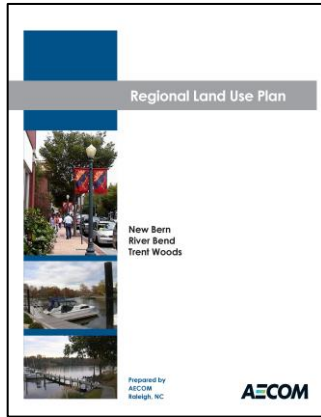


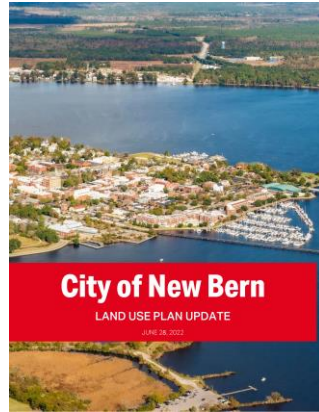


# NEW BERN LAND USE POLICY SUMMARY

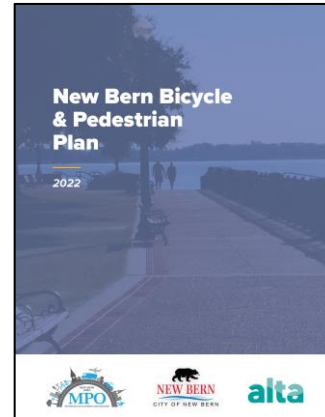
This is a summary table of the land use planning-related policy guidance for New Bern that is directly related to the LUO update project. The table identifies the relevant policies from the following three documents:



The adopted CAMA Plan  
August 2010



Land Use Plan Update  
June 2022



Bike & Ped Plan  
Spring 2022

There are numerous other policy documents adopted by the City over time, but these areas plans focus on specific areas of the City, including:

- The 2011 Historic Preservation Plan;
- New Bern Vision 2038 Broad Street – Five Points;
- New Bern Gateway Renaissance Plan;
- The History and Architecture of Long Wharf and Greater Duffyfield;
- Greater Five Points Transformation Plan;
- Greater Duffyfield Strategic Plan; and
- Riverstation Neighborhood Plan.

The team will consult these documents as appropriate, but the Land Use Policy Summary table below focuses on the three city-wide planning documents. The table identifies the relevant policies and actions from each of the three guidance documents and provides a suggestion about how such guidance might be addressed in the new LUO. The first is the regional Adopted CAMA plan, which includes a series of policies for six main topic areas (referred to as “goals” in the table below) indicated by State policy. The provisions in the CAMA plan for Trent Woods and River bend are excluded.

LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN	
Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<b>GOAL 1. PUBLIC ACCESS</b>	
<b>Policy PA 1</b> Encourage the establishment of public and private access to rivers, streams, and estuaries	Include incentives for provision of access to rivers, streams, and estuaries in the private common open space standards





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Policy PA 3</b> Do not approve marinas that are incompatible with nearby land uses or fail to meet environmental quality and development standards</p>	<p>Ensure new marinas are subject to use-specific standards address compatibility with adjacent land uses and environmental protection</p>
<p><b>Policy PA 6</b> When considering sites for future parks, include criteria for conservation, historic preservation, watershed protection, and stormwater management</p>	<p>Supplement parkland dedication provisions with criteria considering environmental protection and resource conservation outcomes. Sites inconsistent with these criteria should be subject to fee-in-lieu alternatives</p>
<p><b>Policy PA 7</b> Enhance pedestrian interaction with waterfront areas via greenways and trails</p>	<p>Ensure the Pedestrian Facilities portion of the LUO clarifies the locations, dedication, and construction requirements for greenways and multi-use paths that help complete the network of pedestrian access to the waterfront</p>
<p><b>GOAL 2. LAND USE COMPATIBILITY</b></p>	
<p><b>Policy LUC 2</b> Encourage infill development that is compatible with adjacent neighborhoods, and promotes sustainability.</p>	<p>Broaden the range of allowable uses to permit more housing types generally, more residential in non-residential districts, mixed-use development in more locations, ensure a suitable range of use standards, allow more flexible dimensional requirements in established lots of record, and incorporate compatibility requirements for non-residential development located adjacent to residential development</p>
<p><b>Action Item LUC2a</b> Explore Form Based Codes as a tool for ensure compatible infill development.</p>	
<p><b>Policy LUC 3</b> Attractive, environmentally beneficial landscaping shall be provided by new commercial or office developments and in the rehabilitation and upgrading of existing developments. Appropriate buffering or other effective design features may be employed to allow less intensive forms of commercial and office development to adjoin existing or planned residential uses.</p>	<p>Review the current landscaping standards to establish a robust system of perimeter landscape buffer requirements applied at district boundaries. Establish four performance-based buffer options applied based on the district designation. Incorporate normal and narrow buffer width options with equal screening performance. Clarify instances when buffers are not required</p>
<p><b>Action Items LUC 2a.1 &amp; 3a</b> The municipalities shall consider amending their Land Development/Zoning Ordinances to address infill development, sustainability, low impact development and landscaping for commercial and office developments.</p>	<p>Incorporate voluntary sustainable development incentives that permit increased density or building height for provision of designated sustainable development features. Require parking lots over ten spaces to be configured in accordance with low impact development techniques. Consider requiring conditional rezoning applications to incorporate low impact development strategies</p>
<p><b>Policy LUC 4</b> New development shall be encouraged to consider site designs of development to ensure compatibility, especially with regard to historic districts development.</p>	<p>Incorporate a new suite of multi-family, mixed-use, and commercial development design standards. Also include single-family residential design guidelines</p>





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Action Item LUC 4a</b> Review and update Urban Design Plan and Unified Development Ordinance to address, at a minimum, scenic views, view corridors, shared or connected parking and access, landscaping/plantings convenient pedestrian and vehicular movement, and consistent sign standards.</p>	<p>Review City’s current guidance on the location of scenic views and view corridors (these areas need to be documented in policy guidance first); Establish new parking lot connection requirements along arterial and collector streets, new pedestrian circulation standards, and update sign standards for Reed compliance</p>
<p><b>Action Item LUC 5a</b> The municipalities will conduct an examination of existing zoning districts and permitted land uses to eliminate potential threats to environmentally sensitive areas.</p>	<p>Establish a new conservation zoning district and ensure environmentally-sensitive areas are designated as Conservation</p>

