

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025

FILED SENATE  
May 5, 2026  
S.B. 1075  
PRINCIPAL CLERK

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SENATE BILL DRS45562-NR-7A

Short Title: Restore Down-Zoning Auth./Military Counties. (Local)

Sponsors: Senators Brinson and Lazzara (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO RESTORE THE AUTHORITY TO INITIATE DOWN-ZONING IN THE  
3 MILITARY HOST COUNTIES OF CRAVEN, CARTERET, ONSLOW, JONES, AND  
4 LENOIR.

5 The General Assembly of North Carolina enacts:

6 SECTION 1. G.S. 160D-601(d), as amended by Section 3K.1 of S.L. 2024-57, reads  
7 as rewritten:

8 "(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that  
9 down-zones property shall be ~~initiated, enacted, or enforced~~ initiated nor is it enforceable without  
10 the written consent of all property owners whose property is the subject of the down-zoning  
11 ~~amendment.~~ amendment unless the down-zoning amendment is initiated by the local  
12 government. For purposes of this section, "down-zoning" means a zoning ordinance that affects  
13 an area of land in one of the following ways:

- 14 (1) By decreasing the development density of the land to be less dense than was  
15 allowed under its previous usage.  
16 (2) By reducing the permitted uses of the land that are specified in a zoning  
17 ordinance or land development regulation to fewer uses than were allowed  
18 under its previous usage.  
19 (3) ~~By creating any type of nonconformity on land not in a residential zoning~~  
20 ~~district, including a nonconforming use, nonconforming lot, nonconforming~~  
21 ~~structure, nonconforming improvement, or nonconforming site element."~~

22 SECTION 2.(a) This act applies only to Craven, Carteret, Onslow, Jones, and Lenoir  
23 Counties and the municipalities located therein.

24 SECTION 2.(b) This act is effective when it becomes law and applies retroactively  
25 to December 11, 2024. Any adopted ordinance affected by Section 3K.1 of S.L. 2024-57 shall  
26 be in effect as it was on or before December 11, 2024.

