

City of Raleigh

FUTURE LAND USE

Future Land Use Categories

RESIDENTIAL CATEGORIES:

Rural Residential

This category is generally mapped over areas zoned "R1" (or areas in the ETJ / USA with rural residential land use designations and rural County zoning) where intensification to more urban uses is not expected due to watershed constraints and existing fragmented parcel patterns. Rural Residential areas are generally developed with "ranchettes," hobby farms, estates, large-lot subdivisions, or conservation subdivisions with large common open space areas. The intent of this designation is to preserve the rural character of these areas and achieve compatible resource conservation objectives such as watershed conservation and tree protection. Gross densities in these areas would be one unit per acre or less, although clustered housing on large tracts could result in small pockets of more densely developed land.

Low Density Residential

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parts within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

Moderate Density Residential

This category applies to some of the city's older single family residential neighborhoods, along with newer small lot single family subdivisions and patio home developments. Other housing types including townhouses and multifamily dwellings would be consistent with this designation as long as an overall gross density not exceeding 14 units per acre was maintained. Gross density in these areas would be 6 to 14 units per acre. Corresponding zoning districts are R-6 and R-10, or R-8 conditioned to limit density.

Medium Density Residential

This category applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes. It would also apply to other neighborhoods with a mix of single-family and multifamily housing. R-3 zoning with a three or four story height limit is appropriate for these areas.

High Density Residential

This category would apply to apartment buildings and condominiums. Conforming zoning would consist of the R-3 district with a height limit of 5 to 12 stories, depending on location and context. Other zoning districts which permit multi-family housing, appropriately conditioned, could be conforming as well. Although this is a residential zone, ground floor retail uses (with upper story housing) may be appropriate under certain circumstances. Comprehensive Plan Land Use Element policies should be consulted for additional guidance.

MIXED USE CATEGORIES:

Office & Residential Mixed Use

This category is applied primarily to frontage lots along major streets where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office use. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. OX is the closest corresponding zoning district. Higher impact uses such as hotels and hospitals are not contemplated or recommended in this land use category except as limited uses in appropriate locations. Heights would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted.

Neighborhood Mixed Use

This category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of the type of retail found in these districts is generally about a one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than supercenters), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood. Residential and mixed-use projects with upper story housing are also supported by this designation. Where residential development complements commercial uses, it would generally be in the Medium density range. NX is the most appropriate zoning district for these areas. Heights would generally be limited to three stories, but four or five stories could be appropriate in walkable areas with pedestrian-oriented businesses.

Community Mixed Use

This category applies to medium-sized shopping centers and larger pedestrian-oriented retail districts such as Cameron Village. Typical commercial uses include large-format supermarkets, larger drug stores, department stores and variety stores, clothing stores, banks, offices, restaurants, movie theaters, hotels and similar uses that draw from multiple neighborhoods. Development intensities could be higher than in Neighborhood Center areas, with mid-rise buildings as well as low rise buildings. Where residential development occurs, ground floor retail would be encouraged and minimum building heights might be applied in transit-rich areas. Heights would generally be in the three to five story range, although additional height up to 12 stories would be appropriate in TOD areas and at the core of mixed-use centers. CX is the primary corresponding zoning district for these areas. Appropriate urban form standards for frontage should be applied, recognizing that some of the designated areas are established neighborhood "main streets" and others are suburban auto-oriented shopping plazas or strip centers fronting on high-volume arterial roadways. For Neighborhood Mixed Use, greater height should include appropriate transitions and be accompanied by a pedestrian-friendly relationship to the public realm.

Regional Mixed Use

This category applies to the Triangle Town Center area, the Brier Creek area, and the North Hills/Midtown and Crabtree Centers. The intent is to identify the major retail and service hubs that draw customers from across the city. These areas may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores. These areas would typically be zoned CX. Heights could be as tall as 12 to 20 stories in core locations, but should taper down to meet the context of surrounding development. As in other mixed-use areas, taller buildings should be accompanied by enhanced pedestrian amenities.

Central Business District

This category applies to the Raleigh Central Business District, and is intended to enhance Downtown Raleigh as a vibrant mixed use urban center. The category recognizes the area's role as the heart of the city, supporting a mix of high intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses. Multiple zoning districts might apply within the CBD, corresponding to the different character and vision for its various neighborhoods, with R-3 being the primary district for the mixed use core of downtown. Heights in the downtown could reach as high as 40 stories in the core, but would taper down to meet the adjacent neighborhoods at a height of three to four stories.

