

ARTICLE 2. DIVISION 4.

HISTORIC DISTRICTS

Section 18-56: Purpose statements

A. HDR, Historic district - residential

Historic district – residential is intended to protect, preserve, and maintain Wilmington’s historic residential architecture from the high style to the vernacular. Preservation of the public and private historic fabric of the district, and the cultural, social, economic, and architectural development it represents is a priority for the community. This district serves as a mechanism to promote the integrity of the residential character of the district by ensuring existing and future uses are compatible with one another and that historic character is retained.

B. HDMU, Historic district - mixed use

Historic district – mixed use is intended to protect and keep the heritage of the city by preserving the district, and individual buildings within the district. This district allows blocks of early existing office and business uses outside of the central business district to thrive. The HDMU allows infill development consistent with historic fabric and supports a mix of uses that are compatible in scale to stabilize and enhance property values throughout the district.

C. HD, Historic district

The historic district, also known as the Theater Historic District, is intended to promote the educational and cultural resources of the city, and to keep Wilmington’s architectural heritage by preserving the district as a whole, as well as individual buildings within the district that embody the important elements of the city’s social, economic, political, cultural, ecclesiastical, and architectural history.

The goal is to sustain the continued viability of historic neighborhoods, allow infill development consistent with historic fabric, and support a mix of uses that are compatible in scale to stabilize and enhance property values throughout the district.

Section 18-57: Historic districts use table

The following uses are permitted as principal uses in the mixed-use districts if required applicable conditions and approvals are met. Uses not listed in this table are prohibited in these districts, pursuant to Section 18-19: Uses. For permitted accessory uses and temporary uses, refer to article 3 of this chapter.

Table 18-57: Use table for historic districts				
Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited				
Principal use	Additional standards	HDR	HDMU	HD
Civic and institutional				
Assembly	Section 18-126			
Civic club or lodge, private			S	S
Community center				
Building footprint up to 5,000 sq. ft.		S	S	S
With outdoor facilities		S	S	S
Entertainment and trade			C	S
Religious			C	C
Community garden	Section 18-134	C	C	C
Daycare, adult or child	Section 18-135		S	S
Domestic violence shelter	Section 18-139	C	C	C
Dormitory, fraternity, or sorority house	Section 18-140		S	
Government facility excluding of rights-of-way	Section 18-148		C	C
Library	Section 18-155		C	S
Public parks, playgrounds, boat ramps		P	P	P

Table 18-57: Use table for historic districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use		Additional standards	HDR	HDMU	HD
Civic and institutional					
School		Section 18-167			
College or university				C	S
Primary and secondary			C	C	C
Trade, business, technical, and vocational				C	C
Commercial					
Alternative financial services		Section 18-123		S	S
Art gallery				P	P
Artisan food and beverage production		Section 18-125		C	C
Banks and financial institutions				P	P
Commercial recreation, indoor					
General, large: building footprint greater than 2,000 sq. ft.				P	P
General, small: building footprint up to and including 2,000 sq. ft.				P	P
Crematory				P	P
Equipment repair		Section 18-143		C	C
Funeral home and mortuary				P	P
General business services		Section 18-146		C	C

Table 18-57: Use table for historic districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use	Additional standards	HDR	HDMU	HD
Commercial				
General personal services			P	P
General retail				
Small: building footprint up to 5,000 sq. ft.			P	
Home maintenance service	Section 18-152		C	C
Lodging	Section 18-157			
Bed and breakfast		C	C	C
Homestay		C	C	C
Whole house		C	C	C
Offices			P	P
Restaurant	Section 18-166		C	C
Spa and health club	Section 18-171		S	S
Studio, performing art, fine art, dance, martial arts			P	P
Industrial				
Utility and public facility	Section 18-173			
Major			S	S
Minor		C	C	C

Table 18-57: Use table for historic districts

Key: P = Permitted, C = Permitted with conditions, S = Special use permit required, Blank = Prohibited

Principal use		Additional standards	HDR	HDMU	HD
Industrial					
Wireless communication facility		Section 18-183	C	C	C
Residential					
Assisted living residence		Section 18-127		S	S
Dwelling unit		Section 18-141			
Attached: duplex			P	P	P
Attached: multiple			S	C	C
Attached: townhouse			S	C	C
Attached: triplex, quadplex			C	C	C
Detached: single			P	P	P
Family care home		Section 18-144	C	C	C
Group home residential		Section 18-149	S	S	S
Group home supportive		Section 18-150			
Large				S	S
Medium			C	C	C
Small			C	C	C

Section 18-58: Dimensional standards

Development and new lots in the historic districts shall conform to the following standards. Relevant district-specific standards shall also apply (see figures 18-58.1: Historic districts dimensions and 18-58.2: Historic districts example).

