

The header features a cityscape of Raleigh, North Carolina, with the title 'CITY MANAGER'S WEEKLY REPORT' in large white letters. Below the title is the website 'raleighnc.gov' in a smaller green font. To the right is the City of Raleigh logo, which includes a stylized green leaf icon and the text 'CITY OF Raleigh MANAGER'S OFFICE' in white.

CITY MANAGER'S WEEKLY REPORT

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Raleigh
MANAGER'S
OFFICE

Issue 2020-21

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INFORMATION:

Budget Work Session - Monday, June 1, 4:00 PM

Reminder that Council will meet in the first of a series scheduled budget work sessions to deliberate on the Proposed Budget **Monday** at **4:00 P.M.** The meeting will be a “virtual” electronic meeting. The agenda for the work session was published Thursday:

<https://go.boarddocs.com/nc/raleigh/Board.nsf/Public>

Regular Council Meeting Tuesday, June 2 - Afternoon and Evening Sessions

Council will also meet next **Tuesday** in regularly scheduled sessions at **1:00 P.M.** and **7:00 P.M.** The agenda for the meeting was published on Thursday. The meeting will also be a “virtual” electronic meeting.

Please note there will be a **Closed Session** immediately following the afternoon session of the Council meeting.

Reminder: If there is an item you would like to have pulled from the consent agenda for discussion, please send an e-mail mayorstaff@raleighnc.gov by 11 A.M. on the day of the meeting.

2020 Census Update

Staff Resource: Sara Ellis, Planning & Development, 996-2494, sara.ellis@raleighnc.gov

Christopher Golden, Planning & Development, 996-6368, christopher.golden@raleighnc.gov

Planning and Development department staff continues outreach and engagement efforts to achieve the goal of an 82% city-wide response rate for the 2020 Census. Raleigh, as have many other communities across Wake County and the country, has adjusted outreach efforts to maintain social distancing guidelines and prevent the spread of COVID-19.



The 2020 Census has been challenging in ways that set it apart from previous census efforts. As a result, self-reporting rates in Raleigh and across the nation have been lower than at the same point in previous campaigns. Currently the Raleigh self-reporting rate is 60% but in several low reporting tracts that rate can range from 20 to 30 percentage points lower. Due to the unusual circumstances facing the 2020 Census efforts, the self-reporting deadline has been extended from July 31, 2020 to October 31, 2020. Additional information may be found in the memorandum included with the Weekly Report materials; a more detailed presentation is scheduled for the June 9 Council work session.

(Attachment)

Neighborhood Traffic Management Program – Modification to Speed Limit Reduction Process

Staff Resource: Will Shumaker, RDOT, 996-4175, William.shumaker@raleighnc.gov

Contained within the *Neighborhood Traffic Management Program* (NTMP) policy, the manner of lowering a speed limit or a “speed limit reduction” is outlined. The policy requires applicants to obtain signatures in support along the subject street from a minimum of 75% of all properties. In an effort to continuing this service without putting residents as risk during the pandemic, staff is proposing an alternate solution to gauge community support. Staff will continue to follow the Council adopted policy but mail ballots to the required properties in lieu of a resident circulated petition. Residents will have a two-week period to vote online, email, or call-in (yes or no). The current 75% or more threshold in the policy will still be used to

advance requests for speed limit reduction. All potential speed limit reductions will still require Council action in the form of a consent agenda item and corresponding amendment to the traffic schedule.

(No attachment)

CAMPO Northeast Area Study Update

Staff Resource: Eric Lamb, RDOT, 996-2161, eric.lamb@raleighnc.gov

The Capital Area Metropolitan Planning Organization (CAMPO) is updating the 2014 Northeast Area Study (NEAS), which covers part of the Raleigh jurisdiction east of US 1 and northeast of I-540. The original NEAS plan looked at land use and multimodal transportation for portions of Wake and Franklin Counties, as well as all or parts of the municipalities of Bunn, Franklinton, Knightdale, Raleigh, Rolesville, Wake Forest, Wendell, Youngsville, and Zebulon. This update will produce recommendations across all transportation modes, as well as refresh policies and priorities that may have evolved since the original study. CAMPO conducts area studies such as this one in order to achieve more robust public engagement and take a deeper dive into specific network issues within a smaller area. Recommendations from the NEAS Update will inform the 2050 Metropolitan Transportation Plan (MTP), which is a regional long-range transportation plan updated every four years.

As a part of this study, CAMPO will once again utilize a Stakeholder Oversight Team (SOT), including decision-makers and community leaders, to provide oversight, direction and other valuable feedback on the study's findings and recommendations. CAMPO will also be partnering with all communities within the NEAS Update study area via a Core Technical Team comprised of local planning/engineering municipal staff. They will meet more frequently and focus on key deliverables for the study. Main deliverables from the study will include: a project workbook, including recommendations for roadway, bicycle, pedestrian, and transit projects to be considered in the 2050 MTP; a best practices/policy guidebook; a public outreach & collaboration document; and a hot spots & concept designs document to take a more detailed look at specific intersections or corridors.

Information about the study can be found at www.neasupdate.com. The website features a short video introduction, along with information on the study background and objectives, key deliverables, and public engagement opportunities. The website also includes a survey and an interactive map, where residents can identify issues, concerns, and points of interest in the study area. CAMPO is also planning to hold two virtual public symposiums in June:

- Tuesday, June 9 at 5:30 P.M.
- Saturday, June 13 at 10:00 A.M.

(No attachment)

Virtual Neighborhood Meetings for Rezoning Requests

Staff Resources: Bynum Walter, Planning & Development, 996-2178, bynum.walter@raleighnc.gov

During the April 21 special meeting, Council authorized a temporary procedure for virtual neighborhood meetings during the period of restrictions on in-person gatherings. Three such virtual meetings have

occurred to date, with an additional nine scheduled over the next two weeks. Included with the *Weekly Report* materials is a memorandum providing additional information about the virtual neighborhood meetings.

(Attachment)

Additional Text Changes Posted to Engagement Portal

Staff Resource: Mark Holland, Planning & Development, 996-2625, mark.holland@raleighnc.gov

The pilot program to make text changes available an online portal (<https://publicinput.com/textchanges>) for public input prior to Planning Commission review continues with two new text changes.

On May 28, staff posted TC-7-20: Mezzanines. This text change was authorized by City Council on February 18, 2020 and would amend the definition and standards for mezzanine levels in buildings. Comments will be taken through June 2 and the text change will appear on the June 9 Planning Commission agenda.

The second text change, to be posted on June 1, is the long-awaited amendment to the Plot Plan and Site Plan sections of the UDO (TC-14-19). This text change proposes to replace the current plot plan/site plan language with a new framework under which site plans are classified into one of three tiers. Tier 1 site plans are similar to plot plans in the current code and are exempted from compliance with certain UDO provisions. Tier 3 site plans must meet all UDO provisions, and Tier 2 site plans fall in between these two categories. The ordinance would amend the provisions under which an approved site plan may be modified without a new submittal, meaning that only the changes are reviewed for compliance. TC-14-19 should greatly simplify the review process for small-scale projects and changes of use. Given the complexity and significance, this text change will be open for comments for a two-week period, with a target date of June 23 for review by Planning Commission.

(No attachment)

Weekly Digest of Special Events

Staff Resource: Derrick Remer, Special Events Office, 996-2200, derrick.remer@raleighnc.gov

All Special Events continue to be cancelled for the month of May.

(No attachment)

Council Member Follow Up Items

General Follow Up Item

Sunnybrook Road Elevated Reuse Water Tank - Update

Staff Resource: TJ Lynch, Raleigh Water, 996-2316, tj.lynch@raleighnc.gov

As previously reported to City Council on numerous occasions, staff with Raleigh Water is working to complete a project at the Sunnybrook Road Elevated Water Storage Tank to address stormwater run-off concerns and to provide visual screening. The project design is complete and notification to property owners is occurring. The notification will update neighboring property owners of the scheduled work and potential impacts associated with the project.

Council has heard repeatedly from an adjoining property owner, Calla Wright, with regard to this reuse water tank. Ms. Wright has requested to make public comment during the June 2 City Council meeting.

Construction work is scheduled to begin June 1 for the drainage improvements and is anticipated to be complete in 5 to 6 weeks. The improvements will include installation of an earthen swale and sediment pond to capture runoff from the site with associated piping to Sunnybrook Road. Originally, the intent was to install a rain garden, however, site conditions consisting of shallow rock prohibited this design. There will also be plantings of evergreen trees for visual screening and water retention.

During construction expected temporary impacts may include construction equipment noise associated with trucks, backhoes, earthwork, and pipeline installation. Work times will generally occur on weekdays between the hours of 7 A.M. to 7 P.M. A staff inspector will be on-site during construction.

(No attachment)

Follow Up from the February 4 Council Work Session

"Missing Middle Housing" - Duplex Urban Design Study

Staff Resource: Charles Dillard, Planning & Development, 996-2657, charles.dillard@raleighnc.gov

During the February 4 work session, City Council received a presentation from staff on "low-hanging fruit" options for improving housing choice and affordability by reforming exclusionary zoning provisions. Several of those items are currently in the text change pipeline.

At that work session, Council authorized a text change to facilitate construction of duplexes in residential districts. Duplexes are a missing middle housing type that can add density to residential neighborhoods at a building scale that does not substantially alter neighborhood-built character. Current regulations place significant barriers on duplex construction in R-6 and R-10 districts, and prohibit them outright in R-4, R-2 and R-1 districts.

Included with the *Weekly Report* materials is a staff memorandum which contains both text and graphical analysis of the topic. The memo also includes recommendations for specific actions as to next steps in modifying the UDO to improve housing choice and affordability.

(Attachment)

Follow Up from the March 3 City Council Meeting

Idlewood Village Drive Multi-Way Stop Evaluations (Mayor Pro Tem Branch)

Staff Resource: Will Shumaker, RDOT, 996-4175, william.shumaker@raleighnc.gov

During the meeting Council requested staff to evaluate five intersections along Idlewood Village Drive for multiway stops. The intersections evaluated along Idlewood Village Dr. include Lombard Street, Ujamaa Drive, Ricochet Drive, and Snowberry Drive north and south. Staff is recommending approval of all five intersections.

When evaluating Idlewood Village Drive as a whole, it was built as a collector street (41 feet wide) under the old street design standards and staff concluded that the addition of multiway stops would improve the operational characteristics in the neighborhood. There are numerous pedestrian trip generators along the street including the Upper Room Church of Christ and associated athletic fields. The addition of multiway stop-controlled intersections improves pedestrian safety along a street that has an incomplete sidewalk network such as Idlewood Village Drive.

Staff is reaching out to the properties that will be impacted by the addition of the multiway stops, to answer any questions and receive feedback due to restricting on-street parking by 13' additional feet at the intersection. Following the notification, the five multi-way stops will be presented to Council in the form of a consent agenda item. Previous information regarding this issue may be found in *Weekly Report Issue 2020-10* (March 7). Included with the Weekly Report materials is a location map showing the locations of the proposed multiway stops.

(Attachment)

Follow Up from the May 5 City Council Meeting

Bardwell Road Concerns (Council Member Cox)

Staff Resources: Matthew Currier, RDOT, 996-4041, matthew.currier@raleighnc.gov

Megan Hinkle, City Manager's Office, 996-4041, megan.hinkle@raleighnc.gov

During the meeting, Council Member Cox shared two concerns related to Bardwell Road, a residential street in the Brentwood area. Council Member Cox referenced an issue with an illegally parked vehicle on Bardwell; he also requested staff assess the current parking situation along Bardwell Road due to concerns received about potentially unsafe conditions due to parking along both sides of the roadway.

Raleigh Police had identified an illegally parked trailer on Bardwell Road in late April. Staff spoke with the owner of the trailer who removed the trailer from the street. The trailer has not been reported or seen on the street since staff addressed the issue with the owner. Illegally parked vehicles may be reported to Raleigh Police at 919-829-1911.

Transportation staff completed multiple site visits to Bardwell Road both during the day and in the evenings to observe the conditions along the roadway. During each of these visits staff found a low volume of vehicles parked along each block of the two blocks of Bardwell Road and did not observe an unsafe condition. Transportation and police staff compared their findings related to this location, with staff noting that illegally parked vehicles would have contributed to a higher volume of cars parked along the roadway making it more difficult to travel the corridor.

Bardwell Road is a narrow neighborhood street measuring only 27 feet in width. Due to the roadway width, this street can become susceptible to parking issues if there is a high volume of vehicles parked on both sides of the street which would result in a single travel lane. Many residential streets throughout Raleigh have similar conditions to Bardwell Road. Staff has found that - while having parking along these narrower low volume neighborhood roadways could create some issues for full-time two-way traffic – parked cars also provide a form of traffic calming and keeps traffic speeds down. By compelling motorists to slow down near parked vehicles, the parked vehicles actually create a safer environment for motorists, pedestrians, and cyclists.

Should the community wish to pursue parking restrictions on one side of the street, staff recommends following the citizen driven petition process due to the low observed parking volume on this street. This process will ensure that there is both community support and will help identify which side of Bardwell the residents would prefer to be signed as “No Parking”. Staff would work directly with the petitioner to outline the process and provide support throughout. If more than 70% of affected property owners sign the petition, then staff would bring this item forward to Council for approval as part of the consent agenda process.

(No attachment)

Follow Up from the May 19 City Council Meeting

Promoting Participation in the 2020 Census (Council Member Knight)

Staff Resource: Megan Hinkle, City Manager's Office, 996-4668, megan.hinkle@raleighnc.gov

Derrick Smith, City Manager's Office, 996-4323, derrick.smith@raleighnc.gov

During the meeting discussion took place towards identifying ways for the City Council to assist with promoting local participation in the 2020 Census. As reported earlier in this issue, a full and accurate census count of those who call Raleigh home will help ensure that our city and region receive the full amount of federal funding available for local needs, such as transportation, housing, public safety, environmental protection, and other top priorities.

Staff from the City Manager's Office, Communications, and the Planning and Development departments are collaborating on strategies for Council Members to assist in promoting participation in the 2020 Census. When available, Council Office staff will provide further information to Council Members.

General information about the 2020 Census is available on the city website:

<https://raleighnc.gov/business/content/PlanDev/Articles/LongRange/Census2020.html>

(No attachment)



Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Christopher Golden, Senior Planner
Sara Ellis, Planner II

DEPARTMENT: Planning and Development

DATE: May 22, 2020

SUBJECT: 2020 Decennial Census Update

The Raleigh Department of Planning and Development is continuing its outreach and engagement efforts to achieve the goal of an 82% city-wide response rate for the 2020 Census. The official reporting period began in April of this year, and due to the impacts of COVID-19 has been extended from its original deadline of July 31, 2020 to October 31, 2020. The City's work to achieve this goal continues, but the response rates continue to show lower levels than at the same time of year during the 2010 Census. As of mid-May, the census self-response rate average for the entire city was 60%, which is on par with the response rate for April of 2010 and indicates that Raleigh's trajectory is behind that of the last Census. For each person counted, the City is poised to receive approximately \$1,600 in federal funding allocation over the next 10 years.

