

3.3.4 RIVERFRONT URBAN MIXED-USE ZONING (UMXZ)

A. Purpose

The Riverfront Urban Mixed-Use Zoning (RUMXZ) District is established to meet the following seven primary objectives in the areas of New Hanover County fronting the Cape Fear River or Cape Fear River Northeast extension in the proximity of the City of Wilmington and those intended for urban or community scale mixed use development:

- Enhance and preserve environmentally sensitive areas along the river; to encourage the efficient mixed use development pattern envisioned in the Comprehensive Plan fronting the Cape Fear or Cape Fear Northeast Extension. The zone shall require that all river frontage be of a “living shoreline” as defined by the USACE, exception will only be allowed when approved for portage for a “river taxi/ferry” service.
- Protect public access to the river through the creation of quality public spaces.
- Preserve cultural and natural resources.
- Ensure quality design and a variety of built forms that result in a pedestrian scale that allows vistas to the east, City of Wilmington, and west from developed pedestrian walkways, bicycle paths, and Riverwalk. The zone must provide as a compelling skyline.
- Promote and enhance transit options, particularly pedestrian and water-oriented transportation options.
- Provide an opportunity for intensive development consistent with the urban form;
- Encourage a mix of uses that fosters a sense of community and create a destination for residents and visitors alike.

The district regulations include design elements intended to enhance the urban form, increase neighborhood safety, through the adaptation ncp recommendations, and add flexibility for small lot development. Integrated mix of uses on development sites and within individual buildings is encouraged along the riverfront of the Cape Fear and Cape Fear Northeast Extension Rivers. RUMXZ zoning is intended to promote mixed-use developments on sites large enough to create a mix of uses in the current Industrial Zoned areas along the Riverfront of the Cape Fear and Cape Fear Northeast Rivers in accordance with the NHC Future Use Master Plan. Typically, these developments will include creative development and redevelopment solutions.

B. Concepts





D. District Dimensional Standards

Standard	All Uses
Minimum district size (acres)	5
Maximum district size(acres)	10
Setbacks	
Minimum distance from single family residential zoning districts	35 feet for buildings ≤ 35 feet in height 45 feet for buildings > 35 feet in height
1 Maximum distance from any street (feet)	10*
Maximum height along arterial streets	240 feet by-right
Maximum height along residential & collector streets	240 feet
Maximum height along arterial & collector streets	240 feet
Maximum Hospitality dwelling density (dwelling units/acre)	50
Minimum multi-family residential density (dwelling units/acre)	50
Maximum vertically integrated mixed-use building density (dwelling/ hospitality units/acre)	100

*Front setbacks are not required along alleyways; TRC may waive strict adherence to requirement where an existing easement or significant natural feature exists.

New Diagrams to be added here.

E. Reference to Other Standards

1. Utility and Equipment Screening

- a. HVAC equipment, air conditioning window units, and other electrical equipment, and fire escapes shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or inset into the roof pitch, or behind a parapet wall in the case of a flat roof, of the building and screened from the right-of-way.
- b. Utility meters, transformers, and fixed trash disposal receptacles that cannot be located out of sight shall be screened from the public right-of-way by plantings or opaque fencing.
- c. The TRC may approve alterations to these standards in cases where they cannot be met due to design consideration of the structure and the intent of visual minimization of the feature is otherwise addressed.

2. Site Lighting

All site lighting shall be located, angled, shielded, and/or limited in intensity to cast no direct light upon adjacent properties, shall minimize off-site backlighting glare, and up-lighting. Light posts shall be no taller than 20 feet. The TRC may approve alterations to these standards in cases where they cannot be met due to design consideration.