**WATERSHED PROTECTION**

<p><b>Policy WP1a</b> Open space or clustering of homes on less land, preserving permanently dedicated open space that contain wetlands is encouraged. These types of developments are likely to occur primarily in the Conservation and agricultural areas identified on the Future Land Use Map.</p>	<p>Establish a new conservation subdivision option for new single-family detached and manufactured home developments that allows reduced dimensional requirements but also mandates 50% open space set-aside (conservation subdivisions follow preliminary &amp; final plat processes)</p>
<p><b>Policy WP1b</b> Compact, mixed use or developments that promote a sustainable community and are generally served by centralized water and sewer will be encouraged.</p>	<p>Allow more mixed-uses in all zoning districts (except industrial); incorporate new by-right mixed-use districts; add sustainable development incentives</p>
<p><b>Policy WP 2</b> Land uses which are water-dependent will be permitted in coastal wetlands, estuarine waters, and public trust areas. Examples of such uses may include: utility easements, docks, fishing piers and agricultural uses, such as farming and forestry, and other uses permitted under the N.C. Dredge and Fill Act or other applicable laws.</p>	<p>Incorporate use-specific standards for water-dependent uses as secondary uses</p>
<p><b>Action Item WP 2a</b> The municipalities may utilize the current system of the existing subdivision and zoning ordinances, with updates, along with federal and state permit and review processes ('404' and CAMA) as tools to guide development in AECs.</p>	<p>Establish a set of environmental protection standards that prohibit most forms of development within riparian buffers, coastal wetlands, Natural Heritage Areas, and Areas of Environmental Concern; Require these areas to be redesignated to the Conservation zoning district if included as part of a new development application</p>
<p><b>Action Item WP 2b</b> The municipalities will restrict land uses in coastal wetlands. Land uses that support wetlands conservation and do not adversely affect their delicate balance will be managed through the Land Use/Zoning Ordinances.</p>	





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions

Recommended Means of Addressing under the new  
LUO

**ESTUARINE SYSTEMS**

**Policy ES 1** The municipalities will restrict development in estuarine waters and public trust areas to those uses which will not cause significant degradation of the natural function or condition of these waters. Uses that are water dependent and cannot function elsewhere will be permitted in estuarine waters and public trust areas consistent with Land Use/ Zoning Ordinances.

Incorporate use-specific standards for water-dependent uses as secondary uses

**HISTORICAL AND ARCHAEOLOGICAL SITES**

**Policy HA 1** The City of New Bern will encourage land use proposals which will have no negative impact on historic, cultural, and or archaeological resources in its corporate limits and its extraterritorial jurisdiction.

**Action Item HA 1a** Land use proposals are reviewed in accordance with New Bern’s applicable ordinances. When appropriate, these proposals shall also be reviewed by the New Bern Historic Preservation Commission and/or the State Historic Preservation Office.

Review and update the Local Historic District Overlay District standards as appropriate; consider consolidation of the numerous overlay districts into a more manageable approach

**MARINAS, PIERS, DOCKS, AND FLOATING HOME DEVELOPMENT**

**Policy MP 1** The city will permit the development of new marinas, the expansion of existing marinas, and the development of noncommercial docking facilities to serve individual residential lots.

Ensure the use-specific standards for marinas and marine-related uses is in accordance with current best practices

**Action Item MP 1a** The city will update the Zoning Ordinance to address water dependent uses and urban waterfronts and marina development in residential areas.

Incorporate use-specific standards for water-dependent uses as secondary uses

**Action Item MP 2a** Requests for commercial marinas and docking facilities are regulated by the New Bern Land Use Ordinance and by state and federal permitting systems. The city allows for the expansion of existing marinas and construction of new marinas, consistent with policies stated elsewhere in this plan. Marina use, size and compatibility will be dictated by the New Bern Land Use Ordinance. Issues such as visual and aesthetic guidelines shall be reviewed during land use permit

Ensure the use-specific standards for marinas and marine-related uses is in accordance with current best practices; Incorporate use-specific standards for water-dependent uses as secondary uses





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions		Recommended Means of Addressing under the new LUO
<p>applications. The city intends to examine local requirements for these uses and may strengthen the Land Use Ordinance to further clarify the community's standards. The city also intends to revise its Land Use Ordinance to establish additional local standards for piers associated with a non-residential land use. If the standards are not met, New Bern will not approve the permit.</p>		
<b>INDUSTRIAL IMPACTS ON FRAGILE AREAS</b>		
<p><b>Policy II 1</b> The City of New Bern, through its Land Use Ordinance and land use application process, will ensure that industrial development does not adversely impact fragile lands.</p>		<p>Review non-residential district standards to require supplemental setbacks from designated environmentally-sensitive lands</p>
<b>AGRICULTURAL AND COMMERCIAL FORESTS</b>		
<p><b>Policy AG 1</b> Preservation of agricultural and commercial forest areas, and conservation subdivision standards is encouraged.</p>		<p>Add a conservation subdivision option that permits agricultural and forestry uses on open space set-aside</p>
<p><b>Action Item AG 1a</b> The City will encourage the use of best management practices for agricultural and forest lands and buffers between agricultural and resource production activities and other land uses.</p>		<p>Add farmland compatibility standards that require deeper buffers from existing, operational bona fide farm</p>
<p><b>Policy AG 2</b> The City, through its land use regulations, will encourage intensive development in areas with existing public infrastructure and will discourage intensive development in areas of agricultural activity until such time that the areas are fully served by public infrastructure and more intensive development is warranted.</p>		<p>Review and supplement mandatory water and wastewater connection distance requirements as appropriate; Incorporate a new suite of roadway continuation and connection standards</p>
<p><b>Action Item AG 2a</b> The City of New Bern will continue to use land use regulations, such as the Land Use Ordinance, to ensure that the subdivision of agricultural land promotes open space and cluster development without adversely impacting adjacent agricultural lands.</p>		<p>Establish a new conservation subdivision option for new single-family detached and manufactured home developments that allows reduced dimensional requirements but also mandates 50% open space set-aside (conservation subdivisions follow preliminary &amp; final plat processes)</p>





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Policy AG 4</b> The city, through its land use guidelines, will encourage intensive development in areas with public infrastructure and will discourage intensive development in areas of forestry activity until such time that the areas are fully served by public infrastructure and more intensive development is warranted.</p>	<p>Review and supplement mandatory water and wastewater connection distance requirements as appropriate; Incorporate a new suite of roadway continuation and connection standards</p>
<p><b>Action Item AG 4</b> The City of New Bern will continue to use land use guidelines, such as the Land Use Ordinance, to ensure that the development of commercial forest land can be optimally achieved without adversely impacting adjacent commercial forest lands. New Bern will continue to support use-value assessment as a means of preserving the forestry resource base and encourage owners of parcels of 10 acres or more to apply for use-value assessment. New Bern will promote public awareness of forestry best management practices in the 70 area while encouraging private forestry industry to implement such practices to the benefit of their natural resource production activities. The city will encourage replanting of areas within its corporate and extraterritorial jurisdiction. The city supports applicable state and federal forestry programs to benefit local forestry concerns.</p>	<p>Continue to exempt bona fide farms and lands subject to a forestry management plan from most zoning-related requirements</p>

