

2. **Z-49-24 – 3716, 3800 Pearl Road**, located southwest of the intersection of Rock Quarry Road and Pearl Road, being Wake County PINs 1732103537 and 1732101385. Approximately 4.43 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: November 20, 2024 (submitted)

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Congregate care; (ii) Continuing care retirement community; (iii) Rest home; (iv) Cemetery; (v) School, public or private (K-12); (vi) Day care center; (vii) Golf course; (viii) Outdoor sports or entertainment facility; and (ix) Parking Facility.
2. An Apartment building type may 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.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 as indicated below.

Adopted: April 1, 2025

Effective: April 6, 2025

Distribution: Planning and Development
Inspections
City Attorney