

**ORDINANCE NO. (2023) 513 ZC 860**

**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-38-22: 7640 Oak Hill Drive**, being Wake County PIN 1746635571. Approximately 26.22 acres rezoned to Residential-6-Conditional Use (R-6-CU).

Conditions Dated: March 21, 2023

1. The following building types are prohibited in this development: apartments, civic buildings.
2. Residential use shall be limited to no more than 230 dwelling units.
3. All townhouse buildings shall have front loaded garages and will have a minimum of 1800 Square feet gross floor area.
4. All townhouse buildings units shall have a minimum of 12" overhang on every gable roof end.
5. All townhouse buildings shall have exterior side of wood clapboard, cement fiber board or shingle, wood board and batten, brick and stone, or some combination thereof.
6. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Mono pitch (shed) roofs are allowed only if they reach to the wall of the main building. Mono pitch roofs shall have a pitch of at least 3:12.
7. The second story of each townhouse building's side elevation shall contain a minimum of three windows. Each second story siding break on the side elevation, such as a fireplace or wall offset, may count towards one of the three required windows. The ground story of each building's side elevation shall contain a minimum of one window.
8. The second story of each townhouse building's rear elevation shall have doors and windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (linear feet) containing doors and windows divided by the total horizontal plane length.

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 5 days after receipt of the recorded Forestville Road Park Property Development Agreement.

**Adopted:** May 16, 2023

**Effective:** August 19, 2023

**Distribution:** Planning and Development  
Inspections  
City Attorney  
Transcription Services – Puccini/Taylor