ORDINANCE NO. (2026) 936 ZC 927

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-56-25 – 4020 Carya Drive, located in southeast Raleigh at the intersection of Carya Drive and Poole Road, east of I-87,** being Wake County PIN 1723765231. Approximately 42.83 acres are rezoned to Industrial Mixed Use-3 Stories-Conditional Use with Special Highway Overlay District-1 (IX-3-CU w/SHOD-1).

   Conditions Dated: October 9, 2026

   1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the IX district shall be prohibited:
      (i) Dormitory, fraternity, sorority;
      (ii) Adult establishment;
      (iii) Pawnshop; and
      (iv) Detention center, jail, prison,
      (v) Retail Sales (Sec. 6.4.11)

   2. Future development of the area within the IX zoning shall not exceed the following development intensities:

      948 residential dwelling units, or
      375,000 square feet of office, or
      247,000 square feet of industrial.

   3. The following use (both principal and accessory) shall be prohibited: Data Center.

   For purposes of this Condition, "Data Center" is defined as a facility, campus of facilities or group of co-located facilities under common ownership or control used to house computer systems, servers, network equipment, and associated infrastructure for the storage, processing, or transmission of data needed for cloud services, internet applications, and artificial intelligence workloads to include, without limitation, computationally intensive applications such as cryptocurrency mining, artificial intelligence computing, genome sequencing, application hosting, cloud storage, and video and technical streaming services. Data Center facilities typically include air handlers, power generators, water cooling and storage facilities and other infrastructure to support continuous operations. Principal Data Centers are classified as Minor Utilities under the UDO if they are unmanned with no on-site personnel, have a combined building and land footprint of

10,000 square feet or less, and a peak electricity demand of 5 Megawatts or less. All other principal Data Centers are classified as Major Utilities under the UDO.

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: October 20, 2026

Effective: October 25, 2026

Distribution: Planning and Development
Housing and Community Development, Code Enforcement
City Attorney
City Clerk