AN ORDINANCE OF THE CITY COUNCIL OF LENOIR, NORTH CAROLINA, AMENDING APPENDIX A OF THE LENOIR CITY CODE RELATED TO PERMITTED LOCATIONS FOR EDUCATIONAL FACILITIES, ELIMINATING OVERLAP WITH PUBLIC SERVICE FACILITIES, PROVIDING FOR CODIFICATION, AND AN EFFECTIVE DATE.

Whereas, the Lenoir Zoning Ordinance currently includes public schools within the definition of Public Service Facilities but does not list private academic schools, colleges, universities, or other educational institutions as a designated use on the Permitted Use Chart, resulting in a discrepancy between the ordinance and the definition of "Educational Facility" in Article IV; and

Whereas, Article IV of the Zoning Ordinance defines an Educational Facility as a facility for the education of children and adults, including public and private kindergarten, elementary and secondary schools, colleges, technical institutes, and universities, yet this use category is not represented on the Permitted Use Chart; and

Whereas, the proposed ordinance would differentiate Educational Facilities from Public Service Facilities by removing "schools" from the latter definition, thereby creating two distinct land-use categories with no overlap; and

Whereas, the Planning Board and City Council find that adding Educational Facilities to the Permitted Use Chart is consistent with the 2045 Comprehensive Plan, which encourages redevelopment of vacant and historic buildings and recommends updating zoning regulations to support practical, predictable development patterns;

NOW, THEREFORE, LET IT BE ENACTED BY THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA, AS FOLLOWS:

SECTION 1. Appendix A, Article IV of the Code of Ordinances, City of Lenoir, North Carolina, "Definitions" is hereby amended to read as follows:

Public Service Facility - A facility that is owned, operated, or financed, in whole or in part, by any public or governmental entity, and is dedicated to the provision of services to the general public. This includes public safety

facilities (EMS, police, and fire protection), ~~schools and education~~, hospitals and health care, and the public provision of social services.

(****)

SECTION 2. Appendix A, Article VI of the Code of Ordinances, City of Lenoir, North Carolina, "Permitted Use Chart" is hereby amended to read as follows:

SECTION 600, TABLE B: Chart of Permitted and Special NON-RESIDENTIAL Uses

SECTION 600, TABLE B: Chart of Permitted and Special **NON-RESIDENTIAL** Uses

P=Permitted Use • PS=Permitted w/ Separation Requirements • S=Special Use • Blank = Prohibited

	Residential							*Mixed Use/Commercial*							*Industrial*	
NON RESIDENTIAL (1)	*R-R (Rural Residential)*	*R-20 (Low Density Single Family)*	*R-15 (Single Family)*	*R-12 (Single Family)*	*R-9 (mixed density residential)*	*R-6 (high density residential)*	*R-C (residential-commercial)*	*O&I (Office and Institutional)*	*B-1(Neighborhood Business)*	*B-2 (General Business)*	*B-3 (Central Business District)*	*B-5 (Neighborhood Mixed Use)*	*B-6 (Transitional Business)*	*B-7 (Highway Business)*	*I-1 (Light Industrial)*	*I-2 (Heavy Industrial)*
Adult Establishment/Adult Use/Sexually Oriented Business (2)										PS					PS	
Adult Gaming Establishment (3)										PS					PS	
Agriculture	S	S(9)													S(9)	S(9)
Billards and Pool Halls (10)										P	P					
Day Care Centers	S			S	S	S	P	P	P	P	P	P	S	P	P	P
Communication Towers (4)	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S
Cultural and Community Facilities, Churches, Synagogues, Mosques	S	S	S	S	S	S	S	P	S	P	P	S	S	P	P	P
Kennels, Commercial (12)										p				P	P	p
Eating and Drinking (without drive-through)							P	P	S	P	P	P	P	P	P	P
Eating and Driving (with Drive-through)							P			P				P	P	P
Educational Facility				**S**	**S**	**S**	**S**	**P**		**P**	**P**			**P**		
Flea Markets										S				S	P	P
Green Houses, Commercial (5)	S	S								P	P			P	P	P
Hospital/Clinics								P		P	S			P	P	P
Hotels/Motels										P	P			P		
Junk Yard/Salvage Yard (11)																P
Manufacturing & Processing: Boutique/Artisan							P	P	P	P	P			P	P	P
Manufacturing & Processing: Light										P(6)				P(6)	P	P
Manufacturing & Processing: Heavy																P
Night Clubs/Private Clubs (7)										PS	P					
Office (includes Medical and Dental)							P	P		P	P	P	P	P	P	P
Public Service Facilities					S	S	S	P		P	P			P	P	P

(Deletions indicted by ~~strikethrough~~; additions indicated by underline, omissions indicated by **** UPDATED 7/30/2026)

Personal Storage (mini warehouse)										P				P	P	P
Recreation, Outdoor	(8)	(8)	(8)	(8)	(8)	(8)	(8)			P				P		
Recreation, Indoor										P	P			P	P	P
Retailing, Light							P	P		P	P	P	P	P	P	P
Retailing, Intensive										P				P	P	P
Retailing: Neighborhood Business	S	S					P	P	P			P	P			
Services, Automotive (13)										P				P	P	P
Services, Major Vehicle										S				S	P	P
Services, Business and Personal							P	P	P	P	P	P	P	P	P	P
Shooting Range, Indoor										P					P	P
Studios and Specialty Schools								P	P	P	P	P	P	P	P	P
Veterinarians (no outdoor kennels)										P			P	P	P	P
Warehousing										P(14)				P(14)	P	P

SECTION 3. CODIFICATION. The City Clerk shall cause the Code of Ordinances of Lenoir, North Carolina to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

SECTION 4. EFFECTIVE DATE. This ordinance takes effect upon adoption.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lenoir, North Carolina, by the City Clerk of the City of Lenoir, North Carolina, this 22nd and 29th days of July, 2026.

DONE, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of the a majority of a quorum present of the City Council of the City of Lenoir, North Carolina, at a regular meeting, this _____ day of _____, 2026.

BY THE MAYOR/MAYOR PRO TEMPORE OF THE CITY OF LENOIR, NORTH CAROLINA:

_____

Mayor/Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA:

_____

City Clerk

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