The Department of Planning and Development is continuing as an active participant in the Wake County Complete Count Committee. The Committee is comprised of socially-conscious nonprofits, faith-based organizations, child care professionals and representatives from schools and universities across Raleigh and Wake County. The Wake County Complete Count Committee forms the core of coordinated efforts between Raleigh, Wake County and surrounding municipalities and connects the region to larger state-wide and national efforts.

Raleigh, as have many other communities across Wake County and the country, has adjusted outreach efforts to maintain social distancing guidelines and prevent the spread of COVID-19. In particular, the City has shifted the focus of outreach efforts by using mailings and online resources such as social media. These efforts have been made possible by the hard work of various departments in the City of Raleigh and through close cooperation with the City's Census partners in Wake County. While many successes have resulted from the City's efforts, under normal circumstances, this type of outreach would be just one tool in the diverse toolbox of public outreach methods and practices available. Current self-reported count rates are down from the similar period in 2010 and it is for this reason that the self-reporting count rate window has been extended. Locally, the response rates in north and northwest Raleigh have seen the largest gains, but south and southwest Raleigh continue to see the

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City's lowest self-response rates in the 30%-40% range while northwest Raleigh sees response rates in the 60%-80% range. Live response rate tracking is available, and the results can be results can be [viewed here](#).

The areas of greatest need are the census tracts located adjacent to Shaw University and Chavis Park; east of Dorothea Dix Park and adjacent to Wake Medical Hospital on New Bern Avenue. Additionally, there is a cluster of low reporting census tracts in northeast Raleigh, near the intersection of Louisburg Road and Capital Boulevard North. The Department of Planning and Development is continuing to explore digital and other communication channels to ensure that everyone is counted. Each voice that helps amplify this message louder ensures that our most vulnerable residents are receiving an appropriate share of resource allocation. A more detailed presentation will follow at the June 9, 2020 City Council Work Session.



Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Bynum Walter, AICP, Senior Planner
Ira Mabel, AICP, Planner II

DEPARTMENT: Planning and Development

DATE: May 27, 2020

**SUBJECT: Virtual Neighborhood Meetings for Rezoning
Requests Status Update**

Background

On April 21, 2020 City Council authorized a new approach for rezoning applicants to comply with any UDO-required neighborhood meetings. Staff issued guidelines to applicants (attached) that outline a temporary process to convene virtual neighborhood meetings while in-person gatherings cannot be held.

Recent Meetings

Three such virtual meetings occurred during the week of May 18, 2020. So far, all the meetings have been pre-submittal neighborhood meetings. These meetings have already been held and hosted by the following applicants:

- May 20 (Gorman Street) – David Brown of WithersRavenel
- May 20 (Morgan Street at Boylan Street) – Toby Coleman of Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan LLP
- May 21 (Fox Road) – Toby Coleman of Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan LLP

Planning and Development staff attended these meetings to assess their effectiveness as compared to traditional in-person meetings, and to determine if the city-issued guidelines need to be adjusted. Historically, city staff has not participated in pre-submittal neighborhood meetings. Both applicants followed a similar agenda, first giving a presentation about the request, then answering questions submitted by the public through the meeting platform's "chat" function. In at least one of the meetings, some attendees were present via telephone only and were successfully able to participate.

In general, these virtual meetings worked well. The number of participants was comparable to recently held in-person meetings. The guidelines suggest a two-hour time block on weeknights between 5 p.m. and 9 p.m. to allow the most flexibility in accommodating the public and for technical difficulties to be addressed. The guidelines also suggest robust informational material be provided by post to all invitees. These provisions appear to be adequate for successful communication between the applicant and neighbors.

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Upcoming Meetings

Additional virtual neighborhood meetings are scheduled for the following dates:

- May 28 (Falls of Neuse Road at Harps Mill Road) – Beth Trahos of Nelson Mullins
- June 1 (Corporate Center Drive) – Chad Essick of Poyner Spruill LLP
- June 1 (Boylan Avenue at North Street)– Molly Stuart of Morningstar Law Group
- June 1 (Buffaloe Road) – Pam Porter of TMTLA Associates
- June 1 (Woodlawn Drive) – Tom Kagarise of Veteran Engineering Associates
- June 3 (Wade Avenue) – Amanda Bambrick of Morningstar Law Group
- June 4 (World Trade Boulevard at Page Road) – Molly Stuart of Morningstar Law Group
- June 4 (Industrial Drive at Front Street) – Molly Stuart of Morningstar Law Group
- June 8 (Charles Drive) – Julianna Thomsen

Planning and Development staff are providing information to City Council office staff as meetings are scheduled. Interested Council Members can receive meeting information from their policy analysts about each meeting. Going forward, Planning and Development staff will continue to attend virtual pre-application neighborhood meetings and second neighborhood meetings.

Temporary Option for Virtual Neighborhood Meetings

During times when in-person gatherings are restricted, this document consists of guidance and templates for conducting a virtual meeting that may satisfy the pre-submittal neighborhood meeting prerequisite for filing a rezoning request and, when required, the second neighborhood meeting prerequisite for Planning Commission review. All requirements related to notice and neighborhood meetings found in the UDO are still applicable and should be reviewed when preparing for a neighborhood meeting.

Raleigh Planning & Development staff are available to advise you in the preparation for virtual neighborhood meetings. For more information, contact JP Mansolf (919) 996-2180 or jp.mansolf@raleighnc.gov.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive community feedback regarding a rezoning prior to submittal to Raleigh Planning & Development or prior to Planning Commission review, per the standards found in [UDO Ch. 10](#). The intention of the meeting is to facilitate neighbor communication; identify issues of concern early on; and provide the applicant an opportunity to address neighbors' concerns about the potential impacts of the rezoning request at key steps in the rezoning process.

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

The virtual neighborhood meeting option is available to applicants on a temporary basis during times when in-person gatherings are restricted. Above and beyond the requirements for neighborhood meetings found in the UDO, the following practices are strongly encouraged for virtual neighborhood meetings:

Verification of mailed notice for virtual neighborhood meetings can be completed by USPS or Raleigh Planning & Development staff.

Neighborhood meeting notification letters can be verified in one of two ways for virtual neighborhood meetings:

- By using USPS in compliance with [UDO Sec. 10.2.1.C.1.b](#).
- By coordinating with Raleigh Planning & Development staff.
 - When City of Raleigh facilities are open to the public, applicants may present stuffed, stamped, addressed, and unsealed neighborhood meeting notifications to Raleigh Planning & Development staff prior to the 10-day period for confirmation that the complete list of property owners is being noticed and that the notices contain adequate information to satisfy the requirements of the UDO and are in keeping with this guidance document.
 - When City of Raleigh facilities are closed to the public, applicants may present electronic documentation to city staff prior to the 10-day period for verification. Documentation should include: an electronic copy of the notification letter and any enclosures, the mailing list, photographs of the mailing that demonstrates the number of envelopes prepared for mailing, an attestation from the applicant that the mailing satisfies all UDO requirements and that acknowledges that false statements negate validity of the mailing.

The meeting should be held within specific timeframes and meet certain requirements.

The UDO requires that “the applicant shall provide an opportunity to meet with property owners of the development site and property owners within the mailing radius described in [UDO Sec. 10.2.1.C.1](#). In order to provide meaningful opportunity, a virtual neighborhood meeting should follow these guidelines:

- Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice.
- The software must support a two-way conversation that allows for residents to ask questions and provide thoughts, as well as hear the applicant’s presentation.
- The software should provide an option for an individual to participate exclusively by telephone.
- The meeting should be conducted for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- The meeting should not be held on City of Raleigh or State of North Carolina recognized holidays.
- Just as with an in-person meeting, an attendance sheet must be completed to log known attendees of the virtual meeting. Note if no one attended.

Additional informational material should be provided by post to all invitees.

To help facilitate discussion during the meeting for all participants, especially those that may participate exclusively by telephone, informational material should be provided by post. A copy of all mailed materials should be included as part of the Neighborhood Meeting report required for the rezoning application. In addition to details required by [UDO Sec. 10.2.1.C.1](#), the following information should be mailed with the meeting notice:

- The date, time, and detailed instructions for how to participate in the virtual meeting either online or by telephone.
- A current aerial photograph of the area.
- A current zoning map of the area.
- A draft of the rezoning petition to be submitted.
- For a rezoning request to a district that requires a master plan ([UDO Art. 4.6](#) and [4.7](#)) preliminary or schematic plans of the proposed master plan should be provided to help facilitate discussion.

The meeting agenda should describe the action to be requested and the nature of the questions involved.

This information should be addressed during the meeting:

- Explanation of the rezoning process.
- Explanation of future meetings (additional neighborhood meetings, if any; Planning Commission review; City Council public hearing).
- Explanation of the development proposal, including proposed uses and zoning conditions; explanation of any proposed master plan; and any public information available about the property owner or buyer, developer or builder, and/or likely tenant.
- Questions or concerns by virtual attendees and responses by the applicant.
- Report of any questions and concerns received by the applicant in correspondence or phone call in advance of the meeting, along with any applicant-provided responses.

The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the City of Raleigh Development Portal.

Council Member Follow Up

Proposed Multiway Stop Locations





Raleigh MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Director

FROM: Charles Dillard, AICP
Lee Stevens

DEPARTMENT: Planning and Development

DATE: May 20, 2020

**SUBJECT: Zoning for Affordability: Duplex Urban Design Study
and Recommended UDO Revisions**

Summary

Duplexes, or Attached Houses in the UDO, are two-unit missing middle housing buildings that have not been developed widely in Raleigh since the adoption of the UDO in 2013. Current UDO standards for duplexes permit these buildings in R-6 and R-10 districts, in addition to the mixed-use districts, but present two primary barriers to their construction. First, the density standards (dwelling units per acre), preclude duplex construction throughout Raleigh's residential districts. It should be noted that the density standards would also prohibit all other forms of missing middle housing in residential districts. Second, lot dimension standards are such that many lots within R-6 and R-10 districts are not large, wide, and/or deep enough to accommodate duplexes. A revision to the UDO standards regulating Attached Houses will remove these barriers and address additional constraints and opportunities in facilitating missing middle housing in Raleigh's residential neighborhoods.

At its February 4, 2020 work session, Council authorized a text change to facilitate construction of duplexes citywide. An additional text change was authorized to permit triplexes, quadruplexes and other missing middle buildings. Due to the need for more intensive study and community engagement on the latter text change, Planning and Development and the City Manager's Office has decided first to pursue the duplex text change.

This memo is intended as a brief guide to the attached Duplex Urban Design Study presentation. The presentation is organized into five sections:

- 1. Introduction to Duplexes:** This section describes the most common types of duplexes in Raleigh and elsewhere. The section also briefly describes the primary barriers to duplex construction in Raleigh today.
- 2. Duplexes in Raleigh Today:** This section introduces the districts in which duplexes are permitted today and the standards by which they are regulated. Despite being permitted in R-6 and R-10 districts, only seven

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duplexes have been built in Raleigh since the adoption of the UDO in 2013 – an average of one per year. The section includes a series of maps illustrating the extent to which the minimum lot area standard alone precludes duplex construction on many R-6 and R-10 lots. The mapping analysis does not consider lot width or depth requirements, the two of which even further restrict the potential for duplexes in many areas of the city. The maps serve as a baseline that can be compared to potential conditions under revised duplex regulations. It should be noted that the citywide maps presented herein include the proposed BRT routes and ½ mile buffer, as well as the high-frequency bus routes and a ¼ mile buffer. This transit analysis helps to inform an approach that will facilitate duplex construction particularly in areas served by Raleigh’s frequent transit network.

3. **Best Practices:** Many cities and towns across the United States have recently revised their own regulations on missing middle housing or are currently in the process of doing so. This section compares the approaches of five peer cities – Minneapolis, Portland, Seattle, Durham and Asheville – and includes a more detailed description of Portland’s proposed approach. Portland’s City Council will be hearing public testimony on the city’s Residential Infill Project on June 3. This section also details existing duplexes in Raleigh and elsewhere. The analysis from peer cities and existing duplexes informs the recommendations in the next section.
4. **Proposed UDO revisions:** This section introduces the proposed changes in Raleigh’s approach to duplexes. Based on peer city best practices as well as existing built conditions of Raleigh’s existing duplexes, the following two primary revisions are suggested:
 - a. Removing the dwelling unit per acre density standard and replacing with a land per dwelling unit approach. This will facilitate duplex construction and establish a rational approach to density that could be the foundation of a future text change to permit additional forms of missing middle housing while maintaining an appropriate sensitivity to neighborhood character.
 - b. Reducing the minimum lot area and width standards to facilitate duplex construction. It is also recommended that the text change create a new sub-type of Attached House called “Fee Simple Duplex.” Current standards preclude fee simple duplexes throughout the city, despite their being the most popular form of duplex nationwide.

These revisions would significantly increase the percentage of residential properties permitting duplexes, particularly in areas near transit. The section also includes graphics depicting hypothetical duplexes in typical R-6 and R-10 properties to illustrate that the proposed revisions would not substantially alter neighborhood character.

5. **Next Steps:** This concluding section recommends additional study and consideration to ensure other barriers to duplexes are removed. Additional items for consideration are affordable housing programs, parking requirements, driveway design, sidewalks and pedestrian infrastructure, bicycle infrastructure, stormwater and public utilities.

Conclusions and Next Steps

Revisions to the Attached House (Duplex) standards could be a significant first step to facilitating missing middle housing in Raleigh's neighborhoods. Missing middle housing provides "gentle density" that increases the supply of housing and expands housing choice. Paired with potential Transit Oriented Development policies and programs, duplexes could help achieve desired density in proximity to the proposed BRT network.

Staff proposes to continue drafting a Duplex text change that includes the recommendations from the attached Duplex Urban Design Study and that considers the aforementioned additional constraints and opportunities.



Missing Middle Housing Duplexes

Contents

1. Introduction to duplexes
2. Duplexes in Raleigh Today
3. Best Practices
4. Proposed UDO Revisions
5. Next Steps

1. Introduction

There are different types of duplexes. This section describes those types and the primary barriers to constructing them.

Council Direction:

Draft text changes to facilitate construction of duplexes, triplexes and quads citywide.

Purpose of Study:

To provide recommendations for revisions to the UDO to enable and facilitate the construction of missing middle housing.

