

**ORDINANCE NO. 2019 – 18 TC 425
TC-11-19**

**AN ORDINANCE TO AMEND THE PART 10
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO ESTABLISH
PARKING STANDARDS FOR SHOPPING CENTER USES**

WHEREAS, the City of Raleigh Unified Development Ordinance does not provide parking standards for shopping center uses; and;

WHEREAS, shopping center uses are will be regulated as consolidated development; and;

WHEREAS, the establishment of parking standards for shopping center uses will allow for tenant changes without the need for site plan submittal; and;

WHEREAS, any change or amendment to the Comprehensive Plan, the Street Plan, or any other adopted City plan, should be done in accordance with the procedure set forth in state law and the Unified Development Ordinance for Comprehensive Plan amendments;

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

Section 1. Section 6.1.4. of the Raleigh Unified Development Ordinance, Allowed Principal Use Table, is hereby amended to insert alphabetically under the Commercial Use Category the language shown with underline, as shown below:

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	

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Shopping Center	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	P	Sec. 6.4.11.
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Section 2. Section 6.4.12 of the Part 10 Raleigh Unified Development Ordinance, Vehicle Sales/Rental, is hereby amended by inserting the following language and renumbering the sections that follow accordingly:

Sec. 6.4.12. Shopping Center

A. Shopping Center Use Category

A planned unified development with dedicated commercial, office, recreational or public and institutional uses.

B. Use Standards

1. The shopping center contains at least three establishments with a minimum of one commercial or recreational use. The shopping center may contain more than one lot and other uses permitted by the applicable zoning district.
2. The shopping center contains at least twenty-five thousand square feet of gross floor area.

Section 3. Section 7.1.2.C. of the Raleigh Unified Development Ordinance, Parking Requirements by Use, is hereby amended to insert alphabetically under the Commercial Use Category the language shown with underline, as shown below:

USE CATEGORY Specific Use	Vehicle Parking (min)	Short-Term Bicycle Parking (min)	Long-Term Bicycle Parking (min)
COMMERCIAL			
* * *			
<u>Shopping Center</u>	<u>1 space per 350 SF of gross floor area</u>	<u>1 space per 5,000 SF of gross floor area, minimum 4</u>	<u>None</u>

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Section 4. Article 12.2. Defined Terms. of the Part 10 Raleigh Unified Development Ordinance is hereby amended in insert the following alphabetically:

Shopping Center

A planned unified development that contains at least three establishments with commercial or recreational uses and contains at least 25,000 square feet of gross floor area.

Section 5. Where the changes in this ordinance cause a section reference to change, all applicable cross-references throughout the UDO shall also be changed.

Section 6. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 7. 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 8. This text change has been reviewed by the Raleigh City Planning Commission.

Section 9. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 10. 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 11. This ordinance is effective 5 days after adoption.

ADOPTED: November 6, 2019

EFFECTIVE: November 11, 2019

DISTRIBUTION: Planning – Bowers, Crane, Holland
Development Services – Bailey-Taylor, Rametta
City Attorney – Tatum Currin, Hargrove-Bailey
Department Heads
Transcription Svcs – Taylor

Prepared by the Department of City Planning