AN ORDINANCE TO AMEND THE PART 10
RALEIGH UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Unified Development Ordinance is a regulatory document and in order to properly regulate development, the document should be clear and understandable; and

WHEREAS, errors and inconsistencies in the document can undermine the consistency and application of the regulations; and

WHEREAS, after application of certain standards, staff has identified areas for improvement; and

WHEREAS, staff has identified a need to enhance or clarify certain processes contained within the document; and

WHEREAS, it is in the public interest to make minor modifications to improve the usability the code and accomplish stated policy objectives.

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

Section 1. Section 1.4.2. of the Part 10 Raleigh Unified Development Ordinance, Building types Allowed by District – Key, is replaced in its entirety with the following table (see attached):
### Sec. 1.4.2. Building Types Alowed by District

Building types are allowed by district as set forth below.

<table>
<thead>
<tr>
<th>Residential Districts</th>
<th>Detached House</th>
<th>Attached House</th>
<th>Townhouse</th>
<th>Apartment</th>
<th>General Building</th>
<th>Mixed Use Building</th>
<th>Civic Building</th>
<th>Open Lot</th>
<th>Tiny House</th>
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<td><strong>Residential-1 (R-1)</strong></td>
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**KEY:** ■ = Building Type Allowed  □ = See footnote  -- = Building Type Not allowed

(1) In R-2, townhouse developments are restricted to a maximum of two dwelling units, however, 3+ dwelling unit townhouse developments, and apartments, are allowed in the -TOD overlay.

(2) In R-4, townhouse developments are restricted to a maximum of two dwelling units, however 3+ dwelling unit townhouses developments, and apartments, are allowed in the -TOD overlay.

(3) In R-6, apartments are allowed in the -TOD overlay.
### Sec. 1.4.2. Building Types Allowed by District
Building types are allowed by district as set forth below.

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<th>Mixed Use Districts</th>
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<td>Office Park (OP-)</td>
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<td>Commercial Mixed Use (CX-)</td>
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<td>Industrial Mixed Use (IX-)</td>
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<th>Special Districts</th>
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<td>Agricultural Productive (AP)</td>
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<td>Manufactured Housing (MH)</td>
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<td>Campus (CMP)</td>
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*See Article 4.5, Manufactured Housing (MH)*

*Allowed building types determined on master plan (see Article 4.6. Campus (CMP))*

*Allowed building types determined on master plan (see Article 4.7. Planned Development (PD))*

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**KEY:**
- ■ = Building Type Allowed
- □ = See footnote
- -- = Building Type Not allowed

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(1) In R-2, townhouse developments are restricted to a maximum of two dwelling units, however, 3+ dwelling unit townhouse developments, and apartments, are allowed in the -TOD overlay.

(2) In R-4, townhouse developments are restricted to a maximum of two dwelling units, however 3+ dwelling unit townhouses developments, and apartments, are allowed in the -TOD overlay.

(3) In R-6, apartments are allowed in the -TOD overlay.
**Section 2.** Section 1.5.3.B.2. of the Part 10 Raleigh Unified Development Ordinance, Outdoor Amenity Area General Requirements, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

“All areas usable to pedestrians must also be ADA accessible, however, outdoor amenity areas required for existing buildings that do not have elevators or do not otherwise require them, may be located on upper levels as allowed by Sec. 1.5.3.C.1.

**Section 3.** Section 1.5.4.B.4. of the Part 10 Raleigh Unified Development Ordinance, Measurement of Setbacks, is hereby amended by adding the following language and graphics:

4. For the irregular shaped lots described below, setbacks shall be assessed as follows:

- **a.** In instances where a lot has no definable rear property line (e.g. triangular shaped lot), the rear setback must be measured as a radial distance from the intersection of side lot lines at the rear of the lot.

- **b.** On irregularly shaped lots, the rear lot line is opposite or approximately opposite to the front lot line. The side lot lines are perpendicular or approximately perpendicular to the front lot line.

- **c.** In instances where a lot has a curved frontage and the interior property lines are within ten percent of each other in length, the rear setback shall be measured as a radial distance from the intersection of the interior lot lines (side) at the rear of the lot.

- **d.** On irregularly shaped lots, lot lines parallel or opposite the primary street will be considered to be side lot lines when the lot line is closer to the primary street than the minimum depth.

