

**ORDINANCE NO. 2021 – XX TC XX
TC-17A-20**

**AN ORDINANCE TO AMEND THE PART 10
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO MODIFY THE TRANSIT
OVERLAY DISTRICT (TOD) TO REFLECT THE EQUITABLE DEVELOPMENT
AROUND TRANSIT (EDAT) PLANNING PROCESS AND PREPARE FOR
APPLICATION TO BUS RAPID TRANSIT ROUTES**

WHEREAS, the Wake County Transit Plan has identified four routes in Raleigh to be served by Bus Rapid Transit, and the City of Raleigh has undertaken planning efforts toward implementation of the Wake County Transit Plan.

WHEREAS, the City of Raleigh has previously adopted the Transit Overlay District (TOD) in anticipation of light rail service which proved infeasible.

WHEREAS, the City of Raleigh has created and adopted the Equitable Transit Oriented Development (ETOD) toolkit through a process of extensive public outreach and discussion.

WHEREAS, the ETOD toolkit recommends amending the TOD to support transit ridership and promote equitable transit benefits.

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

Section 1. Section 1.4.2 of Part 10 Raleigh Unified Development Ordinance, Building Types Allowed by District, is hereby amended by as follows:

In the columns titled “Townhouse” and “Apartment”, in the rows titled “Residential-4 (R-4)”, and “Residential-6 (R-6)”, insert “(1)” after “■”.

Add footnote “(1)” as follows:

- (1) In R-4 and R-6, townhouses and apartments are allowed as part of an approved development in the -TOD overlay.

Section 2. Section 1.5.3. of the Part 10 Raleigh Unified Development Ordinance, Coverage, is hereby amended by insertion of the following underlined provisions:

C. Additional Requirements for Urban Plazas

Amenity areas located within the DX- District; ~~or~~ the NX-, CX- or OX- Districts with an urban frontage; or the TOD, and associated buildings in excess of 4 stories in height must meet all of the following:

Section 3. Section 2.1.1. of the Part 10 Raleigh Unified Development Ordinance, District Intent Statements, is hereby amended by insertion of the following underlined provisions after item 3 in each of the following bolded subsections:

D. Residential-4 (R-4)

4. Dimensional standards, maximum density, allowed building types, and allowed uses may be modified for the R-4 district within the TOD overlay to enable transit-oriented development.

E. Residential-6 (R-6)

4. Dimensional standards, maximum density, allowed building types, and allowed uses may be modified for the R-6 district within the TOD overlay to enable transit-oriented development.

F. Residential-10 (R-10)

4. Dimensional standards, maximum density, and allowed uses may be modified for the R-10 district within the TOD overlay to enable transit-oriented development.

Section 4. Article 3.3.1. of the Part 10 Raleigh Unified Development Ordinance, Applicability, is hereby amended by insertion of the following underlined provisions after part C:

- D. The Transit Overlay District (TOD) allows for building heights in excess of the maximum height of the underlying district for certain uses or development types as defined in Section 5.5.1 Transit Overlay District.

Section 5. Section 3.5.1. of the Part 10 Raleigh Unified Development Ordinance, Applicability, is hereby amended by insertion of the following underlined provisions:

- E. Zones B and C do not apply to detached house, attached house, townhouse or apartment building types in the TOD, including for Residential districts where RX standards are used (See Sec. 5.5.1)

Section 6. Section 5.1.1.E. of the Part 10 Raleigh Unified Development Ordinance, “Transit Overlays”, is hereby deleted and replaced with the following provisions:

E. Transit Overlays

1. Transit Overlay District (-TOD)
 - a. When combined with a base district, the -TOD allows for intense, compact and walkable mixed-use development in core areas around planned transit stations as designated on the Urban Form Map or in an adopted station area plan
 - b. The -TOD modifies the underlying district, height, frontage, and use standards to promote a vibrant pedestrian core by prohibiting certain incompatible uses, reducing required parking and limiting surface parking and requiring that buildings have a minimum of 2 stories.