EMPLOYMENT CATEGORIES:

Office/Research & Development

This category identifies major employment centers where housing is not considered an appropriate future land use. Principal uses are office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy. This category can also apply in appropriate locations to office-industrial hybrids such as light fabrication and assembly ancillary to an R&D use, dry parks, and office-distribution combinations. OI is the most appropriate zoning district for this category, although OX could be used if conditioned to restrict housing development.

Business & Commercial Services

This category is for higher-impact or "heavy" commercial activities that would not be compatible with residential uses, or that have locational needs (such as frontage along freeways, expressways or other major streets) that are not conducive to mixed use development. Examples would include auto dealerships, auto repair and service businesses, lumberyards, nurseries, contractor suppliers, warehousing, printers, truckstops, distribution centers, and other uses that are quasi-industrial or highway-oriented in character. These areas would generally be zoned IX. Housing would be limited, but live-work units or housing combined with an employment-generating ground floor could be permitted in certain locations.

General Industrial

This category designates areas programmed for industrial land uses, including manufacturing, concrete plants and other extractive industries, junkyards/scraps yards, and outdoor storage uses. These uses tend to have greater impacts than the commercial service uses, and may require additional buffering or separation from nearby uses. Some of these uses are dependent on rail for freight movement, and others require convenient access to freeways or other major streets for truck deliveries and shipments. Railroads, power plants, and similar uses are also included in this designation. Most of these areas should be zoned I1 to prevent use conflicts with housing or retail.

PUBLIC & INSTITUTIONAL CATEGORIES:

Public Facilities

This category identifies large publicly owned non-park properties, including public schools, city facilities (such as libraries, fire stations, public works yards, etc.), stadiums, state government facilities, the fairgrounds, and federal government facilities (postal distribution centers, etc.). Such sites are identified on the Future Land Use Map if they cover more than about two acres.

Institutional

This category identifies land and facilities occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Smaller institutional uses such as churches are generally not mapped unless they are sites that are more than two acres in size. Institutional properties may be public or private. While institutional uses are permitted in a variety of zoning districts, large institutions in a campus setting such as universities and major hospitals are appropriately zoned CUP.

PARK, OPEN SPACE & RESOURCE CONSERVATION CATEGORIES:

Public Parks & Open Space

This category applies to permanent open space intended for recreational or resource conservation uses. Included are neighborhood, community, and regional parks and greenways. Greenways include both existing greenway property as well as potential greenway corridors designated in the Comprehensive Plan and subject to regulation under the City code. Also included are publicly owned lands that are managed for watershed protection, resource conservation, hazard prevention, and the protection of important visual resources. Land with this designation is intended to remain in open space in perpetuity. Where potential greenway corridors are mapped typically as buffers to streams identified in the City's Greenway Master Plan, greenway dedications will be subject to the City code requirements during the subdivision and site planning process, but shall not be a part of the rezoning process unless voluntarily offered.

Private Open Space

This category includes open space that is privately owned and maintained, including private golf courses and country clubs, cemeteries, open space easements, land zoned Conservation Management, and land that should be retained in its natural state to protect public health and safety (such as floodways and steep slopes), preserve sensitive or important ecological resources (such as important tree stands), or provide a public benefit (such as watershed protection). Land with this designation may have a limited amount of development potential, and may be used for agriculture, forestry, pasture, etc. but the overall intent is to protect its open and undeveloped character through the horizon year of the Plan.

CRITICAL AREAS:

Critical Areas

The critical areas overlay is mapped over lands that are environmentally sensitive and merit preservation and protection from development. The critical areas overlay encompasses publicly and privately owned land mostly encompassed by the 100-year floodplain. Some of this area is currently zoned Conservation Management; other portions are zoned for a wider range of use. The use of an overlay on top of a zoning designation recognizes that while preservation is the long term goal, private landowners are entitled to a productive use of the property as allowed by the underlying zone district until such time as the appropriate steps can be taken to protect these resources.

SPECIAL STUDY AREAS:

Special Study Areas

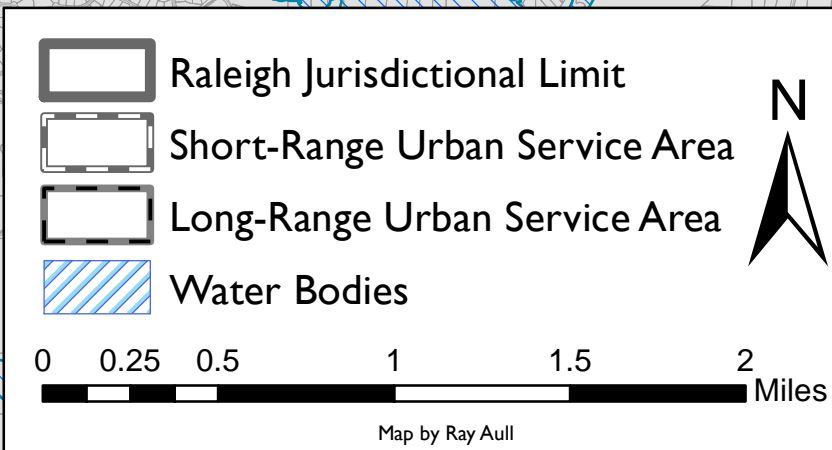
The Future Land Use Map includes another category to identify areas where the future land use pattern has yet to be determined. These areas are outlined with a dashed line, labeled, and in some cases left "blank" (white) on the map, indicating the precise land use patterns was still under study at the time of Plan adoption. The text of the plan provides further detail.

