

ORDINANCE NO. (2024) 601 ZC 874

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:

- 2. Z-44-23 – 4430 Louisburg Road; 4429 James Road,** located west of the intersection of Louisburg and James Roads, being Wake County PINs 1726629179, 1726720196. Approximately 0.92 acre rezoned to Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU).

Conditions dated: January 26, 2024

1. Limit residential development to 10 dwelling units on each the subject property (PINs 1726629179 and 1726720196).
2. The following uses will not be allowed under this rezoning: cemetery, telecommunications towers (all types), Parking Facilities (except for those on-site parking lot areas designated to serve the primary use or uses on the subject property which shall be permitted), animal care (all types), Detention center, jail, prison, bar, nightclub, tavern, lounge, vehicle sales.
3. Zone “A” of the Neighborhood Transitions Requirement as defined in UDO Section 3.5 will be met by requiring a Type “2” Protective Yard [20 feet] for shared property line with property described in Deed Book 18430, Page 1735 of the Wake County Registry (PIN 1726720082).
4. The subject property (PINs 1726629179 and 1726720196) shall conform to the following frontage requirements:
 - a. Building setback from primary street (min): 20’;
 - b. Parking setback from primary street (min): 20’;
 - c. Pedestrian access required (minimum of 1 for the subject property (PINs 1726629179 and 1726720196): Yes;
 - d. Width of pedestrian access way: 10’;
 - e. A driveway with a sidewalk at least 6 feet in width may substitute for a required pedestrian access way; and
 - f. Streetscape Requirement: Sidewalk, tree lawn, and shrubs shall be required at the frontage of the subject properties (PIN 1726629179 and PIN 1726720196) along Louisburg Rd. (with the exception of a driveway and pedestrian access way or sidewalk serving the subject properties) in accordance with the following:
 - i. Streetscape
 1. Utility placement: 5’;
 2. Maintenance strip (min): 2’;
 3. Sidewalk (min): 6’;

4. Tree planting area (min): 6'; and
 5. 36" min hedge/wall: 7'.
- ii. General
1. Planting type: Tree lawn;
 2. Tree Spacing: 40' o.c. avg.;
 3. Planting type: 36" min. shrubs; and
 4. Shrub spacing: Min. of 15 per 100 feet.