Deliverables:

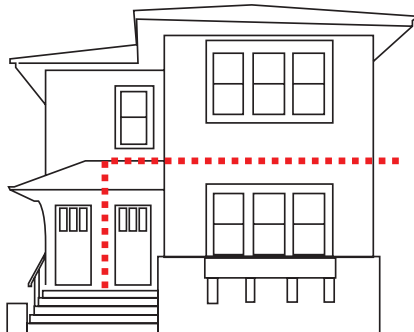
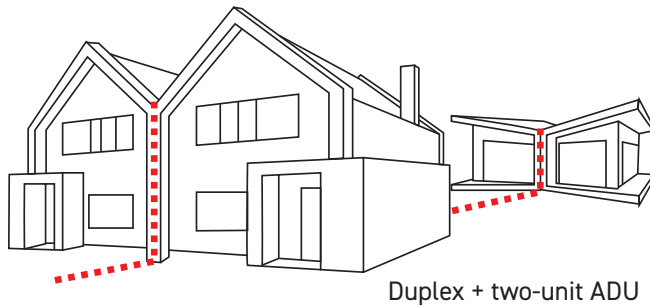
- » Text change to permit duplexes citywide
- » Separate text change to permit triplexes and quads citywide
- » Scalable standard, land area per dwelling unit metric
- » Urban Design analysis (bulk, height, setbacks, parking, access, stormwater, CPTED)
- » Mapping analysis to demonstrate potential impact and contribution to housing stock
- » Peer city research

Primary barriers to Duplexes today:

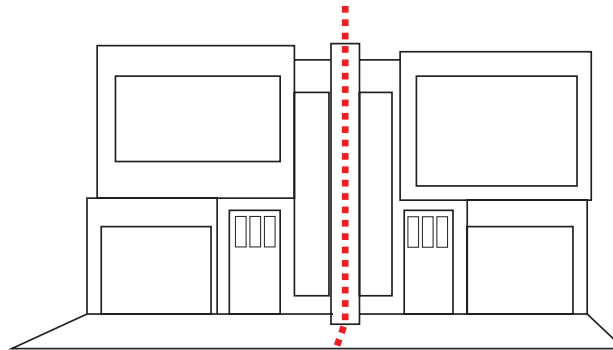
1. Lot minimums preclude fee-simple duplexes
 - » Fee simple properties are a more desirable and in-demand housing model than condominiumized duplexes.
 - » From a design and scale perspective, fee simple duplexes can be compatible with areas consisting predominantly of detached single-family homes.
2. Density standards (units/acre)
 - » Maximum density standards limit potential for missing middle housing throughout Raleigh's residential zoning districts.

Duplexes Building Types

1. Fee Simple
2. Single Lot
 - » Condominiumized
 - » Primary + Secondary Pair
3. Additional Types
 - » ADU (Split Lot + Two-unit ADU)



Single Lot Condominiumized



Fee Simple

Missing Middle Housing
Duplexes

Fee Simple Duplex

Benefits

- Commonly known property and building type
- Suited to infill development
- Efficient building type
- Lower construction cost
- Provides option for some at risk of displacement
- Similar to Townhomes (currently under study for application in R-6 districts)

Barriers

- UDO standards prohibit based on density, small lot size and reduced lot dimensions
- 0' setbacks are needed on the party wall - these are not permitted today.



Missing Middle Housing
Duplexes

Single Lot Condominiumized

Benefits

- Readily buildable on majority of R-10 lots (63%)
- Form is often identical or very similar to detached context
- Conducive to rental housing

Barriers

- Less likely as dual-ownership model; often assumes one or two rental units
- Lot standards make townhomes a more attractive and profitable option



Missing Middle Housing
Duplexes

Single Lot Primary + Secondary Pair

Benefits

- Common throughout Raleigh
- Typically lower rents compared to comparably sized units in same area
- Supports infill densification
- Increasingly in-demand housing type for multi-generational living

Barriers

- Potentially limited uptake



Missing Middle Housing
Duplexes

Additional Types

Duplex ADU

Benefits

- Greater lot coverage efficiency
- Ideal for infill subdivision

Barriers

- Uncommon
- Requires coordination between two property owners or property assemblage and redevelopment
- Likely limited uptake



Missing Middle Housing
Duplexes

2. Duplexes in Raleigh Today

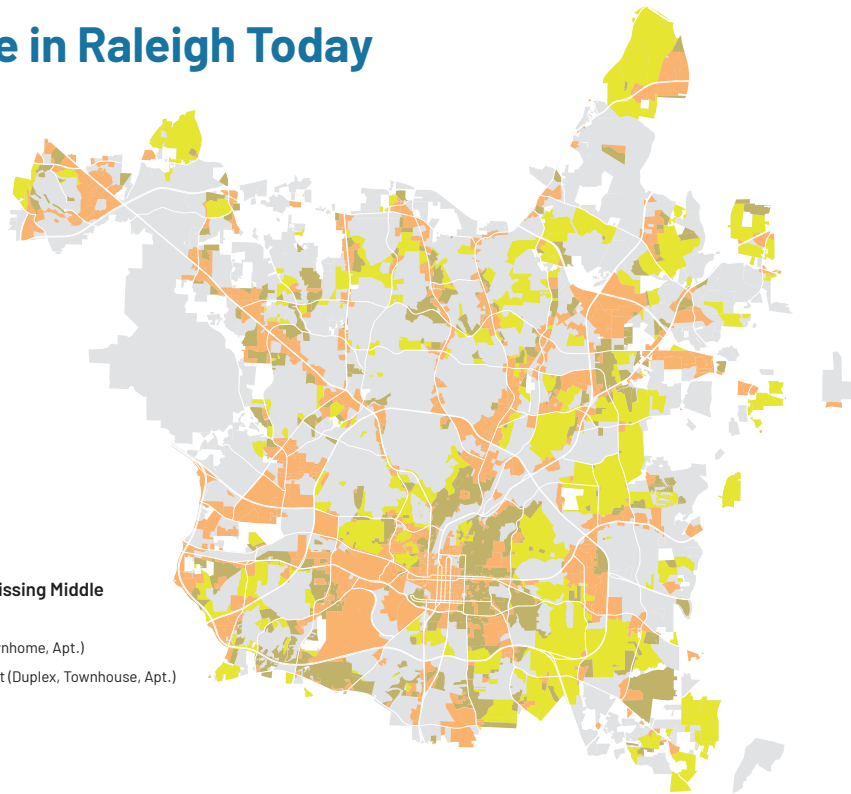
Duplexes are permitted in R-6 and R-10 districts. But density and lot dimension standards preclude their construction on many lots. Eliminating density standards is a necessary prerequisite to achieving missing middle housing.

Lot dimension standards – minimum lot area, setbacks, width and depth – are an additional barrier. This section analyzes today’s lot regulations and how they impact potential for duplex construction.

Missing Middle in Raleigh Today

UDO Districts and Missing Middle

- R-6 (Duplex)
- R-10 (Duplex, Townhome, Apt.)
- Mixed Use District (Duplex, Townhouse, Apt.)

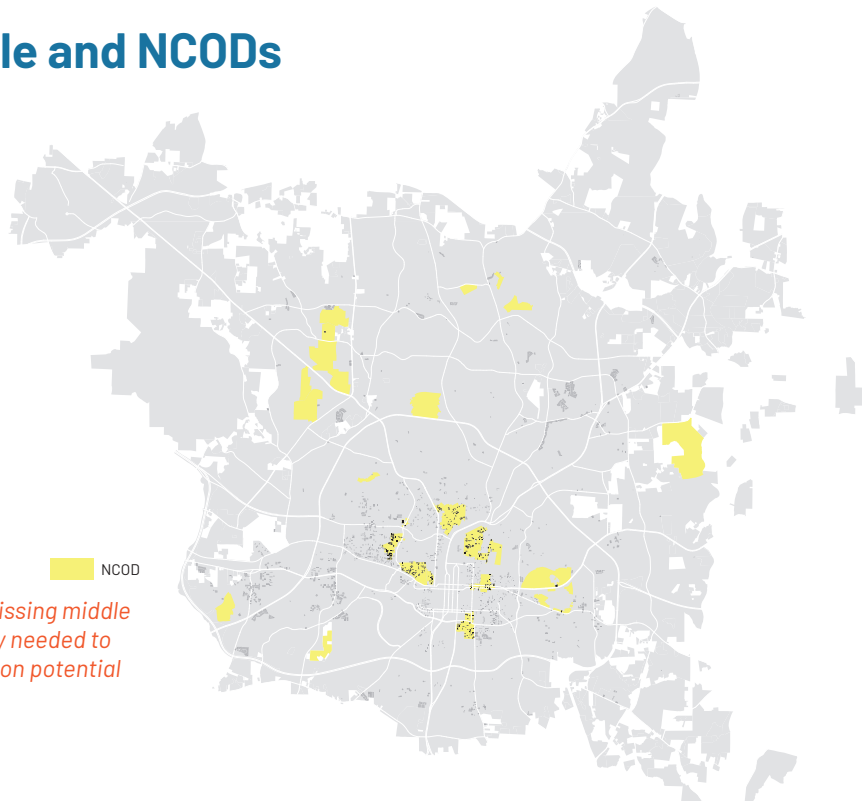


Missing Middle Housing
Duplexes

Missing Middle and NCODs

NCOD

Map shows all existing missing middle housing. Additional study needed to determine NCOD impact on potential to build duplexes.



Missing Middle Housing
Duplexes

Lot Dimension standards(A1-A3) and density limits (A4) are the primary barrier to duplexes.

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Since the 2013 adoption of the UDO, seven duplexes have been constructed.

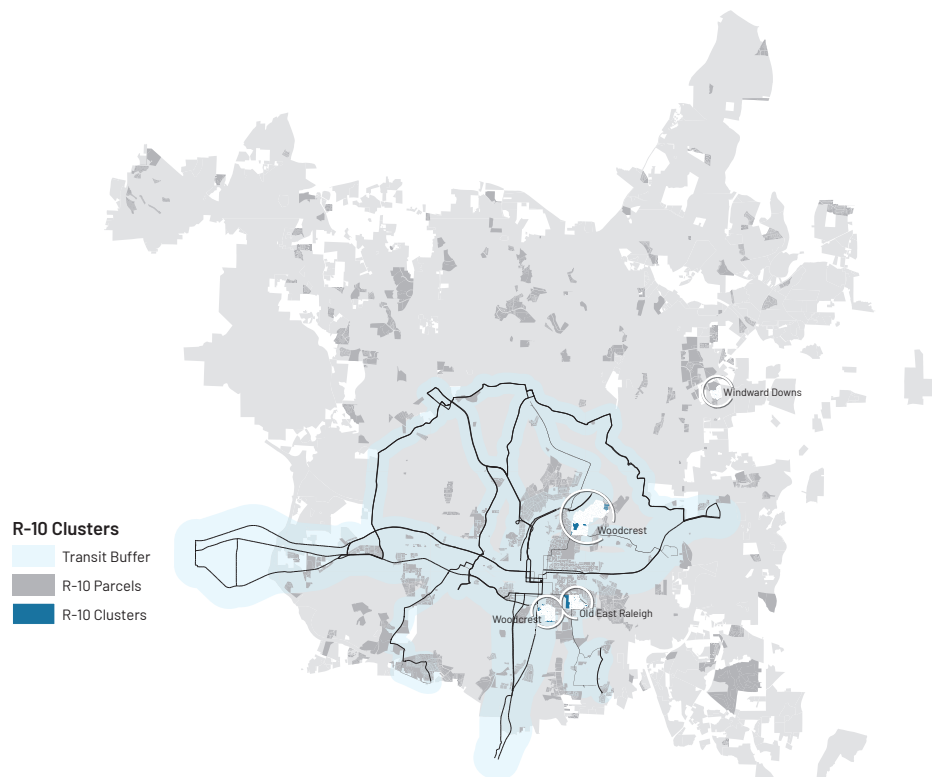
Decade	Number of Duplexes Constructed
1900s	5
1910s	5
1920s	15
1930s	10
1940s	90
1950s	165
1960s	105
1970s	175
1980s	255
1990s	50
2000s	90
2010s	20

