

**ORDINANCE NO. (2022)**  
**TC-21-21 CAMERON PARK NEIGHBORHOOD CONSERVATION OVERLAY**  
**DISTRICT**

**AN ORDINANCE TO AMEND THE PART 10**  
**RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO MODIFY THE**  
**NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (NCOD) REGULATIONS**  
**FOR THE CAMERON PARK NEIGHBORHOOD**

**WHEREAS**, the intent of the Overlay Districts is to apply regulations that achieve a specific purpose to a targeted area; and

**WHEREAS**, NCODs are intended to preserve the built character of an existing neighborhood through specific context based regulations; and

**WHEREAS**, it is in the public interest to amend the current Cameron Park NCOD standards to ensure development is compatible with the character of the Cameron Park Neighborhood.

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

**Section 1.** Section 5.4.3.F.2. of the Part 10 Raleigh Unified Development Ordinance, Cameron Park Neighborhood, Core Area, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough;

2. Cameron Park Neighborhood

a. Core Area

- i. Maximum lot size: ~~21,779 square feet.~~ No new lot, when created by recombination, shall be greater than 10,000 square feet
- ii. Minimum lot size: For the townhouse building type, no new lot shall be smaller than 4,000 square feet. For all other building types, no new lot shall be smaller than 6,000 square feet.
- iii. ~~Front Yard Primary Street Setback: Within 40% of the average front yard primary street setback of houses principal structures on the same block face, but no less than 20 feet.~~ Front Yard Primary Street Setback: Within 20% of the average front yard primary street setback of houses principal structures on the same block face, but no less than 20 feet. No portion of any garage or carport shall protrude beyond the primary facade of the principal structure. Covered porches shall be considered part of the primary facade. For corner lots with driveway access from the side street, attached garage entrances must be set back at least ~~40~~ 5 feet from the ~~secondary side building elevation~~ side street building facade. ~~A secondary side elevation is the alternative side of a corner lot house that faces a roadway, but does not include a primary entrance to the house.~~

- iii. Principal Structure Side yard lot line setback: Within 5 ft. of the average side yard lot line setback and corner side yard setback of other properties principal structures on the block face, but no less than 5 ft. For the purposes of this requirement, 0-foot setbacks shall not be included in the comparative sample.

For the townhouse building type, this setback shall only apply to the side site boundary line.

- iv. Accessory structures: These regulations shall apply to all accessory structures, including accessory dwelling units. Side and rear setbacks for accessory structures, including those greater than 150 square feet shall be a minimum of 3 feet. Accessory structures shall be no larger than 600 square feet in gross floor area for 1-story structures and 1,200 square feet in gross floor area for 2-story structures.

The maximum allowed wall plane height adjacent to the side and rear property line is 14 feet. The wall plane height may be increased 1 foot for each foot of horizontal distance the wall is moved from the side or rear setback line, not to exceed the maximum height allowed within the district. When a wall incorporates a recession or projection of 2 feet or more, multiple wall plane heights shall apply. Each wall plane's height is determined by averaging the four points consisting of the highest and lowest elevations of each of pre-development and post-development grades along that wall of the building. In the event the average post-development grade along the wall of the building is lower than the average pre-development grade along that wall, then wall plane height shall be measured from the average post development grade. A side-gabled roof structure may extend above the setback plane on each side of the building, for a total length of not more than 30 feet on each side, measured from the front wall plane. Dormers may also extend above the side setback plane on each side of the building for a total length of not more than 15 feet on each side, measured along the intersection with the setback plane. No part of the roof shall exceed 24 feet in height.

- vi. Maximum building height: 38 feet with the exception of those lots fronting on Park Drive between Oberlin Road and Forest Road (except the lots fronting the south side of Park Drive, between Oberlin Road and Groveland Avenue), all lots fronting on West Johnson Street and on the south side of Peace Street, and the 3 lots fronting the south side and the 4 lots fronting the north side of Park Drive immediately west of St. Mary's Street (Wake County Registry: DB 08350, PG 1832, DB 02660, PG O-E-; DB 11659, PG 1800; DB 02425, PG 0670; DB 12811, PG 0908; DB 07129, PG 0713; DB 09060, PG 1175), which shall be limited to a maximum building height of 34 feet.

The maximum allowed wall plane height adjacent to the side and rear property line is 26 feet. The wall plane height may be increased 1 foot for each foot of horizontal distance the wall is moved from the side or rear setback line, not to exceed the maximum height allowed within the district. When a wall incorporates a recession or projection of 2 feet or more, multiple wall plane heights shall apply. Each wall plane's height is determined by averaging the four points consisting of the highest and lowest elevations of each of pre-development and post-development grades along that wall of the building. In the event the average post-development grade along the wall of the building is lower than the average pre-development grade along that wall, then wall plane height shall be measured from the average post development grade. A side-gabled roof structure may extend above the setback plane on each side of the building, for a total length of not more than 30 feet on each side, measured from the front wall plane. Dormers may also extend above the setback plane on each side of the building for a total length of not more than 15 feet on each side, measured along the intersection with the setback plane. No part of the roof shall exceed 38 or 34 feet in height, depending on location.

- vii. Building placement and building entrance: The orientation of the building and entry level of the main entrance shall be located in a manner that is the same as the majority of the buildings on the block face.
- viii. Vehicular surface areas: New driveways onto public streets shall not be allowed for lots adjacent to alleys. Within that portion of the front yard area (as measured perpendicular to the right-of-way), between the principal building and the public street, new vehicular surface area shall not be permitted except where there are no adjacent alleys and when driveways are constructed alongside the house in the shortest practical distance from the right-of-way to the rear of the building. Parking areas and any other vehicular surface area installed prior to the August 3, 2010 shall not be deemed a zoning nonconformity. No vehicular entrance to a garage attached to the principal structure shall face the front yard. Maximum driveway width shall be limited to 12 feet for single driveways and 20 feet for shared driveways.

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

**Section 8.** This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

**Section 9.** This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

**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 \_\_\_ days after adoption.

**ADOPTED:**

**EFFECTIVE:**

**DISTRIBUTION:** Planning & Development – Young, Bowers, Crane, Waddell, Ray,  
Rametta, Bailey-Taylor, McDonald  
City Attorney – Tatum, Hofmann, York, Hargrove-Bailey  
Department Heads

*Prepared by the Department of Planning and Development*