

R-5 MODERATE-HIGH RESIDENTIAL DISTRICT ADAPTED FROM CITY OF WILMINGTON'S R-5 DISTRICT

INTENT STATEMENT

Proposed Intent Statement

The intent of the R-5 Moderate-High Residential District is to provide moderate to high density residential development on smaller lots with a compact and walkable development pattern. R-5 zoning allows a range of housing types and can be developed in conjunction with a non-residential district to create a mixed-use development pattern as well as serve as a transition between mixed-use or commercial development and low to moderate density residential development, such as R-7 and R-10 zoning.



Commentary:

- This district is intended to mirror Wilmington’s R-5 district, which applies to single-family residential development similar to the early “streetcar suburbs” near downtown Wilmington. The NHC version does not require the historic style and development pattern of these areas but allows the single family densities envisioned for community and urban mixed use places.
- The proposed intent statement is the same as the draft intent statement presented at the Summer 2018 Planning Board Work Session.

DIMENSIONAL REQUIREMENTS

Current City of Wilmington Requirements

Minimum Lot Size	5,000 sf detached single family 7,500 sf duplex 12,500 sf triplex (3-unit building) 17,500 sf quadraplex (4-unit building)
Minimum Lot Width	50 ft.
Maximum Lot Coverage	50%
Front Setback (minimum)	20 ft.
Rear Setback (minimum)	15 ft.
Interior Side Setback (minimum)	7 ft.
Corner Side Setback (minimum)	10.5 ft.
Maximum Height	35 ft.

Proposed NHC Requirements

Conventional Subdivision Lots	
Minimum Lot Size	5,000 sf detached single family 7,500 sf duplex 12,500 sf 3-unit attached single family 17,500 sf 4-unit attached single family
Minimum Lot Width	50 ft.
Front Setback (minimum)	20 ft.
Rear Setback (minimum)	15 ft.
Side, Interior Setback (minimum)	7 ft.
Side, Street Setback (minimum)	10.5 ft.
Performance Subdivision Lots (no minimum lot sizes, allows clustering)	
Maximum Density	8 units/acre
Perimeter Setbacks	20 ft.
Building Separation between detached single family	10 ft.
Building Separation between detached single family and duplex	20 ft.
Building Separation between 3+-unit attached and all other dwellings	20 ft.
Structure Size (maximum)	
Height	35 ft.
Lot Coverage	50%

Commentary:

- **Unlike the City of Wilmington, New Hanover County provides two subdivision options: conventional and performance.** The City of Wilmington only allows conventional subdivisions. In this type of residential development, lots must meet specific size requirements, and structures must meet specific setbacks. Performance subdivisions do not have these standards—only a maximum density and building separation requirements—which allows for clustering, townhome-style development, and condominium ownership.
- The current City of Wilmington lot requirements will be the same for lots subdivided under the county’s conventional subdivision standards.
- **Under the county’s performance standards, the R-5 district will allow a maximum density of 8 units per acre, the maximum density allowed in the city currently. The perimeter setback and building separation standards are common for all performance projects.**
- Structure size requirements will be the same as the city’s current standards for this district.

USE PERMISSIONS

Current City of Wilmington Permissions

Uses Permitted by Right

- Single-family, detached
- Duplex, triplex, quadraplex
- Golf courses, public or private, with related services
- Parks and recreation areas, municipal
- Recreation, neighborhood

Uses Permitted w/Additional Standards

- Bed and Breakfast (Hemenway Residential Area only)
- Government uses outside public rights-of-way, except offices
- Group home supportive, medium
- Libraries
- Religions institutions
- Telecommunication facility, unattended
- Single-family courtyard developments
- Utility stations and plants outside public rights-of-way
- Family care home
- Homestay lodging

Uses Permitted w/Special Use Permit

- Community center
- Day care, adult or child
- Historic mixed-use buildings
- Recreation facility, private
- Planned unit development
- Schools, primary and secondary

Permitted Accessory Uses & Structures

- Accessory apartment, detached
- Community boating facility
- Home occupation
- Kennel, private
- Swimming pool

Proposed NHC Permissions

Uses Permitted by Right

- Single Family Dwelling
- Single Family Dwelling-Attached*
- Duplex
- Golf Courses
- Parks & Recreation Area
- Amateur Radio Antennas (up to 90 ft.)
- Antenna & Towers less than 70 ft. in height
- Cellular & PCS Antenna
- Electric/Gas & Sanitary Services
- Home Occupation
- Accessory Buildings or Uses, clearly incidental to the permitted use or building
- Government Offices and Buildings*
- Group Homes*
- Libraries*
- Churches*
- Residential Care*
- Family Child Care Home*
- Accessory Dwelling Unit*
- Agricultural Uses
- Telephone & Telegraph Facilities
- Private Residential Boating Facility
- Special Fundraising for Non-Profit Organizations*
- Evangelistic and Religious Assemblies not conducted at a church*
- Residential Private Pier
- Temporary Sign
- Temporary Relocation Housing*

Uses Permitted w/Special Use Permit

- Community Center
- Adult Day Care
- Child Day Care
- Indoor Recreation Establishment
- Outdoor Recreation Establishment
- Elementary & Secondary Schools
- Electric Substation
- Other Communication Facilities including Towers
- Commercial Marina
- Cemeteries
- Community Boating Facility
- Nursing Home/Rehabilitation Center
- Recycling Facilities: Small Collection

Commentary:

- Because the city and county do not have the same list of uses, the city's permissions have been translated as closely as possible to the closest county term. In addition, the authorities and historic use permissions of the city and the county are not exactly the same. As a result, some anticipated changes to permissions include:
 - Uses with an asterisk* will be shown as permitted on the NHC Table of Permitted UseS, but they have supplemental standards in this district. The reference for the supplemental standards will be provided on the table, which is the county's current practice.
 - These uses and/or permissions are specific to the city code and are not proposed to be added to the county's list of uses.
 - This use is already allowed in the county under the performance subdivision option.
 - This use is permitted by the city but is not historically allowed in zoning districts of this type in the county's jurisdiction. It will not be included in the county R-5 district.
 - While not included in the city's R-5 district, these uses are generally allowed in county residential districts with these levels of permission. They will be allowed in the county's R-5 district.
 - These uses generally have different permissions in the county than they do in the city. In the NHC districts, permissions will be in-line with those of similar districts.
 - This use will be added to the county's list of uses.