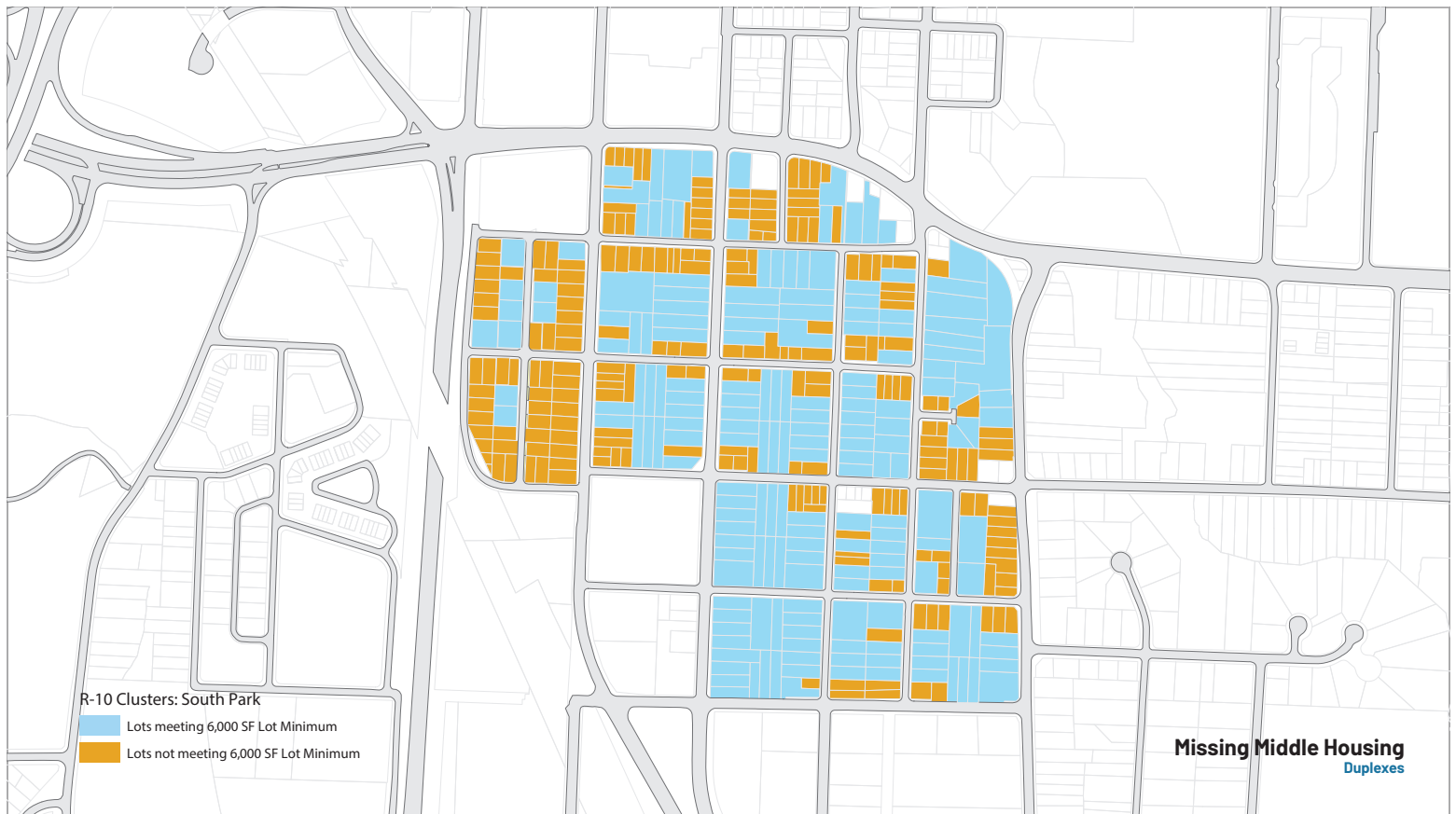
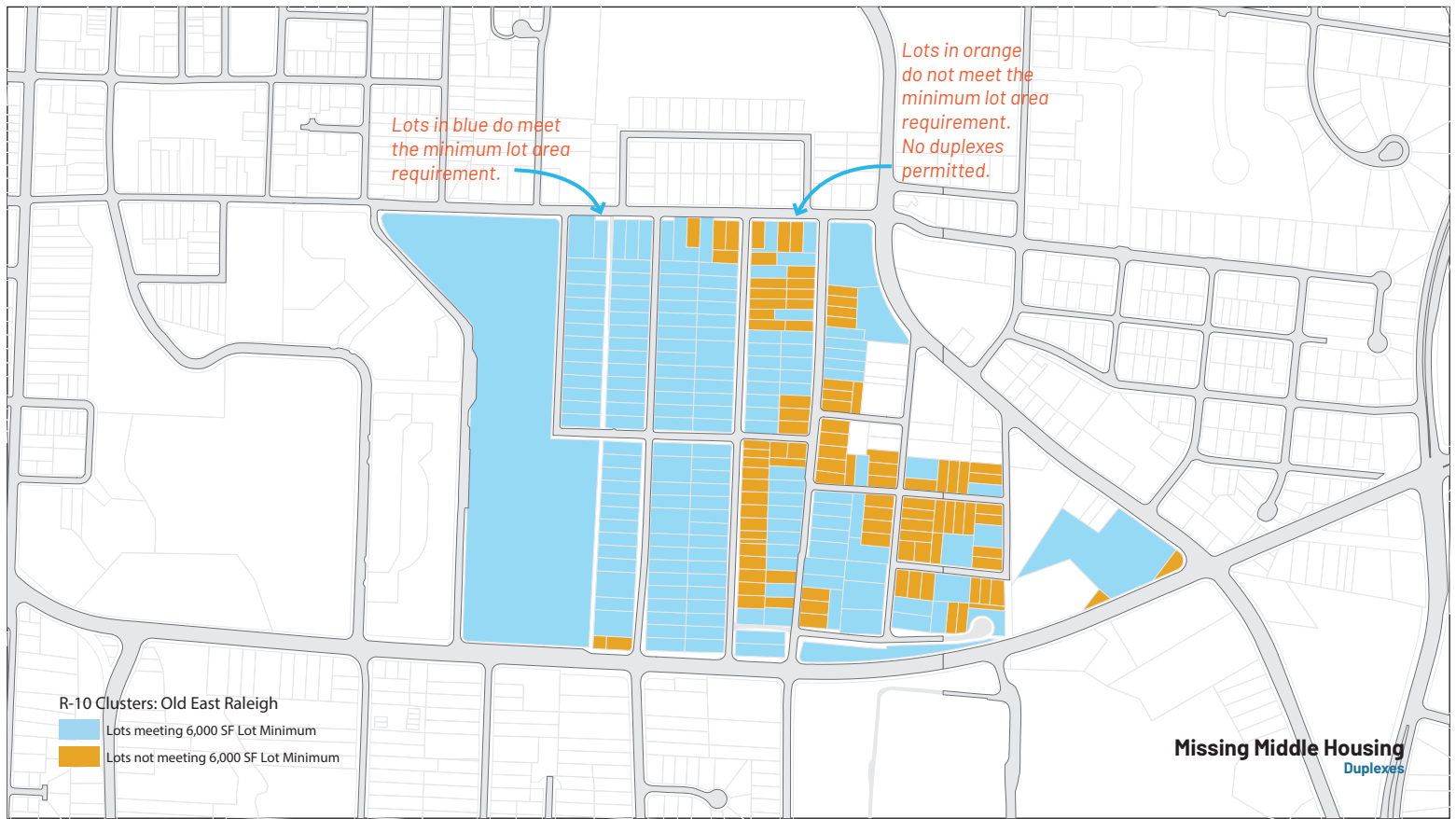
Since the 2013 adoption of the UDO, seven duplexes have been constructed.

May 29, 2020

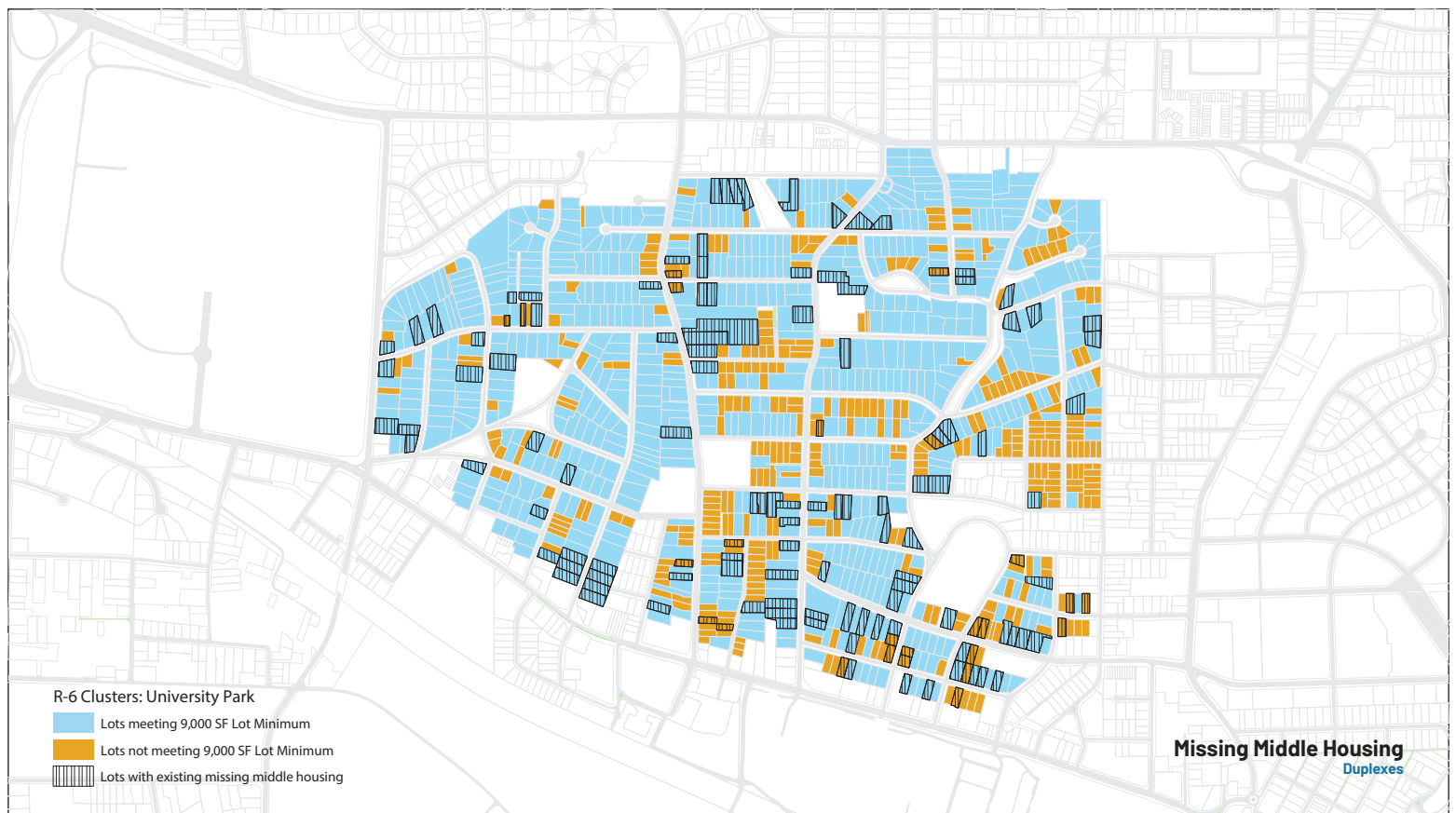
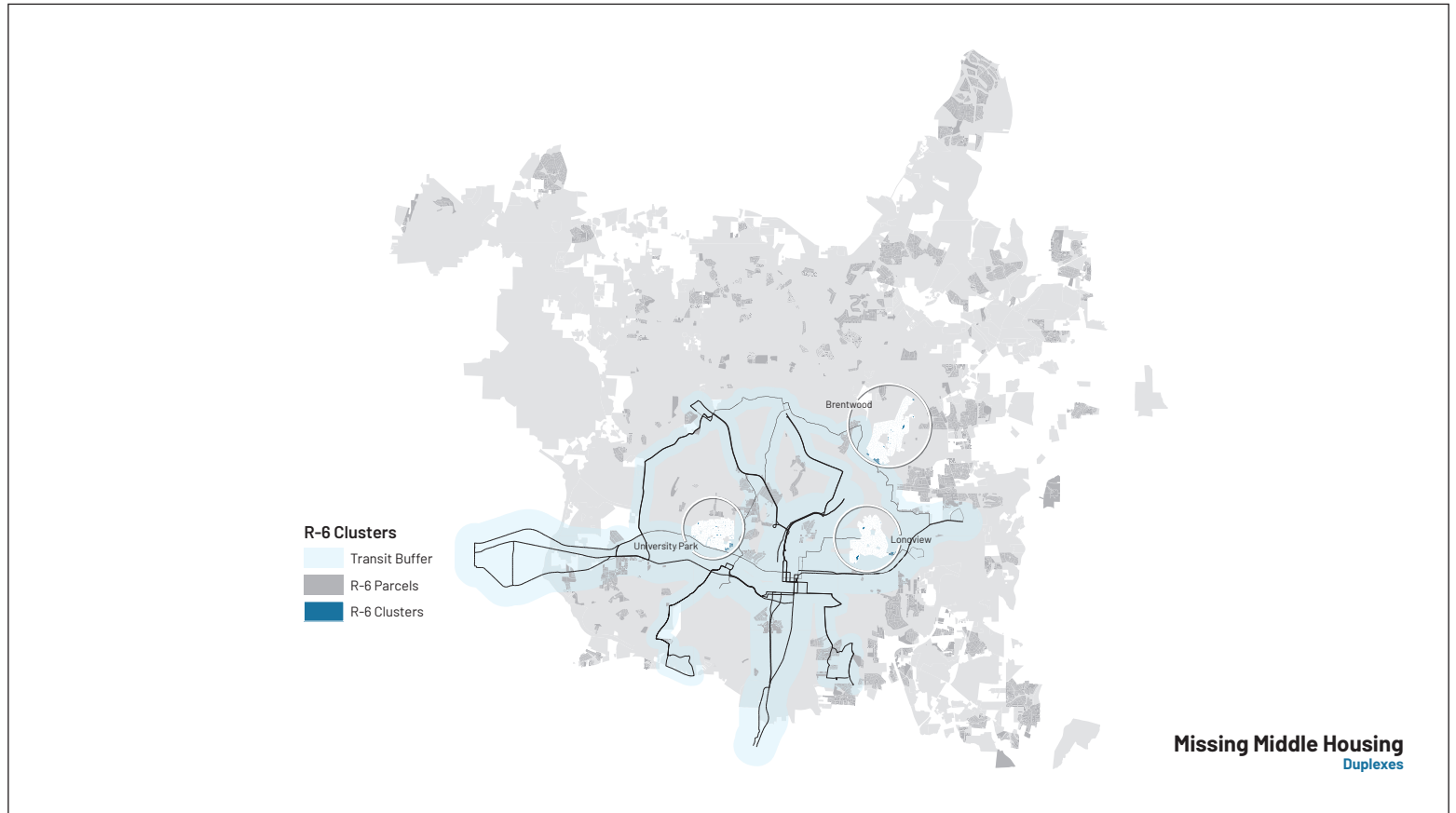
The mapping analysis on the following pages focuses on prominent clusters of R-10 and R-6 zoning that represent typical lot dimensions in those districts citywide.

