City of New Bern
Planning and Inspections
10.27.2005

PROPOSED
MIXED USE
DEVELOPMENT (MXU)
DISTRICT

Location – property generally bounded by Queen Street, North Craven, to the intersection of Ave. D turning northeast back to the Neuse River (see attached map)

Acreage – 60 acres +/-

Current Zoning – Industrial

The following is a proposal for new development standards that would guide development in a similar pattern as detailed in the City of New Bern Urban Design Plan 2000.

Guiding Principles

1. Incorporate traditional development patterns of adjacent historic districts into new infill development in terms of lot size, orientation, setbacks, and street patterns.
2. Development must interconnect new neighborhoods, greenways, and connect to historic neighborhoods and undeveloped property.
3. Development must provide for multi-modal forms of transportation including automobiles, bicycles and pedestrians in the form of.
4. Development must allow for mixed uses that encourage walking and biking and relieve the burden on city streets.
5. New development must provide for civic and public spaces which enhance the quality of life for the residents of the neighborhood and the City.
6. There must be diversity in housing types allowing for all income levels and lifestyles.
7. Good design must not be compromised for density. New development should respect the scale, massing, form and rhythm, and spatial relationships of neighboring properties.

Riverstation Design Elements

1. Grid pattern for streets that connect new development with historic districts including the extension of East Front Street.
2. Pedestrian access to water including the extension of a pedestrian walk along the river.

Allowed Building Types – A development application would have to indicate what building type the applicant intended to use. Some basic design elements could be included for each building type.

1. Storefront building: Storefront building may accommodate a variety of uses. A group of storefront buildings can be combined to form a mixed-use neighborhood center. Individual storefront buildings can provide a commercial service close to homes and residential use on the upper floors. Building height for storefront building is between 2 to 4 stories.
2. Civic building: Civic buildings are used for public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Their uses include churches, libraries, post offices, schools or government buildings. Building height varies and is dependent on site, spatial relationships, and impact to adjoining properties.
3. Live/Work Units: Live/work units combine commercial and residential uses within a single dwelling unit. Building height for Live/Work Units are between 2 to 3 stories.
4. Attached housing: Townhouses, duplexes or multi-family. Building height not to exceed 4 stories.
5. Detached housing: Suitable for single-family occupancy. Building height not to exceed 2 ½ stories.
6. Other: Other buildings may be considered through a special use permit process if they are found to be in-keeping with the general guiding principles of this section.

Allowed Uses – *See City of New Bern Land Use Ordinance for Codes*

1. Residential (1.100) (1.200) (1.300) (1.430)
2. Group Homes, excluding Boarding and Rooming houses (1.400)
3. Bed and Breakfast (1.520)
4. Childcare homes (1.630)
5. Home occupations (1.900)
6. Low volume traffic - sales and rental goods, merchandise and equipment, excluding any drive-in windows or services (2.120)
7. Office, clerical, research and services, excluding any drive-in windows or services (3.000)
8. Recreation, Amusement and entertainment (6.000) excluding 6.122, 6.125, 6.130
9. Restaurants, bars, nightclubs (8.000) excluding 8.400
10. Drycleaners with laundry mat as an accessory use (16.000)

Uses requiring a Special Use Permit

1. Education, cultural, religious, philanthropic, social, fraternal uses (5.000)
2. Emergency services (13.000)
3. Post Office (15.100)
4. Neighborhood Utility Facilities (17.100)
5. Nursery Schools, Day Care Centers (22.000)

Density

1. Single family shall not exceed 6 units per acre. (equivalent to between R8 and R6 zoning)
2. Duplexes and Multi-family shall not exceed 12 units per acre. (equivalent to R8 zoning)

3. Mixed use Live/Work or Storefront shall not exceed 24 units per acre and 60% lot coverage maximum.
4. All development proposals should include at least 5% of recreational open space which may include parks, plazas, walkways and trails, bike paths. Recreational open space is an area outside street right of ways.