



CHAPTER 5. FUTURE LAND USE

INTRODUCTION

The Town of Newport Future Land Use Map was crafted through public input, analysis of existing conditions, observation of existing and future infrastructure, realization of future opportunities, and the current strengths and weaknesses of land and how its future designation will best benefit the Town and its citizens. This map is intended to guide the future development of Newport in a manner that most closely resembles the preferable outcomes and strategies to achieve them. This map is not regulatory, and the designations do not follow specific parcel lines. This map is intended to guide growth to the areas that are identified as having the highest potential to support certain future uses of land. The fact that the future projected use of land may not align with how it is proposed to be utilized should not prohibit such use from taking place, however, the users of this map should adhere to its recommendation and designation. The arrangement of designations on this map and their function have been assigned in a manner intended to support a high quality of life that fosters sustainable and sensible growth for the Town of Newport. This map was also designed to be consistent with NCGS 160D-501 and guide coordinated, efficient, and orderly development within the Town of Newport based on its present and future needs.

FUTURE LAND USE DESIGNATIONS

Per NCGS 160D-605, the future land use map and this plan as a whole must be reviewed by the Town of Newport Town Council when decisions are being made regarding zoning map changes or text amendments. Any amendment made to the Town of Newport Zoning Map that does not align with this future land use map and its designations, effectively amends the future land use map to a designation that aligns with the new zoning district.

Each designation within the map has been assigned preferred zoning districts, uses, and narratives outlining desirable development. Certain uses have been identified within each designation that would not be consistent with the goals of the land use plan and that could potentially result in an uneven dispersion of uses in Newport, or locate certain uses in undesirable locations based on the identified goals of this plan and the surrounding land use.

The zoning districts, uses, and narratives provided in this section are examples and are not limited to the specifics that are described. These examples should be used as guidelines and interpreted within reason.



Commercial Land Use Designation

The Commercial land use designation has been designed and is intended to support a wide range of commercial uses including large scale commercial retail, commerce and business centers, shopping malls, entertainment and other retail uses that will serve not only the citizens of Newport but be of service to the surrounding counties and communities within the region. The Commercial designation is designed and best suited to be located on major transportation routes with rights-of-way having the potential to support an increased volume of traffic. Sufficient infrastructure and adequate capacity should be in place to support commercial use. Uses in the commercial designation within the central area of Newport should be carefully considered to ensure the nature of the commercial use does not detract from the history of Newport and its existing commerce.

Preferred Zoning Districts

- Commercial Downtown District (CD)
- Commercial Highway District (CH)
- Neighborhood Business District (NB-1)

Desired Uses

- Commercial Retail
- Planned Shopping Centers
- Planned Commercial Development or Centers
- Entertainment Centers
- Restaurants
- Conference Centers
- Commercial Business Centers

Inappropriate Uses

- Residential (low-medium density)
- Residential (high-density discouraged unless part of a planned commercial development center)
- Industrial Uses



Industrial Land Use Designation

The Industrial land use designation is designed with the intent to provide areas for uses that involve the production, manufacture, assembly, utilities, processing, or warehousing of materials and equipment that may produce noise, dust, odors, or other by-products that should be located in planned areas and such industrial uses should provide measures designed to mitigate impacts on other land uses, the environment, designated conservation areas, and the citizens of Newport. Industrial designations desire access to major transportation routes and require adequate infrastructure in existence to support such operations.

Preferred Zoning Districts

- Light Industrial (LI)
- Industrial Warehousing (IW)

Desired Uses

- Industrial and Light Industrial
- Manufacturing
- Utility Substations
- Wastewater Treatment
- Warehousing
- Chemical Manufacturing
- Large Scale Assembly Uses
- Heavy Machinery and Implement Operations

Inappropriate Uses

- Any non-industrial uses (residential, office, commercial, recreational, etc.)



