



## Section 15-138. - Office and institutional districts established.

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

- (1) The C-5 office and institutional district is established as the district in which the principal use of the land is for residences, certain limited business and professional offices, and some institutional type uses, such as hospitals, medical offices and clinics. In establishing this zoning classification, the specific intent of this district is:
  - (a) To encourage use of land for institutional and office purposes;
  - (b) To prohibit commercial and industrial uses of land which would generate large volumes of traffic, or would interfere with the use of land for residential, office, and institutional purposes;
  - (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
  - (d) To encourage the development of areas which will serve as a transition zone between the more intensive business districts and less intensive residential districts provided for in this ordinance.
- (2) The C-5A office and institutional (historical) district is established as the district in which the principal use of land is for residences, certain limited businesses and professional offices, and some institutional type uses, such as museums. The C-5A office and institutional district is located solely within the city's locally designated New Bern historic district. Due to the historic residential character of the C-5A district, uses which would be conducive to utilizing existing residential structures are encouraged, including continued residential use.

In establishing this zoning classification, the specific intent of this district is:

  - (a) To encourage use of the land for residential, office, and institutional purposes;
  - (b) To encourage limited commercial enterprises that provide tourist amenities such as, but not limited to, gift and specialty shops, antique stores, and gourmet shops;
  - (c) To prohibit commercial and industrial uses of land which would generate large volumes of traffic, or would interfere with the use of the land for residential, office, and institutional purposes;
  - (d) To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance;
  - (e) To encourage the development of areas which will serve as a transition zone between more intensive business districts and less intensive residential districts provided for in this ordinance.
- (3) The C-6 professional office district is established as the district in which the principal use of the land is for certain professional offices, governmental facilities, and residences. In establishing the zoning classification, the specific intent of this district is: