

# NEW BERN LAND USE ORDINANCE

Downtown Resident/Business Owner  
Discussion

10.29.24



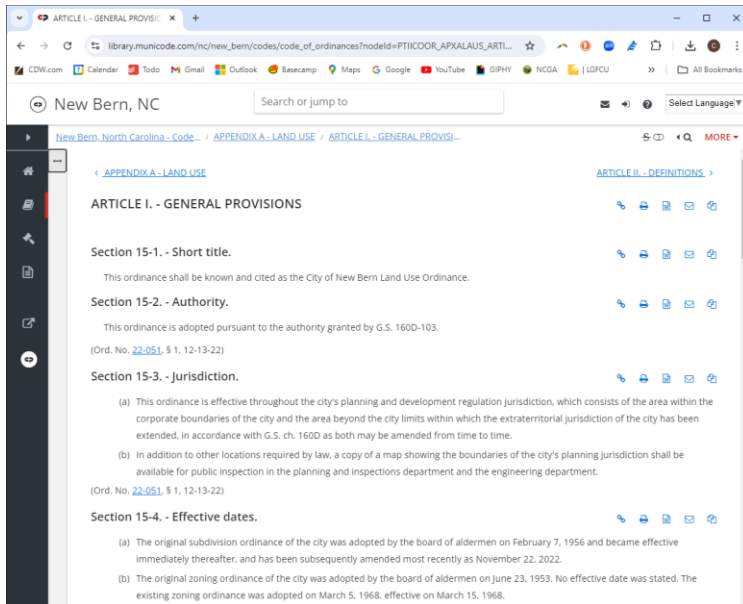
# OVERVIEW

1. Project Background
2. Simplification Objective
3. Sidewalk Signage
4. Parking Downtown
5. Other Topics for Discussion
6. Next Steps



# LUO 101

## Land Use Ordinance ("LUO")



- The regulatory document that controls what kinds of land uses can go in what locations
- The process the City uses to consider development applications
- The rules for the operation of land uses in the City



# LUO 101

## What is a LUO?



- **TOOL** for implementing the comprehensive plan.
- **UNIFIED** location of all development rules.
- **REGULATES:**
  - Zoning
  - Subdivision of land
  - Stormwater
  - Floodplains
  - Landscape and Screening
  - Transportation and Mobility






