Office-Institutional Land Use Designation

The Office-Institutional land use designation is designed to provide for areas that personal business offices, professional services, and institutional offices may compatibly mix and locate in a proximity that is easily accessible to the surrounding community and residential areas within Newport. The uses in this area are not designed to operate on the schedule and intensity of those that may be found within the Commercial land use designation or commercial zoning districts in Newport. Office-Institutional designations are to be located in proximity to the residential areas that they serve with convenient access to public right-of-way.

Preferred Zoning Districts

- Residential Office District (RO)
- Neighborhood Business District (NB-1)

Desired Uses

- Professional Offices and Services
- Medical Offices
- Government Buildings
- Personal Service Businesses

Inappropriate Uses

- Commercial and Industrial Development
- High-Intensity Commercial Development



Mixed-Use Land Use Designation

The Mixed-Use land use designation is intended to accommodate for a mixture of commercial, office, and residential uses preferably designed in vertical structures with office or commercial use on the first floor and residential occurring on the second floor and higher. The Mixed-Use designation encourages planned mixed development that will incorporate a mix of uses rather than focusing upon one use type. Mixed-Use designations should have access to infrastructure to support such mixtures of use and high-density development. The Mixed-Use designation is also designed to serve as a transitional buffer between higher intensity use and residential use. Multimodal transportation and open space are desired components of mixed-use development. The designation prefers mixed-use development that will provide a variety of convenient services to the residents living within the planned development.

Preferred Zoning Districts

- Planned Unit Development District (PUD)

Desired Uses

- High-Density Residential
- Retail
- Offices
- Personal Services
- Restaurants
- Cafes
- Recreation
- Entertainment

Inappropriate Uses

- Industrial Uses
- Low-Medium Density Residential Use



Medium-High Density Land Use Designation

The Medium-High Density land use designation is designed to accommodate for residential use occurring at densities between 8,000 and 15,000 square feet per lot and between 3 to 5.5 units per acre, unless approved otherwise and dependent upon the available infrastructure to support such density. As infrastructure is extended to areas of Newport’s jurisdiction, medium to high density residential development is encouraged. The designation supports a variety of housing types including single-family dwellings, two-family dwellings, duplexes, and townhouses, as well as multi-family development and planned residential development. The designation encourages the provision of open space and multimodal transportation within residential developments. The designation is not designed for low-density residential development.

Preferred Zoning Districts

- Residential Single-Family District (R-8, R-10, R-15, R-15D)

Desired Uses

- Medium-High Density Residential Development
- Planned Residential Development
- Creative Development that preserves natural areas and provides ample open space and walkability

Inappropriate Uses

- Low-Density Residential Development
- Any Non-Residential Development



Low-Density Agriculture Land Use Designation

The Low-Density Agriculture land use designation is designed to accommodate low-density residential dwellings that may have limited access to infrastructure to support medium and higher density settings. Development in this designation is traditionally located in undeveloped or sparsely developed agricultural or environmentally sensitive areas. Density in these areas occurs at a minimum of 20,000 square feet per lot. As these areas receive water and sewer, medium to high density development may be considered dependent upon their potential impact to existing low-density residential development and agricultural use or environmentally sensitive areas.

Preferred Zoning Districts

- Residential Agricultural District (R-20)
- Residential Single-Family District (R-20A)
- Residential Single-Family Manufactured Home (Mobile Home) District (R-20MH)

Desired Uses

- Low-Density Residential Development, including a mix of single-family homes, manufactured homes, and modular homes that provide a variety of housing types to accommodate for all income levels and housing needs for the citizens of Newport.

Inappropriate Uses

- Medium-High Density Residential Development that detracts from the agricultural or environmentally sensitive nature of the area
- All non-residential use



Conservation Land Use Designation

The Conservation land use designation is designed to protect the environmentally sensitive areas of Newport including areas within the special flood hazard areas, identified 404 wetlands, the Croatan National Forest, and the species that inhabit them. These areas should be preserved and protected as they serve paramount value and development of these natural areas should be prohibited.

Preferred Zoning District

- Conservation

Desired Uses

- Open Space
- Parks
- Natural Areas
- Agriculture

Inappropriate Uses

- Any type of development that has a negative effect upon the identified areas of conservation that are environmentally sensitive and need protection



FUTURE LAND USE MAP

Map 12 displays the future land use designations and their boundaries in relation to how Newport exists today. The boundaries of this map are not parcel specific. Parcels that may be split between separate designations require an evaluation of the existing zoning districts, as well as any adjacent uses that should be considered when determining which designation that the parcel falls within, or which designation standards should apply for decisions of land use. This future land use map sets forth the framework for the future development of Newport to align with what has been identified in the planning process as the desired future for Newport.

Table 5-1. Future Land Use

Land Use	Map Legend	Corporate Limits (Acres)	Extraterritorial Jurisdiction (Acres)	Planning Jurisdiction (Acres)	% of Total Planning Jurisdiction
Commercial		172.93	493.54	666.47	3.56%
Industrial		387.57	0.26	387.83	2.07%
Office-Institutional		260.62	1,576.97	1,837.59	9.82%
Mixed Use		688.13	1,824.83	2,512.96	13.43%
Medium-High Density Residential		701.03	2,066.69	2,767.72	14.79%
Low-Density/Agriculture		0.00	6,106.90	6,106.90	32.63%
Conservation		2,848.90	1,589.94	4,438.84	23.71%
Total		5,059.18	13,659.14	18,718.32	100.00%

Source: Town of Newport, insight Planning & Development.

The Future Land Use Map includes seven land use designations that span the existing municipal limits of Newport as well as its extraterritorial jurisdiction area. The Town of Newport’s extraterritorial jurisdiction is almost three times the size of its municipal limits with a 169.98% increase from the 5,059.18 acres within its corporate limits and the 13,659.14 acres within the extraterritorial jurisdiction. Of the total jurisdiction, the majority of future land use is designated for Low-Density Agriculture (32.63%) and Conservation (23.71%) with a large percentage of the Conservation future land use designation including the Croatan National Forest.

With the anticipated completion of Interstate 42 on the horizon, Newport will experience growth and development. The pressures of future development will be felt most in areas that have adequate infrastructure to support development. Newport is aware of the future infrastructure needs and the development pressures that face the Town and is in the process of planning for expansion as previously described in Chapter 4. These designations have been assigned in an effort to see this growth distributed and to not benefit one particular area of the jurisdiction, but rather to provide the jurisdiction as a whole with areas for strategic growth that is attractive and benefits all citizens. The Mixed-Use Designation has the potential to satisfy multiple needs of the town and its residents by allowing people to live near the goods and services necessary for their quality of life.



