



Planning & Development

Zoning Division
 One Exchange Plaza, Suite 300
 Raleigh, North Carolina 27601
 Phone 919-996-2626

City of Raleigh Official Zoning Code Interpretation

Requested Interpretation		Case Number
1. Do breezeways, which face the primary street, collectively access all individual apartment units in a building, and are in substantially the same form as shown on attached Exhibit A, qualify as Primary Street Facing Entrances as required by Section 3.4.5 of the UDO and as may be otherwise required by the UDO? 2. Do door(s) which face the primary street, provide access to an individual unit, and are in substantially the same form as shown on attached Exhibit B, qualify as Primary Street Facing Entrance(s) as required by Section 3.4.5 of the UDO and as may be otherwise required by the UDO?		UI-7-2014
Site Address/PIN: N/A		
Date Submitted: June 19, 2014	Date Issued: June 27, 2014	Code Sections Affected: Section 1.5.8 (Pedestrian Access); Section 3.4.5 (Parking Limited frontage)

STAFF ANALYSIS

Certain building types in Chapters 2 and 3 have a requirement for a "street facing entrance." In a residential zoning district, the building type simply requires one street facing entrance. When a frontage is applied with a mixed use district, a maximum spacing is established by frontage type. The intent of the pedestrian access standards is as follows:

1. The street-facing entrance regulations are intended to concentrate pedestrian activity along the street edge and provide an easily identifiable and conveniently-located entrance for residents, visitors and patrons accessing a building as pedestrians from the street.
2. Access points should be located or identified in a manner visible to the pedestrian from the street and be accessible via a direct path.

STAFF INTERPRETATION

The applicant has asked if either a breezeway or door into an individual residential unit in a multi-unit building would satisfy the requirement. A breezeway satisfies the intent of a street facing entrance by providing a concentrated point of pedestrian activity and entry to the building. A direct street connection from the right-of-way to the location of the breezeway serves this purpose. Conversely, a singular door into one residential unit in a multi-unit building would not satisfy the intent of the street facing entrance requirements. The intent statement specifically mentions an entrance for residents, visitors and patrons. A door into a private unit does not meet the intent of the standard.

SIGNATORY


 Travis R. Crane, Planning and Zoning Administrator