

ORDINANCE NO. (2025) 746 TC 490

**TC-10-24
Cottage Court Garages**

**AN ORDINANCE TO AMEND THE
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO AMEND COTTAGE COURT
REGULATIONS TO FACILITATE ATTACHED GARAGES**

WHEREAS, the Unified Development Ordinance establishes gross floor area maximums for dwellings in Cottage Courts that are based on Gross Floor Area.

WHEREAS, the Unified Development Ordinance establishes conditioned space maximums for accessory dwelling units.

WHEREAS, There is a desire to base these dwelling unit size maximums on the same criteria and by doing so facilitate the inclusion of attached garages within the cottage court development pattern.

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

Section 1. Section 2.6.1.D7, Cottage Court – Dwelling Unit Size Maximum, 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:

D7 Dwelling unit ~~gross floor area~~ conditioned space (max – excluding qualifying basements)¹

Section 2. Section 2.6.1, Cottage Court, of the Part 10 Raleigh Unified Development Ordinance is hereby amended by amended by adding the language shown in underline and deleting the language shown in strikethrough:

D8 ~~Detached accessory structure footprint (max)~~t² 450 sf — 450 sf 450 sf 450 sf

Unconditioned space and accessory structure² 500 sf 500 sf 500 sf 500 sf
(individually and combined maximum per dwelling – excluding qualifying attics)

Section 3. Section 3.6.1.D7, Cottage Court – Dwelling Unit Size Maximum, 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:

D7 Dwelling unit ~~gross floor area~~ conditioned space (max – excluding qualifying basements)¹

Section 4. Section 3.6.1, Cottage Court, 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:

D8 ~~Detached accessory structure footprint (max)²~~ 450-sf
Unconditioned space and accessory structure² 500 sf
(individually and combined maximum per dwelling – excluding qualifying attics)

Section 5. 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 6. This text change has been reviewed by the Raleigh Planning Commission.

Section 7. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 8. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 9. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 10. This ordinance is effective 30 days after adoption.

ADOPTED: May 20, 2025

EFFECTIVE: June 19, 2025

DISTRIBUTION: Planning & Development – Young, Bowers, Rametta,
Bucher
City Attorney – McDonald, Hargrove-Bailey
Department Heads