Table 18-58: Historic districts dimensional standards

	HDR	HDMU	HD
Lot requirements			
Minimum lot area (square feet)			
Dwelling, detached	2,000	2,000	2,000
Dwelling, duplex (total lot area)	4,000	4,000	4,000
Dwelling, triplex, quadraplex (per unit)	2,000	2,000	2,000
Dwelling, townhouse (per unit)	2,000	3,000	3,000
Multiple	10,000	10,000	10,000
Minimum lot width (feet)	33	33	33
Minimum setbacks (feet)			
Front	Established by the		
Side street	Historic Preservation Commission		
Side interior			
Rear			
Building size			
Maximum height (feet)	35	55	55

Figure 18-58.1: Historic district dimensions

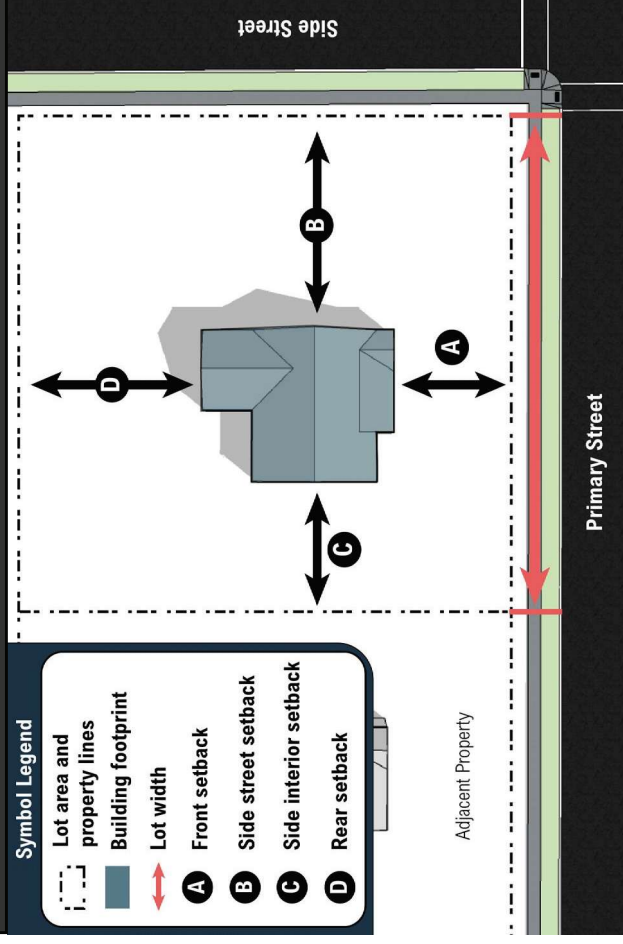


Figure 18-58.2: Historic district example



This image is for illustrative purposes and provides a general visualization of the character of the historic districts.

Section 18-59: District-specific standards

The following standards apply to all historic district development.

A. Certificate of appropriateness

All development and exterior changes are subject to review as specified in Section 18-597: Historic preservation.

B. Residential uses and conversions

Conversion of residential buildings to higher density shall meet the density standards for new construction.

C. Building design

1. The historic preservation commission may require a building height less than the established maximum height but may not allow a building to exceed the maximum building height.
2. Any structured parking in the HDMU and HD districts shall be lined with commercial uses for a minimum depth of 15 feet from the plane of the front facade on the ground floor (see Figure 18-59: Structured parking in the HDMU and HD districts).

Sections 18-60 - 18-70: Reserved

Figure 18-59: Structured parking in the HDMU and HD districts

