

Re-New New Bern

Frequently Asked Questions



Last Updated: 10-30-24

WHAT IS RE-NEW BERN?

Re-New Bern is a project being undertaken by the City of New Bern Development Services Department to update and overhaul the City's Land Use Ordinance. More detail about the Re-New Bern project is available at the project website: www.re-newbern.com.

WHAT IS A LAND USE ORDINANCE?




















A Land Use Ordinance (or "LUO") is a set of laws that governs the use of land within the New Bern city limits and extraterritorial jurisdiction. The LUO controls what kinds of land uses may be permitted in what locations, the process used by an applicant to establish the allowable use type, and the rules for how the use can be operated. The City's current LUO may be reviewed at: https://library.municode.com/nc/new_bern/codes/code_of_ordinances (scroll down to Appendix "A").

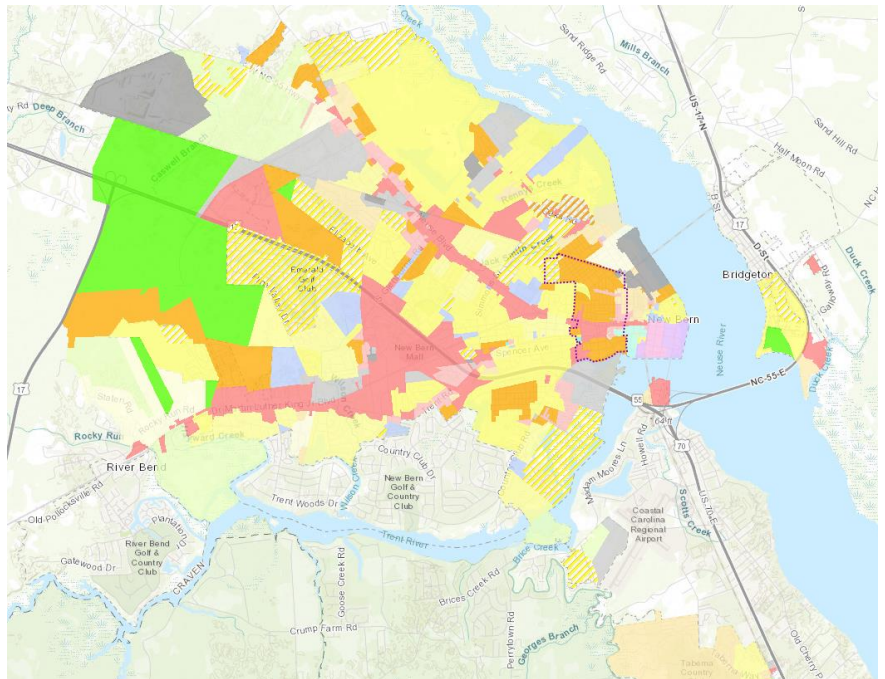
WHAT IS A BASE ZONING DISTRICT?

A base zoning district is a specific area within a City that is subject to a set of zoning regulations that dictate how land within that district can be used and developed. These districts establish the general guidelines for land use, including the types of buildings allowed (residential, commercial, industrial, etc.), the height of buildings, setbacks, and other land use characteristics. The base zoning districts are the foundation of the Land Use Ordinance (LUO), with each district having its own set of rules and regulations. The image below shows a portion of New Bern's Zoning Map

New Bern Zoning

New Bern Zoning

-  A-5
-  A-5F
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  C-5A
-  C-6
-  I-1
-  I-2
-  R-10
-  R-10A
-  R-10S
-  R-15
-  R-20
-  R-6
-  R-6S
-  R-8



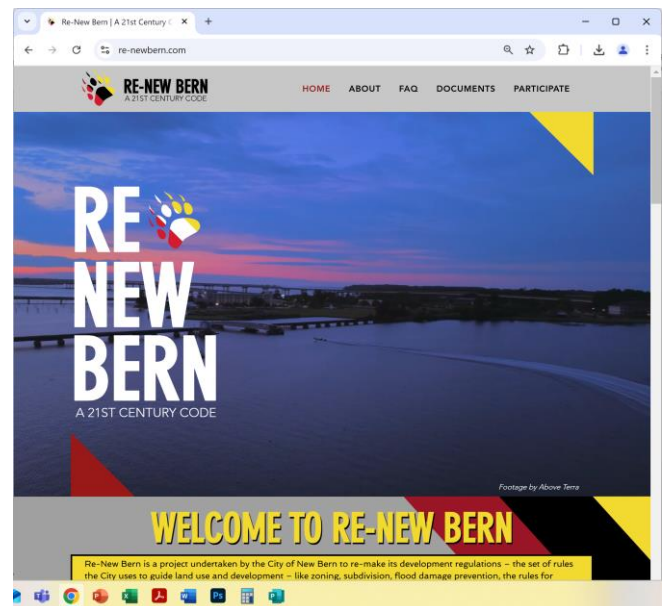
WHAT IS THE DIFFERENCE BETWEEN THE CURRENT PLANNED UNIT DEVELOPMENT PROCESS AND THE PROPOSED CONDITIONAL REZONING PROPOSED IN THE LUO UPDATE?

The purpose of a Planned Unit Development (PUD) is to provide flexibility in land use and design, incorporating a mix of uses and standards through voluntary conditions. A PUD allows for deviations from standard zoning regulations, promoting a more customized approach to development. Conditional Zoning, which similarly offers flexibility, involves imposing conditions or restrictions that enable deviations or reductions from the standard zoning requirements. Unlike a PUD, Conditional Zoning does not mandate a minimum parcel size, making it applicable to a wider range of projects.

There are two primary types of proposed conditional districts for the new Bern LUO: limited and unlimited. A limited conditional district restricts the range of allowable uses to a specific number or types (e.g., one or two), offering more control over land use. An unlimited conditional district, on the other hand, not only can limit the range of uses but also allows for deviations from other applicable district regulations, use provisions, or development standards.

WILL THE ZONING ON MY PROPERTY CHANGE, AND HOW WILL I KNOW?

New names to the current districts are being proposed in addition to new base districts are proposed based on an analysis of the current districts' alignment with the adopted City plans and the similarities between the existing districts. As a result, most of the current zoning districts in the City's corporate limits and its Extraterritorial Jurisdiction (ETJ) will be updated to reflect the new names. There may also be some minor changes in how particular uses are decided in some zoning districts. Public notification will be provided for the proposed rezoning in accordance with State law, and a public hearing will be held before the Board of Aldermen. The project website is a great place to check for project status. You can leave your email address on the website to sign up for project news and updates.



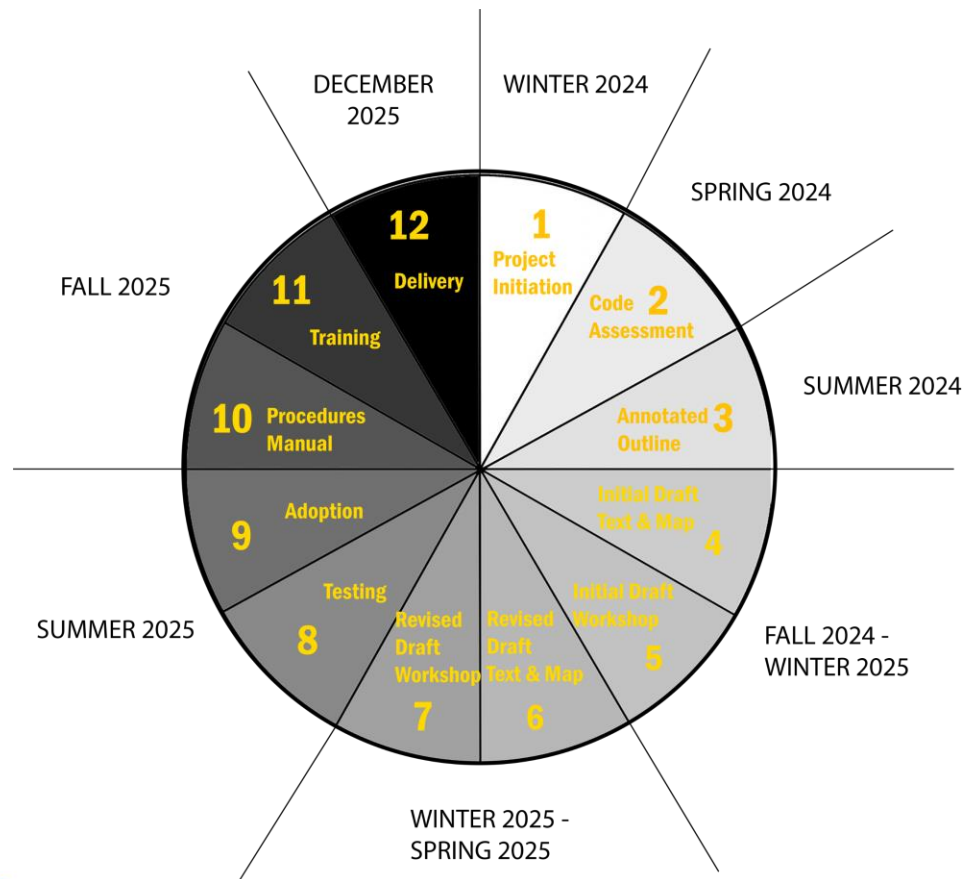
WHAT ARE THE PROJECT GOALS FOR RE-NEW BERN?

The Re-New Bern project is focused on making the City's development regulations and development application review process more efficient, transparent, and predictable. The project has the following 8 goals:

1. Make the regulations more user-friendly
2. Enhance graphic communication
3. Ensure efficient and predictable development review processes
4. Add incentives and flexibility
5. Raise the bar for development quality
6. Promote sustainable development patterns
7. Provide more housing options
8. Modernize the land uses and zoning map

HOW LONG WILL THE PROJECT TAKE?

The Re-New Bern project is projected to take around 24 months to complete (though it may take longer if the community feels the need to go into deeper discussion about the proposed regulations during the adoption process). The image below provides an approximate timetable for the project.



HOW CAN I GET INVOLVED?

The Land Use Ordinance update includes a series of public forums at key stages in the process, such as the review of the Annotated Outline, the review of the Initial Draft Text and Zoning Map, and the review of the Revised Draft Text and Zoning Map. Additionally, office hours are available for anyone who wishes to meet with the consulting team during their trips to New Bern. To learn more about upcoming participation opportunities, visit www.re-newbern.com/participate. To schedule a meeting with members of the consulting team during their visits to New Bern, email Robert Gough at gough.robert@newbernnc.gov or call 252-639-7585.

THANK YOU FOR GETTING INVOLVED!



Please feel free to post additional questions on www.re-newbern.com