

Section 2.1 Measurements

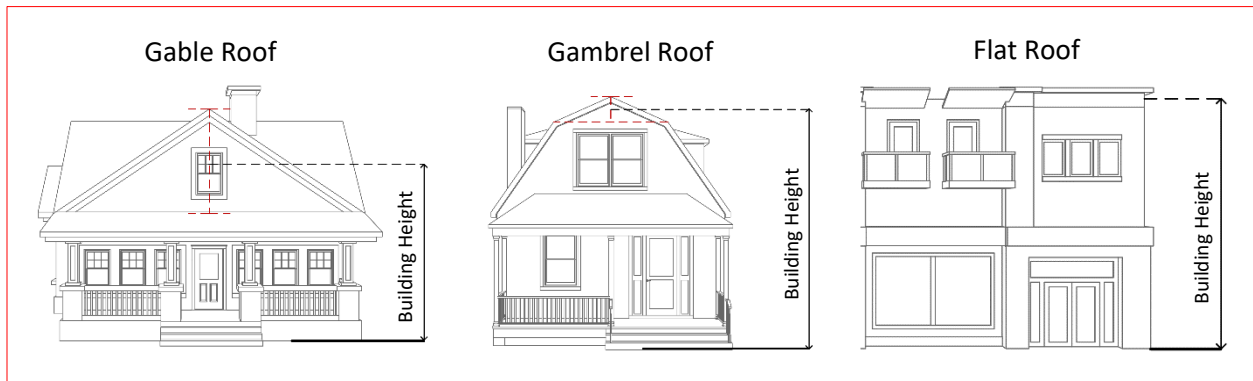
BUILDING HEIGHT

The vertical distance measured from the average elevation of the proposed finished grade at the front of the structure to *one of the following (see Figure 2.1: Building Height Measurement)* the mean level of the slope of the main roof:

1. *The midpoint between eave and ridgeline on a simple sloped roof (e.g., gable or hip roof) or curved roof (e.g., barrel roof);*
2. *Where there are multiple roof planes (e.g., gambrel or mansard roof), the highest midpoint on a sloped or curved roof surface or the highest flat roof plane, whichever is highest; or*
3. *The highest roof plane on a flat roof (not including any parapet wall).*

Appurtenances usually required to be placed above the roof level and not intended for human occupancy (e.g., antennas, chimneys, solar panels) shall not count toward the building height (see Section 3.1.3.B, Structural Appurtenances).

Figure 2.1: Building Height Measurement



Section 3.2 Residential Zoning Districts

3.2.14. RESIDENTIAL MULTI-FAMILY MEDIUM-HIGH DENSITY (RMF-MH) DISTRICT

D. District Dimensional Standards					E.
Standard	Single Family Detached	Duplex	Triplex	Quadraplex	Multi-Family
Lot area, minimum (square feet)*	4,000	7,500	12,500	17,500	20,000
1 Lot width, minimum (feet)*	40				90
2 Front setback (feet)*	15				30
3 Side setback, street (feet)*	10				30
4 Side setback, interior (feet)*	5				20
5 Rear setback (feet)*	15				25
Density, maximum (dwelling units/acre)	25				
Required Open Space (% of project site)	20				
Building height, maximum**	3 4 stories, with a maximum of 45 50 feet**				

* Does not apply to Performance Residential Developments (see Section 3.1.3.D).

** Heights over 35 feet subject to additional setback of 4 additional feet

3.2.15 RESIDENTIAL MULTI-FAMILY HIGH DENSITY (RMF-H) DISTRICT

D. District Dimensional Standards					E.
Standard	Single Family Detached	Duplex	Triplex	Quadraplex	Multi-Family
Lot area, minimum (square feet)*	3,000	6,000	9,000	12,000	15,000
1 Lot width, minimum (feet)*	40				80
2 Front setback (feet)*	15				30
3 Side setback, street (feet)*	10				30
4 Side setback, interior (feet)*	5				20
5 Rear setback (feet)*	15				25
Density (maximum dwelling units/acre)	36				
Required Open Space (% of project site)	20				
Building height, maximum**	3 4 stories, with a maximum of 45 50 feet**				

* Does not apply to Performance Residential Developments (see Section 3.1.3.D).

** Heights over 35 feet subject to additional setback of 4 additional feet

Section 3.4 Commercial and Industrial Districts

3.4.6 OFFICE AND INSTITUTIONAL (O&I) DISTRICT

District Dimensional Standards		
Standard	All-Uses Residential Uses	Nonresidential Uses and Mixed Use Structures
Lot area, minimum (square feet)*	15,000	
1 Lot width, minimum (feet)*	90	
2 Front setback (feet)*	25	
3 Side setback, street (feet)*	25	
Side setback, interior*	**	
Rear setback*	**	
Density, maximum (dwelling units/acre)	2.5***	
Building height, maximum (feet)	40	52

* Does not apply to Performance Residential Developments (see Section 3.1.3.D).

** Determined in accordance with Section 3.1.3.C, Setback Requirements in Certain Commercial and Industrial Districts..

*** Applies only to Performance Residential Developments (see Section 3.1.3.D).

3.4.10 LIGHT INDUSTRIAL (I-1) DISTRICT

D. District Dimensional Standards	
Standard	All Uses
Lot area, minimum (square feet)	None
1 Lot width, minimum (feet)	None
2 Front setback (feet)	50
3 Side setback, street (feet)	50
Side setback, interior	*
Rear setback	*
Building height, maximum (feet)	40 45**

* Determined in accordance with Section 3.1.3.C, Setback Requirements in Certain Commercial and Industrial Districts.

** Buildings located within the Employment Center or Commerce Zone place types and fronting along a Collector, Minor Arterial, or Principal Arterial as indicated on the Wilmington MPO Functional Classification Map, may exceed 40 45 feet in height provided their FAR does not exceed 1.0.