- **e.** In instances where a lot has a curved frontage and the interior property lines are not within ten percent of each other in length, the rear setback shall be applied to the shorter of the two interior property lines.
Section 4. Section 1.5.4.D.1.l. of the Part 10 Raleigh Unified Development Ordinance, Setback Encroachments, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

1. If a variance is not required, a building feature may encroach into the right-of-way, provided a license for the use of the right-of-way is obtained from the appropriate governmental entity or railroad City, which is terminable at will by the City respective entity.

Section 5. Section 2.2.7.C.4. of the Part 10 Raleigh Unified Development Ordinance, Street Setback (Minimum and Maximum), is hereby amended by deleting the language shown in strikethrough and adding the language shown in underline:

4. Riparian Buffers, Floodways, areas of steep slope (defined as slopes in excess of 25%), pre-established Tree Conservation Areas, City of Raleigh easements, drainage easements, slope easements, voluntary tree conservation in compliance with Art. 9.1 for trees with a DBH of 10 inches or greater and protective yards (and associated setbacks) are considered impediments to compliance with the primary street setback range. Where an applicant can demonstrate that an impediment located within the primary street setback prevents compliance with the primary street setback, the comparative setback sample shall be considered the edge of the impediment. The setback range may be adjusted pursuant to Section 1.5.6.C.3.

Section 6. Section 3.3.4.C.1. of the Part 10 Raleigh Unified Development Ordinance, Additional Building Setbacks, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

C1 Average front setback applies (see Sec. 2.2.7.C. Street Setback (Minimum and Maximum) applies (see Sec. 2.2.7.)

Section 7. Sections 3.4.2.C. of the Part 10 Raleigh Unified Development Ordinance, Pre-existing Conditions, is hereby amended by adding the language shown in underline:

…

2. Lots and sites subject to build-to requirements that contain pre-existing buildings and maintain pre-existing buildings and which add additions to existing buildings that singularly or collectively comprise no more than 25% of the gross floor area existing at the time the build-to requirements became applicable to the property, or 1,000 square feet, whichever is greater, are allowed to expand the building anywhere within their minimum setbacks, without deference to the build-to requirements. All other frontage requirements, if any, shall apply.
3. Lots and sites subject to build-to requirements that contain pre-existing buildings and maintain pre-existing buildings and which either add additions to existing buildings in excess of those allowed by item number 2. above or construct any new additional buildings on the lot shall conform to the following build to requirements. All other frontage requirements, if any, shall apply.

... 

Section 8. Section 3.4.3.G. of the Part 10 Raleigh Unified Development Ordinance, Parkway – Streetscape Requirement, is hereby amended by adding the language shown in underline and removing language shown in strikethrough:

Sidewalk & tree lawn see Sec. 8.5.2.G. 8.5.9.G.

Section 9. Section 3.4.4.D.1. of the Part 10 Raleigh Unified Development Ordinance, Detached – Additional Parking Limitations, is hereby amended by adding the language shown in underline:

1. No on-site parking or vehicular surface area permitted between the building and the street, with the exception of driveways serving single or two-unit living.

Section 10. Section 3.4.4.H. of the Part 10 Raleigh Unified Development Ordinance, Detached – Streetscape Requirement, is hereby amended by adding the following language shown underlined and removing language shown in strikethrough, as follows:

Residential see Sec. 8.5.2.D. 8.5.9.D

Section 11. Section 3.4.5.G. of the Part 10 Raleigh Unified Development Ordinance, Parking Limited – Streetscape Requirement, is hereby amended by adding the language shown underline and removing language shown in strikethrough:

Main Street; or see Sec. 8.5.2.A. 8.5.9.A.
Mixed Use; or see Sec. 8.5.2.B. 8.5.9.B.
Commercial; or see Sec. 8.5.2.C. 8.5.9.C.
Multi-way; or see Sec. 8.5.2.E. 8.5.9.E.
Parking. see Sec. 8.5.2.F. 8.5.9.F

The determination of the appropriate streetscape treatment will be made by the Planning Director, based on the existing built context and character.

