



# Planning & Development

Zoning Division  
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## City of Raleigh Official Zoning Code Interpretation

Requested Interpretation		Case Number
Application of the DX- zoning district. The DX- district has never been applied to the zoning map. Section 10.2.4.E.6 requires that the DX- district be applied only when contiguous to another application of DX- zoning. Given this code provision, how can the DX- district ever be applied to the zoning map?		UI-13-2014
Site Address/PIN: N/A		
Date Submitted: 30 October 2014	Date Issued: 5 November 2014	Code Sections Affected: 10.2.4.E.6

### STAFF ANALYSIS

Section 10.2.4.E.6 states that “*New applications requesting a DX- District must be for property located contiguous to or directly across the street from an existing DX- District.*” This regulation is intended to provide context for the district to prevent a request to map DX- in an area that is not appropriate for downtown development. The Planning and Development Department is undertaking a citywide rezoning to apply the UDO districts for approximately 30% of the city’s area. At issue is the transitional period between the existing “legacy” zoning map and the yet-to-be-adopted UDO zoning map. Once the new UDO zoning map has been approved, the regulation provides structure to the further application of the district.

### STAFF INTERPRETATION

If applied in a strict sense, the DX- district could never be mapped. The existing zoning map does not contain any DX- zoning to meet the “contiguity” standard. The Downtown Overlay District (DOD) provides the closest comparative zoning district to the DX- district. Through the remapping process, the Downtown Overlay District will be replaced with the DX- district. In applying the standards in section 10.2.4.E.6, staff will compare the DX- zoning to the existing boundary of the Downtown Overlay District. If a rezoning request for DX- is contiguous with the Downtown Overlay District boundary, this section shall be satisfied. Once the UDO zoning map has been approved, the strict contiguity test of section 10.2.4.E.6 shall be applied and this interpretation shall be repealed.

### SIGNATORY

Travis R. Crane, Planning and Zoning Administrator