

ORDINANCE NO. 2022 - 374 TC 467
TC-4-21 TRANSIT STREET CROSS-SECTIONS AND GREEN PLUS FRONTAGE

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE BY
CREATING NEW BUSWAY STREET CROSS-SECTIONS AND A
CORRESPONDING GREEN PLUS FRONTAGE ZONING DESIGNATION**

WHEREAS, the city of Raleigh Unified Development Ordinance and Raleigh Street Design Manual contain standards for new streets and expansion of existing streets; and

WHEREAS, the Unified Development Ordinance and Raleigh Street Design Manual contain development standards that are applied during subdivision and site plan review; and

WHEREAS, the preserving right-of-way for planned transit infrastructure is consistent with Comprehensive Plan Policy T1.2; and

WHEREAS, the adopted Wake Transit Plan and 2030 Comprehensive Plan call for the implementation of improve transit service through increased frequency, reliability, and service speed; and

WHEREAS, the New Bern Station Area Planning process has identified a need to retain and enhance existing tree canopy along the corridor; and

WHEREAS, a new “Green Plus” frontage would enable the corridor to maintain a robust tree canopy and avoid stark changes to setbacks as the corridor evolves to allow more housing;

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

Section 1. Section 8.5.2 of the Part 10 Raleigh Unified Development Ordinance, Street Types, is hereby amended by adding the language shown in the underlined:

Section 8.5.2. Street Types

D. Major Streets

6. Busway 2-Lane

7. Busway 4-Lane

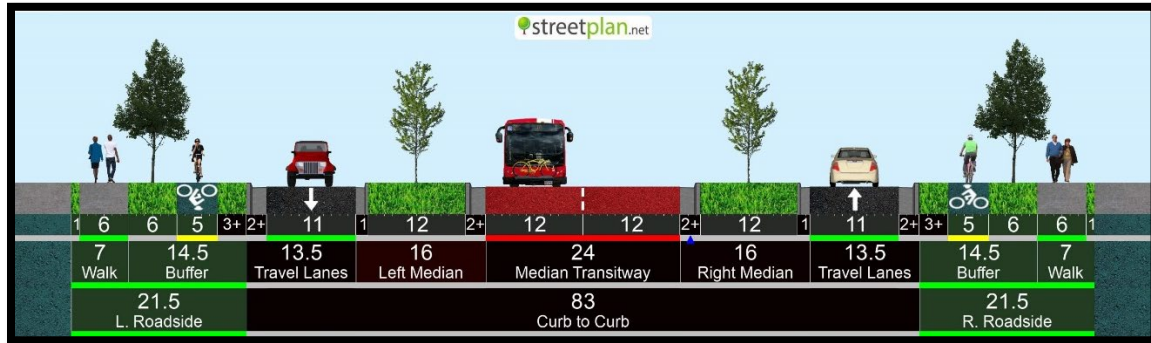
8. Busway 6-Lane

Section 2. Section 8.5.6 of the Part 10 Raleigh Unified Development Ordinance, Major Streets, is hereby amended by adding the following language shown in the underlined:

[all graphics to be updated to for consistency with the existing UDO post-adoption]

