

ORDINANCE NO. (2025) 798 ZC 908

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 it hereby amended as follows:

1. **Z-51-24 – 9308 Fairbanks Drive**, located just west of the intersection of Fairbanks Drive and Leesville Road, being Wake County PIN 0788026472. Approximately 2.67 acres rezoned to Neighborhood Mixed-Use – 3 stories – Conditional Use (NX-3-CU)

Conditions dated: August 1, 2025

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the NX-District shall be prohibited: (1) school, public or private (K- 12); (2) telecommunication tower (<250ft); (3) telecommunication tower (>250ft); (4) outdoor sports or entertainment facility (!250 seats); (5) outdoor sports or entertainment facility (>250 seats); (6) vehicle fuel sales (including gasoline, diesel, and EV charging); (7) vehicle sales/rental; (8) detention center, jail, prison; and (9) vehicle repair (minor).
2. There shall be no more than 60 primary dwelling units on the Property.
3. Office uses and Retail uses on the Property shall be limited to 65,000 square feet for each category.