

ORDINANCE NO. (2021) 181 ZC 811

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That the Zoning District Map, which is codified in Part 10 of the City of Raleigh Code, be and the same is hereby amended as follows:

- 1. Z-21-20 – 615 West Morgan Street and 117 South Boylan Avenue**, located at the southeast quadrant of the intersection of the titular streets, being Wake County PINs 1703481885 and 1703481774. Approximately 0.85 acres rezoned to Downtown Mixed Use - 20 stories - Urban Limited - Conditional Use (DX-20-UL-CU).

Conditions dated: October 23, 2020

1. Height Limit. No building constructed on the property shall be greater than eighteen (18) stories.
2. Prohibited Uses. The following principal uses, if otherwise allowed in the DX district, shall be prohibited uses on the Property: adult establishment; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); vehicle repair (major); self-service storage.
3. Active Uses on Ground Story. There shall be active uses for those portions of the building fronting West Morgan Street and South Boylan Avenue, except for those areas uses for vehicular and pedestrian access and those areas used for service functions (including but not limited to fire department connections, trash/recycling service, and utilities).
4. Permitted Building Materials. Permitting building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
5. Screening of Structured Parking. Light emittance from the upper stories of the parking structure shall be minimized. Internal light fixtures shall be screened so the internal light fixtures shall not be visible from adjacent streets. Additionally, any lighting installed within the parking structure shall be shielded so that no direct beam of light is emitted past the property's western and southern property lines.