

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-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.