Section 12. Section 3.4.6.G. of the Part 10 Raleigh Unified Development Ordinance, Green – Streetscape Requirement, is hereby amended by adding the language shown underline and removing language shown in strikethrough:
A. Intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way. Amenity area may be located between the landscaped area and the building.

F. Landscape Yard Encroachments: Landscape Area
   
   F1. Driveways (see Sec. 8.3.5.) The landscape area must be landscaped in accordance with Type C3 street protective yard standards (see Sec. 7.2.4.B.)
   
   F2. Ground Signs (see Article 7.3. Signs)
   
   F3. Pedestrian access way

G. Streetscape Requirement: Landscape Yard Encroachments
   
   G1. Commercial (see Sec. 8.5.2.C.) Driveways (see Sec. 8.3.5.)
   
   G2. Ground Signs (see Article 7.3. Signs)
   
   G3. Pedestrian access way

H. Streetscape Requirement
   
   H1. Commercial (see Sec. 8.5.9.C.)

Section 13. Section 3.4.7.F. of the Part 10 Raleigh Unified Development Ordinance, Urban Limited – Streetscape Requirement, is hereby amended by adding the following language shown underline and removing language shown in strikethrough:

Main Street; or see Sec. 8.5.2.A., 8.5.9.A.
Mixed Use see Sec. 8.5.2.B., 8.5.9.B.

Section 14. Section 3.4.8.F. of the Part 10 Raleigh Unified Development Ordinance, Urban General – Streetscape Requirement, is hereby amended by adding the language shown underline and removing language shown in strikethrough:

Main Street; or see Sec. 8.5.2.A., 8.5.9.A.
Mixed Use see Sec. 8.5.2.B., 8.5.9.B.

Section 15. Section 3.4.9.F. of the Part 10 Raleigh Unified Development Ordinance, Shopfront – Streetscape Requirement, is hereby amended by adding the language shown underline and removing language shown in strikethrough:

Main Street see Sec. 8.5.2.A., 8.5.9.B.
Section 16. Section 3.5.1.A. of the Part 10 Raleigh Unified Development Ordinance, Applicability, is hereby amended by adding the language shown in underline:

A. The following neighborhood transition standards apply in the Mixed Use and Campus Districts when the following occurs:

1. The site immediately abuts a district boundary of an R-1, R-2, R-4, or R-6, or R-10 district, where the abutting property is vacant or contains an existing detached house, tiny houses, or attached house except where the abutting property contains a civic use; or
2. The site immediately abuts a district boundary of an R-10 district where the abutting property is vacant or contains an existing detached house, tiny house or attached house used for residential purposes.
3. The site immediately abuts a district boundary of a Planned Development (PD-) district where the abutting property is vacant or contains a detached house, tiny house, or attached house and any of the following apply:
   i. Has a residential reference district; or
   ii. Does not permit general and mixed-use buildings; or
   iii. Does not permit commercial and industrial uses.

Section 17. Section 3.5.5.C. of the Part 10 Raleigh Unified Development Ordinance, Wall Articulation, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

The rear facade of the building that faces the residential property as described in Sec. 3.5.1.A. is subject to a maximum blank wall area of 30 feet as calculated in Sec. 1.5.10. The blank wall area provisions are not subject to an Administrative Design Alternate.

Section 18. Section 3.5.6.C.5.c. of the Part 10 Raleigh Unified Development Ordinance, Design Requirements, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

The alley-facing facade is subject to a maximum blank wall area of 30 feet as calculated in Sec. 1.5.10. The blank wall area provisions are not subject to an Administrative Design Alternate.

Section 19. Section 4.2.1.C., of the Part 10 Raleigh Unified Development Ordinance, Conservation Management – General Provisions, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

C. All CM-zoned primary tree conservation areas shall have tree cover by either preserving existing trees with a basal area of at least 30 square feet per acre as determined by increments of 50 feet in length, or if such trees are not present, shall
be planted with shade trees in accordance with Sec. 9.1.10.9.1.A.6.

**Section 20.** Section 4.7.4.A. of the Part 10 Raleigh Unified Development Ordinance, Planned Development (PD)- Application Requirements, is hereby amended by adding the following underlined language to the end of the section:


**Section 21.** Section 5.4.3.E.5. of the Part 10 Raleigh Unified Development Ordinance, Development Standards-Setbacks, is hereby amended by adding the language shown in underline:

5. Setbacks; Where the NCOD prescribes a particular setback range, said range may be adjusted pursuant to Section 1.5.6.C.3. Where the NCOD requires a comparative setback sample and differences in right-of-way widths exist between the subject property and comparative sample properties, the comparative setbacks shall be measured and applied from the centerline of the primary street rather than the property line along the primary street.