3. Parking and Driveway Requirements

- a. Parking shall be provided in accordance with the requirements of Section 5.1: Parking and Loading, though shared parking may be allowed upon submittal of a parking study showing how parking as provided will be sufficient for permitted uses.
- b. Surface parking shall be located to the side, rear or below buildings or in the interior of a block and shall be prohibited in front of buildings. Surface parking shall not be located along rights-of-way, except for alleys. The TRC may approve alterations to this standard in cases where locating parking to the side or rear is limited by existing site features, such as trees, or when this requirement is not consistent with the existing frontage pattern along the roadway.
- c. Surface parking lots visible from the public right-of-way shall be screened by permanent walks, shrubbery, or hedges at least 3 feet in height. If hedges or shrubbery are used, they shall be at 3 feet in height at the time of planting and shall be maintained at 3-5 feet in height at all times.
- d. Parking shall be accessed via alleyways wherever possible.
- e. The design of all above-grade parking structures shall relate to the context of the area. Exterior walls of parking structures shall be designed with materials, colors, and architectural articulation in a manner that provides a visual compatibility with adjacent buildings and environment. All above-grade parking structures shall be screened by shrubbery or hedges at 4' to 6' in height.

- f. Pervious pavement materials, vegetated bio-infiltration parking lot islands, or infiltration systems shall be used to minimize pollutant runoff from surface parking areas to the extent that soil permeability, depth to groundwater, or site constraints allow.

4. Multi-Modal Transportation Opportunities

- a. Pedestrian circulation shall be clearly defined with paving, materials, and/or landscaping and shall connect all uses. Sidewalks and crosswalks shall be provided within new developments as necessary.
- b. Bicycle and/or pedestrian connectivity to adjacent development or existing or funded bicycle and pedestrian facilities.
- c. Where no sidewalks currently exist, sidewalks shall be installed within the right-of-way between the property line and the back of the curb. Sidewalk width shall be a minimum of 6 feet along arterial streets and 5 feet along residential/collector streets and may be reduced on internal private streets with TRC approval when context design constraints dictate or when project intensity and/or density indicate that 6 feet sidewalks will be sufficient to accommodate pedestrian traffic.
- d. Sidewalks may be limited to a single side of rights-of-way or private streets or sidewalk width may be reduced when right-of-way or private street abuts streams, ponds, or wetlands or when contextual design constraints dictate, as determined by the TRC.
- e. An internal grid street pattern is required. Block faces within the grid pattern shall not exceed 400 feet in length. The grid pattern may be supplemented with alleys. The TRC may waive strict adherence to the grid pattern when sites are constrained by topography, including wetlands, ponds, or other natural features, and where connections to arterial streets and connections and relationships to adjacent sites require flexibility.
- f. A River Walk shall run in length a minimum of 90% of the river edge. The specific design and route shall be developed in conjunction with the TRC, CAMA and USACE. The Riverwalk may combine raised and site surface areas to provide a tasteful unique overall design impact. River observation platforms shall be integrated throughout the walk as available but at a minimum a river platform shall be included at the start and end of each unconnected section of the Riverwalk. Wherever possible Riverwalk's of independent properties shall be connected to provide a contiguous overall design concept.

5. Street Trees

Street tree plantings in below-grade planters or planting strips shall be included at the rate of one tree per 30 feet of frontage in all private rights-of-way and in public rights-of-way upon approval by NCDOT. The TRC may waive strict adherence to this requirement if an alley is utilized along all or portions of the street frontage.

6. Buffers and Streetyards

All development within the RUMXZ district may be exempted from required buffers and streetyard requirements, as approved by the TRC when contextual design constraints dictate or when other design and/or landscaping features of the development serve to meet the needs of buffering and/or streetyard requirements. A minimum buffer of at least 20 feet in width is required adjacent to single-family residential zoning districts.

7. Trash Containment Screening

- a. Trash containment areas shall be located within a building where possible.
- b. If trash containment, including areas for holding recycling, cannot be accommodated within a building, it shall be placed on the rear or side of the building and shall be completely enclosed and screened from view of public rights-of-way with an opaque fence or wall and/or plant materials, as approved by the TRC. The enclosure shall be at least one foot taller than the highest point of the trash receptacle. Chain link and exposed concrete blocks are prohibited.

8. Fences and Walls

Open wire fencing, including chain link, hurricane fencing, and barbed wire, is prohibited. No Fencing shall be permitted in front yards, all other fence heights may not exceed 4 feet.

9. Building Design

It is the intent that a commonality of exterior design for all sites within the scope of the RUMXZ and its adjacent lands be complementary in design philosophy to develop a unified vista or skyline.

