



Certified Recommendation

Raleigh Planning Commission

CR# 11681

Case Information: TC-1-16 / Story Height Measurement

Comprehensive Plan Guidance

<i>Applicable Policy Statements</i>	Not applicable
<i>Action Items</i>	Not applicable

Summary of Text Change

<i>Summary</i>	Amends the Part 10A Raleigh Unified Development Ordinance, , to change the way story heights are measured in the City of Raleigh Unified Development Ordinance to change it from “top of the finished floor to the ceiling above” to “top of the finished floor to bottom of the floor above”.
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Summary of Impacts

<i>Impacts Identified</i>	<p><u>Adoption of TC-1-16:</u></p> <ol style="list-style-type: none"> 1. The adoption of the text change would change the way story height is measured such that it would accommodate shorter story heights. 2. The modification to the measurement technique would allow for intervening interstitial space that could accommodate utilities without requiring taller story heights. <p><u>No Action:</u></p> <ol style="list-style-type: none"> 1. The story height measurements and resulting story heights called for in the Unified Development Ordinance would remain unchanged.
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Public Meetings

<i>Submitted</i>		<i>Committee</i>		<i>Planning Commission</i>
Nov. 17, 2015	12/17/15	Text Change	1-12-16	Approval

Attachments

1. Draft Ordinance



Zoning Staff Report – TC-1-16

Story Height Measurement

Request

<i>Section Reference</i>	Part 10A Unified Development Ordinance §1.5.7.C. Story Height and Article 3.2 Base Dimensional Standards for the following building types in the Mixed Use Districts: General Building Mixed Use Building
<i>Basic Information</i>	Amends the Part 10A Raleigh Unified Development Ordinance, , to change the way story heights are measured in the City of Raleigh Unified Development Ordinance to change it from “top of the finished floor to the ceiling above” to “top of the finished floor to bottom of the floor above”.
<i>PC Recommendation Deadline</i>	March 22, 2016

Comprehensive Plan Guidance

<i>Applicable Policies</i>	Not applicable
<i>Action Items</i>	Not applicable

Contact Information

<i>Staff Coordinator</i>	Eric Hodge: eric.hodge@raleighnc.gov ; 919.996.2639
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History/Overview

This text change was initiated by a Joe Whitehouse a developer concerned about the impacts of the current “floor to ceiling” height measurement technique and the burden it placed on General Buildings or Mixed Use Buildings with dropped ceilings slated for development in Mixed Use Districts.

Purpose and Need

This text change would allow the interstitial area between a dropped ceiling and the floor above to be counted towards the minimum “story height” requirements. As such, resulting buildings would not have to be as tall as they otherwise would to achieve compliance.

Alternatives Considered

None

Scoping of Impacts

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

General Building and Mixed Use Building types that incorporate interstitial space between floors would be allowed to have shorter story heights than they would otherwise be required in Mixed Use Districts.

General Buildings and Mixed Use Buildings that take advantage of the lower story height measurement technique would be less suitable for later conversions to commercial uses.

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

General Buildings and Mixed Use Buildings in Mixed Use Districts would be taller than otherwise required under the proposed alternative methodology if they were designed to accommodate interstitial space between the floors.

Impacts Summary

Adoption of Proposed Text Change

General Buildings and Mixed Use Buildings in Mixed Use Districts could count the interstitial space between stories towards their minimum story height obligations. Resulting buildings may be shorter than otherwise required. Resulting buildings may be less suitable for later conversions to commercial uses.

No action

General Buildings and Mixed Use Buildings in Mixed Use Districts that include interstitial space between stories would be somewhat taller overall than those resulting from the proposed change in minimum story height measurement methodologies.

ORDINANCE NO. (2016) 546 TC 377

AN ORDINANCE TO CHANGE THE WAY STORY HEIGHTS ARE MEASURED IN THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO CHANGE IT FROM "TOP OF THE FINISHED FLOOR TO THE CEILING ABOVE" TO "TOP OF THE FINISHED FLOOR TO TOP OF THE FINISHED FLOOR ABOVE" SO THAT DROPPED CEILINGS MAY BE CONSTRUCTED TO ACCOMMODATE UTILITIES WITHIN THE INTERVENING INTERSTITIAL SPACE

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

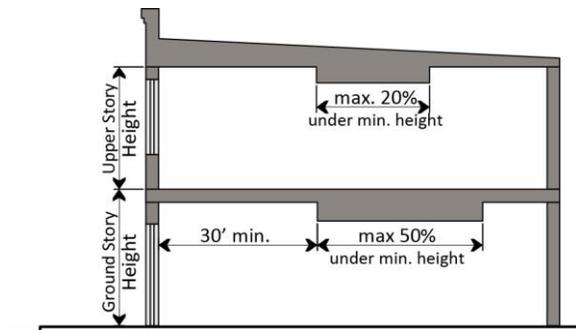
Section 1. The Part 10A Raleigh Unified Development Ordinance is hereby amended by deleting "top of the finished floor to the ceiling above" throughout and replacing it with the following underlined text:

Top of the finished floor to top of the finished floor above

Section 2. The Part 10A Raleigh Unified Development Ordinance is hereby amended by deleting "floor to ceiling" throughout and replacing it with the following underlined text:

floor to floor

Section 3. The Part 10A Raleigh Unified Development Ordinance is hereby amended by deleting the illustration shown beneath Section 1.5.7.C.3. and replacing it with the illustration shown below:



Section 4. All laws and clauses of laws in conflict herewith are repealed to the extent of such 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 this end the provisions of this ordinance are declared to be severable.

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

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

Section 8. This ordinance has been provided to the North Carolina Capital 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. 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 10. This ordinance is effective (five) 5 days after adoption.

ADOPTED: February 2, 2016

EFFECTIVE: February 7, 2016

DISTRIBUTION: Planning – Bowers, Crane, Hodge
City Attorney – Botvinick, Hargrove-Bailey
Department Heads
Transcription Svcs – Taylor

Prepared by the Department of City Planning