**Section 22.** Section 6.1.4, Allowed Principal Use Table, ‘Community Garden’ row, is amended by replacing ‘S’ for ‘L’ within the R-2, R-4, and R-6 columns. Add row ‘Community Garden (on-site sales) and place ‘L’ within the R-1, R-10, RX-, OP-, OX-, NX-, CX-, DX- and IX-columns, ‘S’ within the R-2, R-4, R-6 columns. ‘Urban Farm’ row is amended by replacing ‘—’ for ‘S’ within the R-2, R-4, R-6, and R-10 columns.

**Section 23.** Section 6.2.4.B.1, of the Part 10 Raleigh Unified Development Ordinance, Adult Establishment - defined, is hereby amended by adding the language shown in underline and removing language shown in strikethrough:

B. Adult Establishment

1. **Defined**
   
   Adult cabarets, adult media centers, sadomasochism centers, and any place contained in N.C. Gen. Stat. §14-202-10(b) §14-202-10(2), excluding masseurs.

**Section 24.** Section 6.3.3.C.2.d.ii.b., of the Part 10 Raleigh Unified Development Ordinance, Telecommunication Tower (less than 250 feet), is hereby amended by adding the language shown in underline and removing language shown in strikethrough:

...b) The Board of Adjustment may grant a further reduction to the setbacks for the removal of an existing tower and replacement with a new tower with more telecommunications users, in accordance with Sec. 6.3.3.D. If shown that the lesser setback will reduce the number of towers in the area. In all cases, the Board of Adjustment shall also show that the lesser setback will not
Section 25. Section 6.6.1.B. of the Part 10 Raleigh Unified Development Ordinance, Use Standards – Community Garden, is hereby amended by adding the language shown in the underline and removing the language shown in strikethrough:

2. Use Standards

a. A community garden shall be primarily used for growing and harvesting food crops and ornamental crops, for consumption or donation or for sale on or off-site.

b. On-site sales shall be permitted in R-1, R-10, Mixed Use and Special Districts subject to the following conditions:

i. Sales shall be limited to agricultural produce. In addition, 25% of the on-site sales area may be devoted to the sales of homemade food goods such as baked goods, jams and relishes. Sales shall be limited to agricultural produce not exceeding a maximum of 2,000 square feet per lot (not including areas devoted to driveways and off-street parking). In addition to the sales of agricultural produce, 25% of the produce stand area may be devoted to the sales of home made food goods such as baked goods, jams and relishes.

ii. The total sales area shall be limited to no more than 600 square feet for lots less than 10,000 square feet in size, 900 square feet for lots 10,000 square feet to 40,000 square feet in size and 1,200 square feet for lots greater than 40,000 square feet in lot size. Tents, stands, signs or other related structures shall provide a minimum 10-foot setback from all property lines and public rights-of-way and shall not be located within sight distance triangles.

iii. Tents, stands, signs, and other structures associated with the on-site use shall maintain a minimum setback of 10 feet from all property lines. Areas devoted to off-street vehicular parking shall be oriented to provide for safe pedestrian and vehicular circulation and arranged so that vehicular ingress and egress to the parking areas is by forward motion of the vehicle.

iv. Notwithstanding the prohibitions, limitations and restrictions of Art. 7.3 Signs, signage for the on-site sales shall be limited to one additional A-frame sign of no more than 6 square feet in area and no higher than 5 feet and may be displayed during business hours but must be removed daily when the business is closed. Signage shall not be illuminated. Signage
shall be limited to 1 unlit announcement sign not to exceed 12 square feet in area and be no higher than 3½ feet above the ground elevation.

v. All activities shall be discontinued by 8:00 PM when located in a Residential District.

vi. Waste collection facilities shall be provided on the property and may be portable in nature. Such facilities shall be constructed and maintained to minimize visual impact and not create odor, fumes, loose debris and animal, rodent or insect infestation. Screening shall consist of landscaping or a wall or fence compatible with the principal building, if applicable, in terms of texture, quality, material and color.

