Z-30-07 – Neighborhood Conservation Overlay District – South Park, south of Cabarrus Street, west of Little Rock Creek, Chavis Park, Holmes Street and Carnage Drive, north of Peterson Street and Hoke Street, west of Garner Road and east of Wilmington Street. Approximately 84.47 acres from Neighborhood Conservation Overlay District (NCOD) to a revised Neighborhood Conservation Overlay District (NCOD).

The provisions set forth below shall constitute an amendment to the NCOD created by Ordinance No. (1993) 205 ZC 328 adopted and effective June 1, 1993.

Protection of Neighborhood Character
The following development regulations apply:

Lot Size: minimum = 3000 square feet; maximum = 8000 square feet

Lot Width: minimum = 40 feet; maximum = 80 feet

Front Yard Setback: within 10 percent of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet.

Building Height: maximum = 25 feet

Building Entrance: The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent street right-of-way.

Off-Street Parking: Parking shall be located to the side and/ or rear of the building. With the exception of single-family detached homes, no parking areas are to be located in front of any primary building. Single-family detached home parking shall be regulated according to the City of Raleigh Code.