Section 7. Section 5.5.1. of the Part 10 Raleigh Unified Development Ordinance, “Transit Overlay District (TOD)”, is hereby deleted and replaced with the following provisions:

Sec. 5.5.1. Transit Overlay District (-TOD)

A. Base Standards Apply

1. Unless specifically set forth in this section, the allowed uses, dimensional requirements, height limits and general development standards of the underlying zoning district apply.
2. Where the -TOD standards conflict with the standards of an -NCOD, the -TOD shall control.
3. Properties developed with city, county, or state parks or owned by the city, county, or state for the purpose of park development shall not be subject to the provisions of the -TOD.

B. Prohibited Uses

The following uses are not allowed in a -TOD:

1. Single-unit living;
2. Two-unit living;
3. Cemetery;
4. Outdoor sports or entertainment facility (>250 seats);
5. Vehicle sales;
6. Vehicle repair (major);
7. Vehicle repair (commercial vehicle);
8. Car wash;
9. Drive-thru facility with the exception of pharmacies;
10. Vehicle Fuel Sales;
11. Self-Service Storage; and
12. Warehouse & Distribution.

C. Dimensional Standards

1. Where the TOD is applied to a Residential district, the following provisions apply:
 - a. Dimensional standards for Conventional development for the Residential Districts, as defined in Article 2.2, shall not apply.
 - b. The dimensional standards of the Residential Mixed Use district as defined in Article 3.2 shall apply to all building types. Maximum density shall be controlled by the RX dimensional standards rather than the lot area per unit standard from the underlying residential district.
 - c. Height shall be limited to 4 stories and 60 feet.
 - d. Height bonuses as defined in Sec. 5.5.1.G. shall not be allowed.
 - e. The Townhouse, and Apartment building types are permitted in all residential districts.
 - f. There shall be no minimum lot size for the Apartment building type.
 - g. Parking requirements shall be set by the TOD overlay.

D. Frontages

1. Frontage standards shall apply as follows (see *Article 3.4 Frontage Requirements*):
 - a. Where an Urban Frontage is included in the underlying district, the standards of the underlying frontage shall control.

- b. Where the underlying district has Parkway frontage, Parking Limited frontage, Detached frontage, or no frontage, development shall meet the requirements of the Urban Limited frontage. Frontage requirements from the underlying zoning shall not apply.
2. For all frontage standards applied as set forth in part 1 above, a Main Street or Mixed Use streetscape shall be required (see *Sec. 8.5.2 Streetscape Types*).

E. Parking

Parking requirements for a -TOD are set forth in *Sec. 7.1.3.B*.

F. Outdoor Storage

Limited and general outdoor storage is not allowed (see *Article 7.5. Outdoor Display and Storage*).

G. Height

1. The minimum height of any principal building in the -TOD shall be 2 stories. This standard shall not apply to the Open Lot building type.
2. The height requirements defined in Article 3.3 may be modified as follows:
 - a. Height in stories may be increased by fifty percent (50%) when all of the following apply. When application of this section is calculated to allow a fraction of a story, the fraction shall be rounded up to the nearest whole number.
 - i. Additional stories enabled by this section are used for principal residential uses
 - ii. A number of units equal to at least twenty percent (20%) of the residential units established in newly allowed stories shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. The property owner of development approved under this section shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City. Affordable units used to meet the requirements of this section shall be constructed concurrently with the project's market rate units.
 - b. Height in stories may be increased by thirty percent (30%) for principal structures that do not contain any residential uses. When application of this section is calculated to allow a fraction of a story, the fraction shall be rounded up to the nearest whole number.

H. Tree Conservation

1. Tree conservation area as defined in *Article 9.1* shall not be required for any site with area less than 4 acres.
2. Primary Tree Conservation Area required by *Sec. 9.1.4.A* shall be provided when present on a site, except for areas along a Thoroughfare as described in *Sec. 9.1.4.A.8*.