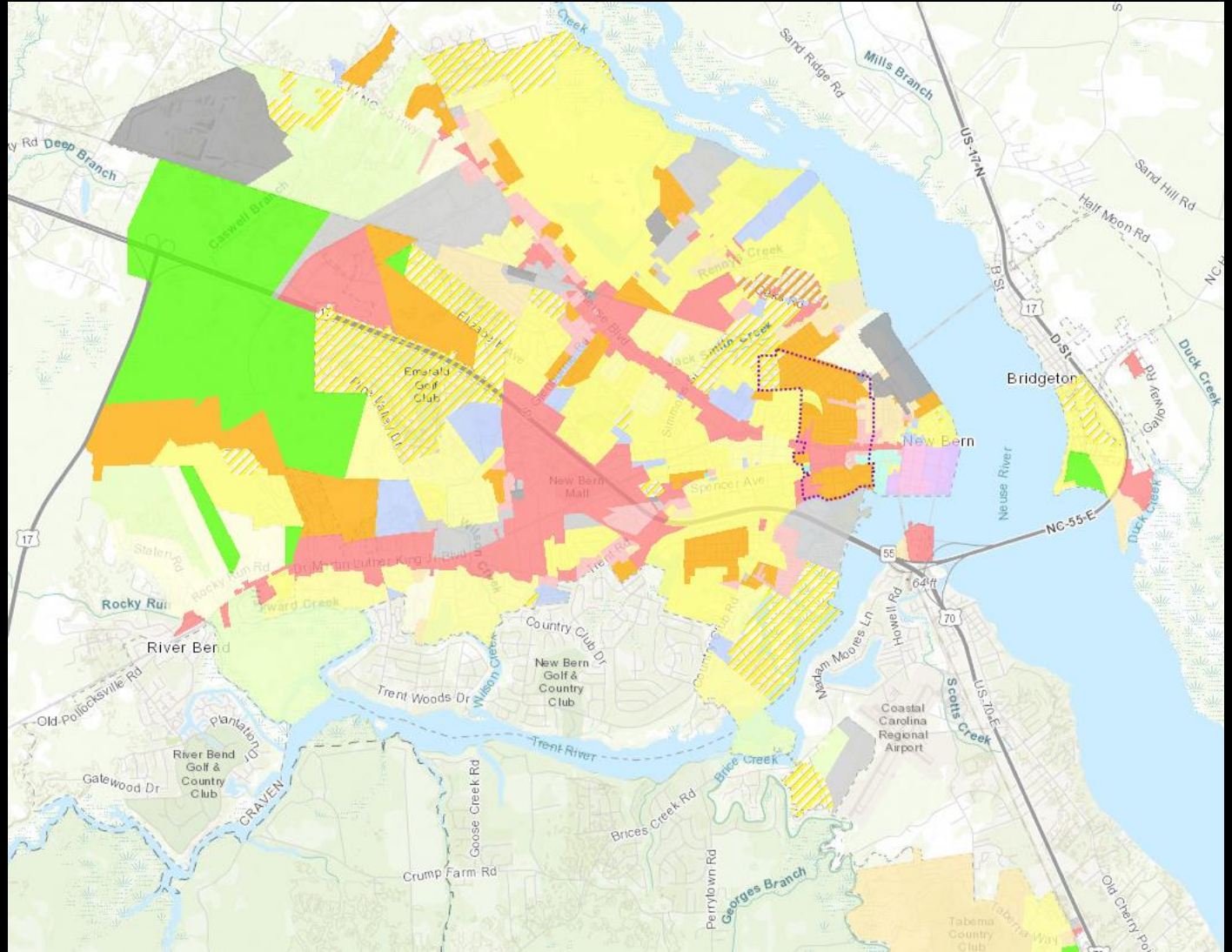
# LUO 101