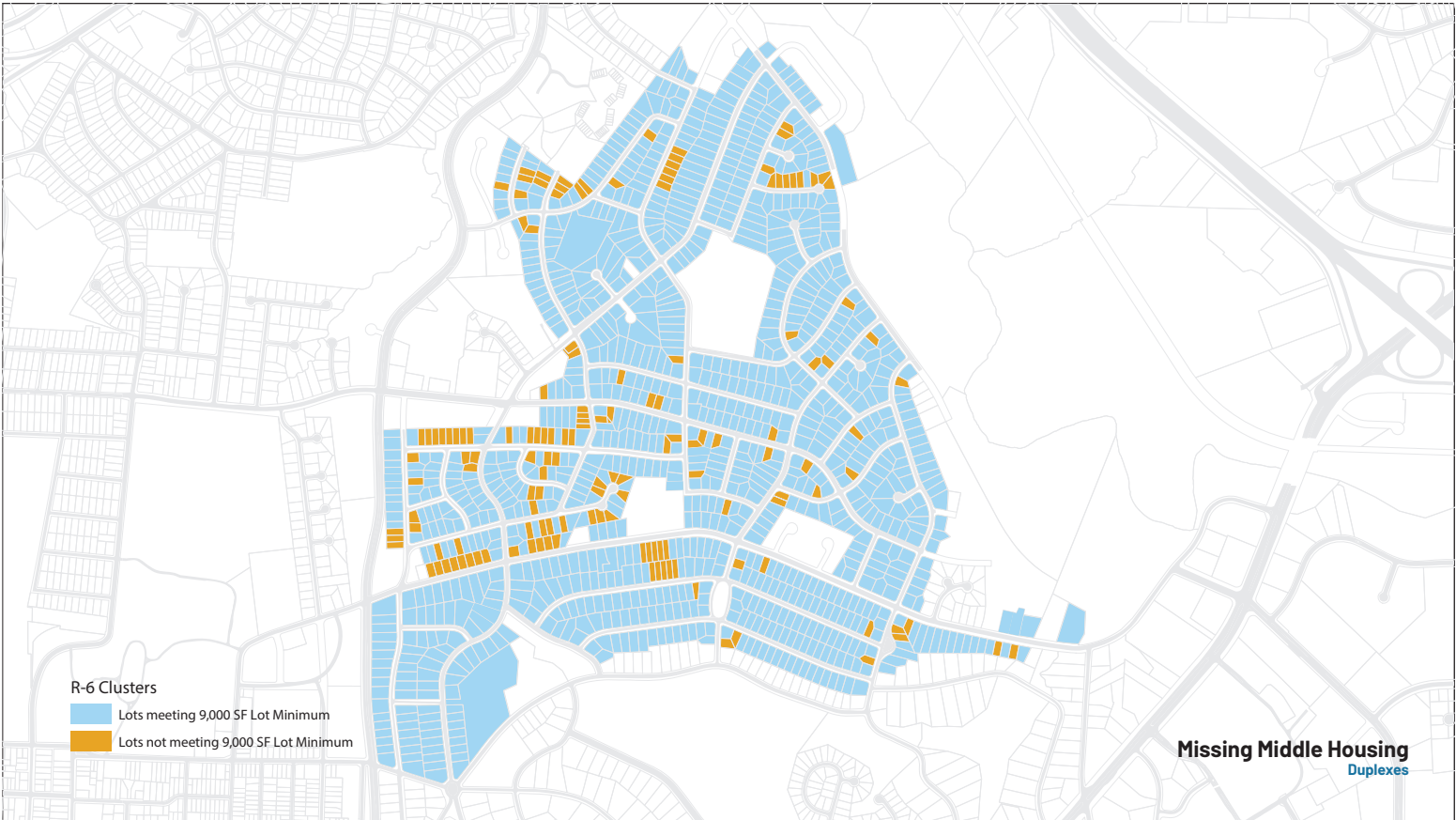
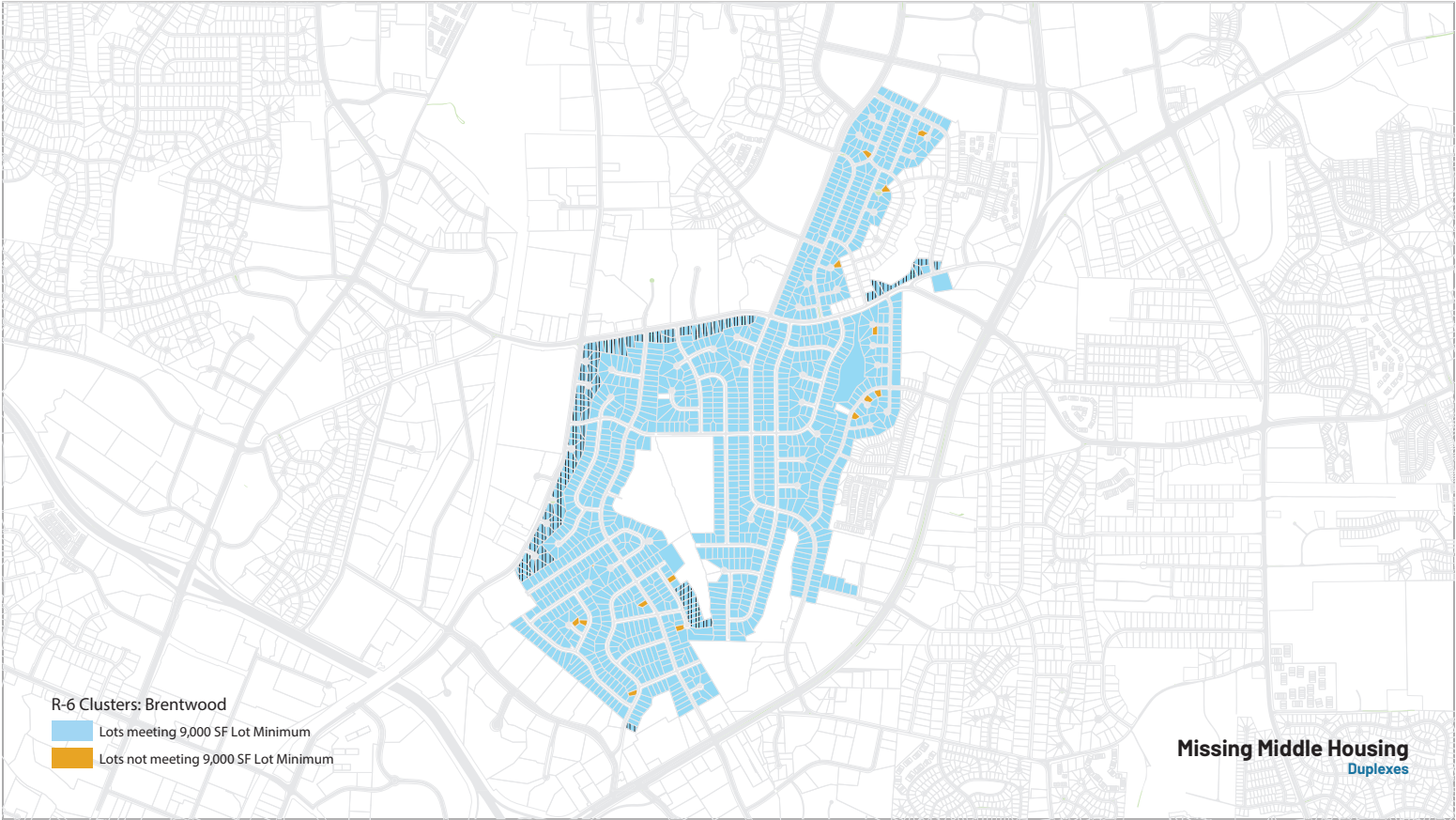
This analysis serves as a baseline that can be compared to potential conditions under revised duplex regulations.











3. Best Practices

Duplex and other two-unit residential buildings are most common in Raleigh's older, increasingly desirable neighborhoods. They are also common in many of our peer cities.

This section provides a brief summary of regulatory approaches from other cities, as well as a snapshot of Raleigh's existing duplexes.

Peer Cities Duplexes and Density

Raleigh employs a dwelling unit/acre approach to regulating density. Currently these density standards preclude construction of duplexes and all other missing middle housing types on many lots. Below are key takeaways from peer city approaches to density:

- Trend is toward regulation through FAR and land per dwelling unit
- Land per dwelling unit regulations for duplexes are consistent with those of triplexes, quads and small apartment bldgs.
- FAR allows for bonuses (e.g. affordable housing, aesthetics)

	Land/DU		FAR	
	Low End	High End	Low End	High End
Portland	800	2,100	0.5	1.0
Minneapolis	1,250	1,500	0.5	
Seattle	2,000		0.75	
Durham	1,750	5,000*	n/a	
Asheville	1,250	2,000	n/a	

Peer City Profile Portland

The Residential Infill Project removes barriers to missing middle housing in Portland's lower density residential districts. Portland's City Council hear this proposed item on June 3.

Residential Infill Project

- Revises all residential districts to permit duplexes, triplexes, apartments and multiple ADUs
- Transition from DU/Acre approach to FAR
- Quad permitted at 1,250 SF Land Area/DU in least dense residential district (FAR = 0.6)
- Min. Lot Sizes differ for 1 to 2 unit bldg. vs. triplexes and quads
- Allowable FAR increases with # units (excludes attic and basement)
- Bonuses to encourage desired form and affordable housing

HOUSING OPTIONS AND SCALE

- Allow for more housing types (R7, R5 and R2.5 zones).
 - Allow for duplexes, triplexes and fourplexes.
 - Allow a house to have two accessory dwelling units (ADUs) or a duplex to have one ADU.
 - Limit lots with the following constraints to a house plus one ADU or a corner lot duplex:
 - 100-year floodplain
 - Areas identified in the natural resource inventory (NRI)
 - Landslide hazard areas
 - Unpaved streets
 - Set a minimum lot size for lots with 1 or 2 units and a larger lot size for lots with 3 or 4 units.
- Limit the overall size of buildings (R7, R5 and R2.5 zones).
 - Set a total maximum building size, measured by floor-to-area ratio (FAR), that is less than what is achievable today.
 - Scale the FAR to increase as the number of units increases on the site.
 - Exclude attics and basements from FAR.
 - Allow a bonus increase in FAR on the site if:
 - At least one of the units is affordable (80% median family income); or
 - Units are added to a site with an existing house and the street-facing facade of the house remains substantially unaltered.
 - Allow existing houses to add up to 250 sq ft every 5 years, regardless of building size limit.

# of Units	Allowed Housing Type	Zone R7						Zone R5						Zone R2.5					
		Min. lot size			FAR			Min. lot size			FAR			Min. lot size			FAR		
		Base	With Bonus	With Bonus	Base	With Bonus	With Bonus	Base	With Bonus	With Bonus	Base	With Bonus	With Bonus	Base	With Bonus	With Bonus	Base	With Bonus	With Bonus
1	House	4,000 sq ft	5	n/a	0.4	n/a	n/a	3,000 sq ft	5	n/a	0.6	n/a	n/a	1,600 sq ft	7	n/a	0.7	n/a	n/a
2	Duplex or house + ADU	5,000 sq ft	6	n/a	0.5	n/a	n/a	4,000 sq ft	6	n/a	0.6	n/a	n/a	2,000 sq ft	8	n/a	0.8	n/a	n/a
3	Triplex or duplex + ADU or house + 2 ADUs	5,000 sq ft	6	5	0.6	0.7	n/a	4,000 sq ft	7	6	0.7	0.8	n/a	2,000 sq ft	9	8	0.9	1.0	n/a
4	Fourplex																		
Current allowed FAR (based on setbacks, height, building coverage)		1.3 FAR			1.35 FAR			1.35 FAR			1.75 FAR								



PAGE 2 | Residential Infill Project – Recommended Draft Summary

Missing Middle Housing
Duplexes

Peer City Profile Portland

Portland's Better Housing By Design was adopted in December, 2019 and removes barriers to missing middle construction in Portland's denser residential districts.

Better Housing By Design

- Revises denser residential zoning districts (Raleigh equivalent of R-10 and RX)
- Transition from DU/Acre approach to FAR
- Duplexes, Triplexes, Quads and Apt. buildings permitted on most residential lots

Proposal Approach

- Regulate by building scale/FAR instead of unit density – RM1 and RM2 zones.

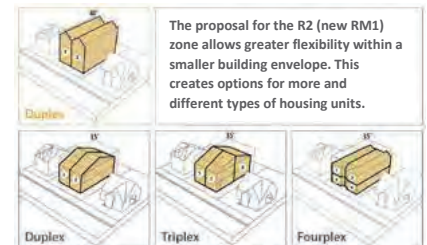
RM1 (R2/R3)

Current approach (R2):

- 40-foot height limit.
- Density limited to one unit per 2,000 square feet of site area (two units on a 5,000-square foot site).
- Often results in large townhouse units.

Proposed approach:

- Reduce allowed height to 35 feet.
- Provide flexibility for what happens inside the allowed building scale (FAR of 1 to 1.1). Graphics show 2-4 units, but more units would also be allowed within the same building scale.



RM2 (R1)

Current approach:

- 45-foot height limit.
- Density limited to one unit per 1,000 square feet of site area.
- Often results in townhouse units.

Proposed approach:

- 45-foot height limit (unchanged)
- Provide flexibility for what happens inside the building (FAR of 1.5 to 1).



Missing Middle Housing
Duplexes

Peer City Standards Lot Area and Coverage

- Raleigh's minimum lot areas are larger than those for these peer cities.
- Maximum FAR in Minneapolis, Portland and Seattle is higher than effective FAR for existing duplexes in Raleigh.
- Permitted building heights in Raleigh are higher than elsewhere, but height is not measured consistently across cities.

Low Density = R4							
	Lot Size (Min)	Lot Size (Max)	Lot Width (Min)	Area per Unit (Min)	FAR	Unit (Max)	Height
Minneapolis (R1)	6,000	9,000	50'	--	0.5	--	28'
Portland (R10)	--	--	--	--	N/A	--	30'
Seattle (RSL)	--	--	--	2,000	0.75	2,200	30'
Durham (RS-10)	10,000	--	75'	--	--	--	25'
Asheville (RM-6)	6,000	--	60'	1,000	--	--	40'
Raleigh (R-4)	N/A	N/A	N/A	N/A	N/A	--	N/A

Medium Density = R6							
	Lot Size (Min)	Lot Size (Max)	Lot Width (Min)	Area per Unit (Min)	FAR	Unit (Max)	Height
Minneapolis (R3)	5,000	7,500	40'	1,500	0.5	--	28'
Portland (R7)	4,200	--	--	7,000	0.4	2,100	30'
Seattle (RSL)	--	--	--	2,000	0.75	2,200	40'
Durham (RU-5/R(2))	5,000	--	45'	--	--	--	25'
Asheville (RM-8)	4,000	--	40'	1,000	--	--	40'
Raleigh (R-6)	9,000	--	60'/80'	--	--	--	40'

High Density = R10							
	Lot Size (Min)	Lot Size (Max)	Lot Width (Min)	Area per Unit (Min)	FAR	Unit (Max)	Height
Minneapolis (R6)	5,000	--	40'	--	0.5	--	28'
Portland (R2.5)	1,600'	--	--	2,500	0.7	1,280	35'
Seattle (RSL)	--	--	--	2,000	0.75	2,200	30'
Durham (Small Lot)	5,000	--	35'	--	--	--	25'
Asheville (RM-16)	2,500	--	40'	1,000	--	--	40'
Raleigh (R-10)	6,000	--	50'/65'	--	--	--	40'

Area per unit and FAR are the common approaches in cities undertaking missing middle changes.

Missing Middle Housing
Duplexes

Peer City Standards Setbacks

- Existing side setbacks are generally consistent with other cities' approaches. However, Raleigh applies a combined side setback that is higher than the sum of the required side setback.
- Front setbacks are consistent with peer cities' approaches.
- Rear setbacks in Raleigh are generally much larger than those of these peer cities.