**LAND DEVELOPMENT IMPACTS ON RESOURCES**

<p><b>Policy LI 1</b> The municipalities should utilize their land use regulations and utility extension policies to guide growth and to mitigate the impact of urban development on resources.</p>	<p>Review and supplement mandatory water and wastewater connection distance requirements as appropriate; Incorporate a new suite of roadway continuation and connection standards</p>
<p><b>Action Item LI 1a</b> The City of New Bern and the Town of River Bend will use the Land Classification System to encourage and guide the location of intensive land development activities in areas of municipal jurisdiction and extraterritorial jurisdiction served by public utilities.</p>	<p>Suggest use of a new three-tier use classification system instead of SIC, NAICS, or other classification system to define and categorize use principal use types</p>
<p><b>Action Item LI 1e</b> Cluster development places less demands on local resources by allowing for the more efficient delivery of services and conservation of land. Clustering is encouraged through regulations delineated in the city's Unified Development Ordinance. Only those uses which</p>	<p>Establish new standards for conservation subdivisions that permit smaller lots; explore clustering option as part of sustainable development incentives</p>





## NEW BERN LAND USE POLICY SUMMARY

### LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p>are water dependent and cannot function elsewhere will be permitted in coastal wetlands. Water dependent uses include docks, piers and marinas and uses such as boat ramps.</p>	

#### GENERAL LAND DEVELOPMENT POLICIES

<p><b>Policy GL 2</b> Commercial development will be encouraged to locate within the existing commercially-zoned areas situated along major corridors and within the commercial zoned districts.</p>	<p>Broaden the range of allowable use types in the commercial zoning districts to permit residential and other mixed-uses</p>
<p><b>Policy GL 3</b> New Bern will continue to support industrial development in designated industrial areas within the city and county.</p>	<p>Explore the range of industrial districts to provide for light, medium, and heavy industrial districts</p>
<p><b>Policy GL 4</b> The municipalities will encourage accessible development with convenient access for motorists and non-motorists alike. Further, the municipalities will encourage the establishment of walking and bicycle trails and the provision of public water access.</p>	<p>Establish new on-site pedestrian and vehicular circulation standards; incorporate a new Pedestrian Facilities section that addresses sidewalks, greenways, and multi-use trail standards</p>
<p><b>Policy GL 5</b> The city encourages and promotes commercial and residential development that is coordinated with adjacent developments including interconnectivity. The city, through its Unified Development Ordinance, will require developers to examine the connectivity and cumulative effects of proposed new development on the immediate area.</p>	<p>Add new standards for street continuation and connectivity</p>
<p><b>Action Item GL 5a</b> The city will require owners to work together to resolve non-site specific development issues, such as traffic flow, stormwater runoff, signage and other factors that contribute to urban sprawl.</p>	<p>Ensure the LUO includes comprehensive transportation impact analysis requirements; explore revisions to stormwater to support greater use of green stormwater infrastructure; review and update sign standards for Reed compliance</p>

#### DESIRED TYPES OF GROWTH PATTERNS

<p><b>Action Item DG 1a</b> The municipalities encourage and promote residential development that is coordinated with adjacent developments. The municipalities, through their Land Use/Zoning Ordinances, will require developers to examine the cumulative effects of proposed new development on the immediate area.</p>	<p>Establish street continuation and connectivity standards; Ensure open space set-asides are located to create larger blocks of adjacent habitat (instead of fragmented open space)</p>
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**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Action Item DG 1b</b> New Bern will direct development of commercial uses in existing commercially zoned areas and require owners to work together on non site specific issues such as, traffic flow, storm-water runoff, signage and other factors that contribute to urban sprawl.</p>	<p>Ensure the LUO includes comprehensive transportation impact analysis requirements; explore revisions to stormwater to support greater use of green stormwater infrastructure; review and update sign standards for Reed compliance</p>
<p><b>Action Item DG 1d</b> New Bern will continue to encourage a variety of housing options through a balance of preservation, rehabilitation, and new development.</p>	<p>Establish a broader set of housing options permissible by-right in a wider range of zoning districts; incorporate minor density bonuses for residential development that voluntarily complies with design guidelines</p>
<p><b>Action Item DG 1e</b> New Bern encourages creation of alternative modes of transportation like walking and biking through pedestrian and bike linkages between developments.</p>	<p>Ensure a new Pedestrian Facilities section that includes new provisions for sidewalks, greenways, and multi-purpose trails; Add standards for sidewalk connections, greenway dedication &amp; construction requirements; fee-in-lieu options</p>
<p><b>Action Item DG 1g</b> The City of New Bern discourages the development of any future landfill operations in and around the City’s planning jurisdiction.</p>	<p>Include LCID, MSW, and hazardous waste landfills as a prohibited use type</p>
<p><b>Action Item DG1i</b> The city supports the elements of the Craven County Environmental Focus Group report and recommendations for sustainable development and future initiatives.</p>	<p>Incorporate a set of voluntary sustainable development incentives that permit certain development bonuses or relief</p>
<p><b>Action Item DG 1j</b> Residential development is anticipated to concentrate along US Highway 70E (Taberna, Tract 32, and adjacent properties), US Highway 17S from its intersection with Trent Road out to the Rocky Run Road area, and along Racetrack Road and the area of Neuse Boulevard from Racetrack Road north. Public facility capacities appear to be adequate for the areas; however, there is little planning in place on the proper location and type of facilities’ needed (streets, recreation, police, fire, water and sewer, etc.). Comprehensive planning and capital improvements programming are needed to insure the adequacy and efficiency of facilities in these areas. In addition, planning is needed to provide and maintain community character and livability.</p>	<p>Include new design standards and guidelines for multi-family, mixed-use, commercial, and single-family residential</p>







**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Action Item DG 2a:</b>The municipalities will seek opportunities for assistance in expanding and linking walking bicycle paths and sidewalks throughout the region. The municipalities will seek to increase alternatives to automobiles by promoting a linked system of trails and sidewalks for pedestrians and cyclists.</p>	<p>Add a Pedestrian Facilities section that clarifies when sidewalks and greenway trails are required; Include provisions for addressing missing links in the network, redevelopment, and fee-in-lieu</p>

