

ORDINANCE NO. (2026) 905 ZC 922

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-44-25 – 3900, 4024, 4020, 4016, 4017, 4008, 4000, 4013, 0, 4025, 4004, 4012, and 3904 Jones Ridge Trail; and 4205 Aquarius Lane, located in Northeast Raleigh, 1000 feet north of the intersection of Louisburg Road and Lillie Liles Road, being Wake County PINs 1748735122, 1748837795, 1748835688, 1748834664, 1748835809, 1748831598, 1748738570, 1748832896, 1748737308, 1748838809, 1748830555, 1748833538, 1748737179, and 1748831394. Approximately 27.86 acres are rezoned to Residential-10-Conditional Use (R-10-CU).**

Conditions Dated: June 26, 2026

1. Development of principal dwelling units on the property shall be subject to the standards set forth below in this condition. As used in this condition, the phrase "attached residential units" shall include the Two-Unit Living use in the Attached House and Townhouse building types and the Multi-Unit Living use in the Townhouse and Apartment building types, and the phrase "detached residential units" shall include the Single-Unit Living use in the Detached House and Tiny House building types.
 - a. If the site is developed with a residential development containing only attached residential units, the maximum number of principal dwelling units shall not exceed 190 principal dwelling units.
 - b. If the site is developed with a residential development containing only detached residential units, the maximum number of principal dwelling units shall not exceed 120 principal dwelling units.
 - c. If the site is developed with a residential development containing both attached residential units and detached residential units, then the maximum number of principal dwelling units shall not exceed 170 total principal dwelling units. Of these 170 principal dwelling units, no more than 70 principal dwelling units may be detached residential units.
2. An Apartment building type shall not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.
3. For any building that contains residential dwelling units, there shall be no more than six (6) residential units within such building.
4. A minimum of thirty percent (30%) of the net site area of the property shall be designated as open area. "Open Area" as used in this condition shall mean land area

- (i) located outside of public right-of-way; (ii) located outside of a lot developed with a Detached House, Attached House, Townhouse or Tiny House; (iii) located outside a parking area; and (iv) owned by a land conservancy, land trust or homeowners' association. Property owner shall plant at least 130 new trees within areas meeting the definition of Open Area. Trees planted in satisfaction of this condition shall be shade trees and/or understory trees, and at least 65 of these trees shall be shade trees. No tree planted for the purpose of satisfying a UDO standard shall count toward the 130 trees required by this condition. The location of trees to be planted in satisfaction of this condition shall be shown on the preliminary subdivision plan, and the trees located within each respective phase shall be installed prior to the issuance of the first certificate of occupancy within that respective phase.
5. A minimum principal building setback of 20 feet, measured perpendicular from the site's boundary, shall be provided along the site's common boundary line with the following properties: (i) Tract 1 and Tract 2, on plat recorded in Book of Maps 1997, Page 1636, Wake County Registry; (ii) Lots 1, 2, 3, 4 & 5 on plat recorded in Book of Maps 2000, Page 2254, Wake County Registry; (iii) Lots 4, 5 & 6 on plat recorded in Book of Maps 1978, Page 538, Wake County Registry; (iv) Tract 1 as described in Deed Book 13366, Page 1114, Wake County Registry ; and (v) Lot 9A on plat recorded in Book of Maps 2017, Page 235, Wake County Registry.
 6. For each point of discharge from a permanent Stormwater Control Measure (SCM) that drains to the pond on the property described as Lot 1 on the plat recorded in Book of Maps 2021, Page 652, Wake County Registry, the post-development stormwater discharge peak flow rate shall not exceed the pre-development peak flow rate for the 2, 10 and 25 year storms.
 7. Property owner shall construct an opaque fence at least 6 feet in height in the area described in this condition: (i) from the Forestville Road right-of-way, running westerly and generally parallel with the property's common boundary line with Lots 1, 2, 3, 4 and 5 as shown on plat recorded in Book of Maps 2000, Page 2254, Wake County Registry (the "North Adjoining Lots"); (ii) within that area measuring 40 feet in depth as measured from the property's common boundary line with the North Adjoining Lots; and (iii) between the property's common boundary line with the North Adjoining Lots and any building or vehicular surface area. Notwithstanding anything in this condition, no fence shall be required within the following areas: (i) tree conservation areas; (ii) any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence; (iii) any stream buffer or environmental feature that prohibits a fence; or (iv) outside of that area measuring 40 feet in depth from the property's common boundary line with the North Adjoining Lots.
 8. Property owner shall construct an opaque fence at least 6 feet in height in the area described in this condition: (i) generally parallel to the property's common boundary line with Lot 9A as shown on plat recorded in Book of Maps 2017, Page 235, Wake County Registry (the "Hill Property"); (ii) within that area measuring 40 feet in depth as measured from the property's common boundary line with the Hill Property; and (iii) between the property's common boundary line with the Hill

Property and any building or vehicular surface area. Notwithstanding anything in this condition, no fence shall be required within the following areas: (i) tree conservation areas; (ii) any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence; (iii) any stream buffer or environmental feature that prohibits a fence; or (iv) outside of that area measuring 40 feet in depth from the property's common boundary line with the Hill Property.

9. On or before the issuance of the first certificate of occupancy, property owner shall make a \$25,000.00 contribution to the City of Raleigh Fire Department to help fund a new fire station and /or fire equipment to serve the surrounding community.