



# Certified Recommendation

Raleigh Planning Commission

CR# 11734

**Case Information: TC-21-16 Single unit living (via a single-family detached house) to be permitted in the MH District.**

## Comprehensive Plan Guidance

<i>Applicable Policy Statements</i>	<p><b>Policy H1.1 Mixed Income Neighborhoods; Promote mixed income neighborhoods throughout the City, particularly within high density development at employment centers, downtown, and along transit corridors</b></p> <p><b>Policy H1.2 Geographic Dispersal of Affordable Housing Units; Promote dispersal and production of affordable and workforce housing units throughout all areas of the City.</b></p>
<i>Action Items</i>	<p><b>Action H1.2 Zoning for Mixed Use Income; As part of an update to the City's development ordinances and Unified Development Ordinance (UDO) include zoning provisions such as the creation of an inclusionary housing program that encourages mixed income developments through the City.</b></p>

## Summary of Text Change

<i>Summary</i>	<p>Amends Sections 4.5.1 and 6.1.4 of the UDO to permit single-family detached homes to be constructed on pre-existing lots within the Manufactured Housing (MH) District provided setback and lot criteria for the R-6 zoning district is maintained.</p>
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## Summary of Impacts

<i>Impacts Identified</i>	<p>Adoption of TC-21-2016; will further assist in the spread of affordable housing and encourage the mixed income neighborhoods throughout the City as cited in the goals, policies, and actions of the comprehensive plan.</p>
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## Zoning Staff Report – TC-21-16, Single-unit living (via detached SFD) in MH District

### Request

<i>Section Reference</i>	TC-21-16
<i>Basic Information</i>	Amends the UDO to permit the construction and use of single unit living via a detached single-family dwelling on existing lots in the Manufactured Housing zoning district.
<i>PC Recommendation Deadline</i>	November 22, 2016

### Comprehensive Plan Guidance

<i>Applicable Policies</i>	<p><b>Policy H1.1 Mixed Income Neighborhoods; Promote mixed income neighborhoods throughout the City, particularly within high density development at employment centers, downtown, and along transit corridors</b></p> <p><b>Policy H1.2 Geographic Dispersal of Affordable Housing Units; Promote dispersal and production of affordable and workforce housing units throughout all areas of the City.</b></p>
<i>Action Items</i>	<p><b>Action H1.2 Zoning for Mixed Use Income; As part of an update to the City's development ordinances and Unified Development Ordinance (UDO) include zoning provisions such as the creation of an inclusionary housing program that encourages mixed income developments through the City.</b></p>

### Contact Information

<i>Staff Coordinator</i>	Gary D. Mitchell <a href="mailto:gary.mitchell@raleighnc.gov">gary.mitchell@raleighnc.gov</a> ; 919.996.2525
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### History/Overview

This text change was initiated by the City Council, as a result of citizen's petition(s). Staff has reviewed the existing code and drafted the proposed changes (see attached). Staff believes that the R-6 site and lot dimensions and principal building setbacks are the most appropriate to apply. This based upon the minimum lot size in the R-6 district is 6,000 square feet whereas the ordinance requires manufactured home spaces within a manufactured home development to be 7,260 square feet. The R-6 is the closest zoning district that matches the size of the parcels that homes shall be located upon. Setbacks, building height and other site criteria also are consistent between the R-6 and MH district.

## **Purpose and Need**

This text amendment allows and promotes the mixed income neighborhoods as cited as a policy and action item in the comprehensive plan. The mixing of traditional detached SFDs and manufactured homes promotes this policy. Traditionally a conventional SFD is slightly more costly than a traditional manufactured home and there requires higher financial resources to acquire. By allowing these 2 home types in the same zoning district achieves the mixed income policy. Additionally, the policy promotes inclusionary zoning as opposed to exclusionary zoning.

## **Alternatives Considered**

None

## **Scoping of Impacts**

Impacts will generally be positive. It expands the housing opportunities for various groups of people and promotes the provision of affordable housing to City residents. It disperses affordable housing throughout the city.

## **Impacts Summary**

### **Adoption of Proposed Text Change**

The adoption of this text will promote the mixed income neighborhood policy of the comprehensive plan. The adoption of TC-21-16 will further the effort to provide housing diversity throughout the City. The text amendment promotes inclusionary zoning in the City.

### **No action**

The policy of mixed income neighborhoods will not be maximized as outlined in the comprehensive plan.

**ORDINANCE NO. 2017 – 660 TC 389  
TC-21-16**

**AN ORDINANCE TO AMEND SECTIONS 4.5.1 AND 6.1.4 OF THE  
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO ALLOW  
SINGLE-UNIT LIVING IN THE MANUFACTURED HOUSING DISTRICT**

**WHEREAS**, the intent of the Unified Development Ordinance for the City of Raleigh was to create more predictable development;

**WHEREAS**, the existing regulations in Chapter 4.5.1 specify the Site Size, Residential Density and Land Use for manufactured homes;

**WHEREAS**, the existing regulations in Chapter 6.1.4 specify the Principal Use Table specifies the principal uses in each zoning district;

**WHEREAS**, the existing regulations do not allow for the construction or use of a single-unit living; and

**WHEREAS**, the City of Raleigh has determined it appropriate to allow the use and construction of single-unit living on existing lots of record within the manufactured housing district.

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

**Section 1. Section 4.5.1, Site Size, Residential Density and Land Use** of Part 10, Raleigh Unified Development Ordinance, is hereby amended by adding:

D. Single-Unit Living

1. Single unit living is permitted on pre-existing lots of land within the MH district provided such lots conform to the site and design characteristics for single-unit living in the R-6 Zoning District as specified in Article 2.2.1.

**Section 2. Section 6.1.4, Allowed Principal Use Table** of Part 10, Raleigh Unified Development Ordinance, is hereby amended by adding single-unit living as a permitted use in the MH district as shown on the table below (new text is underlined):

USE CATEGORY	RESIDENTIAL					MIXED USE							SPECIAL				
Specific Use	R1	R2	R4	R6	R10	RX	OP	OX	NX	CX	DX	IX	CM	AP	IH	MH	CMP
<b>RESIDENTIAL</b>																	
HOUSEHOLD LIVING, AS LISTED BELOW																	
Single-unit living	P	P	P	P	P	P	-	P	P	P	P	-	-	P	-	<u>P</u>	P

**Section 3.** All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

**Section 4.** 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 5.** This text change has been reviewed by the Raleigh City Planning Commission.

**Section 6.** This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

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

**Section 8.** 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 9.** This ordinance is effective 5 days after adoption.

**ADOPTED:** January 3, 2017

**EFFECTIVE:** January 8, 2017

**DISTRIBUTION:** Planning – Bowers, Crane, Hodge, Mitchell  
City Attorney – Seymour, Hargrove-Bailey  
Department Heads  
Transcription Services – Taylor

*Prepared by the Department of City Planning*