Low Density = R4							
	Front (Major)	Front (Minor)	Side (Interior Single)	Side (Interior Total)	Side (Corner Single)	Side (Corner Total)	Rear
Minneapolis (R1)	25'	--	5'-12'	--	8'	--	6'
Portland (R10)	20'	--	10'	--	--	--	10'
Seattle (RSL)	10'	--	5'	--	--	--	10'
Durham (RS-10)	25'	25'	10'	24'	--	--	25'
Asheville (RM-6)	15'	--	6'	--	--	--	15'
Raleigh (R-4)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Medium Density = R6							
	Front (Major)	Front (Minor)	Side (Interior Single)	Side (Interior Total)	Side (Corner Single)	Side (Corner Total)	Rear
Minneapolis (R3)	20'	--	5'-12'	--	8'	--	6'
Portland (R7)	15'	--	5'	--	--	--	10'
Seattle (RSL)	10'	--	5'	--	--	--	10'
Durham (RU-5/R(2))	20'	20'	6'	0'	--	--	25'
Asheville (RM-8)	15'	--	6'	--	--	--	15'
Raleigh (R-6)	10'	--	5'	15'	10'	15'	20'

High Density = R10							
	Front (Major)	Front (Minor)	Side (Interior Single)	Side (Interior Total)	Side (Corner Single)	Side (Corner Total)	Rear
Minneapolis (R6)	15'	--	5'-8'	--	8'	--	5'
Portland (R2.5)	10'	--	0'-5'	--	--	--	5'
Seattle (RSL)	10'	--	5'	--	--	--	10'
Durham (Small Lot)	10'	5'	9'	0'	--	--	25'
Asheville (RM-16)	15'	--	6'	--	--	--	15'
Raleigh (R-10)	10'	--	5'	10'	10'	10'	20'

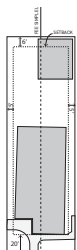
Missing Middle Housing
Duplexes

Duplex construction is accelerating in many cities, as new regulations are created and demand for missing middle housing rises.

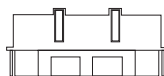
The following pages provide a snapshot of new duplexes from across the country.

Missing Middle Housing
Duplexes

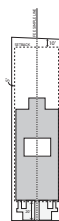
Duplex Examples



Minneapolis



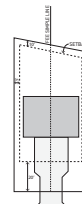
3305 GARDEN VILLA LANE, AUSTIN TX



Austin



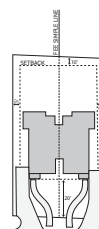
1128 Gardner Road, AUSTIN TX



Austin



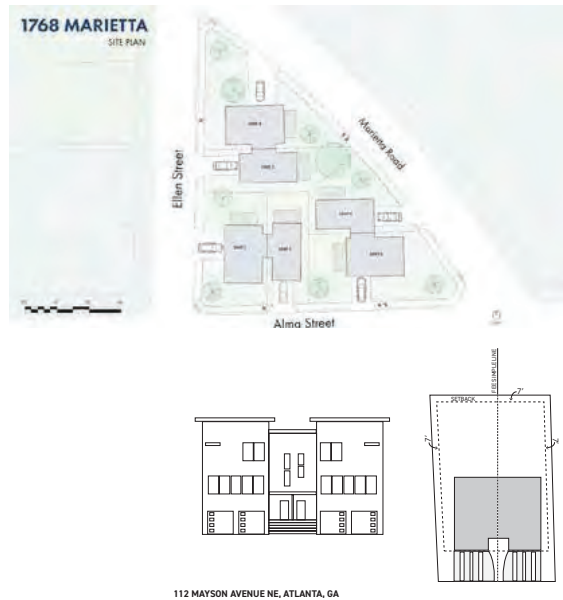
3305 GARDEN VILLA LANE, AUSTIN TX



Austin

Missing Middle Housing
Duplexes

Duplex Examples



Atlanta



Atlanta

Missing Middle Housing
Duplexes

Duplexes have long existed in Raleigh. They take many forms - from true duplexes to subdivided, formerly-single-family homes.

The following pages provide an introduction to existing duplexes. This analysis will help inform a proposed text change.

Missing Middle Housing
Duplexes

Raleigh Duplex Examples

A



B



C



D



E

	Duplex	Side Yard Min	Side Yard Max	Side Yard Avg.	Front Yard	Rear Yard	FAR
A	Min	16.6	18.8	17.7	4.7	15.7	0.25
B	25%	5.9	9.3	7.6	97.9	42.3	0.25
C	50%	9.6	14	11.8	32.6	68.9	0.14
D	75%	37	41	39	13.2	18.8	0.20
E	Max	3.2	26.5	14.85	80.1	64	0.15

This selection includes the smallest and largest duplex lots, and the three quartiles between (by lot area). These help to describe how duplexes fit into Raleigh's neighborhoods today. These are not intended as design precedents.

Missing Middle Housing
Duplexes

Duplex Profile

302 N. Bloodworth St.



Housing Type Profile	
Housing Type	Converted SF
Neighborhood	Oakwood
Address	302 N. Bloodworth St.
Zoning	R-10
Lot Size	6,977 SF (0.16 Acres)
Units	2
Land/DU	3,488
Density	12.5
Unit Size	1,747
Parking Spaces	1-2
Impervious	55%
Year Built	1901



This profile describes how one duplex fits into Raleigh's neighborhoods - Oakwood in this case.

Missing Middle Housing
Duplexes

4. Proposed UDO Revisions

This section details the proposed dimensional standard revisions and suggests additional items for consideration to facilitate duplex construction.

Missing Middle Housing
Duplexes

Regulatory Approach Revision

UDO Regulatory Approach

• Dwelling Units/Acre

• Building Type by District

• Minimum Lot Size

• Bulk/Height

• Parking

• Parking, 2 spaces/unit

• Impervious Surface

Orange lines denote a change in approach.

Blue lines denote a retained approach.

Proposed Approach

• Land/Dwelling Unit

• All residential building types permitted

• Minimum Lot Size

• Bulk/Height

• Parking

• Reduced parking, 1 space/unit

• Impervious Surface

Missing Middle Housing
Duplexes

Attached Building Option 1 (Single Lot)

- Reduces dimensional standards to match those for Detached House
- Increases percentage of R-6 lots supporting Attached House development by approx. 30%

Citywide		
R-6		
Lot Area (SF)	# Parcels	% Meeting Area Req.
9,000	14253	38.1%
6,000	26078	69.8%
Within 1/2 Mile Transit Buffer		
R-6		
Lot Area (SF)	# Parcels	% Meeting Area Req.
9,000	843	44.7%
6,000	1503	79.7%
Within 1/2 BRT+Hi-Frequency Buffer		
R-6		
Lot Area (SF)	# Parcels	% Meeting Area Req.
9,000	4728	57.6%
6,000	7149	87.1%

*Analysis does not consider NCOD Lot Area standards

Proposed standards would permit duplexes on 87% of residential lots within 1/2 mile of BRT and the Hi-Frequency bus network, based on lot area.

Attached House		R-4 Proposed	R-6 Existing	R-6 Proposed	R-10 Existing	R-10 Proposed
A	Lot Dimensions					
A1	Area (min SF)	10,000	9,000	6,000	6,000	4,000
A2	Width - Interior lot (min)	65'	60'	50'	50'	45'
A3	Width - Corner lot (min)	65'	80'	50'	65'	45'
A4	Depth (min)	100'	80'	80'	60'	60'
Lot Size	Density (Max)	n/a ⁱ	6 u/a	n/a ⁱ	10 u/a	n/a ⁱ
B	Principal Building Setback					
B1	From Primary Street (min)	20'	10'	10'	10'	10'
B2	From Side Street (min)	15'	10'	10'	10'	10'
B3	From Side Lot Line (min)	10'	5'	5'	5'	5'
B4	Sum of Side Setbacks	10'	15'	10'	15'	10'
B5	From Rear Lot Line (min)	30'	20'	20'	20'	20'
B6	Residential Infill Rules May Apply	yes ⁱⁱ	yes	yes ⁱⁱ	yes	yes ⁱⁱ
C	Accessory Structure Setbacks See Section 6.7.2					
D	Height					
D1	Principal Building (max)	40/3 stories	40/3 stories	40/3 stories	40/3 stories	40/3 stories
D2	Accessory Structure (max)	25'	25'	25'	25'	25'
D3	Residential Infill Rules May Apply	yes ⁱⁱ	yes	yes ⁱⁱ	yes	yes ⁱⁱ
E	Ground Floor Elevation					
E1	20' or less from front property line (min)	2'	2'	2'	2'	2'
E2	More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F	Allowed Building Elements					
	Porch, stoop					
	Balcony					

i. Density standards preclude duplexes on almost all lots

ii. Suggest modifying Residential Infill rules to relax standards for duplexes (and later, multiple unit bldgs.)

Missing Middle Housing
Duplexes

Attached Building Option 2 (Fee Simple Duplex)

- Lot Dimension standards = 1/2 Attached (proposed)
- Approx. 87% of R-6 lots near transit would support Duplex development
- Increases percentage of R-6 lots supporting Attached House development by approximately 30%

Duplex		R-4 Proposed	R-6 Proposed	R-10 Proposed
A	Lot Dimensions			
A1	Area (min SF)	5,000	3,000	2,000
A2	Width - Interior lot (min)	32.5'	25'	22.5'
A3	Width - Corner lot (min)	32.5'	25'	22.5'
A4	Depth (min)	100'	80'	60'
Lot Size	Density (Max)	n/a ⁱ	n/a ⁱ	n/a ⁱ
B	Principal Building Setback			
B1	From Primary Street (min)	20'	10'	10'
B2	From Side Street (min)	15'	10'	10'
B3	From Side Lot Line (min) ^{iv}	0' or 5'	0' or 5'	0' or 5'
B4	From Rear Lot Line (min)	30'	20'	20'
B5	Residential Infill Rules May Apply	yes ⁱⁱ	yes ⁱⁱ	yes ⁱⁱ
C	Accessory Structure Setbacks See Section 6.7.2			
D	Height			
D1	Principal Building (max)	40/3 stories	40/3 stories	40/3 stories
D2	Accessory Structure (max)	25'	25'	25'
D3	Residential Infill Rules May Apply	yes ⁱⁱ	yes ⁱⁱ	yes ⁱⁱ
E	Ground Floor Elevation			
E1	20' or less from front property line (min)	2'	2'	2'
E2	More than 20' from front property line (min)	n/a	n/a	n/a
F	Allowed Building Elements			

Proposed R-10 standards would also apply to mixed-use districts.

Missing Middle Housing
Duplexes

Test Fits R-6

This image depicts a typical R-6 lot with a duplex under the proposed regulations.



Missing Middle Housing
Duplexes

Test Fits R-10

This image depicts a typical R-10 lot with a duplex under the proposed regulations.



Missing Middle Housing
Duplexes

Additional Items for Consideration

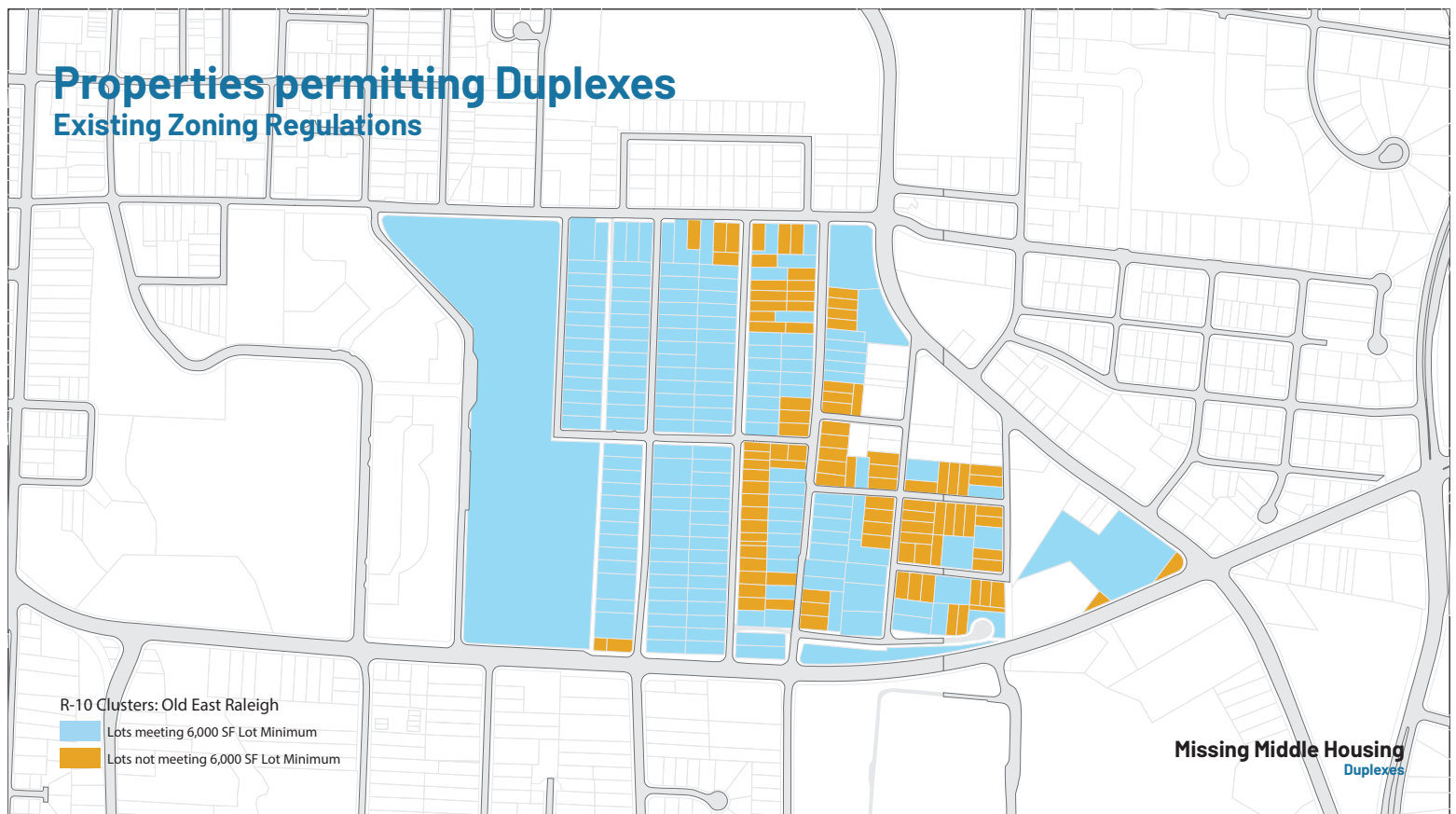
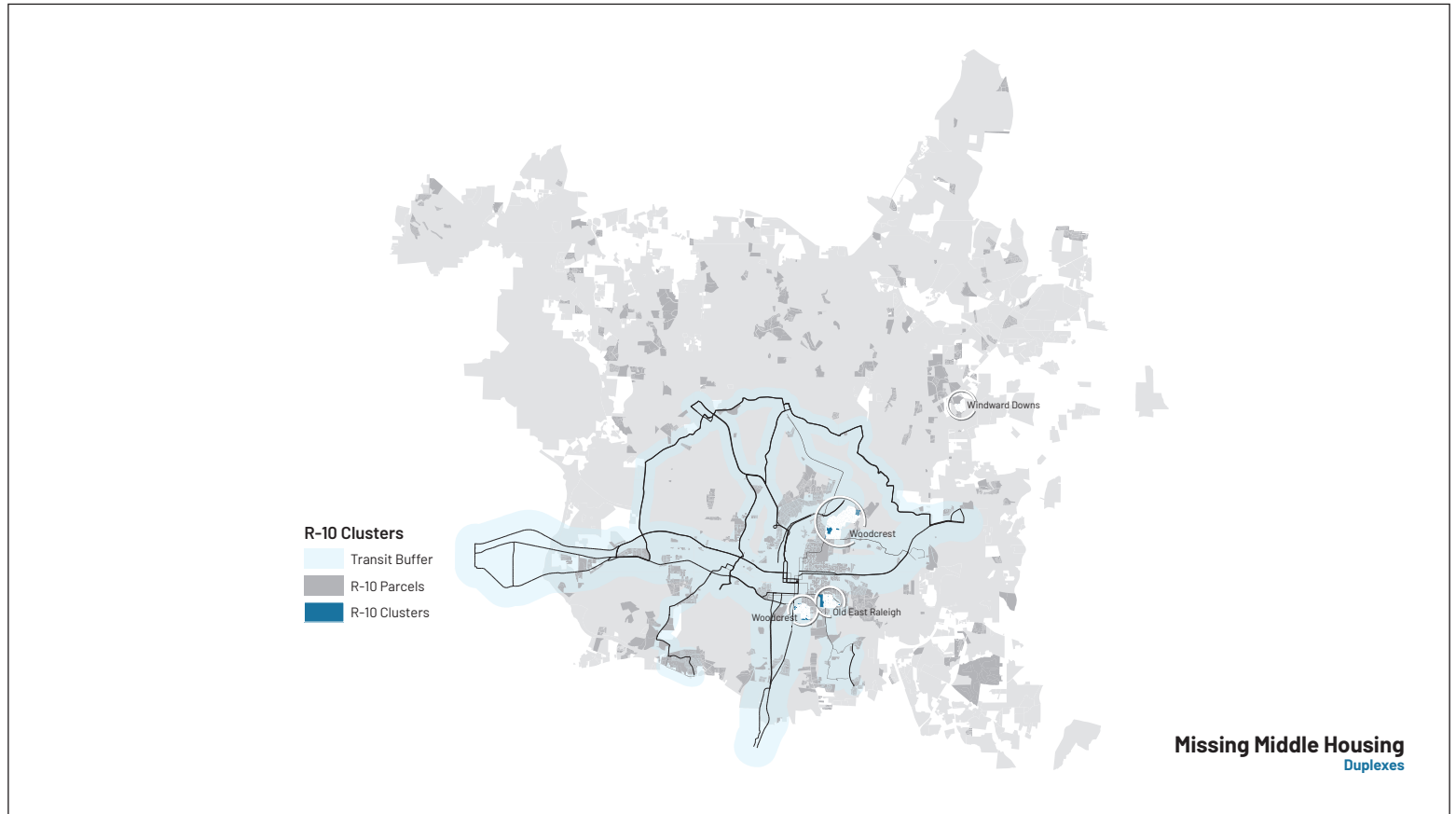
Modification to zoning standards to permit duplexes and other missing middle housing could be accompanied by related policy and regulatory revisions.

