

Text Change Updates – 5-13-21

Recently Approved

TC 16-20 Flood Prone Area Regulations - Modifies the regulations for development in the floodplain, including new restrictions on development of vacant property within the Federal Emergency Management Agency (FEMA) designated floodplain. These new restrictions were studied by the Stormwater Management Advisory Commission (SMAC) and a Stakeholder group of interested parties. Some of the benefits of these new restrictions include; keep flooding near creeks from getting worse over time, less public safety concerns during hazardous flooding than if these vacant properties were developed, and maintain stream health by allowing these floodplain areas to remain free of development.

Ongoing Text Changes in Review

TC-19-19 Administrative Alternate Changes – Converts the existing Administrative Alternate for Design (AAD) process to a new Design Alternate (DA) process with updated standards. In addition, the text change will institute new objective criteria for some of the City’s development regulations and revise multiple sections of the UDO to improve its usability. Scheduled for a May 18th public hearing.

TC 19-20 Rezoning Process – Updates for legal compliance and procedural changes. Brings the rezoning process into compliance with recent changes in G.S. 160D; removes the requirement for recording city code covenants; integrates new state law into the UDO which allows City Council to adopt zoning regulations on the date of introduction by simple majority vote; clarifies language in Sec. 10.2.4., and streamlines the Planning Commission's review of applications, by creating a higher expectation that rezoning applicants will have fully engaged with residents in advance of Planning Commission review and recommendation to City Council on applications. Scheduled for a June 1st public hearing.

TC 5-20 Expanded Housing Options “Missing Middle” – Removes units per acre density limits in all residential zoning districts except R-1 and replaces with a minimum lot or site sizes, or minimum lot area or site area per dwelling unit, depending on building type. For conventional developments, the proposed text change will allow attached houses in all residential zoning districts except R-1 and will allow townhomes in R-6 in addition to R-10. Apartment buildings will be permitted on smaller lots in R-10. Compact and Conservation developments will be permitted on smaller sites, provided a minimum amount of open space is preserved (starting at .5 acres and up to 8 acres depending on the development type and zoning district). In Compact developments, townhouses will be allowed in R-4, and in Conservation developments, townhouses will be allowed in R-2 and R-4.

TC 17-20 TOD-/TOD-R - Proposes amending the existing Transit Overlay District (TOD) regulations and creating a new overlay called Transit Overlay District-Residential (TOD-R) to reflect the Equitable Development Around Transit (EDAT) planning process and prepare for application to bus rapid transit routes.

TC-1-21 Outdoor Amenity Areas – Amends the amenity area regulations to allow for greater design flexibility and generate better outcomes, especially in the DX- district. Adoption of this ordinance will

allow more flexibility for required amenity areas, especially in Downtown, while applying stronger design and accessibility standards. This text change updates standards to align with the City's goals of sustainable, high quality design adjacent to the public realm that suits Raleigh's climate and context. Green Stormwater Infrastructure (GSI) allowances in amenity areas will be increased from 10% to 50%, coverings will be allowed, amenity areas in downtown will be allowed to have coverings, and streetscape design may count towards both streetscape compliance and required amenity area.

Ongoing Text Changes in Public Input Portal

None

Text Changes in Drafting Phase

TC-2-20 Manufactured Home Development Standards – Modified public street requirements/standards for manufactured housing developments.

TC-13-20 Outdoor Seating in NX - Modifies outdoor seating regulations for bars in the NX- district.

TC-20-20 Permit Choice and Vested Rights – Updating for legal compliance

TC-21-20 Zoning Permits – Text change combining request for “Tier Zero” to address Change of Use with further improvements to TC-14-19 (Plot Plan/Site Plan). It will be evaluated along with the impacts of TC 14-19 implementation and options will be included in the forthcoming amendment.

TC-22-20 Multiple Building Height Modules – Creates an allowance to measure building height in multiple modules.

TC-2-21 Parking Deck Screening – Amends parking deck screening regulations.

TC-3-21 Bicycle Street Cross-Sections – Amends the street cross-sections for two-lane avenues, two-lane divided avenues, four-lane avenues, and six-lane avenues to remove striped bike lanes from the street and instead create standards for separated bike lanes located behind the curbs.

TC-4-21 Transit Street Cross-Sections – Adds new street cross-sections that would create dedicated busways along streets planned to have two, four or six general-purpose travel lanes.

TC-6-21 Tiny Homes – Facilitates tiny home development.

TC-nn-21 Development Agreements – Adds process for development agreements

TC-7-21 DX Digital Signage – Provides for expanded digital signage for limited properties in the DX-district.

External Text Change Requests

Required Parking for Affordable Housing - An elimination of the parking requirement for a studio/1-bedroom affordable housing dwelling unit which currently requires one parking space per affordable housing dwelling unit, regardless of the bedroom count.

Towing Yards - A modification to the existing regulations for Towing Yards for Vehicles and an expansion of where the use would be allowed. Towing Yards are facilities for the impoundment and temporary storage of vehicles that are operated by someone engaged in the wrecker or towing business.

Cameron Park Neighborhood Conservation Overlay District (NCOD) - Modifications to the existing NCOD for the Cameron Park neighborhood. These changes would impact maximum and minimum lot size, front yard setbacks, principal structure height/encroachments, accessory structure height/encroachments, accessory structure gross floor area, and site topography within the Core Area.

City Manuals upcoming for review/update

Stormwater Manual

City Tree Manual – TC-5-21

Solid Waste Manual