3. Secondary Tree Conservation Areas defined in *Sec. 9.1.4.B.* shall not apply in the TOD.

I. Existing Structures and Uses

1. All buildings and structures existing at the time that the -TOD is first applied to the property and made a zoning nonconformity solely because of -TOD requirements shall be subject to the following provisions.
 - a. Replacement, repair, and renovation of buildings and structures may be made provided the replacement, repair, or renovation conforms to all provisions of this UDO except -TOD requirements. Replacement, repair, or renovation allowed under this section shall be like for like. This item is applicable to both voluntary and involuntary demolition of buildings and structures which leads to replacement, repair, or renovation.
 - b. Lots subject to -TOD requirements that contain pre-existing buildings and maintain pre-existing buildings and which add additions are allowed so long as the addition conforms to all UDO requirements including -TOD requirements unless the Board of Adjustment approves a special use permit under *Sec. 10.2.9* allowing the addition, change, expansion or alteration.
2. All uses existing at the time that the -TOD is first applied to the property and made a zoning nonconformity solely because of -TOD requirements shall be subject to the following provisions.
 - a. Uses made non-conforming may be re-established provided the use conforms to all provisions of this UDO except -TOD requirements and provided the use is discontinued, vacated, or abandoned for a period of fewer than 730 consecutive days. This section is applicable to both voluntary and involuntary cessation of use.
 - b. A nonconforming use shall not be extended, expanded, enlarged or increased in intensity, unless a special use permit is issued by the Board of Adjustment for such extension or expansion. Such prohibited activity shall include, without being limited to:
 - i. Extension of the use to any structure or land area other than that occupied by the nonconforming use when the -TOD was applied, or any amendment to this UDO that causes a use of the property to become otherwise nonconforming.
 - ii. Extension of the use within a building or other structure to any portion of the floor area that was not occupied by the nonconforming use on when the -TOD was first applied, or when an amendment to this UDO causes the use to become otherwise nonconforming.
 - iii. Operation of the nonconforming use in such a manner as to conflict with this UDO, or to further conflict with this UDO, if already conflicting as of the date of application of the -TOD, or any amendments to this UDO is applied to the property, any use limitations established for the district in which the use is located.
 - iv. New construction, reconstruction or structural alteration except those described as ordinary repair and maintenance in *Sec. 10.3.2.B.* above.
 - v. Extensions of the use to any new construction, enlargement or additions other than that occupied by the nonconforming use when the -TOD was applied, or

any amendment to this UDO that causes a use of the property to become otherwise nonconforming.

Section 8. Section 6.4.2.C.2. of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

1. Use Standards

A health club in an RX- District is subject to the following:

- a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.
- b. The unit cannot exceed 4,000 square feet in gross floor area; and
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
- d. A health club use in an -TOD overlay is not subject to parts a, b, and c of this section; however, such a use must be within or attached to a multi-tenant building.

Section 9. Section 6.4.3.B. of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

a. Use Standards

A medical facility in an RX- District is subject to the following:

1. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets;
2. The unit cannot exceed 4,000 square feet in gross floor area;
3. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries; and
4. Drive-thru or drive-in facilities are not permitted.
5. A medical use in an -TOD overlay is not subject to parts 1 and 2 of this section; however, such a use must be within or attached to a multi-tenant building.

Section 10. Section 6.4.4.B. of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

B. Use Standards

An office in an RX- District is subject to the following:

1. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets;
2. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot;
3. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
4. Drive-thru or drive-in facilities are not permitted.
5. An office use in an -TOD overlay is not subject to parts 1 and 2 of this section; however, such a use must be within or attached to a multi-tenant building.

Section 11. Section 6.4.9.D.2 of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

2. Use Standards

A beauty/hair salon in an RX- District is subject to the following:

- a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets;
- b. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot; and
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
- d. A beauty/hair salon in an -TOD overlay is not subject to parts a or b of this section; however, such a use must be within or attached to a multi-tenant building.

Section 12. Section 6.4.9.E.2 of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

2. Use Standards

A copy center in an RX- District is subject to the following:

- a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets;
- b. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot; and
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
- d. A copy center in an -TOD overlay is not subject to parts a or b of this section; however, such a use must be within or attached to a multi-tenant building.

