



Section 15-137. - Commercial districts established.

The following commercial districts are hereby created to accomplish the purposes and serve the objectives indicated:

- (1) The C-1 central business district is established as the centrally located trade and commercial service area of the community and region. The regulations are designed to encourage the continued use of land for regional trade and commercial service uses, to permit a concentrated, intensive development of the permitted uses while maintaining a substantial relationship between the intensity of land use and the capacity of utilities and streets. Residential uses are also permitted. The use of this zoning classification, as is expressly provided in the title of the district itself, is limited to the central business district of the City of New Bern, and any expansion thereof which might take place. It shall not be applied to outlying commercial areas.
- (2) The C-2 commercial waterfront district is established as the district in which the principal use of land is for office and institutional, secondary retail and commercial services use, and in which the centrally located trade and commercial service uses will expand as the community's and the region's population increases. Residential uses are also permitted. The use of this zoning classification, as is expressly provided in the title of the district itself, is limited to a portion of the central business district of the City of New Bern, and any expansion thereof which might take place. It shall not be applied to outlying commercial areas.
- (3) The C-3 commercial district is established as a district for offices, personal services, and the retailing of durable and convenience goods. This district will generally be located on the city's major radial roads. Because these districts will be located on high-volume traffic arteries and will be subject to the view not only of local residents but tourists and other non-local motorists, ample off-street parking, controlled traffic movement, and an appropriate appearance including suitable planting shall be provided.
- (4) The C-3H commercial height district is established as a district for offices, personal services, and the retailing of durable and convenience goods that require greater height allowances. This district will be found only within the boundaries of the Neuse Boulevard Commercial Corridor, the Martin Luther King Jr. Commercial Corridor and the Sign Overlay. Because these districts will be located on high-volume traffic arteries and will be subject to the view of not only local residents but tourists and other non-local motorists, ample off-street parking, controlled traffic movement, and an appropriate appearance including suitable planting shall be provided. This district will follow in all respects the dimensional, use and other requirements as might be set forth in the ordinance in the C-3 commercial district other than the height restrictions provided in section 15-189.
- (5) The C-4 neighborhood business district is established as a district in which the principal use of land is to provide for the retailing of goods and services to the nearby residential neighborhoods. The regulations of this district are designed to limit the businesses which may be established therein in order to protect the abutting residential areas.

- (a) Encourage the conservation of the areas existing agricultural and forestry resources and promote low-density development;
 - (b) Prohibit non-agricultural and non-forestry related commercial and industrial use of the land and prohibit any other influx of uses likely to render the area bearing such zoning classification undesirable for forestry, non-livestock farms, and low-density housing.
- (2) The R-20 rural residential district is designed to accommodate low-density single-family dwellings with 20,000 square feet minimum lots that may not be serviced with city sewer service or multifamily dwellings that are serviced with city sewer. For the R-20 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:
- (a) To encourage the construction of and the continued use of the land for low density single-family or multifamily dwellings;
 - (b) To encourage the preservation of the rural character of the land;
 - (c) To prohibit commercial and industrial use of the land and to prohibit any other influx of uses likely to render it undesirable for low density development;
 - (d) To discourage any use which, because of its character or size, would create requirements and cost for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and cost if the district were developed solely for single-family dwellings;
 - (e) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district; and
 - (f) *To encourage development to take place in a manner that promotes a healthy environment.*
- (3) The R-15 residential district is designed to accommodate low-density single-family dwellings with 15,000 square feet minimum lots. For the R-15 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:
- (a) To encourage the construction of and the continued use of the land for single-family dwellings;
 - (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district;
 - (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
 - (d) To discourage any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets; and
 - (e) To discourage any use which, because of its character or size, would create requirements and costs for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for residential purposes.
- (4) The R-10 residential district is designed to accommodate single- and two-family homes with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit. For the R-10 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:
- (a) To encourage the continued use of the land for residential purposes;