This designation is used on large sites where land use planning studies incorporating focused community outreach are necessary to determine a preferred land use pattern. Examples include areas such as active rock quarries, landfills, large tracts outside of the City's current jurisdiction but in its future urban services area, and publicly-owned sites of particular importance.

See Resolution 2009-15 for additional guidance regarding Special Study Areas.

- A-1: Northwest Quarry
- A-2: Duraleigh Quarry
- A-3: Major Industrial/Chemical Facility
- A-4: Dorothea Dix Campus (see Action Items LU 122 & 123 Policy Statement LU 123)
- A-5: Southeast Waste Facility
- A-6: North Urban Service Area*
- A-7: South Urban Service Area*

* Future Land Use (for areas A-6 & A-7, which are outside the City's ETJ, reflect current zoning and land use patterns as well as post City and County planning, and are subject to change pending future detailed planning for these areas.



Amendments	
11/01/2009 Original	04/01/2014 CP-3-14
12/07/2010 CP-3(A)-10	09/02/2014 CP-6-14
02/07/2011 CP-3(A)-11	09/02/2014 CP-6-14
03/01/2011 CP-3(A)-11	09/02/2014 CP-6-14
04/02/2011 CP-3(A)-11	09/02/2014 CP-6-14
08/02/2011 CP-3(A)-11	09/02/2014 CP-6-14
08/20/2011 CP-3(A)-11	09/02/2014 CP-6-14
11/06/2011 CP-3(A)-10	09/02/2014 CP-6-14
09/06/2012 CP-3(A)-12	09/02/2014 CP-6-14
11/06/2012 CP-3(A)-12	09/02/2014 CP-6-14
03/19/2013 CP-3(A)-13	09/02/2014 CP-6-14
04/02/2013 CP-3(A)-13	09/02/2014 CP-6-14
09/07/2013 CP-4-15	09/02/2014 CP-6-14

Guidelines For Using This Map

This Future Land Use Map provides the geographic framework to guide the City's land use policies and development decisions. The Future Land Use Map is part of the adopted Comprehensive Plan and carries the same legal weight as the Plan document itself.

Together with the Comprehensive Plan text, this map will be used to help determine whether proposed changes to zoning—both text and map amendments—are consistent with the Comprehensive Plan. It uses color-coded categories to show the general character, distribution, and intensity of recommended and planned land use for Raleigh in 2030, the horizon year of the Comprehensive Plan.

Consistency with the Future Land Use Map is not the only criterion that will be used to determine the reasonableness of a zoning map amendment. Other criterion include, but are not limited to, compatibility with the existing character of the surrounding area and impact on public services, infrastructure, traffic, transit, hydrology, fire, safety, parks and recreation, and historic resources.

This map seeks to achieve the following objectives:

- > Provide greater land use predictability and transparency;
- > Incorporate relevant aspects of the previous Urban Form Map that related to land use;
- > Use a nomenclature that is reasonably compatible with the Wake County Comprehensive Plan and the plans for adjacent jurisdictions;
- > Advance Raleigh's Vision and Themes, as described in the Comprehensive Plan's Framework Chapter; and
- > Create a logical framework for future zoning and development.

The following parameters apply to the use and interpretation of the Future Land Use Map:

- > The Future Land Use Map is a generalized depiction of intended uses. It is not an "existing land use map," although in many cases future uses in an area may be the same as those that exist today.
- > The rezoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the policies of the Comprehensive Plan. However, the Future Land Use Map is not a zoning map.
- > While the Future Land Use Map will influence future zoning, it does not alter current zoning or affect the right of property owners to use the land for its purpose as zoned at the time of this Plan's adoption. The Future Land Use Map will not be referenced as part of the site plan review.
- > Whereas zoning maps establish detailed requirements for setbacks, height, use, parking, and other attributes, the land use categories of the Future Land Use Map recommend a range of potentially appropriate land uses and intensities.