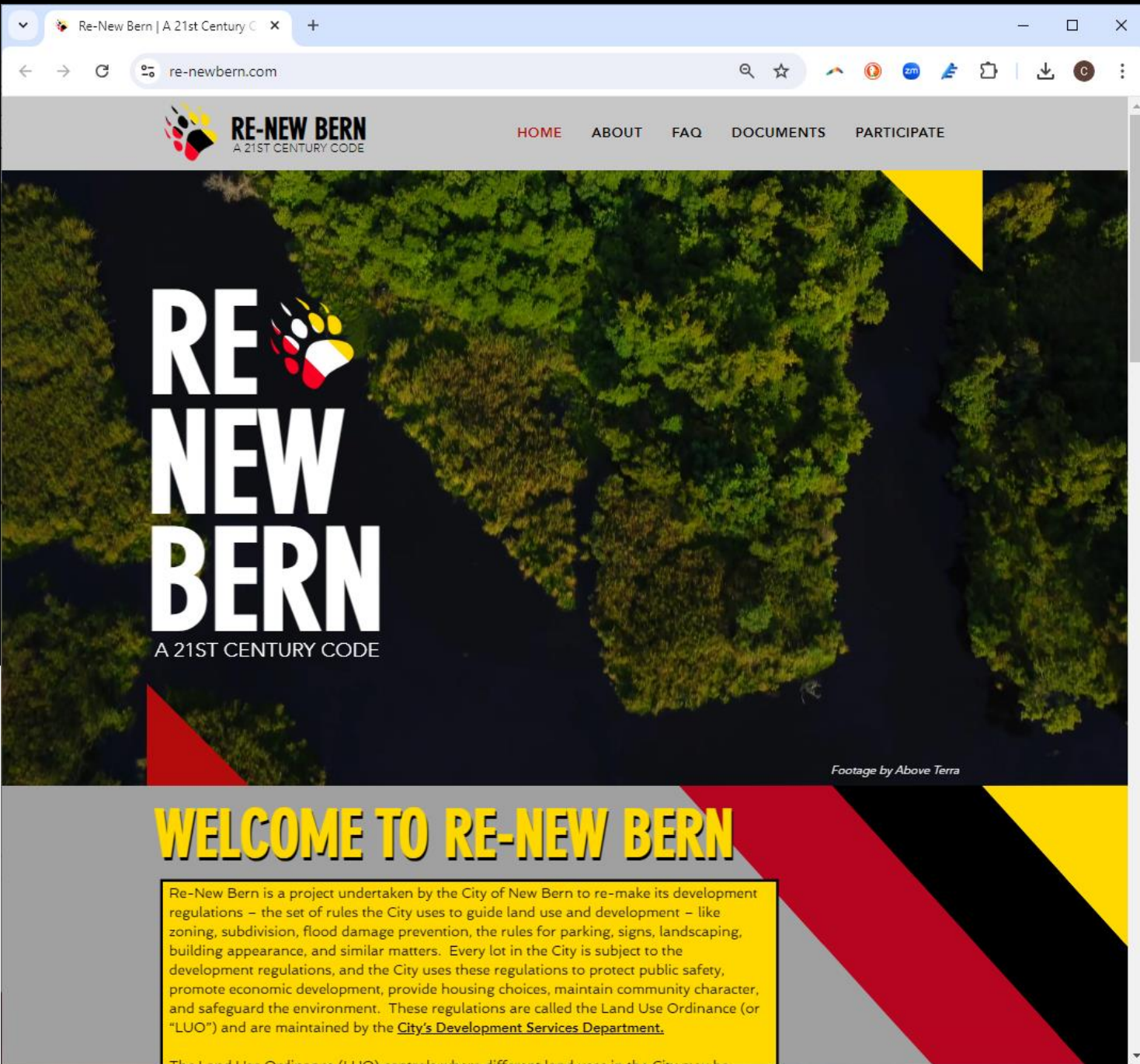
The LUO  
also  
includes  
the  
Zoning  
Map