vii. A zoning permit showing consistency with these conditions shall be required prior to establishments of the on-site sales use and any changes thereto.

viii. No code-required landscape planting areas shall be utilized in association with the on-site sales activity and no unauthorized encroachments on public rights-of-way shall be permitted.

ix. In no instance shall on-site sales be established on a site containing a Produce Stand as defined in Section 6.8.2.D.

c. On-site sales may be permitted in the mixed use and special districts provided the standards of Section 6.8.2.D. for Produce Stands in non residential districts are met. A zoning permit showing consistency with these conditions shall be required prior to establishment of the on-site sales use and any changes thereto. On-site sales in R-2, R-4 and R-6 shall require the issuance of a Special Use Permit in accordance with Section 10.2.9. In addition to the showings required by Sec. 10.2.9.E.1. through 8., all of the standards set forth in Section 6.6.1.B.2.b. must be met.

Section 26. Section 6.7.3.G.5. of the Part 10 Raleigh Unified Development Ordinance, Recreational Use Related to a Residential Development, is hereby amended by deleting that section shown in strikethrough below and renumbering the following sections therein accordingly:

5. Any pool with any linear dimension greater 65 feet or with any area in excess of 4,000 square feet must be approved as special use permit in accordance with Sec. 10.2.9.

Section 27. Section 7.2.4.B.1.b. of the Part 10 Raleigh Unified Development Ordinance, Street Protective Yard, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:
b. Where an IH District is across the street from any other district other than an IH District, an A Type C1 or C2 street protective yard must be installed along all property lines abutting a public right-of-way.

Section 28. Section 7.2.8.B. of the Part 10 Raleigh Unified Development Ordinance, Wall and Fence General Standards, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

1. Fences and walls must be constructed of high quality materials including 1 or a combination of the following: decorative blocks; brick; stone; cast-stone; architectural block; split-faced block; stucco over standard concrete masonry blocks; glass block; wood; wrought iron; composite fencing; wire; PVC vinyl; aluminum; or metal, or other material approved by the Development Services Director.

Section 29. Section 8.1.3.C.A. of the Part 10 Raleigh Unified Development Ordinance, Construction Surety, is hereby amended by adding the language shown in underline:

Sec. 8.1.3. Construction Surety

A. If all development-related improvements and installations are not completed and accepted by the City prior to a request to record all or a part of any subdivision or issuance of a building permit for any site plan, whichever first occurs, a security instrument shall be posted, in lieu of completion of the work, in an amount of 125% of the estimated construction cost of the development related improvements which remain incomplete and with surety and conditions satisfactory to the City, providing for and securing to the City the actual construction and installation of improvements. Projects undertaken by the City of Raleigh are exempted from this requirement to provide construction sureties.

Section 30. Section 8.3.5. of the Part 10 Raleigh Unified Development Ordinance, Site Access, is hereby amended by adding the language shown in underline:

2. Driveways for Residential Uses

Residential driveway spacing standards are only applicable to driveways serving a maximum of two dwelling units. All other development types are subject to Nonresidential standards. Unless modified by a zoning condition contained in an adopted conditional zoning ordinance or a design alternate authorized in this UDO, the regulations in subsection C.2 shall apply.

…
Section 31. Section 8.3.5.C.3. of the Part 10 Raleigh Unified Development Ordinance, Driveways for Mixed Use and Nonresidential Uses, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

3. Driveways for Mixed Use and Nonresidential Uses

... 

g. Service and loading driveways integrated into a building or parking structure are exempt from the driveway spacing requirements. Parking structure driveways for passenger vehicle ingress/egress are subject to spacing requirements consistent with Raleigh Street Design Manual -Chapter 3, shown on each street cross-section.

Section 32. Section 8.11.1.B.1. of the Part 10 Raleigh Unified Development Ordinance, Transit Infrastructure - Applicability, is hereby amended by adding the language shown in underline:

1. Where a Tier 2 or Tier 3 plan is proposed on lots with frontage on an existing near term planned or long-term planned transit route the requirements of this Article shall apply.