**LAND DEVELOPMENT ISSUES**

<p><b>Action Item LD 1a</b> Innovative and sensitive development approaches will be encouraged to help ensure a successful future for the region. Approaches such as open space subdivisions, clustering, planned unit developments ('PUDs'), greenways and trails, Low Impact Development, complete streets/multi-modal design, traffic calming, buffering, design standards, etc. can help meet development challenges.</p>	<p>Incorporate a conservation subdivision procedure; a conditional zoning district option; new standards for greenway and trail installation; low impact development requirements for parking lots; updated landscaping provisions; and new design standards</p>
<p><b>Action Item LD 1b</b> The municipalities will strive to improve/enhance the region’s visual quality and attractiveness by scrutinizing the standards in their respective Land Development Code/Zoning Ordinances to address signage, façade materials (metal buildings), landscaping, parking lot connections and other factors to preserve and enhance the appearance and functions of specified transportation corridors.</p>	<p>Raise the bar for development quality and appearance through new design standards, updated landscaping standards, and incentives for preferred forms of development</p>

**REDEVELOPMENT OF DEVELOPED AREAS**

<p><b>Action Item RD 1a</b> The municipalities encourage the redevelopment of vacant lots within established residential neighborhoods at the same density and comparable scale as that currently exists in the neighborhoods.</p>	<p>Review the current district dimensional standards and ensure existing lots of record are permitted to develop subject to compatibility requirements</p>
<p><b>Action Item 1b</b> New Bern encourages the location of new mixed-use and commercial uses that promote sustainability and variable densities within vacant buildings and on vacant lots within the downtown, Five Points, and River Station areas. The city will continue to rely on the Urban Design Plan and other local plans to guide the redevelopment of</p>	<p>Establish a new by-right mixed-use zoning district; allow a wider range of use mixing in most zoning districts; Review current enforcement provisions for efficacy and consistency with State requirements and best practices</p>





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p>these areas. New Bern supports the efforts of public/private organizations to promote the revitalization in commercial and residential neighborhoods. The city will continue to ensure the enforcement of construction and maintenance codes to protect the health, welfare and safety of its residents.</p>	
<p><b>GOAL 3. INFRASTRUCTURE CARRYING CAPACITY</b></p>	
<p><b>Policy T 3</b> Access to the regional roadways shall be managed to preserve the long-term use and capacity of the highway, and improve vehicular safety and improved traffic flow. Methods should include limits on driveway cuts, use of shared driveway access, minimum lot frontages, connection between adjoining parking lots, and central medians.</p>	<p>Add a new section on Access and Circulation; include parking lot cross access; driveway and street separation distance requirements; parking lot stem standards; and TIA requirements for larger developments</p>
<p><b>Action Item T 3a</b> Assess current standards and enforce restrictions on curb cuts and driveway access to major state-maintained roads.</p>	<p>Incorporate references to NCDOT standards for driveways and access requirements to State roadways</p>
<p><b>Policy T 5</b> Local streets should wherever possible be designed and built to allow for convenient circulation and connectivity between neighborhoods as well as residential and non-residential area and to encourage mobility by pedestrians and bicyclists.</p>	<p>Add street connectivity index requirements</p>
<p><b>Action Item T 5a</b> The municipalities shall continue to encourage street connectivity, particularly between similar land uses and residential and service/retail areas.</p>	
<p><b>Policy T 6:</b> Bicycle and pedestrian facilities should be encouraged in both public and private developments to promote healthy and energy efficient alternatives to the use of cars.</p>	<p>Incorporate new Pedestrian Facility standards addressing sidewalks, greenways, and multi-purpose trails;</p>
<p><b>Policy T 8</b> New residential developments shall provide for the installation of paved public roadway and drainage infrastructure at the time of development.</p>	<p>Ensure the Infrastructure provisions include requirements for paved (not gravel streets); ensure private streets are configured to public street standards</p>
<p><b>Policy T 10</b> New development shall provide adequate parking and where possible, shared parking, and permeable surfaces should be encouraged.</p>	<p>Review and overhaul the current off-street standards to provide a parking standards for all listed principal uses; include new parking flexibility standards; allow a wide range</p>





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions		Recommended Means of Addressing under the new LUO
	<p><b>Action Item T 10a</b> Review and update Ordinances to ensure parking standards establish minimum and maximum requirements and contain environmentally sustainable provisions, including reducing/limiting stormwater runoff, and low-impact development practices.</p>	<p>of permeable paving and low impact development standards for larger parking lots</p>

**SCHOOLS**

<p><b>Policy S 1</b> Regional municipalities should encourage and support advanced planning for Craven County to locate new schools near existing development to serve those communities rather than promoting sprawl in more rural areas. Consideration should be given to infill schools sitings and local neighborhood schools.</p>	<p>Ensure that elementary and middle schools are permitted by-right in residential zoning districts</p>
<p><b>Action Item S 1a</b> Review municipal ordinances to provide incentives that encourage the expansion of existing schools and siting of new schools near neighborhoods and existing development in suburban and urban areas.</p>	

**INFRASTRUCTURE PLANNING, FINANCING AND SERVICE**

<p><b>Policy I 2</b> The regional municipalities shall support growth and development that is carried out concurrently with the provision of adequate facilities. These facilities include, but are not limited to water supply, sewer treatment, school capacity, parks and open space, fire and police services.</p>	<p>Review and supplement mandatory water and wastewater connection distance requirements as appropriate</p>
<p><b>Action Item I 3a</b> The municipalities will consider requiring the installation of infrastructure and its dedication to the municipalities conditionally, and assessing impact fees, up-zoning fees and user fees for new and expanding development.</p>	<p>Ensure all public infrastructure provisions require dedication, construction, or fee-in-lieu requirements</p>

