ORDINANCE NO. (2026) 936 ZC 927

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:

2. **Z-15-26 – 7600 Falls of Neuse Road, located in North Raleigh, 1,200 feet south of the intersection of Falls of Neuse and Strickland Roads,** being Wake County PIN 1717087230. Approximately 5.94 acres are rezoned to Office Mixed Use-3 Stories-Parking Limited-Conditional Use (OX-3 PL-CU).

   Conditions Dated: August 24, 2026

   1. Outdoor Storage
      a. Prohibit "Limited Outdoor Storage," except for parking of church and school vans or vehicles.
   2. Access Management.
      a. No vehicular driveway, vehicular access connection, or public street connection of Boros Place to Falls of Neuse Road shall be established for so long as the property has vehicular access to Falls of Neuse Road, whether by direct connection or by shared or cross-access with adjoining properties. This condition shall not be interpreted to restrict pedestrian access to the property via Boros Place.
   3. Prohibited Principal Uses.
      a. Notwithstanding any allowance otherwise permitted within the OX district, the following principal uses shall be prohibited on the Property:
         i. Multi-unit living
         ii. Boardinghouse
         iii. Dormitory, fraternity, or sorority
         iv. College or university
         v. Outdoor sports (any # seats)
         vi. Detention center, jail, or prison

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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: October 20, 2026

Effective: October 25, 2026

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