

ORDINANCE NO. (2026) 924 ZC 925

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-12-26 – 6518, 6702, & 6710 Rock Quarry Road, located on the south side of Rock Quarry Road, 675 feet west of the Wall Store Road Intersection,** being Wake County PINs 1731445895, 1731244545, and 1731532689. Approximately 42.4 acres are rezoned to Commercial Mixed Use – 4 Stories – Conditional Use (CX-4-CU).

Conditions Dated: July 23, 2026

1. Residential density shall be limited to twenty (20) units per acre.
2. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Overnight Lodging; (iv) Vehicle Fuel Sales; (v) Detention center, jail, prison; (vi) Self-Service Storage; (vii) Car wash; (viii) Vehicle repair (minor); and (ix) Vehicle repair (major).
3. Vape/tobacco shops are prohibited. For this condition, "vape/tobacco shop" shall mean a business establishment whose principal purpose is the sale of tobacco and nicotine products, including but not limited to cigars, cigarettes, pipe tobacco, vaping products, and smoking accessories, and the sale of these products represent the primary source of revenue. This condition shall not prohibit other retail uses from selling any of the products listed above.
4. Internet/electronic sweepstakes cafes or parlors are prohibited. For this Condition, "Internet/electronic sweepstakes cafes or parlors" shall mean any business establishment, or any portion thereof, where persons utilize electronic machines or devices, including but not limited to computers and gaming terminals, to conduct or participate in a sweepstakes through an entertaining display, where the establishment offers, or holds itself out as offering, the opportunity to win cash, merchandise, or other prizes of value, whether by chance or otherwise. This use includes any establishment that, through the sale or promotion of a product or service (such as internet access, telephone time, prepaid cards, or similar items), provides the patron with an entry, credit, point, or other opportunity to participate in a sweepstakes revealed through the use of an electronic machine or device. For purposes of this definition, the terms "electronic machine or device," "enter" or "entry," "entertaining display," and "sweepstakes" shall have the meanings ascribed to them in N.C. Gen. Stat. § 14-306.4, as amended. This use does not include any establishment, such as a public library, accredited educational institution, or business center, where computers or Internet access are made available to patrons

solely for general use and where no sweepstakes, prize, or entertaining display is offered or conducted.

5. The maximum amount of nonresidential Principal Uses shall be 300,000 square feet.
6. Developer shall implement these following post-construction practices listed below, in an effort to reduce the Total Suspended Solids (TSS) into Stream A. Stream A and Stream C are shown on the attached "Exhibit A". These specific practices shall be designed into the site plan and construction documents, subject to City of Raleigh approval.
 - i. At least one (1) stormwater outfall shall be discharged upstream from the confluence of Stream A and Stream C to keep the stream channel hydrologically active and avoid short circuiting of the channel.
 - ii. No runoff from impervious area will reach Stream A without prior stormwater treatment.
 - iii. Stormwater outlets will use level spreaders or a primary treatment SCM on all point discharges.
 - iv. SCMs shall be stabilized with sod rather than seeding when the dam is shaped to final condition, but prior to final conversion, subject to City of Raleigh approval.
7. Vertically integrated Apartment buildings (ie, stacked dwelling units) shall include pedestrian access facing Rock Quarry Road and the future Whitfield Road rights-of-way.

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: September 15, 2026

Effective: September 20, 2026

Distribution: Planning and Development

Housing and Community Development, Code Enforcement
City Attorney
City Clerk