

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:

- 4. Z-37-23 – 5116 Needham Road**, located 1/4 mile southeast of the intersection of Buffalo Road and I-540, being Wake County PIN 1746210963. Approximately 1.27 acres rezoned to Residential-10 with Conditions, with Special Highway Overlay District (R-10-CU w/ SHOD-1).

Conditions dated: December 29, 2023

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 zoning district shall be prohibited: (i) Boardinghouse; (ii) Outdoor sports or entertainment facility; (iii) Bed & breakfast; and (iv) Hospitality house.
2. The Apartment building type shall be prohibited.
3. No individual Townhouse building shall contain more than seven (7) dwelling units.
4. On or before the issuance of the first building permit, the property owner or developer shall make a \$20,000.00 contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.