

ORDINANCE NO. (2024) 699 ZC 894

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 it hereby amended as follows:

- 1. Z-21-24/TCZ-21-24 – 600 Grove Avenue; 601 and 609 Carolina Avenue**, located one-tenth mile south of Western Boulevard, between Carolina and Grove Avenues, being Wake County PINs 0784402573, 0784400564, and 0784401440. Approximately 2.44 acres rezoned to Residential-10, Conditional Use with a Special Residential Parking Overlay District (R-10-CU w/ SRPOD) with amended conditions.

Original Conditions dated: September 11, 2020 (Ordinance No. (2020) 141 ZC 802 adopted October 6, 2020 and effective October 11, 2020)

1. The Apartment building type shall be prohibited.
2. There shall be a minimum thirty-foot (30') Principal building setback from the shared boundary line with the property described in Deed Book 6310, Page 128, Wake County Registry (PIN 0784-40-1122), and a minimum sixty-foot (60') Principal building setback from the shared boundary lines with the property described Deed Book 12156, Page 1918, Wake County Registry (PIN 0784-40-2258).
3. All Principal structures shall have a minimum roof pitch of 5:12.
4. The maximum impervious surface coverage for the total development shall not exceed fifty percent (50%).
5. The development shall set aside a minimum twenty percent (20%) of the net site area as Open Space.
6. Subject to site plan approval, all vehicular access shall be from Barstow Drive.

Amended Conditions dated: November 21, 2024

1. The maximum impervious surface coverage for the total development should not exceed 50%.
2. The Apartment building type shall be prohibited.