

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:

- 1. Z-50-24 – 2245 Garner Road, located between Interstate 40 and Rush Street,** being Wake County PIN 1702977548. Approximately 9.9 acres are rezoned to Commercial Mixed Use-5 Stories-Conditional Use (CX-5-CU).

Conditions Dated: March 4, 2026

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special use in the CX-District shall be prohibited: (1) Adult Establishment; (2) Vehicle Fuel Sales; (3) Vehicle Sales/Rental; (5) Car Wash; (6) Vehicle Repair (minor and major); (7) Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium, Tattoo Parlors, Body Piercing, Taxidermists and Wedding Chapels.
2. The permitted density on the subject property will be limited to no more than 150 residential units, no more than 50,000 square feet of office, and no more than 47,500 square feet of retail uses on the property.