

**ORDINANCE NO. (2026) 886 ZC 920**

**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. Z-01-26 – 307 West Martin Street, 311 Commerce Place, & 322 West Davie Street, located at the intersection of West Martin Street and Commerce Place, being Wake County PIN 1703575845, 1703575770, and 1703574577. Approximately 1.28 acres are rezoned to Downtown Mixed Use-20 Stories-Conditional Use (DX-20-CU).**

Conditions Dated: May 22, 2026

1. The existing buildings identified as contributing structures to the Depot National Register Historic District located on property with Wake County Parcel Identification Numbers 1703575845 and 1703575770 (Deed Book 19416, Page 2693 of the Wake County Registry) (the “Contributing Structures”) shall be subject to the following standards:
  - a. The portion of the Contributing Structures within 85 feet of the right-of-way of West Martin Street shall be preserved, as defined in Section 1b, subject to condition 2. The remainder of the Contributing Structures may be removed.
  - b. The first 85 feet as measured from the West Martin Street right-of-way of the Contributing Structures’ overall building massing shall be maintained, subject to condition 1.c-d. The construction of additional floors above the Contributing Structures shall be prohibited within this zone.
  - c. On the West Martin Street facades, exterior masonry and rough openings shall be retained. On the upper stories, a comparable fenestration pattern shall be retained.
  - d. All exterior improvements to the Contributing Structures within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar historic materials to those found as part of other contributing structures of the Depot National Register Historic District.
2. In the event that a Contributing Structure is partially damaged or destroyed, by exercise of eminent domain, fire, accident explosion, flood, lightning, wind, other calamity or natural cause, or any other unintentional cause to the extent of more than 50% of the replacement cost of the structure immediately prior to such damage, the following standards shall apply:
  - a. The entirety of the Contributing Structure may be removed from the property.

- b. Structures replacing any Contributing Structure shall be constructed with similar materials as those found as part of other contributing structures of the Depot National Register Historic District.
  - c. The maximum height for replacement structures within 85 feet of the right-of way of West Martin Street shall be five (5) stories.
3. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, pawnshop, self-service storage, vehicle repair, vehicle fuel sales, cemetery, detention center, and dormitory, fraternity, sorority.
4. One (1) Dog Waste Station shall be provided on the site.
5. A plaza shall be provided on the site. A minimum of 50% of this plaza shall be open to the public.
6. The Main Street streetscape standards in UDO Section 8.5.9.A shall apply to the site frontage on South Dawson Street.

**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:** June 2, 2026

**Effective:** June 7, 2026

**Distribution:** Planning and Development  
Housing and Community Development, Code Enforcement  
City Attorney  
City Clerk