**GOAL 4. NATURAL HAZARDS**

<p><b>Policy NH 1</b> Special Flood Hazard Areas (those areas having a 1 percent chance of flooding in any year – 100-year flood) may be flooded during major storm events and pose risks. The regional municipalities will take measures to mitigate these risks and will avoid taking any action in these areas that materially increases risks to life and property.</p>	<p>Carry forward the current flood damage prevention requirements as overlay zoning district standards</p>
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**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Policy NH2</b> Development and redevelopment within special flood hazard areas shall meet the standards of the National Flood Insurance Program.</p>	<p>Ensure a minimum two-foot freeboard; allow nonconforming uses and structures to be elevated to comply with flood requirements</p>
<p><b>Action Item NH2a</b> The lowest floor elevation should be at least two feet higher than the A and AE zones (for new development).</p>	
<p><b>Policy NH3</b> In addition to improved protection from flood hazards for life and property, any proposed redevelopment or expansion of a site within the special flood hazard areas should demonstrate that post-development conditions will improve the capacity of the area to provide storage or conveyance of flood waters.</p>	<p>Prohibit deposition of fill within the floodplain; establish a maximum parking cap of 100% of the requirement for lots or portions of lots within the floodplain</p>
<p><b>Policy NH4</b> New public facilities and structures, and improvements to existing public facilities and structures, shall be located and designed to mitigate natural hazards.</p>	<p>Add use-specific standards requiring these uses to be outside the floodplain, wherever possible</p>
<p><b>Action Item NH 7a</b> The municipalities will continue to actively enforce the NC State Building Code, particularly requirements for construction standards to meet wind-restrictive factors such as a 80 design wind velocity. The municipalities will continue to participate in the National Flood Insurance Program and will continue to enforce the flood-related provisions in respective Land Use/Zoning Ordinances.</p>	<p>Ensure fence and wall standards require submittal of structural calculations for wind load when six-feet-tall or taller</p>
<p><b>Action Item H 7b</b> The municipalities will avoid zoning areas susceptible to storm surge for higher density residential uses and intensive nonresidential uses, and will continue to support and cooperate with the state and federal governments and other local units of government in emergency management planning and training.</p>	<p>Compare storm surge maps with zoning maps and revise zoning boundaries to bar multi-family and commercial development within storm surge areas</p>
<p><b>Policy H 8</b> Minimize the location of land uses and structures in identified flood hazard areas.</p>	<p>Incorporate the flood damage prevention standards in the form of an overlay district; review for compliance with current State model ordinance</p>
<p><b>Action Item H 8a</b> The municipalities will continue to participate in the National Flood Insurance Program and promote enforcement through the buildings inspection program. Proposed developments complying with the requirements of the Land Use/Zoning Ordinances, applicable state building codes and National Flood Insurance Program and not otherwise damaging to areas of</p>	





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p>environmental concern (AECs) may be permitted. The municipalities support continued enforcement of the CAMA and '404' wetlands permit for development processes in areas susceptible to flooding.</p>	
<b>GOAL 5. WATER QUALITY</b>	
<p><b>Policy WQ 1</b> The municipalities endorse policies, plans and actions that help protect the water quality of the planning area's rivers, streams, beaches and estuarine systems by preventing soil erosion and sedimentation and by controlling stormwater runoff entering receiving waters.</p>	<p>Add standards and incentives for green stormwater infrastructure; low impact development requirements for parking lots, and incentives for use of pervious paving</p>
<p><b>Action Item WQ 1a</b> The municipalities will promote the use of best available management practices and review zoning ordinances to include specific measures which will minimize the degradation of water quality resulting from stormwater runoff; examples of these practices include using pervious or semi-pervious materials for parking lots, driveways and walks, retaining natural vegetation along marsh and waterfront areas, and allowing stormwater to percolate into the ground rather than discharging it directly to estuarine/coastal waters.</p>	
<p><b>Policy WQ 2</b> Protect, maintain, and conserve coastal and 404/401 wetlands and open space as established by State standards</p>	<p>Consider establishing a new conservation district and requiring wetland portions of sites to be designated as conservation</p>
<p><b>Policy WQ 4</b> Stormwater runoff from development should be of the quality and quantity of the pre-development volumes. Low impact development and other non-structural methods of controlling stormwater runoff will be encouraged.</p>	<p>Include mandatory low impact development requirements for new parking lots over a specified size; include sustainable development incentives for post-construction run-off that is lower than pre-construction runoff</p>
<p><b>Policy WQ 5</b> Development that preserves the natural features of the site including existing topography and significant existing vegetation shall be encouraged. Coastal wetlands shall not be considered part of a lot's acreage for the purpose of determining minimum lot size or development density. Open space developments shall be encouraged to reduce impervious surface areas associated with new development and redevelopment.</p>	<p>Add incentives for tree retention; include a conservation subdivision option;</p>





**LAND USE POLICY GUIDANCE TABLE – ADOPTED CAMA PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Policy WQ 6</b> Development will adhere to the Neuse Buffer Rules as an effective, low cost means of protecting water quality.</p>	<p>Ensure the watersupply watershed standards are up-to-date</p>
<p><b>Policy WQ 7</b> The environmental benefits of properly designed, vegetated roadside drainage swales shall be recognized.</p>	
<p><b>Action Item WQ 7a</b> New Bern will review provisions of the zoning ordinance to encourage the use of swales throughout the planning area, and eliminate inconsistent provisions related to non structural stormwater provisions and curb and gutter standards.</p>	<p>Include mandatory low impact development requirements in large parking lots; prohibit use of curb and gutters on private streets</p>

**GOAL 6. LOCAL CONCERNS**

**ECONOMIC AND COMMUNITY DEVELOPMENT POLICIES**

<p><b>Policy ED 5a</b> The municipalities will enforce and update existing ordinances and guidelines to ensure the individual character and livability of the municipality is being addressed.</p>	<p>Add a comprehensive set of design standards for multi-family, commercial, and mixed-use development</p>
<p><b>Policy ED 5b</b> New Bern will ensure that a special emphasis on historical preservation, design standards, landscaping, corridor protection, open space, and appropriate signage is being maintained. The city also views redevelopment of older deteriorating areas along with the sensitive infill of vacant areas as important to its health and future growth. The City will also consider conducting a review of its existing ordinance with an emphasis on energy and environmental sustainability standards.</p>	<p>Include new provisions to promote infill and redevelopment compatibility</p>





## NEW BERN LAND USE POLICY SUMMARY

The second document with City-wide land use policy guidance is the Updated Land Use Plan document adopted in 2022. It focuses primarily on three peripheral growth areas (referred to in the Plan as “focus areas”) to the west and south of the traditional city core (the MLK Boulevard Focus Area, the NC-43 Focus Area, and the US-70 Focus Area). The Plan organizes its recommendations into four groups: land use and development, infrastructure, environmental protection, and economic development. The table below summarizes the policies and implementation actions relevant to the Re-New Bern project.

### LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<b>GOAL 1: LAND USE AND DEVELOPMENT</b>	
<p><b>Policy LUD 1.1 Diversity Housing Stock</b> Promote diversity in housing stock and price points to attract a diverse range of incomes. This diversification should focus on areas near commercial centers and/or service by transit.</p> <p><b>Action LUD 1.1.1</b> Encourage a variety of housing options.</p>	<p>Broaden the array of housing options to include triplex, quadplex, pocket neighborhood, bungalow court, live/work, conservation subdivision, upper story residential, and detached rental</p>
<p><b>Policy LUD 1.2 Encourage Flexible Zoning for Housing</b> While being mindful of maintaining a mix of uses and open space in New Bern, encourage zoning amendments that give landowners the opportunity to develop a variety of housing types. Increasing the supply in the housing market helps keep costs at a manageable level for existing renters and owners, as well as encourages migration to New Bern.</p>	<p>Permit a wider array of housing types by right, and permit residential by-right in commercial districts; add a by-right mixed-use district</p>
<p><b>Policy LUD 1.3 Zoning Changes and Rezoning</b> Amend and loosen existing regulations with a focus on greater accommodation of a variety of housing types, such as duplexes, small apartments, multifamily, and townhouses in areas where they are not currently permitted, especially near commercial and transit-served areas.</p>	<p>Permit a wider array of housing types by right, and permit residential by-right in commercial districts; add a by-right mixed-use district</p>
<p><b>Policy LUD 1.4 Encourage Infill Development</b> Encourage infill development that is compatible with adjacent neighborhoods and promotes sustainability.</p>	<p>Establish dimensional standard flexibility for infill and redevelopment that complies with infill development standards</p>
<p><b>Policy LUD 1.5 Provide Environmentally Beneficial Landscaping</b> Provide attractive, environmentally beneficial landscaping to new commercial or office developments and in the rehabilitation and upgrading of existing developments. Appropriate buffering or other effective design features may be employed to allow fewer intensive forms of commercial and office development to adjoin existing or planned residential uses.</p>	<p>Review and update the landscape and perimeter buffer standards to upgrade the landscaping standards and to allow more flexibility</p>





**LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN**

Policies / Implementation Actions		Recommended Means of Addressing under the new LUO
	<p><b>Action LUD 1.5.1</b> Address infill development, sustainability, low impact development and landscaping for commercial and office developments.</p>	Incorporate new infill compatibility standards, sustainable development incentive, mandatory low impact development standards for parking, and new design standards to raise the bar for development quality
	<p><b>Policy LUD 1.6 Consider Site Design</b> Consider site and surrounding context, environmental factors, sustainability, and resiliency in new construction to ensure community cohesion, compatibility, and design quality of new development.</p>	Add new design standards, sustainable development incentives, explore resiliency incentives
	<p><b>Action LU 1.6.1</b> Review and update the Urban Design Plan and Unified Development Ordinance to address scenic views, view corridors, shared or connected parking and access, landscaping and planting, pedestrian, bicycle and vehicular movement, consistent sign standards, sustainability site design best practices, and resilience.</p>	Add parking lot connection standards, overhaul open space requirements, add pedestrian facility standards (sidewalks, greenways, and internal site circulation), overhaul signage provisions, mandatory LID
	<p><b>Action LU 1.6.2</b> Review site suitability within the context of minimization and mitigation of flood risks. Consider appropriate design approaches to this end.</p>	Limit fill in floodplains, cap parking requirements at the maximum required for sites within the floodplain
	<p><b>Policy LUD 1.7 Permit New Development on Suitable Soils</b> Permit new development on areas with suitable soils and where adequate infrastructure is available. For existing development located on poor soils where upgrades to sewage treatment is necessary, engineering solutions may be supported if environmental concerns are fully addressed. Areas within the Focus Areas will need to examine zoning districts and permitted land uses to eliminate potential threats to environmentally sensitive areas.</p>	Explore allowable development potential in areas not served by public water and sewer; update mandatory utility connection requirements; incorporate new street connectivity standards
	<p><b>Action LUD 1.7.1</b> Restrict development in areas where soil types have limited capacity.</p>	Discuss the relationship to soils and zoning districts
	<p><b>Policy LUD 1.9 Encourage Commercial Development in Designated Areas</b> Encourage commercial development within the existing commercially zoned areas along major corridors within the Focus Areas as well as those designated as Opportunity Zones.</p>	Add new commercial design standards and encouragement for preferred forms of development, like mixed-use







**LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN**

Policies / Implementation Actions		Recommended Means of Addressing under the new LUO
	<b>Action LUD 1.9.1</b> Encourage new mixed-use and commercial uses that promote sustainability and variable densities within vacant buildings and lots. Rely on the Urban Design Plan and other local plans to guide the redevelopment of these areas.	Discuss requirements for new infill use types to be common among existing uses rather than new use types that could have compatibility concerns
	<b>Action LUD 1.9.2</b> Support the revitalization within existing commercial corridors.	
<b>Policy LUD 1.10 Support Industrial Development in Designated Areas</b> Support industrial development within the existing industrial zoned areas. Collaborate with industrial tenants to find ways to manage operations in an efficient manner to deter the need to expand their operational footprint in the future. Work to identify and clean up potentially contaminated sites.		Review the current 2 industrial districts to determine if a new mid-level intensity industrial district (for so-called “clean industries” like bio-tech) is warranted
<b>Policy LUD 1.11 Promote Interconnectivity within Development</b> Encourage and promote commercial and residential development with adjacent development zones. Encourage growth that is environmentally responsible for economic and commercial development. Ensure growth complements New Bern’s intended character.		Encourage mixed-use development; ensure proper transitions between different zoning districts
	<b>Action LUD 1.11.1</b> Require developers to examine the connectivity of new development on the surrounding context.	Require street continuation and connectivity, require sidewalk/pedestrian facility connection
	<b>Action LUD 1.11.2</b> Require landowners to collaborate and solve non-site-specific development issues, such as traffic flow, stormwater runoff, signage, and other urban sprawl factors.	Explore revisions to stormwater management requirements to address upstream and downstream issues; integrate a transportation impacts analysis requirement for many forms of development
	<b>Action LUD 1.11.3</b> Reference the Urban Design Plan for appropriate development techniques and locations within the focus areas.	Consider use of new design standards for commercial, multi-family, and mixed-use development; urban design guidelines for some kinds of residential
	<b>Action LUD 1.11.4</b> Align development that will support a multi-modal system, providing linkages to neighborhoods, schools, and other community facilities and uses.	Ensure streets and sidewalk connections are provided via connectivity index standards and continuation requirements
<b>Policy LUD 1.12 Preserve Community Character</b> Preserve community character and ensure sustainability is driving the vision as development of Growth Corridors and Focus Areas continues.		Establish design standards based on community character





**LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Action LUD 1.12.1</b> Encourage innovative and sensitive development approaches, such as open space subdivisions, clustering, planned unit developments (‘PUDs’), greenways and trails, Low Impact Development, complete streets, multi-modal design, traffic calming, buffering, design standards, and others to meet future growth challenges along the Focus Areas’ commercial corridors.</p>	<p>Establish a new conservation subdivision option, a three-tiered conditional rezoning process (to replace the planned unit development process), establish mandatory greenway and trail dedication standards, new design standards to replace the corridor overlay standards)</p>
<p><b>Action LUD 1.12.2</b> Re-examine zoning standards to address signage, façade materials, landscaping, parking lot connections, and other factors that will impact the appearance and function of the Focus Areas’ commercial corridors.</p>	

