

ORDINANCE NO. (2026) 914 TC 496

TC-1-26

**AN ORDINANCE TO AMEND THE
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO**

WHEREAS, K–12 schools, inclusive of both public and private institutions, are regulated pursuant to the use standards established in Section 6.3.1.D of the Unified Development Ordinance; and

WHEREAS, the existing School use standard requiring 500 square feet of lot area per enrolled pupil may unduly restrict the ability to establish or expand schools on smaller sites that would otherwise be suitable for educational use; and

WHEREAS, providing targeted flexibility for schools within Mixed Use zoning districts can reduce regulatory barriers and support the City’s goals for accommodating growth and educational facilities in higher-intensity, transit-accessible contexts.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

Section 1. Section 6.3.1.D, School, Public or Private (K-12), of the Part 10 Raleigh Unified Development Ordinance is hereby amended by adding the language shown in underline and removing the language shown in strikethrough:

D. School, Public or Private (K-12)

1. Defined

A public or private (including charter or religious) school at the primary, elementary, middle, junior high or high school level that provides basic academic education.

2. Use Standards

- a. Meet the curricular teaching certification of instruction approved by the State Board of Education.
- b. Be located on a lot with total area of 500 square feet area per enrolled pupil unless ~~within a DX-District~~ all the following are met, in which case no minimum area per pupil shall be required-:
 - i. The lot is located within a Mixed Use District; and
 - ii. The lot does not immediately abut any area zoned R-1, R-2, R-4, or R-6
- c. Be located outside any Airport Overlay District or Primary Reservoir Watershed Protection Area.

- d. The additional traffic generated to and from the site during peak travel periods, combined with the background traffic volume traveling on the roadway would not reduce the roadway or nearby intersections' capacity below level-of-service "D," as defined in the Highway Capacity Manual, 1994.

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Section 2. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 3. This text change has been reviewed by the Raleigh Planning Commission.

Section 4. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 5. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 6. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 7. This ordinance is effective 30 days after adoption.

ADOPTED: August 18, 2026

EFFECTIVE: September 17, 2026

DISTRIBUTION: Planning – Young, Bowers, Rametta, Bucher
City Manager – Adams-David, Raleigh, Mallette
City Attorney – McDonald, Poole, Hargrove-Bailey
City Clerk
Department Heads