Section 13. Section 6.4.9.F.2 of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

2. Use Standards

An optometrist in an RX- District is subject to the following:

- a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets;
- b. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot; and
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
- d. An optometrist in an -TOD overlay is not subject to parts a or b of this section; however, such a use must be within or attached to a multi-tenant building.

Section 14. Section 6.4.9.G of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

G. Use Standards for All Other Personal Service Uses

1. A personal service use in an RX- District is subject to the following:
 - a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.
 - b. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
 - e. Tattoo parlors, body piercing, taxidermists and wedding chapels are not permitted.
 - f. A personal service use in an -TOD overlay is not subject to parts a and b of this section; however, such a use must be within or attached to a multi-tenant building.
2. A personal service use in an OX- District is subject to the following:
 - a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - b. The floor area of the use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. House of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
 - e. Tattoo parlors, body piercing, taxidermists and wedding chapels are not permitted.
 - f. A personal service use in an -TOD overlay is not subject to part b of this section.

Section 15. Section 6.4.10.C.2. of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

2. Use Standards

1. An eating establishment in an RX- District is subject to the following:
 - i. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.
 - ii. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - iii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - iv. Drive-thru or drive-in facilities are not permitted.

- v. An eating establishment in an -TOD overlay is not subject to parts i and ii of this section; however, such a use must be within or attached to a multi-tenant building.
2. An eating establishment use in an OX- District is subject to the following:
- i. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - ii. The floor area of the eating establishment use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - iii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - iv. Drive-thru or drive-in facilities are not permitted.
 - v. Must be located at least 150 feet from an abutting Residential District (measured in straight line from the nearest point of the building containing the eating establishment to the boundary line of the district boundary line).
 - vi. An eating establishment use in an -TOD overlay is not subject to part ii of this section.

Section 16. Section 6.4.11.C. of the Part 10 Raleigh Unified Development Ordinance, “Use Standards”, is hereby amended by insertion of the following underlined provisions:

C. Use Standards

- 1. A retail sales use in an RX- District is subject to the following:
 - a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.
 - b. The unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
 - e. Vehicle fuel sales, check cashing and payday loan facilities are not permitted.
 - f. A retail sales use in an -TOD overlay is not subject to parts a and b of this section; however, such a use must be within or attached to a multi-tenant building.
- 2. A retail sales use in an OX- District is subject to the following:
 - a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
 - e. Vehicle fuel sales, check cashing and payday loan facilities are not permitted.

- f. A retail sales use in an -TOD overlay is not subject to part b of this section.

Section 17. Section 6.7.3.E.1. of the Part 10 Raleigh Unified Development Ordinance, “Live-Work”, is hereby amended by insertion of the following underlined provisions:

- 1. In a Residential District, a special use permit issued in accordance with *Sec. 10.2.9* is required for a live-work unit except in the -TOD.

Section 18. Section 7.1.3.B. of the Part 10 Raleigh Unified Development Ordinance, “TOD Overlay District (-TOD)”, is hereby amended by insertion of the following underlined provisions and deletion of the following struckthrough provisions:

TOD Overlay District (-TOD)

1. General Requirements

- a. ~~No vehicle parking is required for any dwelling unit, however, n~~ No more than 2 on-site parking spaces per dwelling unit are allowed, with the exception of Detached and Attached buildings used for single-unit or two-unit living existing at the time the -TOD is applied.
- b. ~~One parking space per 500 square feet is required for all nonresidential gross floor area or the minimum number of parking spaces set forth in Sec. 7.1.2.C., whichever is less.~~
- c. ~~No vehicle parking is required for the first 10,000 square feet of ground story gross floor area that meets the ground story height and ground story transparency requirements for a mixed use building (see Sec. 3.2.6.).~~
- d. Surface parking associated with a nonresidential use may not exceed 100% of the requirement enumerated in *Sec. 7.1.2.C*. Parking spaces provided in an underground or structured parking garage do not count toward the maximum number of spaces permitted.
- e. In addition to the ground floor active uses required by Sec. 3.4.2.B, active uses shall be located between the parking structure and the primary street for the second and third floor.
- f. Long-term bicycle parking shall be provided for multi-unit residential use with 10 or more bedrooms. One space per five bedrooms shall be provided.