- Affordable Housing
- Parking Requirements
- Driveway Design
- Sidewalks and Pedestrian Infrastructure
- Bicycle Infrastructure
- Stormwater
- Public Utilities

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The following pages return to the previous mapping of R-6 and R-10 clusters, but show how the proposed changes would increase the percent of lots permitting duplexes.

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Properties permitting Attached Buildings

Proposed Zoning Regulations

R-10 Clusters: Old East Raleigh

- Lots meeting 4,000 SF Lot Minimum
- Lots not meeting 4,000 SF Lot Minimum

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Duplexes

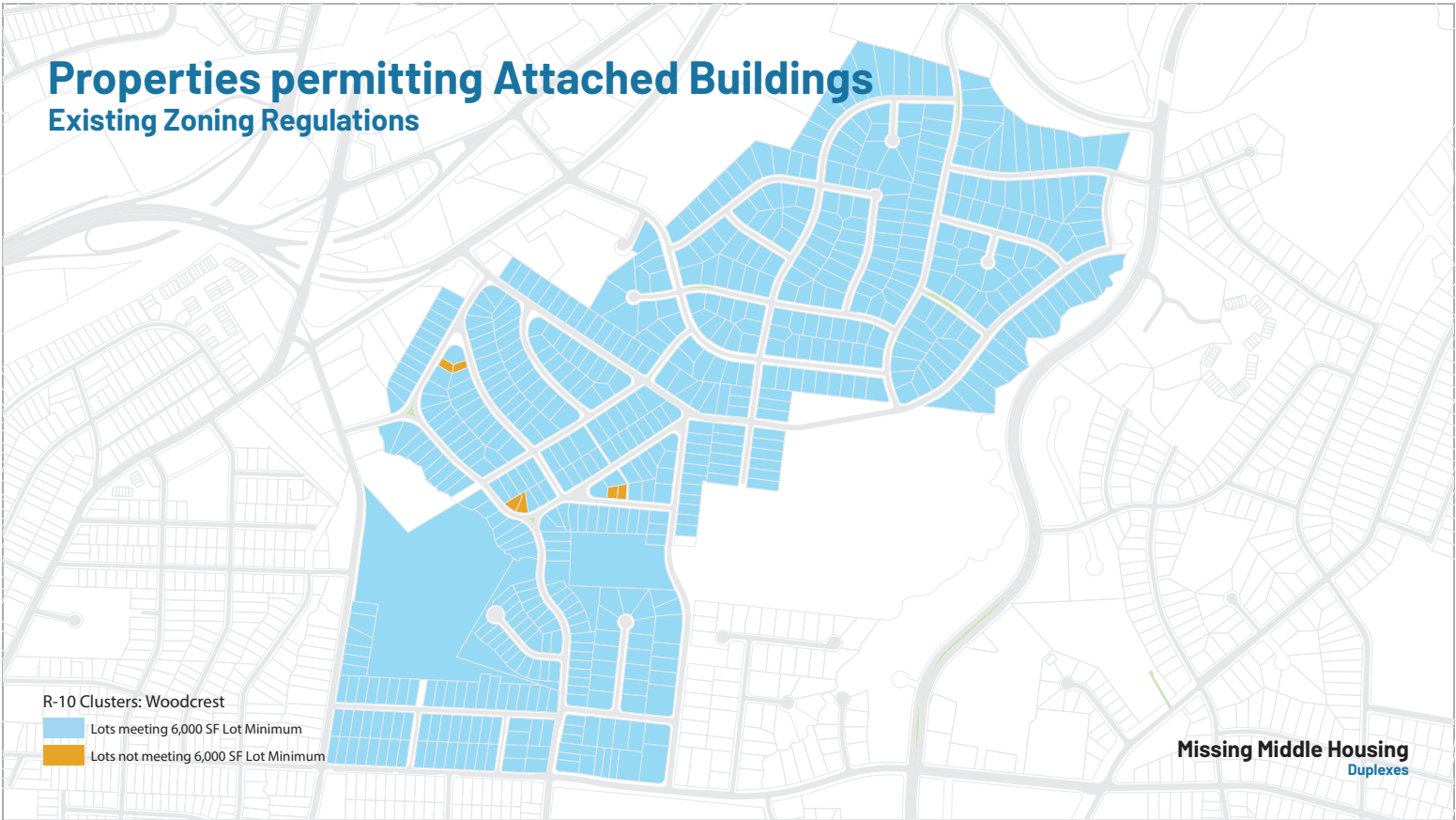
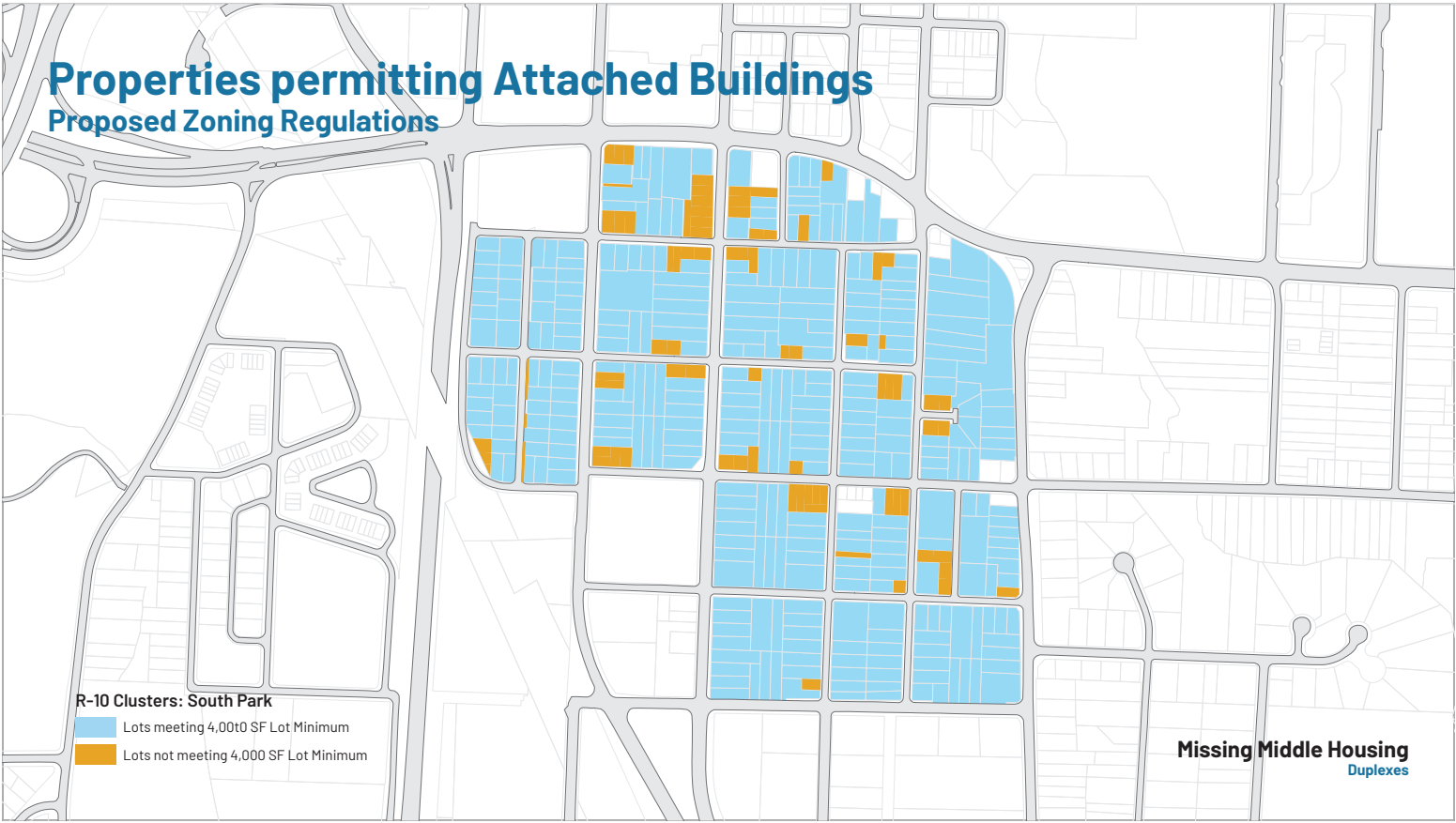
Properties permitting Attached Buildings

