

**ORDINANCE NO. (2020) 133 TC 436  
(TC-7-20)**

**AN ORDINANCE TO MODIFY THE DEFINITION  
AND ASSOCIATED REGULATIONS FOR MEZZANINE**

**WHEREAS**, the Unified Development Ordinance defines and regulates mezzanines; and

**WHEREAS**, mezzanines serve both commercial and residential functions; and

**WHEREAS**, permitting multiple mezzanines within a building will provide greater flexibility to designers and developers; and

**WHEREAS**, it is still beneficial to regulate the size and number of mezzanines to limit the intensity of development.

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

**Section 1.** Section 3.3.1. of the Part 10 Raleigh Unified Development Ordinance, Height Requirements - Applicability, is hereby amended by inserting the following underlined text:

D. When a mezzanine or mezzanines comprise less than 50% of the floor area of the room or space in which they are located, they are not considered a story. When a mezzanine or mezzanines comprise 50% or more of the floor area of the room or space in which they are located, they are considered a story. If a building is taller than five stories, mezzanines are permitted within only two stories of that building. Any additional intermediate level otherwise qualifying as a mezzanine is considered an additional story. If a building has five or fewer stories, there is no limit on the number of stories in that building that may contain a mezzanine.

**Section 2.** Section 12.2 of the Part 10 Raleigh Unified Development Ordinance, Defined Terms, is hereby amended by inserting the following underlined text and deleting the text shown in strike through:

Mezzanine

An internal space intermediate level or levels between the finished floor and ceiling of a story, above and open to the first floor below. When a mezzanine comprises less than 33% of the footprint area of the building, it is not considered a story. When a mezzanine comprises 33% or more of the footprint area of the building, it is considered a story. Only one mezzanine is permitted per building.

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

**Section 4.** This ordinance has been adopted following a duly advertised public 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. 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 7.** This ordinance is effective 5 days after adoption.

**Adopted:** September 1, 2020

**Effective:** September 6, 2020

**Distribution:** Planning and Development  
Inspections  
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Transcription Services

*Prepared by the Department of Planning and Development*