

**ORDINANCE NO. (2024) 694 TC 488
TC-7-22 CO-LIVING**

**AN ORDINANCE TO AMEND THE PART 10
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO REVISE AND RENAME THE
BOARDINGHOUSE USE**

WHEREAS, there is a need for affordable housing solutions; and

WHEREAS, shared living arrangements can help address the financial burden of housing; and

WHEREAS, the UDO contains a ‘Boardinghouse’ use which limit the allowable building type, the amount of occupants, the allowable zoning districts, among other restrictions; and

WHEREAS, it is in the public interest to rename the ‘Boardinghouse’ use to ‘Co-living’ and provide increased flexibility in regards to occupancy, building type, and where this use can operate so as to create more housing opportunities within the City.

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

Section 1. Section 6.1.4. of the Part 10 Raleigh Unified Development Ordinance , Allowed Principal Use Table, is hereby amended by:

Deleting the ‘Boardinghouse’ row and replacing it with a new row titled ‘Co-living’. In the row titled ‘Co-living’, place ‘—’ within the ‘R-1’, ‘R-2’, and ‘R-4’, ‘R-6’ columns; place ‘L’ within ‘R-10’ columns; place ‘L’ within ‘RX-’, ‘OX-’, ‘NX-’, ‘CX-’, ‘DX-’, ‘IX-’; place ‘—’ within the ‘OP-’ column.

Section 2. Section 6.2.2.B. of the Part 10 Raleigh Unified Development Ordinance, Boardinghouse, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

B. ~~Boardinghouse~~ Co-Living

1. Defined

A building or portion of a building containing individual sleeping units and designed for more than four unrelated people to use as a permanent residence. facility that contains individual rooms that are rented to the general public to more than 4 unrelated persons and which includes a rooming house Residents may share bathrooms, living areas, dining areas, kitchens, and recreation facilities. The shared space provided must be for exclusive use by residents and their guests within the co-living development.

2. Use Standards

- ~~a. The facility was constructed originally as a detached house.~~
- ~~b. The total number of individuals occupying a boardinghouse is limited to 6.~~

- ~~e. In a Residential District, there is no exterior advertising except 1 unlit announcement sign not to exceed 2 square feet in area.~~
 - ~~d. No boardinghouse can be located within 1,200 feet of another boardinghouse (determined by a straight line from property line to property line).~~
 - ~~e. The minimum tenant rental period exceeds 30 days.~~
 - ~~f. Cooking facilities shall not be permitted in the rented rooms of the boarding house.~~
 - ~~g. The facility shall comply with the City's Housing Code, Article 11.6 of this UDO.~~
- a. The co-living use is limited to the following building types:
 - i. a detached house constructed to accommodate 8 or fewer sleeping units, or;
 - ii. an apartment building constructed to accommodate 9 or more sleeping units.
 - b. No more than two individuals may occupy a sleeping unit.
 - c. In the Residential-10 zoning district, a co-living use is subject to the following:
 - i. The facility was constructed originally as a detached house for single-unit living.
 - ii. The maximum number of individuals occupying the building is limited to 6.
 - iii. There can be no exterior advertising except 1 unlit announcement sign not to exceed 2 square feet in area.
 - iv. No co-living use can be located within 1,200 feet of another co-living use (determined by a straight line from property line to property line).
 - d. In the RX-, OX-, NX-, CX-, DX-, and IX- districts, a co-living use is subject to the following:
 - i. Co-living uses located within an Apartment or Mixed-Use building must provide a minimum of 250 square feet of gross floor area per one-person sleeping unit and 500 square feet of gross floor area per two-person sleeping unit.

Section 3. Section 6.2.2.C.2. of the Part 10 Unified Development Ordinance, Congregate Care – Use Standards is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

...

- b. In the R-6 and R-10 districts, a congregate care facility is allowed a number of ~~roomings~~sleeping units and dwelling units equal to 2 times the density of the applicable district.

- c. Each ~~rooming~~sleeping unit or dwelling unit may be occupied by no more than 2 persons not related by blood, marriage or adoption.
- d. Facilities for resident managers or custodians providing administrative services and medical services for the exclusive use of the residents shall be located on site and open and staffed for at least 4 hours, one day a week.
- e. The facility must contain indoor shared food preparation service, common dining halls and common recreation rooms, for the exclusive use of all residents and their guests, and these facilities together shall total a minimum of 30 square feet per constructed ~~rooming~~sleeping unit or dwelling unit, as applicable, exclusive of circulation space. Common indoor social and related service facilities may also be part of the facility.
- f. Structures shall demonstrate a comprehensive pedestrian circulation plan, including internal accessible walkways, is submitted and approved with provisions for alternative transportation services for the residents of the facility. Alternative transportation services may include, but are not limited to, regularly scheduled or on-call van services, tram services and full bus service.
- g. Outdoor open space or park area must be provided at a minimum rate of the greater of either 10% of the land area of the facility or 218 square feet per ~~rooming~~sleeping unit or dwelling unit, as applicable, excluding private drives and off-street parking areas. A majority of the open space or park area must be located no further than 300 feet from the controlled entranceway of the facility.

Section 4. Article 12 of the Part 10 Unified Development Ordinance, Definitions, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

Rooming Unit

~~Any room or group of rooms forming a single habitable unit used for living and sleeping, but not for cooking or eating purposes.~~

Sleeping Unit

A room or place in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Section 5. This text change has been reviewed by the Raleigh Planning Commission.

Section 6. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 7. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 8. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 9. This ordinance is effective 30 days after adoption.

ADOPTED: November 19, 2024

EFFECTIVE: December 19, 2024

DISTRIBUTION: Planning & Development – Young, Bowers, Crane, Ray, Rametta,
McDonald
City Attorney – McDonald, Hill, York, Hargrove-Bailey
Department Heads

Prepared by the Department of Planning and Development