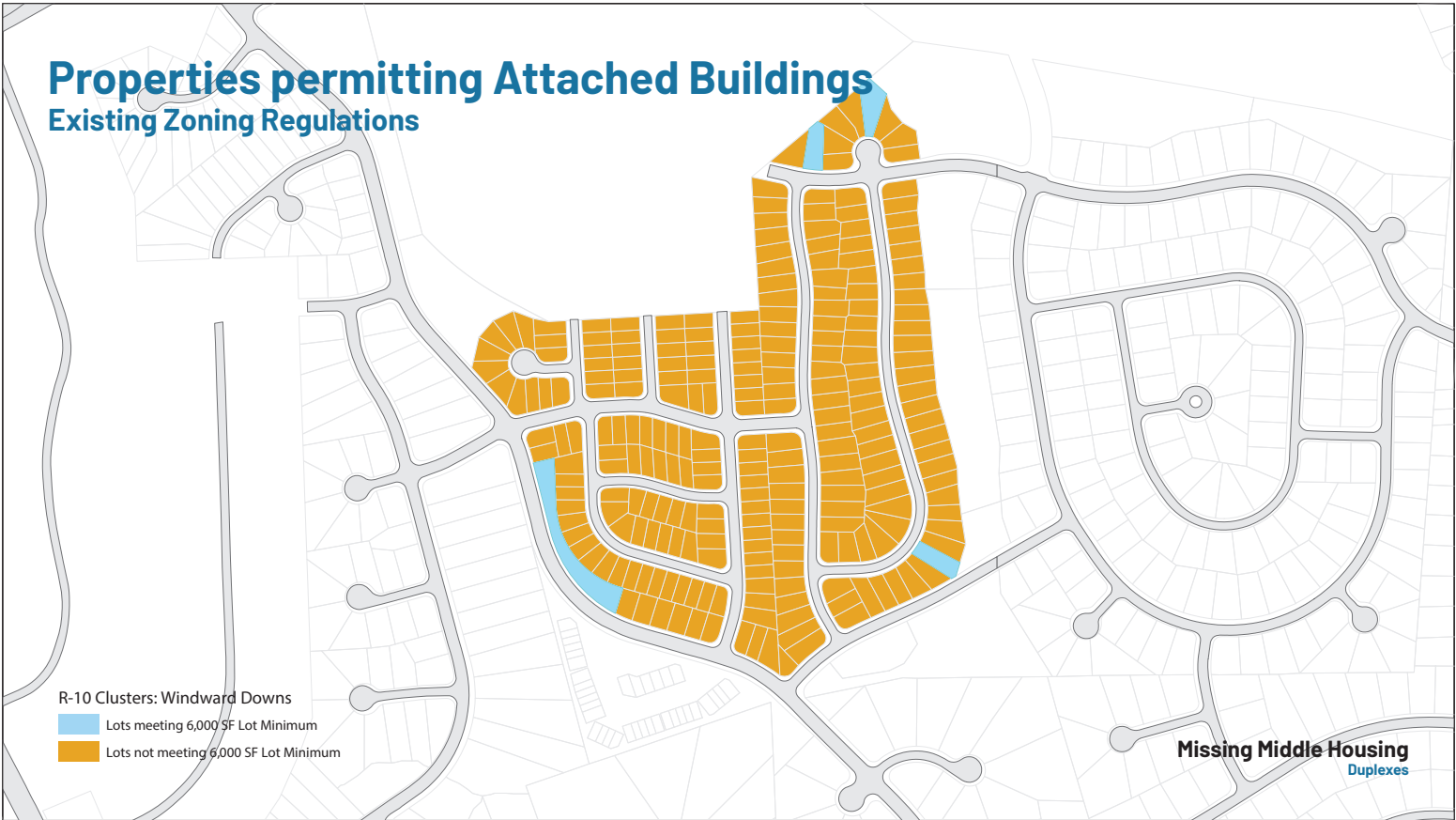
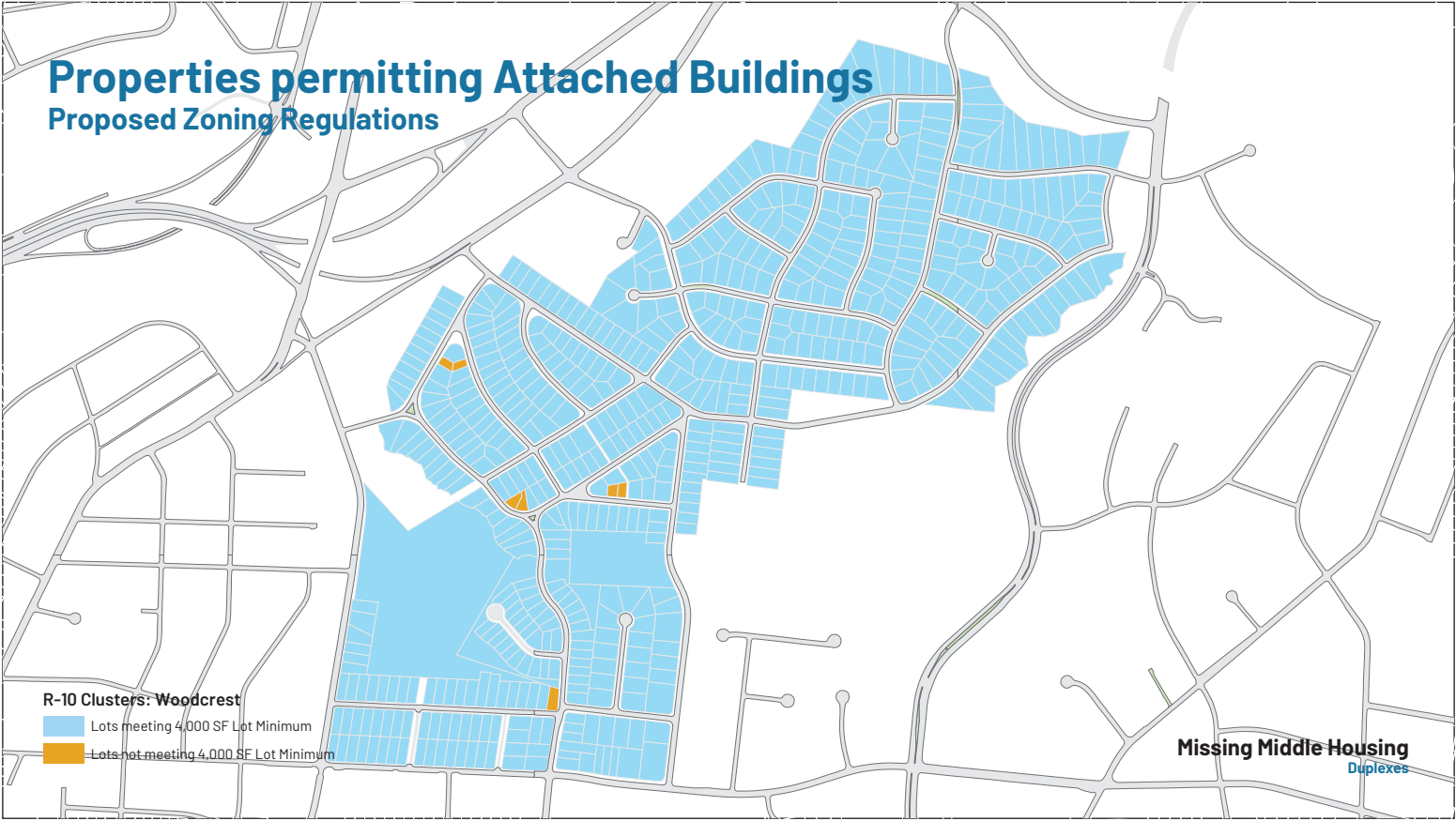
Existing Zoning Regulations

R-10 Clusters: South Park

- Lots meeting 6,000 SF Lot Minimum
- Lots not meeting 6,000 SF Lot Minimum

Missing Middle Housing
Duplexes





Properties permitting Attached Buildings

Proposed Zoning Regulations

R-10 Clusters: Windward Downs

- Lots meeting 4,000 SF Lot Minimum
- Lots not meeting 4,000 SF Lot Minimum

Missing Middle Housing
Duplexes

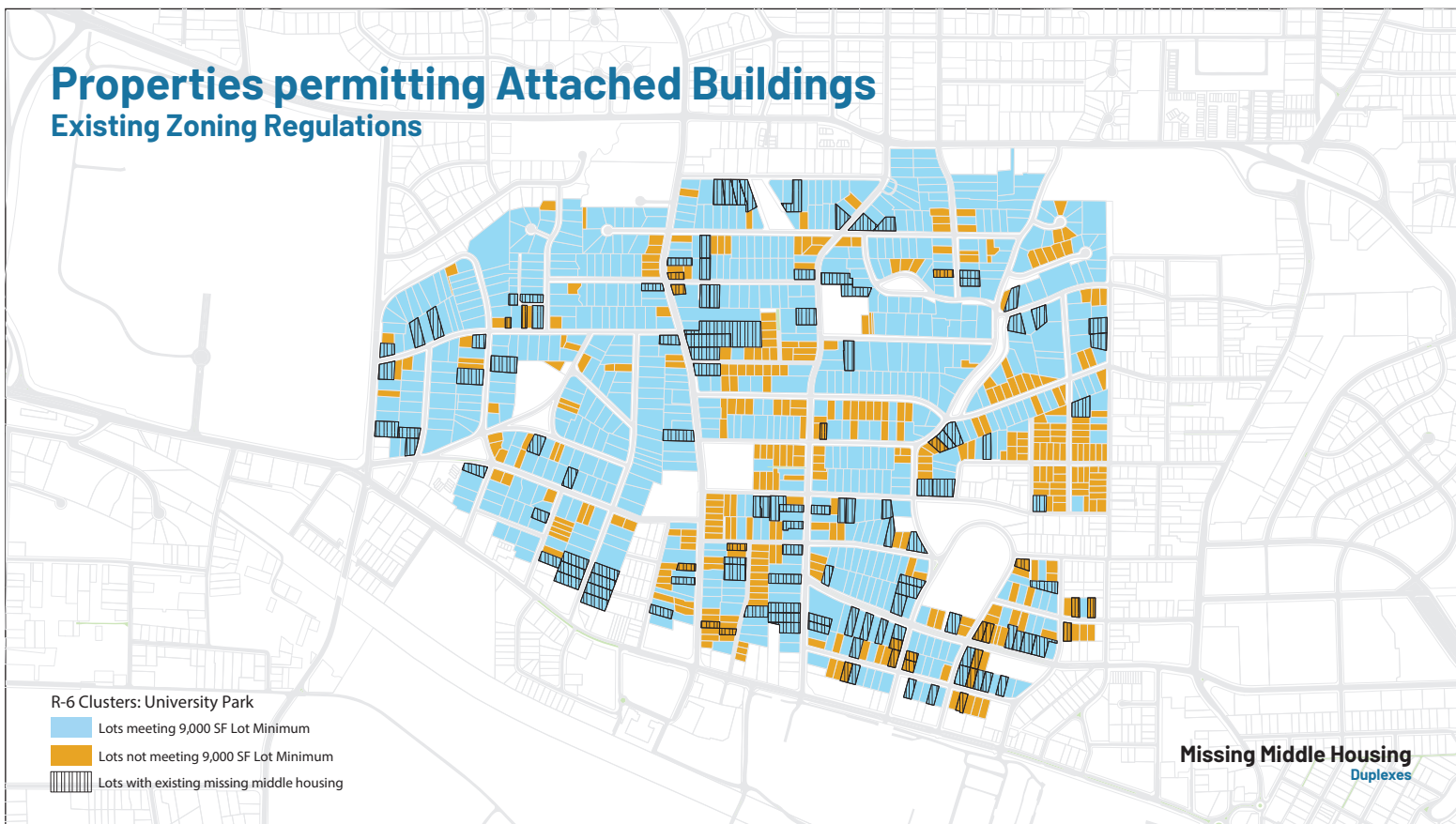
R-6 Clusters

- Transit Buffer
- R-6 Parcels
- R-6 Clusters

Missing Middle Housing
Duplexes

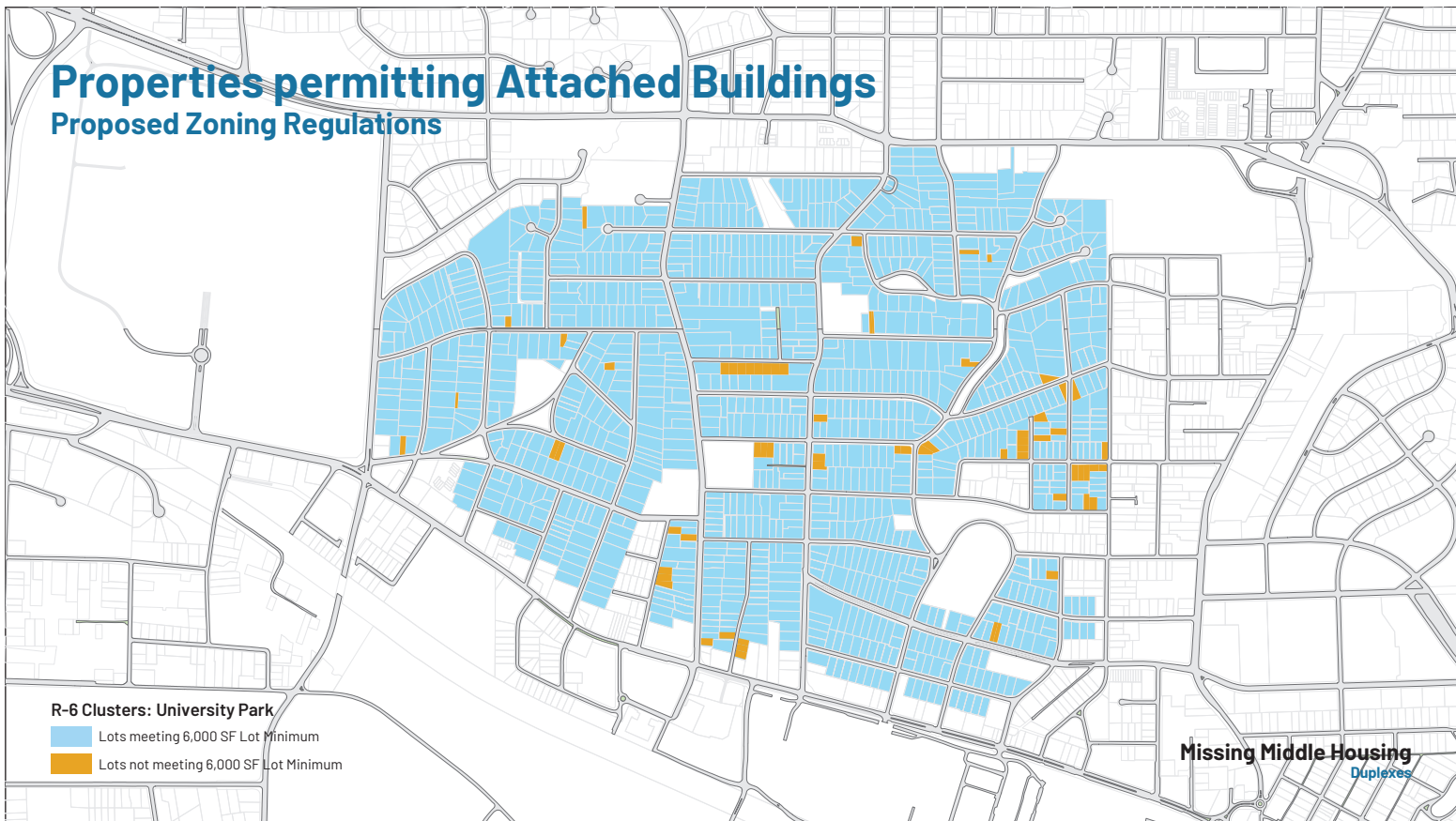
Properties permitting Attached Buildings

Existing Zoning Regulations



Properties permitting Attached Buildings



Proposed Zoning Regulations



Properties permitting Attached Buildings

Existing Zoning Regulations

R-6 Clusters: Brentwood

-  Lots meeting 9,000 SF Lot Minimum
-  Lots not meeting 9,000 SF Lot Minimum

Missing Middle Housing
Duplexes

Properties permitting Attached Buildings

Proposed Zoning Regulations



R-6 Clusters: Brentwood

-  Lots meeting 6,000 SF Lot Minimum
-  Lots not meeting 6,000 SF Lot Minimum

Missing Middle Housing
Duplexes

Properties permitting Attached Buildings Existing Zoning Regulations



R-6 Clusters

-  Lots meeting 9,000 SF Lot Minimum
-  Lots not meeting 9,000 SF Lot Minimum

Missing Middle Housing
Duplexes

Properties permitting Attached Buildings Proposed Zoning Regulations

R-6 Clusters

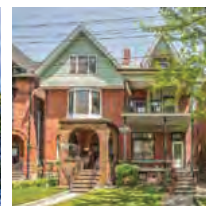
-  Lots meeting 6,000 SF Lot Minimum
-  Lots not meeting 6,000 SF Lot Minimum

Missing Middle Housing
Duplexes

5. Next Steps

The proposed UDO revisions would facilitate duplex construction in many areas of Raleigh. Additional study and consideration is recommended to ensure other barriers to duplexes are removed.

Planning & Development recommends that the authorized text change include the recommendations of this report to address dimensional and density standards for duplexes in R-4, R-6, R-10 and Mixed-Use districts.



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