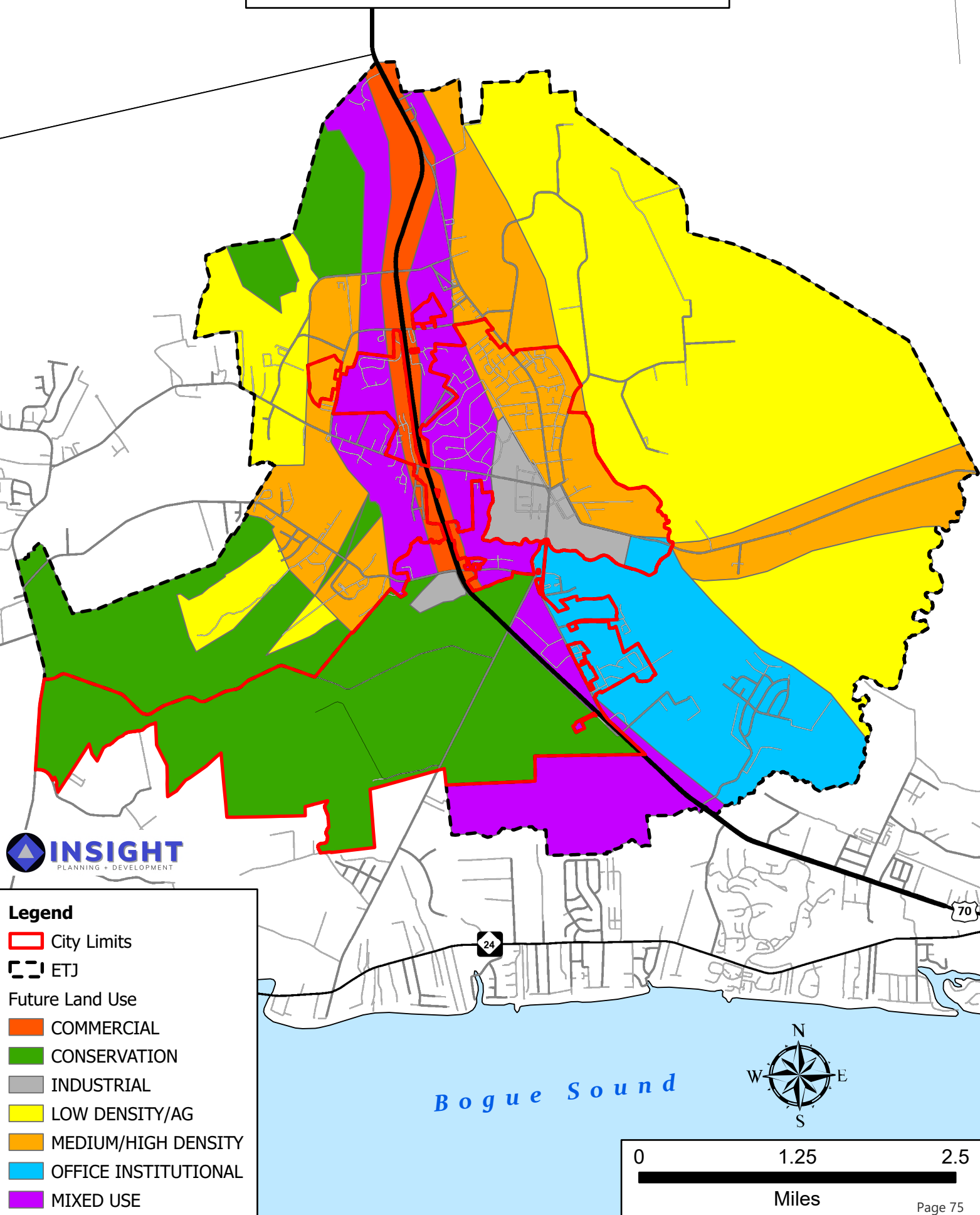
The Mixed-Use designation should also be beneficial for convenience as well as minimizing travel. The future residential designations provide ample space and opportunity for equitable and affordable development to occur at several different densities that are inclusive of many housing types.

Newport has the potential to experience significant institutional and commercial growth as well as industrial and light industrial use increase due to its geographic location upon Highway 70/Interstate 42 and its proximity to Morehead City. Land has been given such designations to accommodate for this potential with 9.82% of the jurisdiction being designated for Office-Institutional, 2.07% Industrial, and 3.56% Commercial.

The areas given the Conservation designation should remain in an undisturbed state as they currently are today. The natural ecosystems within Newport located along the shores of the Newport River and within the Croatan National Forest are environmentally sensitive and serve many important roles including but not limited to improving overall environmental health, capturing floodwaters, and serving as recreation areas for the citizens of Newport and the surrounding region.

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Map 10. Future Land Use



- Legend**
- City Limits
 - ETJ
 - Future Land Use
 - COMMERCIAL
 - CONSERVATION
 - INDUSTRIAL
 - LOW DENSITY/AG
 - MEDIUM/HIGH DENSITY
 - OFFICE INSTITUTIONAL
 - MIXED USE

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Miles

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