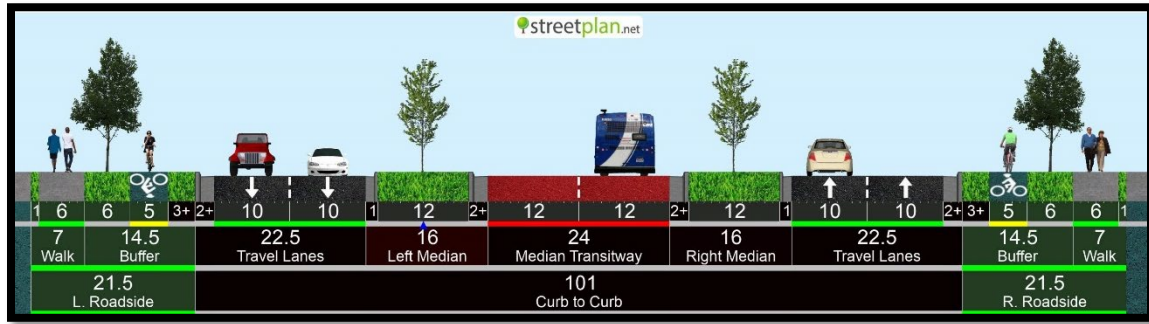
Section 8.5.6. Major Streets

F. Busway 2-Lane



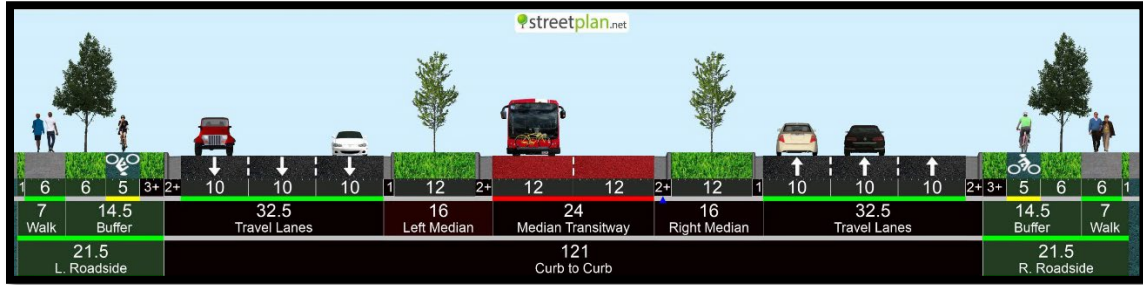
Width	
A Right-of-way width	126'
B Back-of-curb to back-of-curb	83'
Streetscape	
C Maintenance strip (min)	1'
D Sidewalk (min)	6'
E Planting Area (min)	6'
F Bike Lane (min)	5'
G Buffer (min; planted, paved, or paver)	3.5'
Travelway	
H Curb and Gutter	2.5'
I Travel lane	11'
J Median	16'
Busway	
K Busway	24'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg.
The position of streetscape elements may be changed, provided that all of the following are met:	
<ul style="list-style-type: none"> • No streetscape element is removed, • That street trees are planted between the sidewalk (D) and the travelway, • That street trees not be placed between the bike lane (F) and the travelway within 20 feet of a driveway or intersection, unless the bikeway crosses the driveway 20 lateral feet or more from the nearest turn or travel lane, • That the maintenance strip (C) remains at the outside edge of the right-of-way, • That the sidewalk (D) remains adjacent to the maintenance strip (C), • That the bike lane (F) be located at least 3.5' from the back of curb, and • That the sidewalk (D) and bike lane (F) tie to any existing bikeways and/or sidewalks on adjacent sites. 	

G. Busway 4-Lane



Width	
A Right-of-way width	144'
B Back-of-curb to back-of-curb	101'
Streetscape	
C Maintenance strip (min)	1'
D Sidewalk (min)	6'
E Planting Area (min)	6'
F Bike Lane (min)	5'
G Buffer (min; planted, paved, or paver)	3.5'
Travelway	
H Curb and Gutter	2.5'
I Travel lane	10'
J Median	16'
Busway	
K Busway	24'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg.
The position of streetscape elements may be changed, provided that all of the following are met:	
<ul style="list-style-type: none"> • No streetscape element is removed, • That street trees are planted between the sidewalk (D) and the travelway, • That street trees not be placed between the bike lane (F) and the travelway within 40 feet of a driveway or intersection, unless the bikeway crosses the driveway 20 lateral feet or more from the nearest turn or travel lane, • That the maintenance strip (C) remains at the outside edge of the right-of-way, • That the sidewalk (D) remains adjacent to the maintenance strip (C), • That the bike lane (F) be located at least 3.5' from the back of curb, and • That the sidewalk (D) and bike lane (F) tie to any existing bikeways and/or sidewalks on adjacent sites. 	

H. Busway 6-Lane



Width	
A Right-of-way width	<u>164'</u>
B Back-of-curb to back-of-curb	<u>121'</u>
Streetscape	
C Maintenance strip (min)	<u>1'</u>
D Sidewalk (min)	<u>6'</u>
E Planting Area (min)	<u>6'</u>
F Bike Lane (min)	<u>5'</u>
G Buffer (min; planted, paved, or paver)	<u>3.5'</u>
Travelway	
H Curb and Gutter	<u>2.5'</u>
I Travel lane	<u>10'</u>
J Median	<u>16'</u>
Busway	
K Busway	<u>24'</u>
General	
Walkway type	<u>Sidewalk</u>
Planting type	<u>Tree grate / lawn</u>
Tree spacing	<u>40' o.c. avg.</u>
The position of streetscape elements may be changed, provided that all of the following are met:	
<ul style="list-style-type: none"> • <u>No streetscape element is removed,</u> • <u>That street trees are planted between the sidewalk (D) and the travelway,</u> • <u>That street trees not be placed between the bike lane (F) and the travelway within 40 feet of a driveway or intersection, unless the bikeway crosses the driveway 20 lateral feet or more from the nearest turn or travel lane,</u> • <u>That the maintenance strip (C) remains at the outside edge of the right-of-way,</u> • <u>That the sidewalk (D) remains adjacent to the maintenance strip (C),</u> • <u>That the bike lane (F) be located at least 3.5' from the back of curb, and</u> • <u>That the sidewalk (D) and bike lane (F) tie to any existing bikeways and/or sidewalks on adjacent sites.</u> 	

Section 3. The Raleigh Street Design Manual shall be updated in accordance with the approved language contained within the ordinance.

Section 4: Article 3.4. of the Part 10 Raleigh Unified Development Ordinance, Frontage Requirements, is hereby amended by adding a new Section 3.4.10. titled Green Plus (-GP):

A. Description

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 tree-lined area between the building and the street right-of-way.

