

# RMF-H RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT

ADAPTED FROM CITY OF WILMINGTON'S MF-H DISTRICT

## INTENT STATEMENT

### Proposed Intent Statement

The RMF-H district is established for high-density residential development of varying types and designs, with emphasis on midrise and high-rise structures. This district is designed to be located in close proximity to major population centers, areas identified for targeted growth, employment centers, and destination nodes.



### Commentary:

- This district is based on Wilmington's MF-H district and is intended for urban mixed use places, especially those identified as nodes for targeted growth and density.
- 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	3,000 sf detached single family 15,000 sf multi-family
Maximum Density	15 units/acre detached single family 36 units/acre multi-family
Minimum Lot Width	40 ft. detached single family all attached single family, (including duplexes, 3-unit, 4 –unit) 80 ft. multi-family
Maximum Lot Coverage	50% detached single family all attached single family, (including duplexes, 3-unit, 4 –unit) 35% multi-family
Front Setback (minimum)	15 ft. detached single family all attached single family, (including duplexes, 3-unit, 4 –unit) 30 ft. multi-family
Rear Setback (minimum)	15 ft. detached single family all attached single family, (including duplexes, 3-unit, 4 –unit) 25 ft. multi-family
Interior Side Setback (minimum)	5 ft. detached single family all attached single family, (including duplexes, 3-unit, 4 –unit) 20 ft. multi-family
Corner Side Setback (minimum)	10 ft. detached single family all attached single family, (including duplexes, 3-unit, 4 –unit) 30 ft. multi-family
Maximum Height	96 ft.*

\* Heights over 35 ft. subject to additional setbacks

Additional Setbacks for Buildings >35 ft. in Height	
First 10 ft. above 35 ft.	4 additional ft. for each 10 ft. increment, or portion thereof
10.1 to 30 ft. above 35 ft.	6 ft. for each 10 ft. increment
30.1 ft. or more above 35 ft.	8 ft. for each 10 ft. increment

### Proposed NHC Requirements

Conventional Subdivision Lots (specifies minimum lot sizes)	
Minimum Lot Size	3,000 sf detached single family 6,000 sf duplex 9,000 sf 3-unit attached single family 12,000 sf 4-unit attached single family 15,000 sf multi-family (5+ attached units)
Minimum Lot Width	40 ft. detached single family duplexes, 3-unit & 4 –unit attached 80 ft. multi-family
Front Setback (minimum)	15 ft. detached single family duplexes, 3-unit & 4 –unit attached 30 ft. multi-family
Rear Setback (minimum)	15 ft. detached single family duplexes, 3-unit & 4 –unit attached 25 ft. multi-family
Side, Interior Setback (minimum)	5 ft. detached single family duplexes, 3-unit & 4 –unit attached 20 ft. multi-family
Side, Street Setback (minimum)	10 ft. detached single family duplexes, 3-unit & 4 –unit attached 30 ft. multi-family
Maximum Density	36 units/acre
Performance Subdivision Lots (no minimum lot sizes, allows clustering)	
Maximum Density	36 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	3 stories, with a maximum of 45 ft.*
Lot Coverage	50% detached single family duplexes, 3-unit & 4 –unit attached 35% multi-family

\* Heights over 35 ft. subject to additional setback of 4 additional feet.

### 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 majority of current City of Wilmington lot requirements will be the same for lots subdivided under the county's conventional subdivision standards. However, lot size requirements have been added for duplexes and 3 and 4-unit attached buildings for clarity (same as single family minimum lot size per unit), and only the maximum density of 36 units/acre is listed. The county does not outline maximum single family densities for conventional subdivisions, as that is generally determined by open space requirements and the types of roadway infrastructure provided.
- Under the county's performance standards, the RMF-H district will allow a maximum density of 36 units per acre, the maximum density allowed in the city currently. The perimeter setback and building separation standards are common for all performance projects.
- While the city allows building heights up to 96 feet in this district, this is taller than recommended for community mixed use places in the 2016 Comprehensive Plan. It recommends that buildings in this type of place be no more than 3 stories in height. The 45 ft. maximum should allow for most building types and is based on the City of Raleigh code, which includes both story and maximum height requirements.

## USE PERMISSIONS

### Current City of Wilmington Permissions

#### Uses Permitted by Right

- Dwellings, attached (including townhouses)
- Dwellings, duplex, triplex, and quadplex
- Dwellings, multifamily
- Dwellings, single-family detached
- Golf courses, public or private, with related services
- Parks and recreation areas, municipal
- Recreation facility, neighborhood
- **Quad-unit apartment**

#### Uses Permitted w/Additional Standards

- Government uses outside public rights-of-way, except office uses, but including buildings occupied or operated by federal, state, county and/or municipal government on land owned or leased by a government body
- Group home supportive, small
- Group home supportive, medium
- Group home supportive, large
- Libraries
- Religious institutions
- **Telecommunication facility, unattended**
- **Utility stations and plants outside public rights-of-way that don't create excessive noise, odor, smoke, dust, and that do not possess other objectionable characteristics**
- **Property restricted real estate office**
- Family care home
- **Homestay lodging**

#### Uses Permitted w/Special Use Permit

- Community center
- Day care, adult or child
- **Dormitory, private**
- Fraternity and sorority houses
- **Group day facility**
- **Planned unit development**
- Recreation facility, private
- Schools, primary and secondary
- Assisted living residence

#### Permitted Accessory Uses & Structures

- **Accessory apartment, detached**
- Home occupation
- **Kennel, private**
- Swimming pool

### Proposed NHC Permissions

#### Uses Permitted by Right

- Single Family Dwelling
- Duplex
- Single Family Dwelling—Attached
- Golf Courses
- Parks & Recreation Area
- Home Occupation
- Government Offices and Buildings\*
- Group Home\*
- Libraries\*
- Churches\*
- Residential Care\*
- Accessory Buildings or Uses, clearly incidental to the permitted use or building
- **Amateur Radio Antennas (up to 90 ft.)**
- **Antenna & Towers less than 70 ft. in height & ancillary to principal use**
- **Cellular & PCS Antenna\***
- **Electric/Gas & Sanitary Services**
- **Family Child Care Home\***
- **Accessory Real Estate Office**
- **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
- Fraternities/Sororities, Residential
- Elementary & Secondary Schools
- Indoor Recreation Establishment
- Outdoor Recreation Establishment
- Senior Living: Assisted Living or Personal Care Facility
- **Electric Substation**
- **Other Communication Facilities including Towers**
- **Commercial Marina**
- **Nursing Home/Rehabilitation Center**
- **Cemeteries**
- **Community Boating Facility**
- **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 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 RMF-H district.
  - While not included in the city's MF-H district, these uses are generally allowed in similar county districts with these levels of permission. They will be allowed in the county's RMF-H 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.