- a. Primary building entrances should be clearly distinctive from other entrances. Primary building entrances shall be oriented toward sidewalks along primary street frontages.
- b. Large expanses of flat, unadorned walls are prohibited. Façades shall incorporate architectural details, particularly at the pedestrian level. Building façades along rights-of-way shall incorporate periodic transitions across the façade. Building façades exceeding 30 feet in width along rights-of-way shall be divided into distinct areas utilizing methods including, but not limited to, façade offsets, pilasters, changes in materials, or fenestration.
- c. New buildings shall front onto sidewalks to reinforce pedestrian activity along streets and pedestrian ways. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way.
- d. Exterior building materials for all new nonresidential or multifamily structures shall be of quality finish materials. Structural metal panels or unparged or non-architectural, non-decorative concrete block shall be prohibited on façades visible from the public right-of-way. Finish

materials shall include: Smooth exterior reflective energy rated glass rain screen systems: complementary metal cross braces or mullions, all non-porous products shall be energy rated. All exterior finish material must communicate the design philosophy of energy efficiency in a clean and modern compliment to the basic main building design. All fit and finish is to be compatible with energy star design standards. Colors are allowed but limited to those which compliment the basic main building skins.

F. Reference to Other Standards	
Article 2: Measurements and Definitions	Section 5.8 Open Space Requirements
Section 5.1 Parking and Loading	Section 5.9 Fire Hydrants
Section 5.2 Traffic, Access, and Connectivity	Section 5.10 Airport Height Restriction
Section 5.3 Tree Retention	Article 6: Subdivision Design and Improvement
Section 5.4 Landscaping and Buffering	Article 7: Stormwater Management
Section 5.5 Exterior Lighting	Article 8: Erosion and Sedimentation Control
Section 5.6 Signs	Article 9: Flood Damage Prevention
Section 5.7 Conservation Resources	Article 11: Nonconforming Situations

Principal Use	UMXZ	Reference
Agricultural and Forestry Uses, General [11-16-2020]		
Livestock Sales		
Stable [11-16-2020]		4.3.1
Wholesale Nursery		
Dwelling, Dual-Unit Attached	P	4.3.2
Dwelling, Multi-Family [05-03-2021]	P*	4.3.2
Dwelling, Quadraplex	P	4.3.2
Dwelling, Single-Family Detached	P	4.3.2
Dwelling, Triplex	P	4.3.2
Dwelling, Row-Style	P	4.3.2
Dwelling, Two-Family (Duplex)	P	4.3.2
Live/Work or Caretaker Unit	P*	4.3.2
Mobile Home		4.3.2
Mobile Home, Doublewide		4.3.2
Mobile Home Park		4.3.2
Mobile Home Subdivision		
Senior Living: Independent Living Retirement Community [11-16-2020]	P	
Family Care Home		4.3.2
Fraternity/Sorority Residence		4.3.2
Group Home		4.3.2
Senior Living: Assisted Living Facility [11-16-2020]	P	4.3.2
Senior Living: Continuing Care Retirement Community [11-16-2020]	P	4.3.2
Adult Day Care	P	4.3.3
Child Care Center	P	
Family Child Care Home		4.3.3
Animal Shelter [11-16-2020]		4.3.3
Community Center [11-16-2020]	P	
Food Pantry [11-16-2020]		4.3.3
Library	P	
Lodges, Fraternal, & Social Organizations [11-16-2020]	P	4.3.3
Museum	P	
Religious Assembly [11-16-2020]	P	4.3.3
Amateur Radio Antennas (up to 90 ft.)		4.3.3
Antenna & Towers less than 70 ft. in Height & Ancillary to the Principal Use	P*	4.3.3
Collocation, Wireless [09-08-2020]		4.3.3
Non-Substantial Modification [09-08-2020]		4.3.3
Other Wireless Communication Facilities		4.3.3