**GOAL 2: INFRASTRUCTURE**

<p><b>Policy IF 1.1 Promote Transit and Multiple Modes of Transport</b> Promote transit within the New Bern community as a viable option and alternative to car-centric transportation.</p>	<p>Encourage mixed-use development to support compact development</p>
<p><b>Action IF 1.1.1</b> Plan for alternative modes of transportation, such as walking or biking, to encourage interconnected multi-modal transit between developments.</p>	<p>Establish a pedestrian facilities section which deals with sidewalks, greenways, trails, and connections</p>
<p><b>Policy IF 1.2 Transit-Oriented Development</b> Encourage increased development in existing transit-served areas, especially in the Martin Luther King Jr. Boulevard Focus Area.</p>	<p>Review the zoning map for consistency with transit</p>
<p><b>Action IF 1.2.1</b> Focus development in high transit serving locations along the Focus Area corridors.</p>	
<p><b>Policy IF 1.6 Encourage Street Connectivity</b> Design and build local streets to support the overall street grid. This will provide greater connectivity between centers of employment and residential and will encourage multi-modal transportation.</p>	<p>Add a street connectivity index requirement, continuation requirements for streets and pedestrian facilities, and street stub requirements</p>
<p><b>Action IF 1.6.1</b> Coordinate efforts with transportation planners and NCDOT to create increased connectivity of streets within the Focus Areas.</p>	





**LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Policy IF 1.7 Encourage Bike/Ped Facilities in New Developments</b> Encourage bicycle and pedestrian facilities in public and private developments to promote energy efficient alternatives to the use of cars.</p>	<p>Add a pedestrian facilities section to the LUO that deals with sidewalks, trails, and greenways; discuss bike lane requirements with City Engineering</p>
<p><b>Policy IF 1.9 Install Roadway Infrastructure at Time of Development</b> Installation of public roadway, multiple means of ingress and egress, consideration for multi-modalism, and drainage infrastructure appropriate for the scale of the project will be provided by new residential at the time of development.</p>	<p>Add minimum development entry point standards, along with street stub requirements</p>
<p><b>Policy IF 1.11 Plan for Adequate Parking and Sustainable Materials</b> New development will need to provide adequate parking. Shared parking and permeable surfaces are strongly encouraged.</p>	<p>Review current parking standards, and explore more parking flexibility provisions</p>
<p><b>Action IF 1.11.1</b> Ensure parking standards establish a minimum and maximum requirement based on land use type within the Focus Areas. Ensure parking standards contain environmental provisions, such as reduction of stormwater runoff, permeable materials, and low-impact development practices.</p>	<p>Add parking maximum standards for commercial and mixed-use development, mandate low impact development strategies in parking lots over 10 spaces</p>
<p><b>Policy IF 1.12 Plan for Strategic Placement and Connectivity of Schools</b> Locate new schools near existing development to serve those communities rather than build a new school further out which will promote sprawl. Locate new development within existing school district boundaries.</p>	<p>Retain school land reservation requirements in residential subdivision standards</p>
<p><b>Action IF 1.12.1</b> Coordinate development plans and work with developers, school board, and others to ensure synergy between the planning efforts.</p>	
<p><b>Policy IF 1.14 Demand Responsibility from Developers</b> New growth and development for infrastructure, facilities, and services will be the responsibility of those creating the additional demand.</p>	<p>Ensure site plan and subdivision standards include requirements for dedication and construction of public infrastructure and dedication of park land or fee-in-lieu</p>
<p><b>Action IF 1.14.1</b> Enforce code enforcement to mandate developers submit plans for approval with all necessary infrastructure improvements provided by the developer.</p>	<p>Establish minimum application completeness requirements and provisions that permit city staff to declare an applicant unresponsive and rescind an unresponsive application</p>





**LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>Action IF 1.14.2</b> Assign costs to developers generating the need for new facilities and services so these costs do not get put on the burden of taxpayers.</p>	<p>Ensure site plan and subdivision standards include requirements for dedication and construction of public infrastructure and dedication of park land or fee-in-lieu</p>

**GOAL 3: ENVIRONMENTAL PROTECTION**

<p><b>Policy EP 1.1 Open Space Preservation</b> Identify opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, wetlands, and other sensitive riparian areas as part of public and private development plans within the Focus Areas.</p>	<p>Review and update open space set-aside standards; Add reforestation requirements outside city core; add incentives for avoiding development within the 200-year floodplain</p>
<p><b>Action EP 1.1.1</b> Identify areas for open space preservation and enforce boundaries around such areas so as not to be developed unless the Land Use Plan warrants this change in the future.</p>	<p>Review and update open space set-aside requirements; require open space set aside for all use types; clarify 3 different types of open space; clarify the allowable forms of open space</p>
<p><b>Policy EP 1.2 Sustainable Development Practices</b> Ensure sustainable development practices are at the forefront of any future planning efforts as they pertain within the Focus Areas.</p>	<p>Add incentives for sustainable development practices; require mandatory low impact development</p>
<p><b>Action EP 1.2.1</b> Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off underdeveloped areas.</p>	<p>Allow adaptive re-use of existing buildings to deviate from applicable dimensional, landscaping, open space, and a percentage of parking requirements as an incentive re-use existing buildings</p>
<p><b>Action EP 1.2.2</b> Encourage the use of environmentally friendly site planning and landscape design approaches and techniques, incorporate sustainable green infrastructure and low impact development practices to help control stormwater runoff and reduce pollutant impacts to streams.</p>	<p>Review and update landscaping standards; mandate low impact development techniques in parking lots over 10 spaces</p>
<p><b>Action EP 1.2.3</b> Reduce excessive cut and fill grading and the loss of significant trees vegetation as may be impacted by new development.</p>	<p>Add incentives to avoid mass grading; add reforestation requirements for re-establishment of tree canopy</p>
<p><b>Policy EP 1.3 Plan with the Forefront of Hazard Mitigation</b></p>	<p>Add standards prohibiting the deposition of fill within the 100-year floodplain, prohibit provision of parking beyond the amount required by the LUO on sites with land area within the floodplain; add incentives for staying outside the 200-year floodplain</p>
<p><b>Action EP 1.3.1</b> Mitigate risks that impact life and property in areas that have a 1% chance of flooding in any year during major storm events. Minimize the location of land uses and structures in identified flood hazard areas.</p>	





**LAND USE POLICY GUIDANCE TABLE – AMENDED LAND USE PLAN**

Policies / Implementation Actions		Recommended Means of Addressing under the new LUO
	<b>Action EP 1.3.3</b> Ensure development and redevelopment within special flood hazard areas meet the standards of the NFIP.	Allow existing nonconforming development below freeboard to be raised to meet minimum requirements
	<b>Action EP 1.3.4</b> Demonstrate post-development conditions will improve the capacity of the area to provide storage or conveyance of flood waters.	Explore the use of green stormwater infrastructure to blend stormwater management efforts with flood storage capacity
	<b>Action EP 1.3.5</b> New public facilities and structures, and improvements to existing public facilities and structures, shall be located and designed to mitigate natural hazards.	Establish use-specific standards for governmental uses that bar them from designated environmentally-sensitive areas unless no other practical alternative exists
<b>Policy EP 1.4 Avoid Zoning Areas Susceptible to Storm Surge</b> Avoid zoning areas susceptible to storm surge for dense residential and non-residential uses.		Consider a new conservation zoning district for use within areas susceptible to storm surge
	<b>Action EP 1.4.1</b> Review updated storm and hazard maps and mandate no-build zones to deter development from occurring in susceptible areas.	