2. Parking Fee in Lieu

- a. ~~At the discretion of the Transportation Director, a fee may be paid in lieu of complying with the minimum parking requirements.~~
- b. ~~The amount of payment for each required parking space is fixed by resolution adopted by the City Council, but in no case does the cost exceed the estimated, normal, current cost to the City of providing required parking spaces to serve the contemplated use.~~
- c. ~~Payments collected by the City shall be kept separate from other revenue of the City. Any funds on deposit not immediately necessary for expenditure shall be invested as allowed in N.C. Gen. Stat. §159-30. Funds can only be used for the purchase of land or for the construction of new parking facilities within the same TOD.~~

- d. ~~Any parking requirement satisfied in this manner shall run with the land and any subsequent change of use that requires more parking shall require subsequent action to satisfy the additional parking requirement.~~

Section 19. Section 7.1.4.A. of the Part 10 Raleigh Unified Development Ordinance, “Proximity to Transit” is hereby amended by insertion of the following underlined provisions and deletion of the following struckthrough provisions:

1. ~~A 25% reduction in the number of required parking spaces is allowed. No parking is required for uses with a main entrance within a walking distance of 1,320 feet of an operating transit stop or stops provided the stops are all within 1,320 feet walking distance of each other, with service from 6 AM to 8 PM where service intervals are no longer than 15 minutes during peak commute hours.~~ a transit route that currently has or is planned to have frequent service, defined as when buses are scheduled to arrive at least every 15 minutes during at least part of the day. The current and future frequent service map will be maintained on the city’s webpage. No nonconformity with parking requirements is created if service frequency changes or the route is altered.

Section 20. Section 9.1.3. of the Part 10 Raleigh Unified Development Ordinance, “Tree Conservation Required” is hereby amended by insertion of the following provisions after Section 9.1.3.A.2.:

3. Tree conservation requirements shall not apply to sites in the -TOD less than 4 acres in size. Sections 9.1.4.A.8. and 9.1.4.B.1 shall not apply to sites in the -TOD.

Section 21. Section 10.2.4.D.2. of the Part 10 Raleigh Unified Development Ordinance, “Additional Requirements for Conditional Use Applications” is hereby amended by insertion of the following underlined provisions:

- c. The City Council may accept zoning conditions that alter the maximum block standards in Sec. 8.3.2., the stub streets standards in Sec. 8.3.4.C. and the driveway standard for Residential Uses, Mixed Use and Nonresidential Uses in Sec. 8.3.5.C.2. and 3. No such zoning conditions shall be accepted for applications within the -TOD unless the means of providing for safe, efficient and convenient vehicular, bicycle and pedestrian circulation are demonstrated in a site plan, rendering or other image included with the conditional rezoning application per Sec. 10.2.4.D.2.g. Such zoning conditions may be approved by the City Council when the offered zoning conditions provide for safe, efficient and convenient vehicular and pedestrian access within developments and between adjacent developments and do not adversely affect traffic congestion. When these zoning conditions are included, the application shall be accompanied by additional information addressing how safe, efficient, and convenient vehicular and pedestrian access within developments and between adjacent developments is being achieved.

Section 23. Section 10.2.4.D. of the Part 10 Raleigh Unified Development Ordinance, “Application Requirements” is hereby amended by insertion of the following provisions after Section 10.2.4.D.6:

7. Additional Requirements for TOD- Applications

Except for applications initiated by the City, new applications requesting a TOD-District must be for property located contiguous to or directly across the street from an existing TOD- District or within 1,320 feet of a bus rapid transit (BRT) route.

Section 24. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 25. 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 26. This text change has been reviewed by the Raleigh City Planning Commission.

Section 27. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 28. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 29. 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 30. This ordinance is effective 5 days after adoption.

Adopted on first reading:

Adopted on second reading:

EFFECTIVE:

DISTRIBUTION:

Prepared by the Department of Planning and Development