

ORDINANCE NO. (2020) 60 ZC 792

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 1. TCZ-5-19 - 3708 Rock Quarry Road** - amends the conditions associated with zoning case Z-19-17 approved in Ordinance No. (2018) 794 ZC 757 and effective February 6, 2018.

Conditions dated: September 8, 2017

1. The property shall be restricted to residential uses and minor utilities, as defined by Chapter 6 of the UDO.
2. The maximum density for the property shall be limited to 14 dwelling units per acre.
3. Prior to issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be established during site plan or subdivision review, and the easement deed approved as to form by the City Attorney's Office.

Conditions revised and dated: October 21, 2019

1. The property shall be restricted to residential uses and minor utilities, as defined by Chapter 6 of the UDO.
2. The maximum density for the property shall be limited to 29 dwelling units per acre.
3. Prior to issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be established during site plan or subdivision review, and the easement deed approved as to form by the City Attorney's Office.

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

Section 5. That this ordinance shall become effective as indicated below.

Adopted: February 18, 2020

Effective: February 18, 2020

Distribution: Development Services
City Planning
Inspections
City Attorney
Transcription Services - Taylor