

ORDINANCE NO. (2025) 733 TC 489

TC-8-24

Townhouse Building Type Clarifications

**AN ORDINANCE TO AMEND THE
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO CLARIFY MULTIPLE
TOWNHOUSE BUILDINGS MAY BE PLACED ON A SINGLE LOT**

WHEREAS, The Unified Development Ordinance establishes building types to allow for detailed regulation of the form within each zoning district; and

WHEREAS, it is in the public interest to clarify the description for the Townhouse building type.

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

Section 1. Section 1.4.1.C., Townhouse, of the Part 10 Raleigh Unified Development Ordinance is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough:

C. Townhouse

A building constructed to accommodate 2 or more dwelling units that are horizontally integrated where each dwelling unit is separated vertically by a party wall. Units may be placed on individual lots, ~~or the entire building~~ 1 or more townhouse building types may be placed on a single lot. In a Mixed Use District, a townhouse may be used for nonresidential purposes.

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 5 days after adoption.

ADOPTED: April 1, 2025

EFFECTIVE: April 6, 2025

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