## 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





<http://www.re-newbern.com>



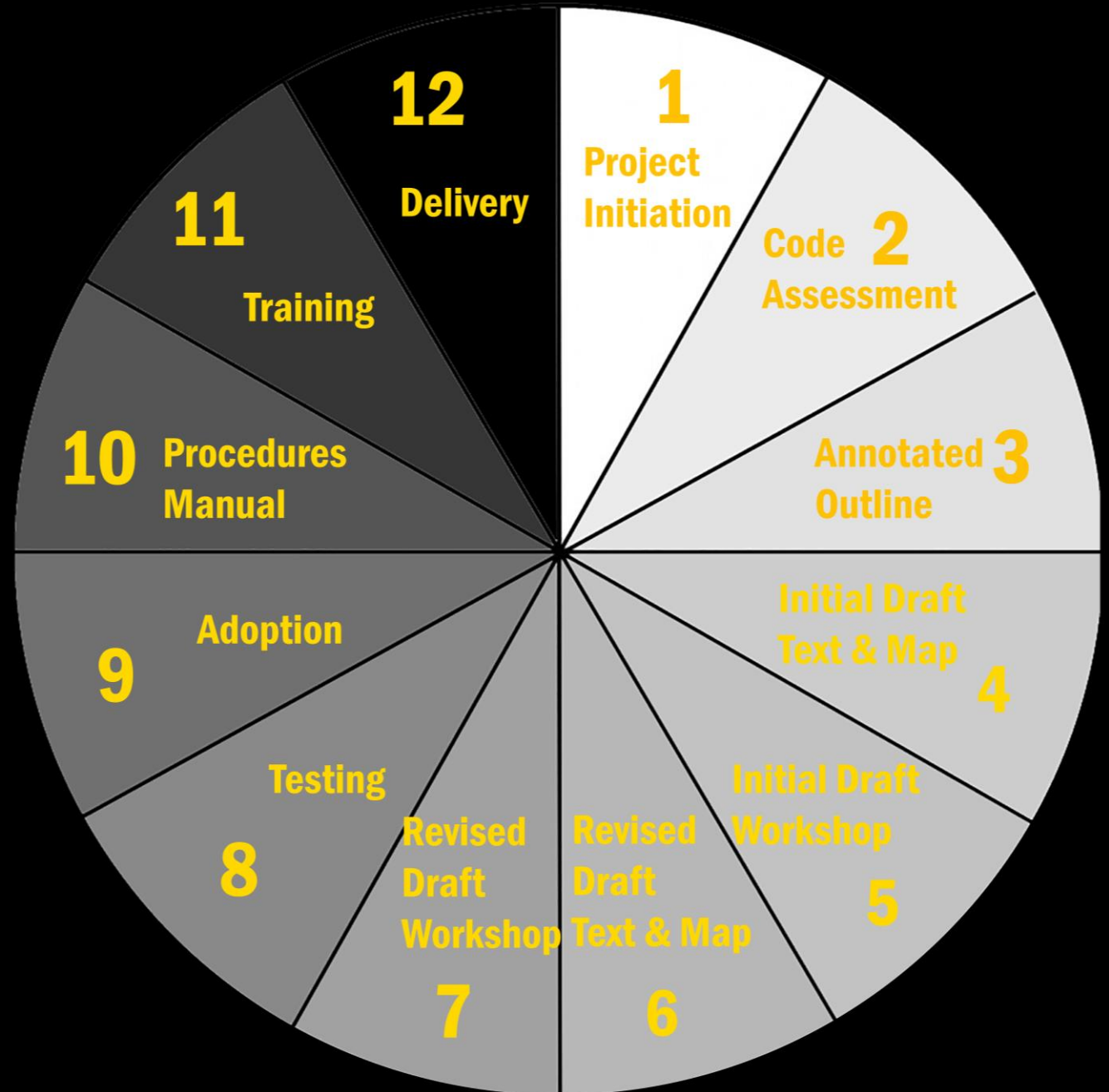
# PROJECT GOALS

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



# WORK PROGRAM

- 24 months
- 13 trips
- 12 tasks
- 7 Committee Meetings
- 4 public forums

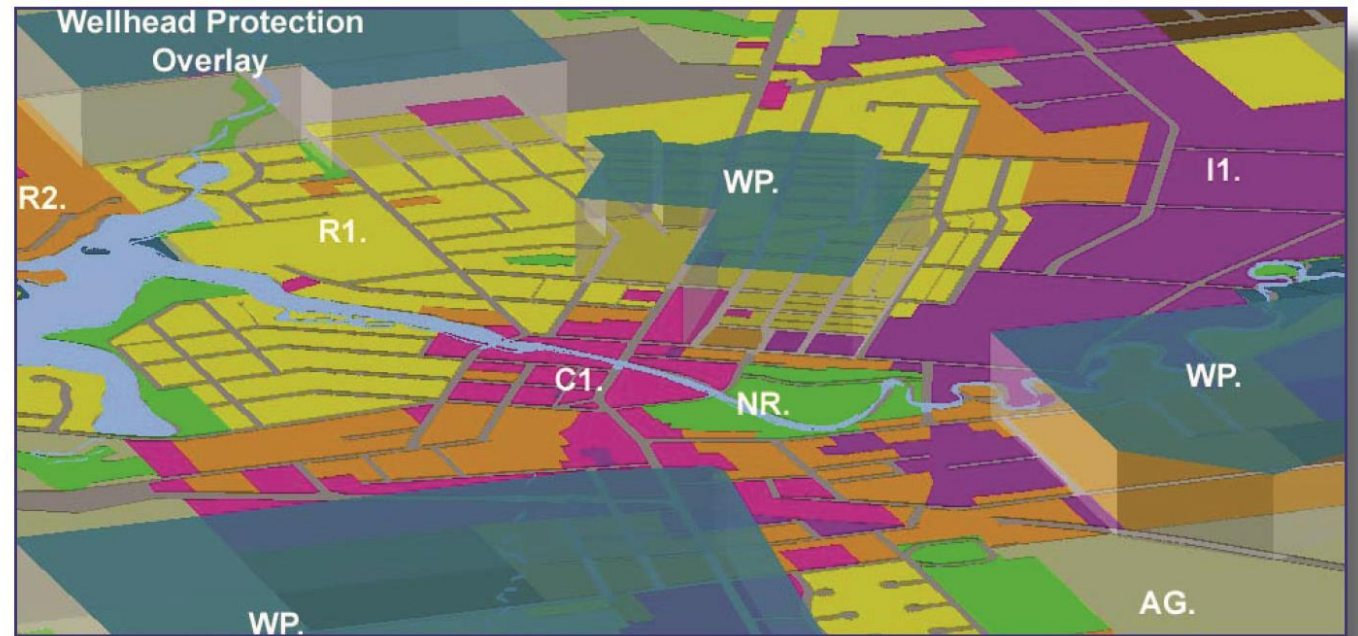




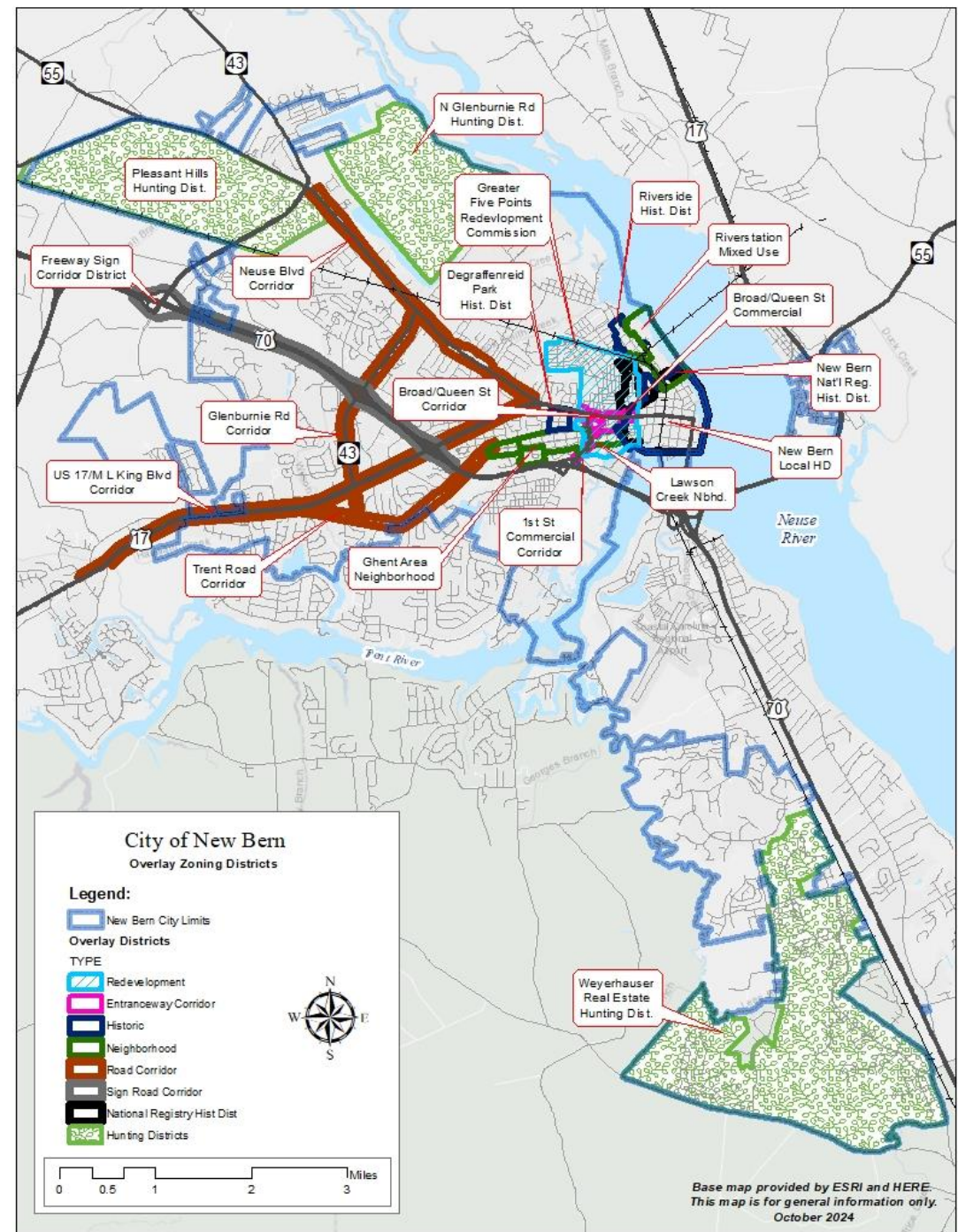
# SIMPLIFICATION OBJECTIVE

Overlay Districts

Base Districts



# SIMPLIFICATION OBJECTIVE



# SIMPLIFICATION OBJECTIVE



# SIMPLIFICATION OBJECTIVE

| CONVENTIONAL ZONING DISTRICTS (IN ALPHABETICAL ORDER) |   |   |
|---|---|---|
| A-5   | Agriculture                                     | AGR Agriculture                             |
| A-5F  | Agriculture Forestry                            |   |
| C-2   | Commercial Waterfront                           | (DELETE) [1]                                |
| C-3   | Commercial                                      | CHI Commercial, High Intensity              |
| C-3H  | Commercial Height                               |   |
| C-4   | Neighborhood Business                           | CLI Commercial, Low Intensity               |