Principal Use	UMXZ	Reference
including Wireless Support Structures & Substantial Modifications [09-08-2020]		
Colleges, Universities, and Professional Schools		
Elementary and Secondary Schools		
Vocation or Trade School		
Emergency Services Facility [11-16-2020]		
Government Offices and Buildings		
Post Office [11-16-2020]	P	
Hospice [11-16-2020]		
Hospital		4.3.3
Medical and Dental Office and Clinic	P	
Nursing and Rehabilitation Center	P	4.3.3
Urgent Care Facility [11-16-2020]	P*	4.3.3
Boating Facility, Community	S*	4.3.3
Boating Facility, Private Residential	P*	4.3.3
Cemetery		4.3.3
Community Garden [11-16-2020]	P	
Golf Course		
Park and Recreation Area	P	
Airport and Terminal		
Bus and Taxi Terminal [11-16-2020]	P	
Heliport	P	
Marina, Commercial	P	4.3.3
Marina, Commercial with Floating Structures [11-16-2020]	Pb e	4.3.3
Railroad Freight Depot		
Railroad Passenger Terminal		
Water Transportation Facilities	P	
Electric Substation	P	4.3.3
Solar Energy Collection Facility		
Utility Lines, Structures, and/or Facilities; General	P*	4.3.3
Adult Entertainment Establishment		4.3.4
Bar/Nightclub	P	
Electronic Gaming Operation		4.3.4
Event Center [11-16-2020]	P	4.3.4
Indoor Recreation Establishment	P	4.3.4
Outdoor Recreation Establishment	P	4.3.4
Outdoor Shooting Range		4.3.4
Animal Grooming Service [11-16-2020]	P	4.3.4

Principal Use	UMXZ	Reference
Equestrian Facility [11-16-2020]		4.3.4
Kennel [11-16-2020]	P	4.3.4
Veterinary Service [11-16-2020]	P	
Bank and/or Financial Institution	P	
Business Service Center	P	
Commercial Parking Lot or Facility	P	
Funeral Services		
Mini-Warehouse/Self-Storage		
Off-Premises Advertising		4.3.4
Repair Shop	P	
Commercial Kitchen, Catering [11-16-2020]		
Microbrewery/Microdistillery [11-16-2020]	P	
Restaurant	P	
Bed and Breakfast Inn		4.3.4
Campground/Recreational Vehicle (RV) Park		4.3.4
Hotel or Motel	P	
Contractor Office		4.3.4
Labor Organization		
Offices for Private Business and Professional Activities	P	
Dry Cleaning/Laundry Plant		
Instructional Services and Studios [11-16-2020]	P	
Personal Services, General	P	
Auction House [11-16-2020]		
Convenience Store [11-16-2020]	P	4.3.4
Food Market	P	
Grocery Store	P	
Oil or Gas Dealer, Retail [11-16-2020]		
Pharmacy	P	
Retail Nursery		
Retail Sales, Building and Construction Supplies		
Retail Sales, General	P	
Boat Dealer		
Car Wash		4.3.4
Equipment Rental and Leasing		
Farm Implement Sales		
Fuel Sales		4.3.4
Mobile Home and Prefab Building Sales		
Transportation Vehicle Service and Storage Facility [11-16-2020]		
Vehicle Rentals	S	4.3.4

Principal Use	UMXZ	Reference
Vehicle Sales		
Vehicle Service Station, Large Vehicles		
Vehicle Service Station, Minor [11-16-2020]		4.3.4
Vehicle Service Station, Major		
Vehicle Towing Service and Storage Yard		4.3.4
Broadcasting and Production Studio	P	
Data Center [11-16-2020]		
Research and Development Facility		
Artisan Manufacturing [11-16-2020]		4.3.5
Animal Food Manufacturing (NAICS 3111)		
Bakeries and Tortilla Manufacturing (NAICS 3118)		
Dairy Product Manufacturing (NAICS 3115)		
Fruit and Vegetable Preserving and Specialty Food Manufacturing (NAICS 3114)		
Grain and Oilseed Manufacturing (NAICS 3112)		
Other Food Manufacturing (NAICS 3119)		
Seafood Product Preparation and Packaging (NAICS 3117)		
Sugar and Confectionary Product Manufacturing (NAICS 3113)		
Beverage Manufacturing (NAICS 3121)		
Tobacco Manufacturing (NAICS 3122)		
Fabric Mills (NAICS 3132)		
Fiber, Yarn, and Thread Mills (NAICS 3131)		
Textile and Fabric Finishing and Fabric Coating Mills (NAICS 3133)		
Other Textile Product Mills (NAICS 3149)		
Textile Furnishings Mill (NAICS 3141)		
Apparel Accessories and Other Apparel Manufacturing (NAICS 3159)		
Apparel Knitting Mills (NAICS 3151)		
Cut and Sew Apparel Manufacturing (NAICS 3152)		
Footwear Manufacturing (NAICS 3162)		
Leather and Hide Tanning and Finishing (NAICS 3161)		
Other Leather and Allied Product Manufacturing (NAICS 3169)		
Other Wood Product Manufacturing (NAICS 3219)		