B. Building Types Allowed

Townhouse (see Sec. 3.2.3.) Mixed use building (see Sec. 3.2.6.)

Apartment (see Sec. 3.2.4.) Civic building (see Sec. 3.2.7.)

General building (see Sec. 3.2.5.) Open lot (see Sec. 3.2.8.)

C. Build-to

C1 Primary street build-to (min/max) 30'/50'

C2 Building width in primary build-to (min) 50%

C3 Side street build-to (min/max) 20'/50'

C4 Building width in side build-to (min) 35%

D. Additional Parking Limitations

D1 Parking setback from primary street (min) 30'

D2 No on-site parking or vehicular surface area permitted between the building and the street

E. Pedestrian Access

E1 Primary street-facing entrance required.....yes

F. Landscape Yard Encroachments

F1 Driveways.....see Sec. 8.3.5.

F2 Ground signs.....see Article 7.3
Signs

F3 Pedestrian access way

G. Streetscape Requirement

Commercial.....see Sec. 8.5.2.C

H. Landscape Requirements for Primary Street

H1: Four shade trees are required per 100 linear feet. Required landscaping must meet the design and installation requirements of Sec. 7.2.7. Preservation of an eligible existing tree as set forth in Section 7.2.7.E. will count as two new trees for purposes of this requirement.

I. Use Requirements in RX. Commercial uses in RX are limited to the first floor of a corner unit in an Apartment building type located at the intersection of 2 public streets. Commercial uses in RX cannot exceed 4,000 square feet in total per lot. These provisions control over any provisions in the -TOD overlay district.

Section 5: Sec. 3.1.2.A.3. of the Part 10 Raleigh Unified Development Ordinance, District Components, is hereby amended by adding language shown in underline and adding the frontage to the example table in that section:

Frontage (-PK, -DE, -PL, -GR, -UL, -UG, -SH, -GP).

Section 6: Sec. 3.3.1.C. of the Part 10 Raleigh Unified Development Ordinance, Applicability, is hereby amended by adding the language shown in underline:

The minimum height requirements apply only to the Urban Frontages. The Urban Frontages include the following: Green, Green Plus, Urban Limited, Urban General and Shopfront. Civic buildings are exempt from the minimum height requirements.

Section 7: Section 3.4.1. of the Part 10 Raleigh Unified Development Ordinance, Purpose and Intent, is hereby amended by adding language shown in underline:

H. Green Plus (GP)

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 tree-lined area between the building and the street right-of-way.

Section 8: Section 3.4.2. of the Part 10 Raleigh Unified Development Ordinance, General Requirements, is hereby amended by adding the language shown in underline:

A. Urban Frontages

The Urban Frontages include the following: Green, Green Plus, Urban Limited, Urban General and Shopfront.

Section 9: Section 8.4.1.D.7. of the Part 10 Raleigh Unified Development Ordinance, Streetscape Tree Planting, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

7. No installation of street trees shall be required where application of Sec. 8.4.1.D.4. or Sec. 8.4.1.D.5 requires installation of street trees on private property where the site is subject to any one or more of the following:
 - a. Parkway (PK) or Green Plus (GP) frontage zoning designation;
 - b. SHOD-1 or SHOD-2 zoning designation;
 - c. Metro Park Overlay zoning designation;
 - d. Any watershed protection overlay zoning designation;
 - e. Tree conservation area along street frontage;
 - f. The application of a zoning condition requires buffering along the street frontage at a standard width and vegetative density that is equal or greater to the width and vegetative density standards of a Type C2 street protective yard; or
 - g. The proposed use of the property requires installation of a Type C2 street protective yard.

Section 10: Chapter 12 of the Part 10 Raleigh Unified Development Ordinance, Definitions, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

Frontage

There are ~~7~~ 8 frontages, including: Parkway (-PK), Detached (-DE), Parking Limited (-PL), Green (GR), Green Plus (GP), Urban Limited (UL), Urban General (-UG) and Shopfront (-SH).

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Urban Frontage

The following frontages: Green (-GR), Green Plus (-GP), Urban Limited (-UL), Urban General (-UG) and Shopfront (-SH).

Section 11. This text change has been reviewed by the Raleigh Planning Commission.

Section 12. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 13. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 14. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty-dollar limit in N.C.G.S. 14-4(a) or similar limitations.

Section 15. This ordinance is effective 30 days after adoption.

ADOPTED: May 17, 2022

EFFECTIVE: June 16, 2022

DISTRIBUTION: Planning and Development – Young, Bowers, Crane, Waddell,
Bailey-Taylor, Rametta, McDonald
City Attorney – Tatum, Hofmann, Hargrove-Bailey, York
Transportation – Moore, Eatman, Kallam, King, Myers
Department Heads
Transcription Svcs – Taylor