| C-1   | Central Business District                       | HSTR Historic Residential [2]               |
|   |   | HSTN Historic Nonresidential [2]            |
| I-2   | Industrial                                      | INH Industrial, Heavy                       |
| I-1   | Industrial                                      | INL Industrial, Light                       |
| (NEW)   |   | MXD Mixed-Use [3]                           |
| C-5   | Office & Institutional                          |   |
| C-5A  | Office & Institutional (historic) <sup>32</sup> | OFI Office & Institutional                  |
| C-6   | Professional Office                             |   |
| (NEW)   |   | RDV Redevelopment [4]                       |
| R-10A   | Residential                                     |   |
| R-8   | Residential                                     | RHD Residential, High Density               |
| R-6   | Residential                                     |   |
| R-15  | Residential                                     | RLD Residential, Low Density                |
| R-10  | Residential                                     |   |
| R-10S   | Residential                                     | RMD Residential, Medium Density             |
| R-20  | Rural Residential                               | RUR Residential, Rural                      |
| CONDITIONAL ZONING DISTRICTS (IN ALPHABETICAL ORDER)  |   |   |
| (NEW)   |   | CZDL Conditional Zoning District, Limited   |
| (NEW)   |   | CZDU Conditional Zoning District, Unlimited |
| OVERLAY ZONING DISTRICTS (IN ALPHABETICAL ORDER)      |   |   |
|   | Commercial Entranceway Corridor                 | (DELETE) [5]                                |
| (NEW)   |   | FDPO Flood Damage Prevention Overlay        |
|   | Freeway Sign Corridor Overlay                   | (DELETE) [6]                                |
|   | Greater Five Points Redevelopment Overlay       | (DELETE) [4]                                |
|   | Local Historic District                         | (CONVERT TO NEW BASE DISTRICT) [2]          |
|   | Neighborhood Conservation Overlays              | NOCO Neighborhood Conservation Overlay [7]  |
|   | New Bern Waterfront Overlay                     | (DELETE) [2]                                |
|   | Recreational/Sport Hunting Overlay              | (DELETE)                                    |
|   | Riverstation Mixed-Use Overlay                  | (DELETE) [3]                                |

