

**ORDINANCE NO. (2024) 597 ZC 873**

**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:

- 3. Z-34-23 – 309, 327 Hillsborough Street**, located on the western half of the block bounded by Hillsborough Street, N Harrington Street, Morgan Street, and Dawson Street, being Wake County PINs 1703593172 and 1703594065. Approximately 0.79 acres rezoned to Downtown Mixed Use-40-Shopfront, Conditional Use (DX-40-SH-CU).

Conditions dated: January 12, 2024

1. If requested by the City of Raleigh, prior to, or as a part of, any subdivision or site plan for development of any portion of the property, the owner shall dedicate to the City an easement sufficient to accommodate a bikeshare station of up to 8 docks.
2. Upon the development of the subject properties involving a tier three administrative site review, one public art installation shall be located upon the development of the properties and visible from the public right of way. The Raleigh Arts Commission through its Public Art Design Board shall be consulted on the scope of the public art project. If the required installation consists of a series of public art installations, then the public art series shall be appropriate scale and number for the site and presented to the Public Art and Design Board for approval. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height or no less than 10 feet in width, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the applicant shall designate which art installation is the one required by this condition. The public art installation shall have received permitting or City approval (if required) prior to the issuance of a Certificate of Occupancy for any new principal structure.
3. Rental fees for 1% of dwelling units constructed on the property shall be affordable for households earning an average of 80% or less of the area median income for a period of 18 years from the date of issuance of the first residential certificate of occupancy on the property. The rent and income limits will follow the generally applicable Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded by the property owner in the property's chain of title in the Wake County Register of Deeds prior to the issuance of the first certificate of occupancy for a residential unit on the property.