

ORDINANCE NO. (2026) 867 ZC 916

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-45-25 – Trailwood Drive, is located at 1415 and 1507 Trailwood Drive and 0 Crump Road,** being Wake County PINs 0793118101, 0793119751, and 0793118434, approximately 7.95 acres rezoned to Residential – 10 – Conditional Use (R-10-CU).

Conditions Dated: March 12, 2026

1. Minimum lot size shall be 20,000 square feet.
2. Minimum lot frontage shall be 100 feet.
3. The average of the imputed income limitations for all of the dwelling units on the subject property shall not exceed 60% of Raleigh area median income, as adjusted by household size, for the Metropolitan Statistical Area including Raleigh, North Carolina, as determined and published annually by the U.S. Department of Housing and Urban Development (HUD) (“Raleigh AMI”) for a period of thirty (30) years beginning on the date of issuance of a certificate of occupancy for each respective unit (“Term”). Both income and rent restrictions shall be calculated as provided in Section 42 of the Internal Revenue Code (“Code”), including without limitation any exceptions permitted under Section 42 of the Code for tenants whose income increases after initially meeting such restrictions. An Affordable Housing Deed Restriction in a form approved by the City shall be filed with the City and recorded in the property’s chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving the first certificate of occupancy. The property owner shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City.
4. A maximum of 156 dwelling units shall be permitted.
5. Primary buildings shall be set back a minimum of 60 feet from Trailwood Drive.
6. Primary buildings shall be set back a minimum of 10 feet from side lot lines and 20 feet from side lot lines within 100 feet of Trailwood Drive.