# SIMPLIFICATION OBJECTIVE

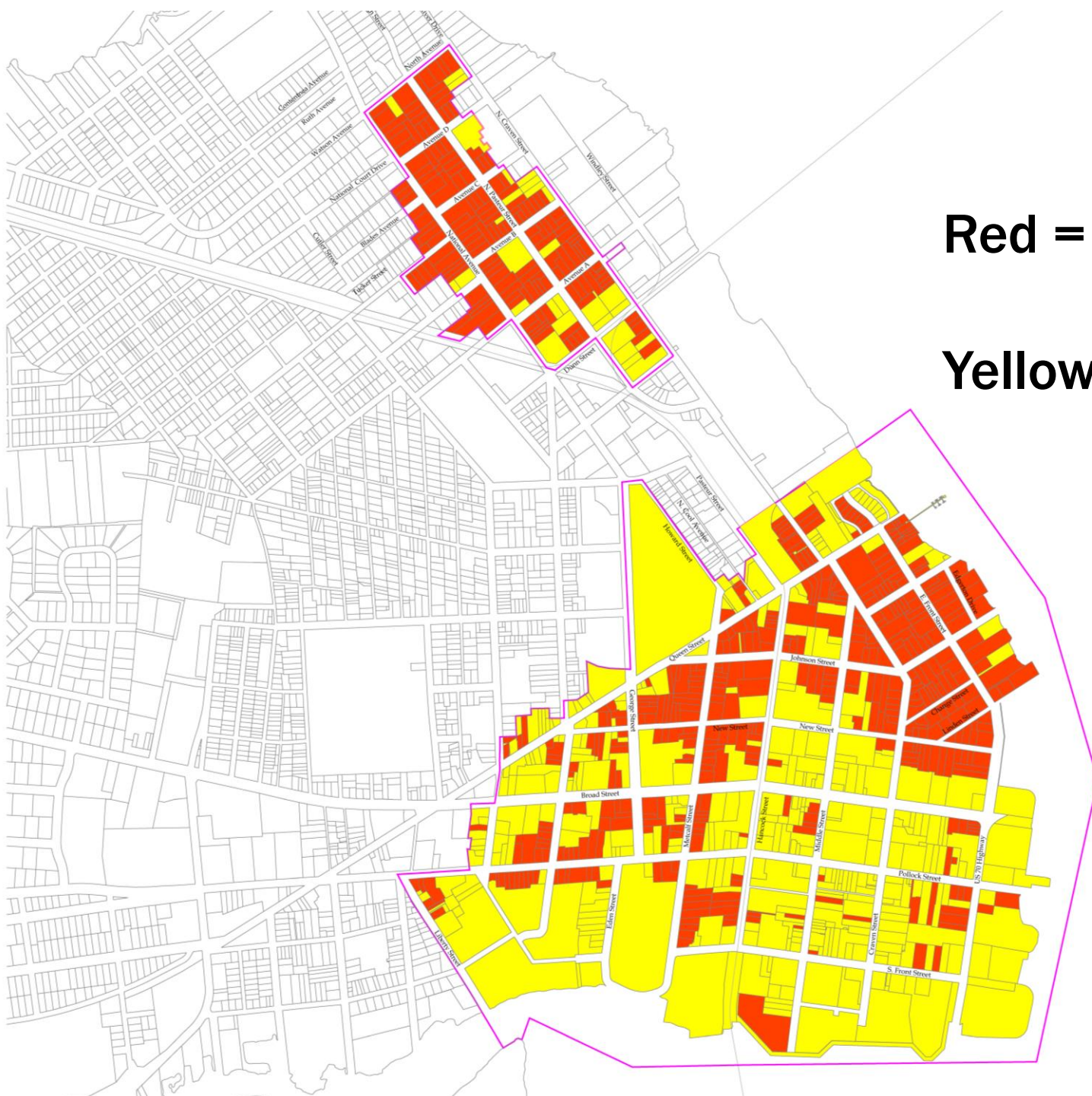


**NOT removing standards**

**Simply converting some overlays**

**The overlays are being converted to base districts or converted to general standards**





**Red = Non-residential & Mixed Use**

