

ORDINANCE NO. (2026) 895 ZC 921

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:

- 3. Z-5-26 – New Bern Assemblage, seventeen separate parcels along the New Bern Avenue corridor between Downtown and North Raleigh Boulevard;** being Wake County PINs 1713394165, 1713491125, 1713283885, 1713298124, 1703894592, 1703895575, 1713280172, 1713293303, 1713289733, 1713289638, 1713184698, 1713482280, 1703894417, 1703888868, 1713288854, 1713289802, and 171339613. Approximately 4.53 acres are rezoned as follows:

Site Address	PIN	Existing Zoning	Proposed Zoning
1401 New Bern Avenue	1713394165	NX-3-UL w/TOD	NX-4 w/TOD
1601 New Bern Avenue	1713491125	NX-3-UL w/TOD	NX-4 w/TOD
1210 New Bern Avenue	1713283885	NX-3-UL w/TOD	NX-4 w/TOD
1241 New Bern Avenue	1713298124	CX-3-UL w/ TOD	CX-3 w/TOD
307 E. Edenton Street	1703894592	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
311 E. Edenton Street	1703895575	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
203 S. Tarboro Street	1713280172	R-4	R-4 w/TOD
1118 Boyer Street	1713293303	RX-3 w/TOD	RX-4 w/TOD
1302 Battery Drive	1713289733	R-10	R-10 w/TOD
23 Bart Street	1713289638	R-10	R-10 w/TOD
827 Cotton Place	1713184698	OX-3	R-10
1702 Poole Road	1713482280	R-10 w/TOD	RX-3 w/TOD
100 N. Person Street	1703894417	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G
15 S. Bloodworth Street	1703888868	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD
1246 New Bern Avenue	1713288854	RX-3 w/TOD	RX-4 w/TOD

1250 New Bern Avenue	1713289802	RX-3 w/TOD	RX-4 w/TOD
1501 New Bern Avenue	1713396135	CX-3-UL w/TOD	CX-4 w/TOD

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 16, 2026

Effective: June 21, 2026

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