

ORDINANCE NO. (2026) 843 ZC 914

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-33-25 – North Raleigh, approximately 500 ft from the Gresham Lake Road I-540 overpass**, located at 2806 Gresham Lake Road, being Wake County PINs 1727167577, approximately 7.81 acres rezoned to Industrial Mixed Use-5 stories-Conditional Use with Special Highway Overlay District (IX-5-CU w/ Special Highway Overlay District - 2)

Conditions Dated: August 14, 2025

1. Retail and restaurants uses shall not exceed 10,000 square feet in aggregate.
2. No more than fifty (50) play courts will be permitted.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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: February 3, 2026

Effective: February 8, 2026

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