Section 33. Section 8.11.2.B. of the Part 10 Raleigh Unified Development Ordinance, Transit Infrastructure – Requirement Thresholds, is hereby amended by adding the language shown in underline:

B. A new transit stop shall not be required if an existing transit stop is within a walking distance of 1,320 feet and located on the same side of the street with the same facilities that a new transit stop would be required to provide. This exemption shall not be allowed for Tier 2 or Tier 3 site plans that serve a hospital, senior housing, life care community or congregate care facility.

Section 34. Section 9.1.4.B.2. of the Part 10 Raleigh Unified Development Ordinance, Secondary Tree Conservation Areas, is hereby amended by deleting the language shown in strikethrough:

2. Secondary tree conservation areas described in Sec. 9.1.4.B.1.a. and Sec. 9.1.4.B.1.b. above and their alternates must be at least 32 feet in all directions and be a minimum of 4,000 square feet in area, excluding external boundaries.

Section 35. Section 9.1.6.B.2.d. of the Part 10 Raleigh Unified Development Ordinance, Permitting Tree Disturbing Activities, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

d. All substituted natural areas and newly planted areas must be designated as tree conservation areas on plats with metes and bounds descriptions recorded with the Wake County Register of Deeds.
Section 36. Section 9.1.9.A.6. of the Part 10 Raleigh Unified Development Ordinance, Watershed Protection Overlay Districts, is hereby amended by adding the language shown in underline:

6. The minimum size and planting rate of new tree plantings used to fulfill this requirement shall be either 1 bare-root seedling at least 14 inches tall planted per 100 square feet (10 feet by 10 feet centers) or one 2-inch caliper shade tree planted per 200 square feet.

Section 37. Section 10.2.4.E.3.b. of the Part 10 Raleigh Unified Development Ordinance, Legislative Hearing by City Council, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

Changes to the conditions may be made following City Council’s receipt of the Planning Commission recommendation and before City Council acts to schedule the matter for public hearing, provided such revised unsigned conditions must be submitted to City Planning at least 10 business days before the date City Council schedules the matter for public hearing. After which, said conditions are must be signed by all of the property owners of the land proposed to be rezoned to a conditional district and are must be submitted to City Planning at least 2 business days before the date the City Council acts to schedule the matter for public hearing.

Section 38. Section 10.2.5.E.7.c. of the Part 10 Raleigh Unified Development Ordinance, Sunsetting of a Preliminary Subdivision Plan, is hereby amended by deleting the language shown in strikethrough and adding the language shown in underline:

c. If all the requirements of Sec. 10.2.5.E.8.b. 10.2.5.E.7.b. above are met, the Development Services Planning Director shall permit only one 3-year extension calculated from the date the request for extension is approved by the Development Services Director.

Section 39. Section 10.2.8.D.1.A.a. of the Part 10 Raleigh Unified Development Ordinance, Site Review, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

i. Site Review Application; and

ii. Site Review Checklist; and

iii. AdministrativeDesign alternate requests (see Sec. 10.2.17.); and

iv. Administrative design adjustments (see Sec. 10.2.18.)
Section 40. Section 10.2.17.D. Design Alternate Approval Process, is hereby amended by adding the language shown in underline:

5. Following the close of the quasi-judicial evidentiary hearing and deliberation, the Planning Commission or Appearance Commission, performing the quasi-judicial duties of the Planning Commission (as designated by the City Council) shall render its decision of approval, approval with conditions or denial of the requested Design Alternate.

Section 41. Chapter 12, Definitions, is hereby amended by adding the language shown in underline:

Corner Lot
A lot that has frontage along two or more intersecting streets. Where a street curves so that any two adjacent 100-foot chords thereof form an angle of 110 degrees or less, measured along the centerline of the street, such curve shall be construed as an intersecting street.

Loading Areas
An off-street area, space, dock, door, or berth used for the loading or unloading of cargo, products or materials to or from commercial vehicles. This does not include loading areas used by the general public in association with retail sales or a similar use.

Service Areas
An area used for trash collection, trash compaction, recycling collection or other similar functions.

Section 42. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 43. 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 44. This text change has been reviewed by the Raleigh Planning Commission.

Section 45. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 46. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.
Section 47. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 48. This ordinance is effective 30 days after adoption.

ADOPTED:

EFFECTIVE:

DISTRIBUTION: