

TC-7-10 Cameron Park Built Environmental Characteristics and Regulations

This text change proposes to amend the existing Built Environmental Characteristics and Regulations for the “Core Area” of the Cameron Park Neighborhood Conservation Overlay District.

- This NCOD amendment proposes to clarify the existing Code language and better regulate building heights. The neighborhood has been divided into two zones: Zone A and Zone B. Zone A would allow a maximum building height of 26 feet, while Zone B would allow a maximum building height of 30 feet.
- This text change also proposes to regulate garage entrance orientation, restricts front yard parking, and regulates driveway width.



Certified Recommendation

Raleigh Planning Commission

CR# 11381

Case Information: TC-7-10/Cameron Park NCOD Amendment

Comprehensive Plan Guidance

<i>Applicable Policy Statements</i>	LU 5.1 Reinforcing the Urban Pattern LU 8.12 Infill Compatibility UD 1.4 Maintaining Façade Lines UD 1.1 Protecting Neighborhood Identity UD 5.1 Contextual Design UD 5.4 Neighborhood Character and Identity H 1.6 Housing Preservation AP-CP 1 Cameron Park Historic Character
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Summary of Text Change

<i>Summary</i>	This text change would revise the existing Built Environmental Characteristics and Regulations for the Cameron Park Neighborhood Conservation Overlay District. The request would implement several Comprehensive Plan policies, and help maintain the desirable scale and character of the Cameron Park neighborhood.
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Summary of Impacts

<i>Impacts Identified</i>	<ul style="list-style-type: none">• Better regulate building heights• Restrict front yard parking• Regulate garage entrance orientation and driveway widths
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Public Meetings

<i>Public Hearing</i>	<i>Committee</i>		<i>Planning Commission</i>	
July 20, 2010		Text Change Committee	Date 7/27/10	Action Recommended approval

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission recommends approval of the proposed text change request.
<i>Findings & Reasons</i>	<ul style="list-style-type: none"> • That the revised built environmental characteristics and regulations for the Cameron Park Neighborhood Conservation Overlay District reflects the predominant character of the neighborhood as it exceeds the 75th percentile value of all properties in the area. • That the text amendment implements several Comprehensive Plan policies and helps maintain the desirable scale and character of the Cameron Park neighborhood. • That the amendment to the zoning code would implement adopted Comprehensive Plan policies that promote infill compatibility, reinforce urban pattern, maintain façade lines, preserve housing, protect neighborhood character and identity, and preserve the Cameron Park historic scale and character. • That there are no major adverse impacts associated with this text change.
<i>Motion and Vote</i>	<p>Motion: Harris Edmisten Second: Anderson</p> <p>In Favor: Anderson, Bartholomew, Batchelor, Butler, Fleming Harris Edmisten, Haq, Mattox, Mullins, Smith, Sterling</p>

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

_____ Planning Director	_____ Date	_____ Planning Commission Chairperson	7/27/10 Date
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Staff Coordinator: Dhanya Sandeep: dhanya.sandeep@raleighnc.gov



Zoning Staff Report – TC-7-10

Cameron Park NCOD Amendment Text Change

Request

<i>Section Reference</i>	10-2054 (g) (3)
<i>Basic Information</i>	Amend the built environmental characteristics and regulations section 10-2054 (g)(3) for properties located within the Cameron Park Neighborhood Conservation Overlay District.
<i>PC Recommendation Deadline</i>	November 2, 2010

Comprehensive Plan Guidance

<i>Applicable Policies</i>	LU 5.1 Reinforcing the Urban Pattern LU 8.12 Infill Compatibility UD 1.4 Maintaining Façade Lines UD 1.1 Protecting Neighborhood Identity UD 5.1 Contextual Design UD 5.4 Neighborhood Character and Identity H 1.6 Housing Preservation AP-CP 1 Cameron Park Historic Character
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Contact Information

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History/Overview

The Cameron Park neighborhood contains 316 single-family lots. The neighborhood is approximately 97 acres in size, and contains approximately 8 vacant lots. The neighborhood is currently zoned R-6, with some small areas of R-10 and R-6 CUD. A few properties located on the west side of St. Mary's Street are zoned O&I-1. The neighborhood has an existing Neighborhood Conservation Overlay District (NCOD), which was approved in 2005. The 2005 NCOD created a core area and a transition area. The core area was mapped in 2005; the transition area remains unmapped.

The core area standards address maximum lot size, front and side yard setback, setback for accessory structures, maximum building height, building placement and entrance and vehicular surface areas. The proposed text change seeks to amend the NCOD standards for the core area, to clarify the code language and better regulate building heights, front yard parking, garage entrance orientation and driveway widths.

This amendment to the zoning code would implement adopted Comprehensive Plan policies that promote infill compatibility, reinforce urban pattern, maintain façade lines, preserve housing,

protect neighborhood character and identity, and preserve the Cameron Park historic scale and character.

Purpose and Need

The recently-adopted 2030 comprehensive Plan calls to preserve the neighborhood scale and character (see policies LU 5.1,8.12, UD 1.1,1.4,5.1,5.4, H 1.6, AP-CP1). In particular, the proposed text change implements Policy UD 5.4 **Neighborhood Character and Identity** which reads as follows: “Strengthen the defining visual qualities of Raleigh’s neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.”

The NCOD building height standard for the core area adopted in 2005 specified that a new 2-story house or addition to an existing one story house taller than 30 feet shall be no more than 20% taller than the average residential building height on the block face. This height regulation has proven to be difficult to enforce. With current development pressures encountered by the neighborhood, residents feel the strong need to better regulate building heights to ensure preservation of the neighborhood scale and character.

The proposed NCOD amendment would clarify the height standards. The neighborhood has been divided into two zones: Zone A and Zone B. Zone A would allow a maximum building height of 26 feet, while Zone B would allow a maximum building height of 30 feet.

The proposed text change also regulates garage entrance orientation; restricts front yard parking, and regulates driveway width; all of which are intended to preserve and protect the neighborhood character and identity.

The text change is intended to have the following positive impacts:

- Visually integrates new development with the surrounding area without adverse impacts on local character and appearance
- Ensures infill compatibility within existing neighborhoods
- Maintains the established façade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings
- Encourages new development within established neighborhoods to create or enhance a distinctive character that relates well to the surrounding area
- Preserves existing historic housing stock and identity of the Cameron Park neighborhood
- Lends visual coherence and continuity to the front yard façade of the neighborhood street.

The new standards would be applicable upon adoption of the text change. Any structure that does not currently meet these new standards would not be considered non-conforming, pursuant to section 10-2054 (e) (5).

Alternatives Considered

The proposed text change would clarify building height standards, restrict front yard parking, and regulate garage entrance orientation and driveway widths. The existing regulations address height but are difficult to enforce. The applicants considered alternatives to building height throughout the study phase. The alternatives they considered included:

1. That building heights zone be maintained at 24 and 28 feet
2. That building heights be maintained at 30 feet

Other than the “No Action” alternative, there are no alternatives to the balance of the proposed text change as they specifically address the built character desired by the neighborhood.

Scoping of Impacts

Potential adverse impacts of the proposed text change have been identified as follows:

1. Buildings in the two height zones will be limited in height to the maximum specified. The existing height regulation language provides more flexibility.
2. Lots adjacent to alleys will not be allowed to have new driveways onto public streets. Existing alleys should be assessed for functionality. Non-functional alleys will require upgrading to provide access to the lot as new driveways will not be permitted.
3. New construction/ renovations will not be permitted to have parking space in the front yard between the principal building and the public street. Existing houses with previously approved front yard parking spaces will not be affected. Additional parking pads within front yard spaces will be restricted in both width and location.
4. No vehicular entrance to any garage attached to a principal structure will face the front yard. Building lots and structures with physical/site constraints will be limited for design options.
5. Driveway widths are limited.
6. Garage protrusions and corner lot access to garage entrances are limited.

Impact of Alternatives

The proposed text change requires that building heights be regulated by zone maximums specified. Potential adverse impacts of the potential alternative (24 feet and 28 feet building height maximum) have been identified as follows:

1. New buildings will be further restricted on height maximums. The new buildings in Zone A would be 6 feet shorter and those in Zone B would be 2 feet shorter.
2. All new construction must comply with the proposed regulations. These regulations are more stringent than the zoning code.

Potential adverse impacts of the potential alternative (30 feet building height maximum) have been identified as follows:

1. All new buildings will be restricted to a standard height limit of 30 feet.
2. All new construction must comply with the proposed regulations. These regulations are more stringent than the zoning code.

The adverse impacts of taking no action (retaining the existing regulations) have been identified as follows:

1. The existing height regulation language provides more flexibility. Building heights more than 30 feet is limited to a percentage of the block average height value that has proven to be difficult to enforce on site. If the regulation remains as-is, allowable height will be difficult to interpret for new structures.
2. The flexibility to increase height beyond 30 feet could prove over time to change the character of the neighborhood block.

Impacts Summary

Adoption of Proposed Text Change

Adoption of TC-7-10, Cameron Park NCOD Amendment, would clarify the code language and create an objective height limit for structures in the neighborhood. Front yard parking, garage entrance orientation and driveway widths would also be regulated. While there are some impacts

to the development capacity of the lots, the overall positive benefits outweigh. The text change helps preserve existing historic housing stock and identity of the Cameron Park neighborhood.

Potential Alternative

The proposed alternatives do not provide advantage over the proposed text language. The proposed height zones are preferred by the residents based on site study and analysis rendering better compliance with the built character.

No action

Under the “no action” alternative, the NCOD standards will default to the existing language. Height language has proven to be difficult to enforce on site. Front yard parking, garage entrances and driveway widths are unregulated making it susceptible to change the scale and character of the neighborhood.

**ORDINANCE NO. (2010) 771 TC 336
TC-7-10**

**AN ORDINANCE TO AMEND THE BUILT ENVIRONMENTAL
CHARACTERISTICS AND REGULATIONS FOR THE CAMERON PARK
NEIGHBORHOOD**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH,
NORTH CAROLINA that:**

Section 1. Amend Section 10-2054(g)(3), **Cameron Park Neighborhood**, under the **Core Area** heading, by including the following to the end of the “**Front yard setback**” paragraph:

“No portion of any garage or carport *shall* protrude beyond the primary façade of the principal structure. Covered porches *shall* be considered part of the primary façade. For *corner lots* with driveway access from the secondary side, attached garage entrances must be set back at least ten (10) feet from the secondary side *building* elevation. 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.”.

Section 2. Amend Section 10-2054(g)(3), **Cameron Park Neighborhood**, under the **Core Area** heading, by deleting the “**Maximum building height**” listing in its entirety and substituting in lieu thereof the following:

“**Maximum building height:** Thirty (30) 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 three (3) *lots fronting* the south side and the four (4) *lots fronting* the north side of Park Drive immediately west of St. Mary’s Street (Wake County Registry: DB 08350, PG 1823; 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 twenty-six (26) feet.”.

Section 3. Amend Section 10-2054(g)(3), **Cameron Park Neighborhood**, under the **Core Area** heading, by deleting the “**Vehicular surface areas**” listing in its entirety and substituting in lieu thereof the following:

“**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 effective date of this ordinance *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 twelve (12) feet for single driveways and twenty (20) feet for shared driveways.

Editor's Note: This provision first became applicable on August 8, 2010."

Section 4. All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

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 the end the provisions of this ordinance are declared to be severable.

Section 6. This ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and the City Planning Commission following a recommendation of the Planning Commission.

Section 7. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 8. This ordinance shall be enforced by law 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 G.S. 14-4(a) or similar limitations.

Section 9. This ordinance shall become effective five (5) days following its adoption.

ADOPTED: August 3, 2010

EFFECTIVE: August 8, 2010

DISTRIBUTION: Planning – Silver, Bowers, Crane, Brandon, Hallam
Transportation – Lamb
City Attorney – Hargrove, Botvinick, Poole