**GOAL 4: ECONOMIC DEVELOPMENT AND EMPLOYMENT**

<b>Policy ED 1.1 Gateway and Corridor Revitalization</b> Encourage gateways to the Focus Areas and corresponding existing commercial corridors, such as the highway commercial area in the Martin Luther King Jr. Boulevard Focus Area, to maintain and attract more commercial tenants to existing vacant space.		Explore limitations on commercial rezonings that can contribute to an oversupply of vacant commercial land
	<b>Action ED 1.1.1</b> Plan for corridor growth and development, recommending standards for wayfinding, signage, lighting, street furnishings, and streetscape enhancements.	Incorporate current entrance gateway corridor overlay standards to a new set of commercial design standards
<b>Policy ED 1.4 Focus City Interventions, Resources, and Enforcements</b> Identify and encourage attention and investment on identified Focus Areas for future development opportunity.		Raise development potential and the ability to accommodate mixed-use development in districts located along commercial corridors
	<b>Action ED 1.4.2</b> Enforce city codes to ensure that properties in commercial areas are well-maintained, safe, and attractive.	Review and update the City’s enforcement standards for consistency with State law and recent court ruling





## NEW BERN LAND USE POLICY SUMMARY

The third document with City-wide land use policy guidance is the 2022 Bicycle and Pedestrian Plan. Policy recommendations in the Plan fall into one of three areas: Complete Streets and Greenways; Pedestrian-oriented Urban Design Elements; and Connectivity Requirements. The table below summarizes the policies and implementation actions relevant to the Re-New Bern project.

LAND USE POLICY GUIDANCE TABLE – BIKE & PED PLAN	
Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<b>COMPLETE STREETS AND GREENWAYS</b>	
<p><b>1.1 Implement Complete Streets Policy</b> A Complete Streets policy allows New Bern to work towards creating a street network that encourages pedestrian and bicycle travel and provides safe and comfortable roadways for all users.</p>	<p>Review the City’s current street section standards, and revise in accordance with guidance from Engineering and the elected officials</p>
<p><b>1.2 Develop Complete Streets Design Guidelines for a variety of contexts and all street/roadway user groups</b> Sidewalks, bike lanes, greenways, and streetscape items such as street trees and lighting are some of the most fundamental elements of Complete Streets for walking and biking. Access management, multimodal level of service assessments, and traffic calming are also critical for developing complete street networks through the development review and capital project implementation process.</p>	<p>Review and clarify requirements for provision of sidewalks, multi-use trails, and greenways; incorporate access management and intersection spacing requirements for new public streets; discuss placement location of required street trees</p>
<p><b>1.3 Require pedestrian accommodations, including by roadway type</b> Pedestrian facilities should be determined based on street types and land uses of a given roadway corridor.</p>	<p>Review sidewalk requirements and require sidewalks on both sides of all thoroughfare and collector streets, one side on local streets; ensure pedestrian connections from cul-de-sac bulbs to the adjacent pedestrian system</p>
<p><b>1.4 Require designated bicycle facilities (bike lanes, greenways, etc.) during new development or redevelopment or capital roadway projects</b></p>	<p>Review the City’s current street section standards, and revise in accordance with guidance from Engineering and the elected officials</p>
<p><b>1.5 Require dedication, reservation or development of greenways</b></p>	<p>Add a pedestrian facilities section with requirements for dedication and construction of greenways; apply credit towards open space and parkland requirements for provision of greenways; explore reductions in setbacks for lots abutting greenway corridors</p>





**LAND USE POLICY GUIDANCE TABLE – BIKE & PED PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>1.6 Consider pedestrian concerns and Level of Service (LOS) in Traffic Impact Analyses and other engineering studies</b> Consideration of pedestrian and bicycle levels of service assure adequate facilities for pedestrians and bicyclists in new development and capital improvements.</p>	<p>Ensure TIA studies include pedestrian and bicycle modes</p>
<p><b>1.8 Develop an access management program or policy</b> Limiting turning movements on major roadways and requiring cross-access between adjacent parcels of land, including commercial developments, is a great tool for reducing the amount of traffic and turning movements on major roads while increasing safety and connectivity for pedestrians, bicyclists, and cars.</p>	<p>Incorporate access management and intersection spacing requirements for new public streets</p>

**PEDESTRIAN-ORIENTED URBAN DESIGN ELEMENTS**

<p><b>2.1 Require planting strips and street trees</b> When planted in a planting strip between the sidewalk and the curb, street trees provide a buffer between the pedestrian zone and the street. In addition to their value for improving the air quality, water quality, and beauty of a community, street trees can also help slow traffic and improve comfort for pedestrians.</p>	<p>Incorporate street tree requirements along all streets; discuss how trees along streets should be configured, whether as street trees in the right-of-way, or as a streetscape buffer outside of the right of way</p>
<p><b>2.2 Require/Specify pedestrian-scale street lighting</b></p>	<p>Add standards for maximum street light height and shielding requirements along certain “pedestrian-oriented” street segments</p>
<p><b>2.3 Update bicycle parking requirements</b></p>	<p>Review and update off-street parking standards, including bicycle parking requirements</p>

**CONNECTIVITY REQUIREMENTS**

<p><b>3.1 Revise block size requirements</b> a complete local street network should generally provide for multiple points of access, short block lengths, and as many connections as possible.</p>	<p>Review street standards for maximum block lengths (including maximum cul-de-sac lengths) with mitigation for blocks exceeding maximum lengths; add multiple points of entry standards</p>
<p><b>3.2 Require connectivity/cross-access between adjacent land parcels</b></p>	<p>Establish a street connectivity index requirement, add parking lot cross access requirements along arterials and collectors</p>





**LAND USE POLICY GUIDANCE TABLE – BIKE & PED PLAN**

Policies / Implementation Actions	Recommended Means of Addressing under the new LUO
<p><b>3.3 Limit dead end streets or cul-de-sacs</b> Dead end streets or Cul-de-sacs, while good at limiting motor vehicular traffic in an area, are a severe hindrance for network connectivity and over all neighborhood/community accessibility, including for emergency access and other services.</p>	<p>Add a street connectivity index standard and a maximum cul-de-sac length standard</p>

End of Table

