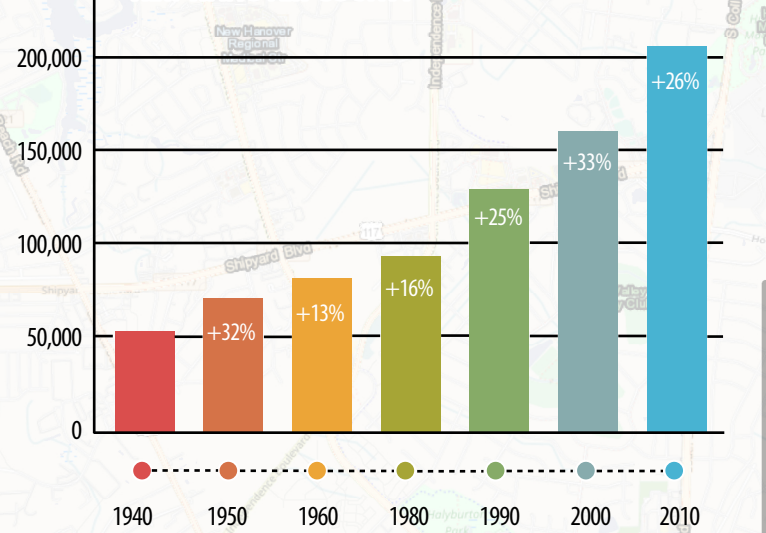
Urban Design Recommendations

- Street Pattern: Arterial & local; grid or partial grid
- Block Length: 200 - 800 ft
- Setbacks: Varies
- Pedestrian Amenities: Sidewalks, street furniture, street & shade trees, lighting bike racks, crosswalks, plazas, pedestrian malls

New Hanover County is a vibrant, prosperous, diverse coastal community, committed to building a sustainable future for generations to come. With this in mind, citizens, elected officials, appointed officials, stakeholder groups, and planning staff have developed the first Comprehensive Land Use Plan for New Hanover County, titled Plan NHC. The plan is more than a document that provides land use policy recommendations. It is a series of reports, including statistical and historical information that incorporates extensive community input and provides a detailed implementation plan that will help achieve the overall vision for the future of New Hanover County.

New Hanover County is expected to experience a high level of employment and population growth. By 2040, population is projected to grow to 337,000. This represents an increase of 123,000 (57%) from current population levels. With growth comes the need for responsible development and redevelopment of land, as well as thoughtful consideration concerning the County's infrastructure and natural resources.

HISTORIC POPULATION GROWTH: NEW HANOVER COUNTY



Population	2010	2040	
	Base	Low Growth	High Growth
New Hanover County	202,667	249,026	337,054
Unincorporated	85,973	105,639	152,157
Wilmington	106,476	130,832	167,904
Beach Towns	10,218	12,555	16,993

POPULATION FORECASTS FOR NEW HANOVER COUNTY

EMPLOYMENT CENTER

Serves as employment and production hubs where office and light industrial uses predominate. Can include residential, civic, and recreational uses, but should be clearly delineated from rural and conservation areas. Commercial uses designed to serve the needs of the employment center are appropriate.

Desired Uses

Types of Uses/Projects

- Office - Industrial
- Single-Family Residential
- Multi-Family Residential
- Commercial/Retail
- Recreational

Typical Zoning Categories

- Commercial
- Office & Institutional
- Industrial
- Low & Moderate Density Residential

Development Intensity

Massing/Scale Recommendations

Use	Number of Stories	Ideal Density
Office	1-7	Low-to-High
Industrial	1-3	Low/Moderate
Single-Family Residential	1-3	Low
Multi-Family Residential	2-3	Moderate (12-15 du/acre)

Urban Design Recommendations

- Street Pattern: Grid or radial
- Block Length: 300ft - 0.5mi
- Setbacks: Residential: Near sidewalk  
Non-residential: Far from sidewalk
- Pedestrian Amenities: Sidewalks, bike racks, street & shade trees, street furniture

GENERAL RESIDENTIAL

Focuses on lower-density housing and associated civic and commercial services. Housing is typically single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout.

Desired Uses

Types of Uses/Projects

- Single Family - Light Commercial
- Low-Density Multi-Family Residential
- Civic
- Recreational

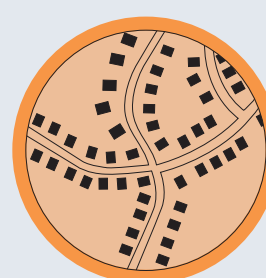
Typical Zoning Categories

- Low Density Residential
- Medium Density Residential
- Office & Institutional
- Planned Unit Development

Development Intensity

Massing/Scale Recommendations

Use	Number of Stories	Ideal Density
Office	1-2	Low
Retail	1-2	Low
Planned Development	1-3	Medium
Low-Density Multi-Family Residential	1-3	2-6 du/acre
Single-Family Residential	1-3	1-6 du/acre



- Street Pattern: Warped Grid & Limited Cul-de-sacs
- Block Length: 1000 - 2500 ft
- Setbacks: Residential: Away from street or in line with existing development  
Non-residential: Away from the street
- Pedestrian Amenities: Sidewalks, open space street & shade trees

