



**CONCEPTUAL ONLY**

The Advance Morehead City project is a major update to the City’s current unified development ordinance (or “UDO”) and the associated Zoning Map. The UDO includes the City’s rules for zoning and subdivision of land and is the primary tool for implementing the vision for future development as described in the newly-adopted *Morehead City Plan 2032*. The Zoning Map is the geographic distribution of zoning districts, and controls where individual uses may be permitted or prohibited. Public Forum 2 is an opportunity for landowners and interested citizens to learn about the Advance Morehead City project and anticipated impacts to the City’s current zoning map.

**PURPOSE FOR PUBLIC FORUM 2:**

- **Provide details about Advance Morehead City;**
- **A chance to ask questions about current zoning; and**
- **An opportunity to notify the City about inaccuracies or problems with the Zoning Map**

Advance Morehead City includes a  
**TRANSLATION** of the current Zoning districts into districts with new names;  
 it **IS NOT A RE-MAPPING** of the City

A **TRANSLATION** means that most of the current zoning districts will be translated from the current Unified Development Ordinance into the updated Unified Development Ordinance with no substantive changes other than the zoning district name and abbreviation. However, the **TRANSLATION** may also include the following:

*DISTRICT CONSOLIDATIONS, REMOVAL OF SOME CURRENT DISTRICTS, and REVERSION.*

<b>District Consolidation</b>	<b>Removal of Some Districts</b>	<b>Reversion of District</b>
Two or more similar zoning districts are consolidated into a new single zoning district – for example, the current R15, R-15M, and R-15SM districts may be consolidated into a new single residential district	One or more current zoning district option may be removed – for example, the current Planned Development (PD) district is proposed for removal as an option	Some existing conditional districts will be reverted to corresponding conventional districts because development was never completed

In addition to the **TRANSLATION**, the Advance Morehead City project may also include **TECHNICAL REPAIRS** to the Zoning Map. For example, public streets in some portions of the City have zoning designations – these situations are proposed for removal from the zoning map. Some lots are bifurcated, or have two or more different zoning districts – these will be reduced to a single district. Some lots have incorrect zoning district designations due to mapping or scrivener’s errors – these will be corrected. The project will keep track of all proposed **TRANSLATIONS** and **TECHNICAL REPAIRS** and make these available for public inspection.

Landowner-generated requests for Zoning Map amendments will not be included as part of the Advance Morehead City project



Initial Zoning District Translation Table included on the next page

THIS INFORMATION IS CONCEPTUAL ONLY

The following table is an initial draft of the proposed zoning district translation table.

ADVANCE MOREHEAD CITY ZONING DISTRICT TRANSLATION TABLE			
THIS IS A DRAFT CONCEPT, AND IS LIKELY TO CHANGE			
ZONING DISTRICTS IN THE CURRENT UDO		ZONING DISTRICTS IN THE NEW UDO	
<b>RESIDENTIAL DISTRICTS</b>			
R-20	Single-Family Residential	SFL	Single-Family Low Density
R-15	Single-Family Residential	SFM	Single-Family Moderate Density
R-15SM	Single-Family Residential Single Family/Manufactured Home	RMH	Manufactured Home
R-15M	Single-Family Residential/Manufactured Home		
R-10	Single-Family Residential	SFMD	Single-Family Medium Density
R-7	Single-Family Residential	VRMD	Variable Residential Medium Density
R-5S	Single-Family Residential	VRHD	Variable Residential High Density
R-5	Residential		
RMF	Residential Multi-Family	RMF	Multi-Family Residential
<b>NONRESIDENTIAL DISTRICTS</b>			
O&P	Office and Professional	OFI	Office and Institutional
MA	Medical Arts		
IC	Institutional Campus		
CN	Commercial Neighborhood	NHC	Neighborhood Commercial
CD	Downtown Commercial	DTN	Downtown Commercial
DB	Downtown Business		
CM	Commercial Marina	WRC	Water-Related Commercial
CH	Highway Commercial	HYC	Highway Commercial
	(NEW)	MXD	Mixed-Use
I	Industrial	IND	Industrial
PM	Port-Maritime	PORT	Port
<b>CONDITIONAL DISTRICTS</b>			
R-10-CZ	Single-Family Residential - Cond.	RSCZ	Residential Conditional
R-15-CZ	Single-Family Residential – Cond.		
R-15M-CZ	S-F Res./Manu. Home – Cond.		
R-15SM-CZ	S-F Res./Manu. Home – Cond.		
R7-CZ	Single-Family Residential - Cond.		
R5-CZ	Residential - Conditional		
RMF-CZ	Res. Multi-Family – Conditional		
OP-CZ	Office and Professional – Cond.	NR-CZ	Non-Residential Conditional
MA-CZ	Medical Arts – Cond.		
CN-CZ	Commercial Neighborhood – Cond.		
CM-CZ	Commercial Marina – Cond.		
CH-CZ	Highway Commercial – Cond.		
I-CZ	Industrial – Cond.	IN-CZ	Industrial Conditional
	(NEW)	MX-CZ	Mixed-Use Conditional
PD	Planned Development	(converted to legacy district – no longer available)	

Conditional districts are either: Limited Use (LU); Limited Standard (LS); or Master Planned (MP)



Please go to [www.advancemoreheadcity.com](http://www.advancemoreheadcity.com) for more information