**Yellow = Residential**



# SIDEWALK SIGNAGE



# PARKING

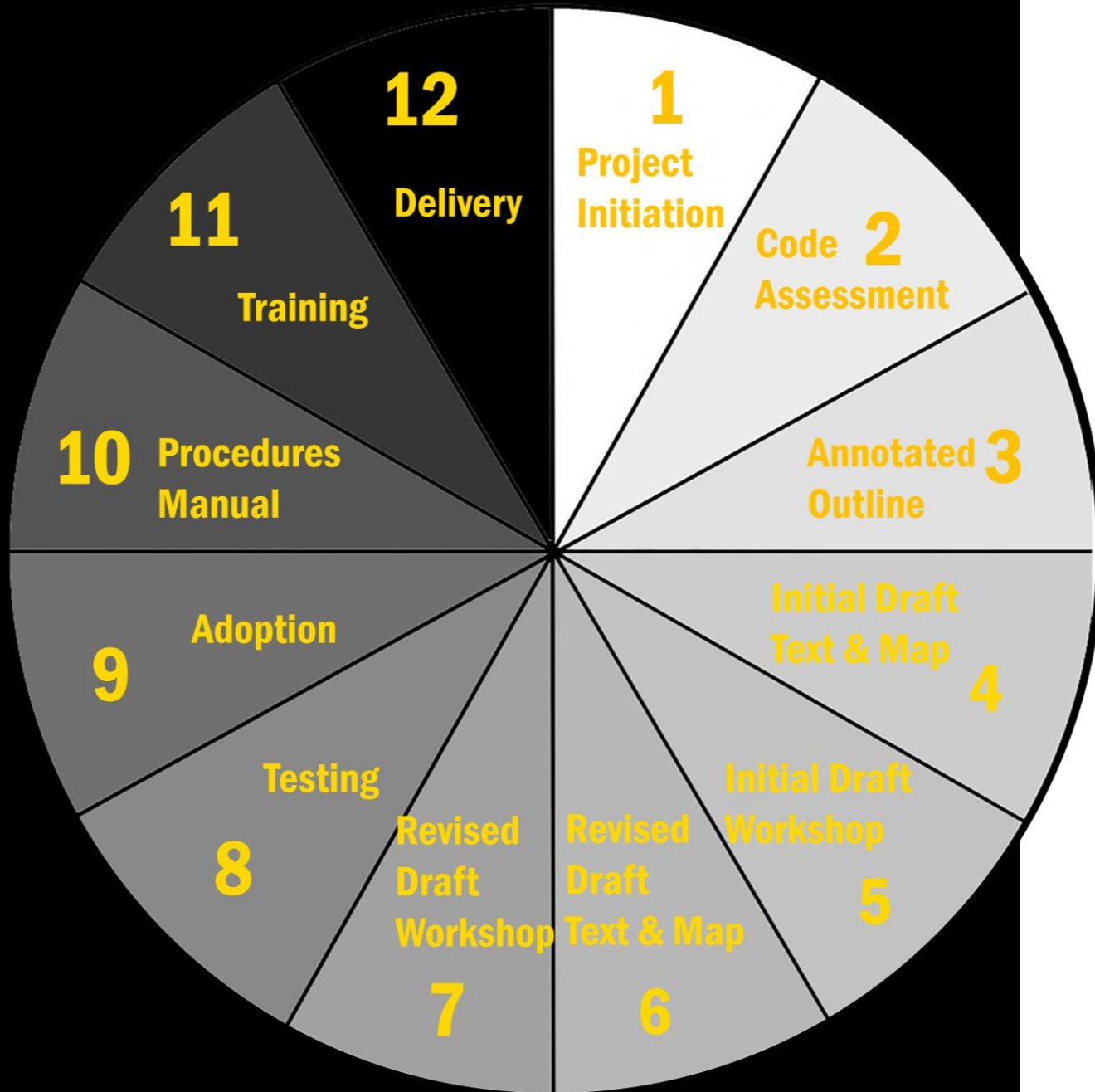






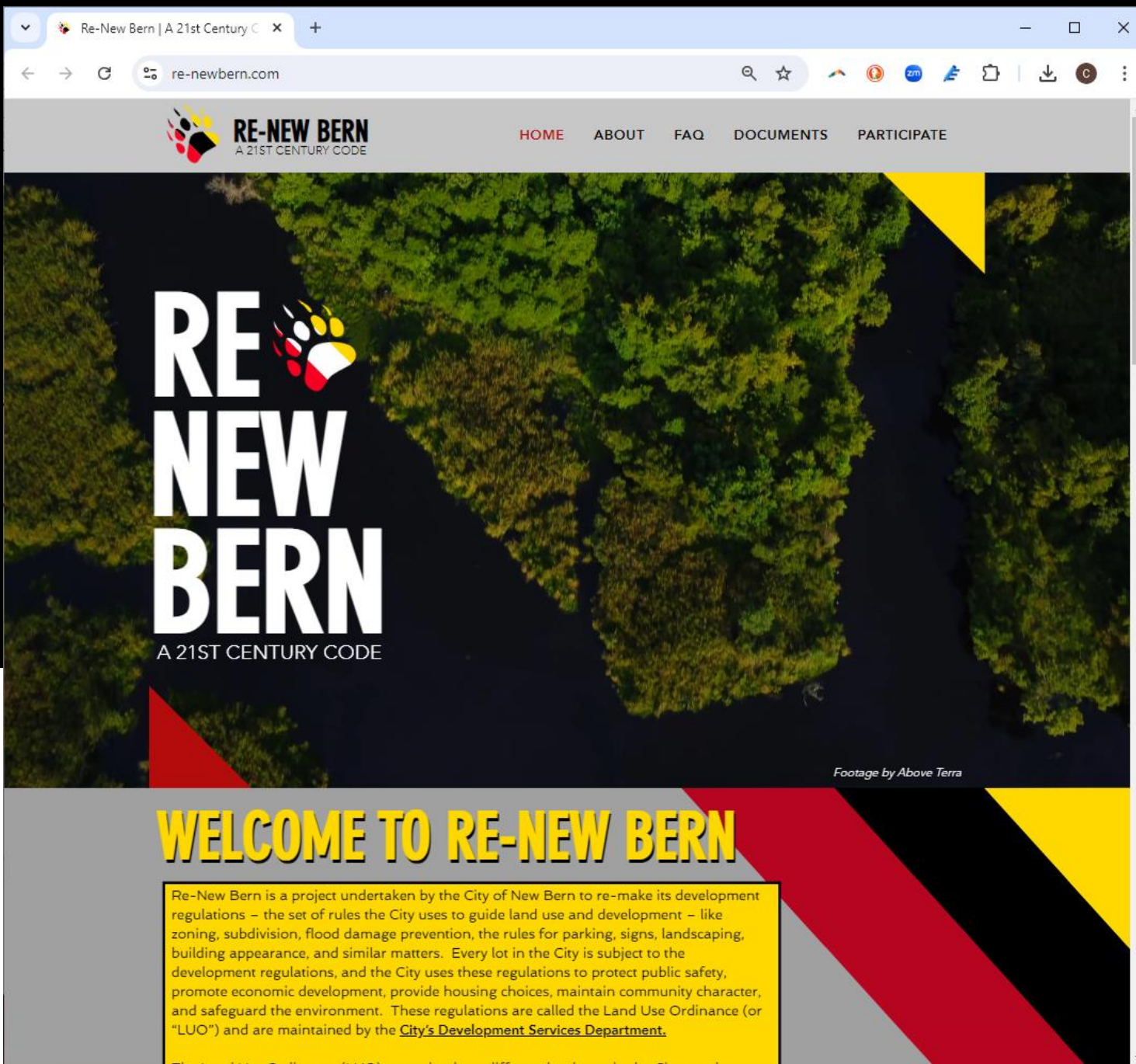
# OTHER CONCERNS?





# NEXT STEPS





<http://www.re-newbern.com>

Don't forget to sign up  
for webpage updates!