Principal Use	UMXZ	Reference
Sawmills and Wood Preservation (NAICS 3211)		
Veneer, Plywood, and Engineered Wood Product Manufacturing (NAICS 3212)		
Converted Paper Product Manufacturing (NAICS 3222)		
Printing and Related Support Activities (NAICS 3231)		
Basic Chemical Manufacturing (NAICS 3251)		
Other Chemical Product and Preparation (NAICS 3259) [Except Explosives Manufacturing (NAICS 325920) and All Other Miscellaneous Chemical Product and Preparation Manufacturing (NAICS 325998)]		
Paint, Coating, and Adhesive Manufacturing (NAICS 3255)		
Pharmaceutical and Medicine Manufacturing (NAICS 3254)		
Resin, Synthetic Rubber, and Artificial Synthetic Fibers and Filaments Manufacturing (NAICS 3252)		
Soap, Cleaning Compound, and Toilet Preparation Manufacturing (NAICS 3256)		
Plastics Product Manufacturing (NAICS 3261)		
Rubber Product Manufacturing (NAICS 3262)		
Cement and Concrete Product Manufacturing (NAICS 3273) [Except Cement Manufacturing (NAICS 32731)]		
Clay Product and Refractory Manufacturing (NAICS 3271)		
Glass and Glass Product Manufacturing (NAICS 3272)		
Other Nonmetallic Mineral Product Manufacturing (NAICS 3279)		
Alumina and Aluminum Production and Processing (NAICS 3313) [Except Alumina Refining and Primary Aluminum Production (NAICS 331313) and Secondary Smelting and Allowing of Aluminum (NAICS 331314)]		
Iron and Steel Mills and Ferroalloy Manufacturing (NAICS 3311)		
Nonferrous Metal (except Aluminum) Production & Processing (NAICS 3314)		
Steel Product Manufacturing from Purchased Steel (NAICS 3312)		
Architectural and Structural Metals		

Principal Use	UMXZ	Reference
Manufacturing (NAICS 3323)		
Boiler, Tank, and Shipping Container Manufacturing (NAICS 3324)		
Coating, Engraving, Heat Treating, and Allied Activities (NAICS 3328)		
Cutlery and Handtool Manufacturing (NAICS 3322)		
Forging and Stamping (NAICS 3321)		
Hardware Manufacturing (NAICS 3325)		
Machine Shops: Turned Product; and Screw, Nut, and Bolt Manufacturing (NAICS 3327)		
Other Fabricated Metal Product Manufacturing (NAICS 3329)		
Spring and Wire Product Manufacturing (NAICS 3326)		
Agriculture, Construction, and Mining Machinery Manufacturing (NAICS 3331)		
Commercial and Service Industry Machinery Manufacturing (NAICS 3333)		
Engine, Turbine, and Power Transmission Equipment Manufacturing (NAICS 3336)		
Industrial Machinery Manufacturing (NAICS 3332)		
Metalworking Machinery Manufacturing (NAICS 3335)		
Other General Purpose Machinery Manufacturing (NAICS 3339)		
Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing (NAICS 3334)		
Audio and Video Equipment Manufacturing (NAICS 3343)		
Communications Equipment Manufacturing (NAICS 3342)		
Computer and Peripheral Equipment Manufacturing (NAICS 3341)		
Navigational, Measuring, Electromedical, and Control Instruments Manufacturing (NAICS 3345)		
Manufacturing and Reproducing Magnetic and Optical Media (NAICS 3346)		
Semiconductor and Other Electronic Component Manufacturing (NAICS 3344)		
Electrical Equipment Manufacturing (NAICS 3353)		
Electric Lighting Equipment Manufacturing (NAICS 3351)		

Principal Use	UMXZ	Reference
Household Appliance Manufacturing (NAICS 3352)		
Other Electrical Equipment and Component Manufacturing (NAICS 3359)		
Aerospace Product and Parts Manufacturing (NAICS 3364)		
Motor Vehicle Body and Trailer Manufacturing (NAICS 3362)		
Motor Vehicle Manufacturing (NAICS 3361)		
Motor Vehicle Parts Manufacturing (NAICS 3363)		
Other Transportation Equipment Manufacturing (NAICS 3369)		
Railroad Rolling Stock Manufacturing (NAICS 3365)		
Ship and Boat Building (NAICS 3366)		
Household and Institutional Furniture and Kitchen Cabinet Manufacturing (NAICS 3371)		
Office Furniture (including Fixtures) Manufacturing (NAICS 3372)		
Other Furniture Related Product Manufacturing (NAICS 3379)		
Medical Equipment and Supplies Manufacturing (NAICS 3391)		
Other Miscellaneous Manufacturing (NAICS 3399)		
All Other Miscellaneous Chemical Product and Preparation Manufacturing (NAICS 325998)		
Alumina Refining and Primary Aluminum Production (NAICS 331313)		
Animal Slaughtering and Processing (NAICS 3116)		
Cement Manufacturing (NAICS 32731)		
Explosives Manufacturing (NAICS 325920)		
Foundries (NAICS 3315)		
Lime and Gypsum Product Manufacturing (NAICS 3274)		
Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing (NAICS 3253)		
Petroleum and Coal Products Manufacturing (NAICS 3241)		
Pulp, Paper, and Paperboard Mills (NAICS 3221)		

Principal Use	UMXZ	Reference
Secondary Smelting and Alloying of Aluminum (NAICS 331314)		
Electricity Generating Facilities		
Fuel Bulk Storage Facilities		
Mining & Quarrying, High Intensity		4.3.5
Mining & Quarrying, Low Intensity		4.3.5
Sanitary Landfill (NAICS 562212)		4.3.5
Dry Stack Boat Storage Facility, Stand-Alone		
Motor Freight Transportation Warehousing		
Recreational Vehicle and Boat Trailer Storage Lot [11-16-2020]		4.3.5
Warehousing [11-16-2020]		4.3.5
Wholesaling		4.3.5
Wholesaling Seafood with Water Frontage [11-16-2020]		
Commercial Recycling Facility, Large Collection [11-16-2020]		4.3.5
Commercial Recycling Facility, Processing [11-16-2020]		4.3.5
Commercial Recycling Facility, Processing and Collection [11-16-2020]		4.3.5
Commercial Recycling Facility, Small Collection [11-16-2020]		4.3.5
Landfill, Demolition		4.3.5
Landfill, Landscape		4.3.5
Junk Yards, Scrap Processing		4.3.5
Septage, Sludge Disposal		4.3.5

Accessory Use	UMXZ
Accessory Dwelling Unit	P
Accessory Structure	P
Accessory Use, Customary	P
Dry Stack Boat Storage Facility, at a Marina	P
Electronic Gaming Operation	
Electric Vehicle Charging Station [11-16-2020]	P
Farm Stand	P
Home Occupation [11-16-2020]	
Residential Private Pier	
Solar Energy Collection Facility, Accessory [11-16-2020]	
RV or Travel Trailer Dwelling [09-08-2020]	
Small Watercraft Storage [09-08-2020]	
Stormwater Facilities on Contiguous Properties	P
Wind Energy Collection Facility, Accessory [11-16-2020]	

Temporary Use	UMXZ
Farmers' Market	
Seasonal Sales	
Special Fundraising for Non-profit Organizations	P
Temporary Emergency Services Facility [11-16-2020]	P
Temporary Family Healthcare Structure [11-16-2020]	P
Temporary Real Estate Office/Model	P
Temporary Relocation Housing	P
Travel Trailers	

Temporary Use	UMXZ
Circuses, Carnivals, and Fairs	P
Construction Office	P
Debris Site [11-16-2020]	P
