

Planning and Development

# From Code to Concrete

*How regulations shape the built environment*

January 10, 2026



# Agenda



Regulatory Background



Zoning and Land Development



Building Safety



Real-World Example

# Regulatory Background

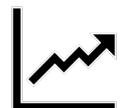
# Why We Plan and Regulate



Protect the public interest



Support economic  
development



Manage community growth





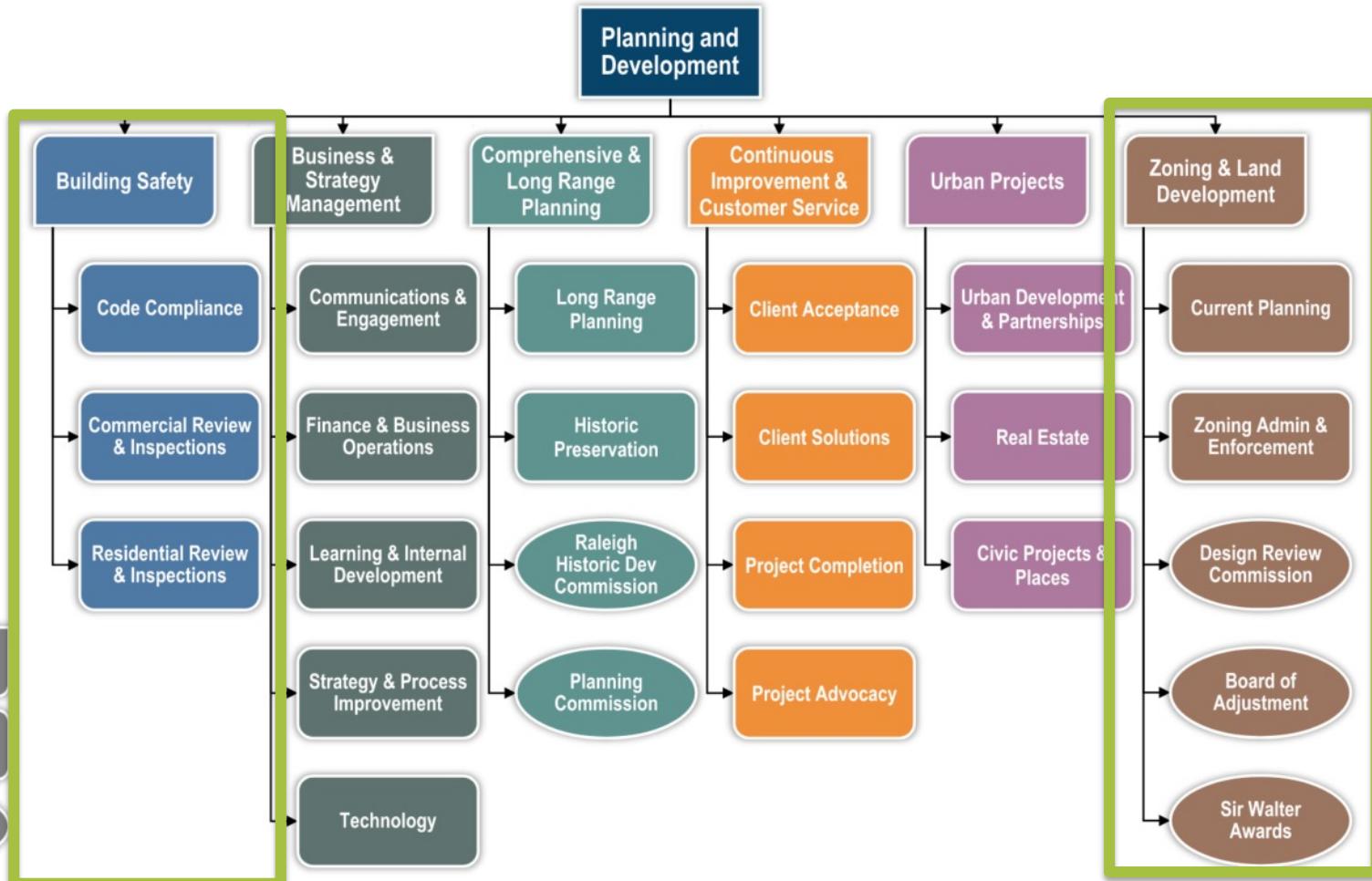
 | Published 2021



# Hierarchy of Regulation



# Zoning and Land Development



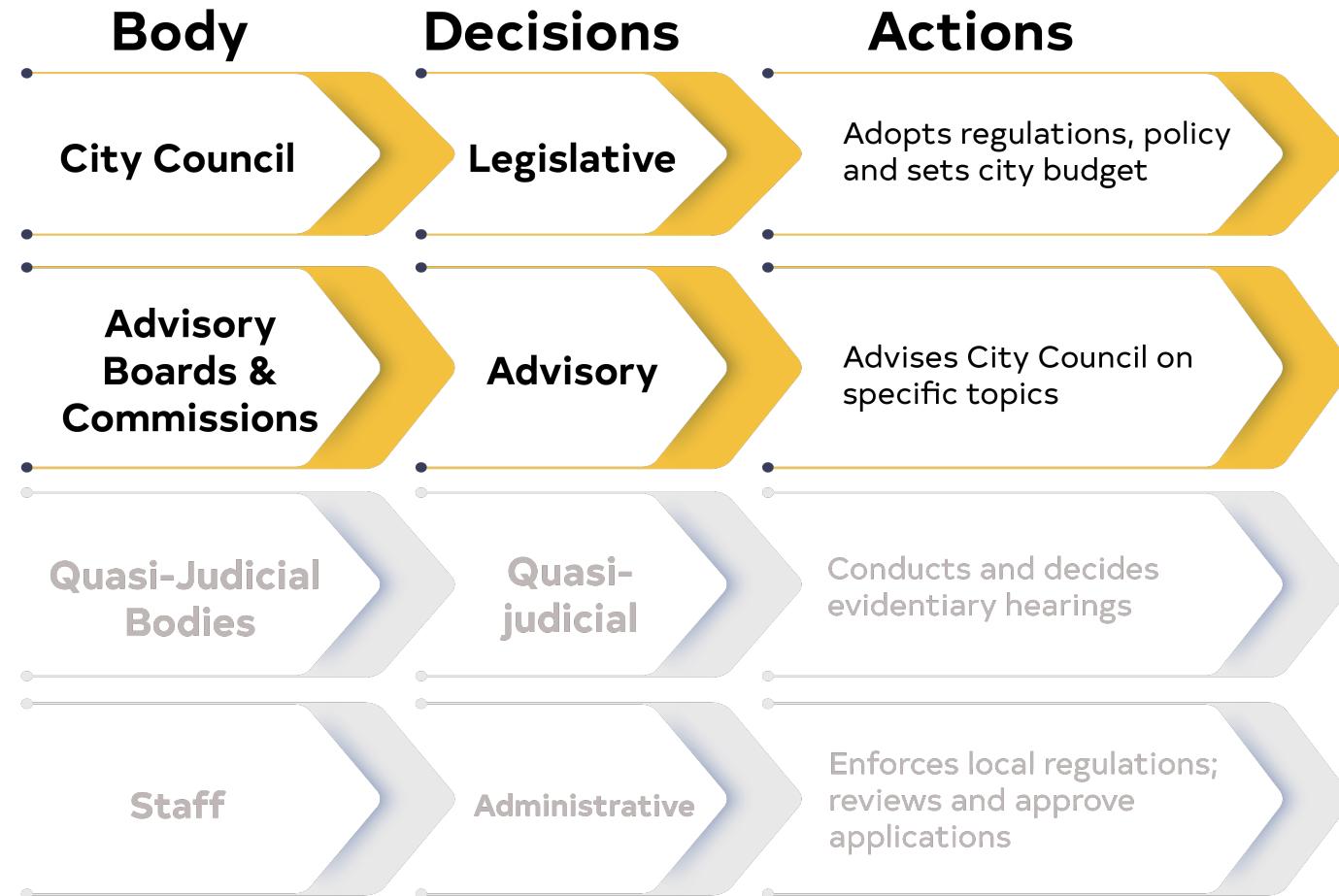
## Rulemaking

Regulations are developed at the Federal, State, and Local levels based upon the desires of elected representatives and their constituents

## Inspections and Enforcement

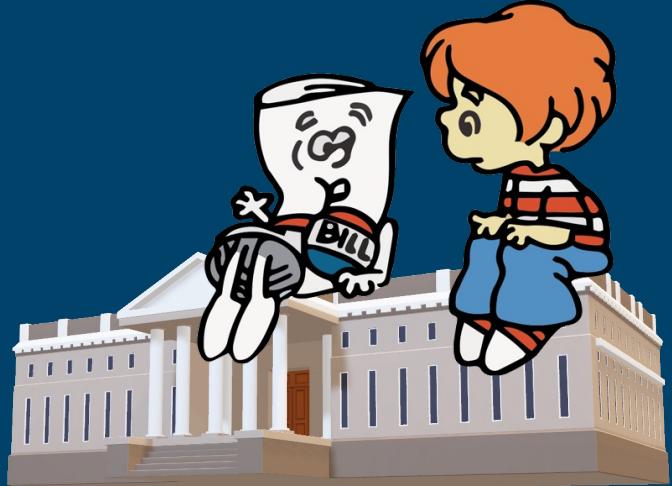
## Application and Administration





# What Are Legislative Decisions?

- **Legislative Decisions:**
  - Made by Raleigh City Council
  - Result in policy-making and affect the community as a whole
  - Involve creating, adopting or amending plans, and budgets
  - Must involve the public in helping to shape decisions



# Raleigh City Council Members Still Don't Know What To Do About Airbnb

2015

WUNC | By [Jorge Valencia](#)

Published January 21, 2015 at 5:00 AM EST



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RALEIGH REPORT

## Raleigh plans task force to help form short-term rental rules

By Paul A. Specht

[aspecht@newsobserver.com](mailto:aspecht@newsobserver.com)

Updated October 5, 2016 8:52 AM |  [Gift Article](#)

# 2019



## Raleigh City Council Bans Full-Home Short-Term Rentals

BY SPECTRUM NEWS STAFF | RALEIGH  
PUBLISHED 8:18 AM ET MAY. 22, 2019



RALEIGH, N.C. – The Raleigh City Council has finally made a decision on short-term rentals in the city. Renting of rooms on sites like AirBnB or Vrbo will be legal, subject to regulation, but renting out entire homes is officially banned.

- **Full-home, short-term rentals are not allowed in Raleigh.**
- **Renters can only rent out two rooms in their home, and must be present for their guests' stays.**
- **Violating this rule could result in a \$500-\$1000 per day fine.**

Short-term rentals have been a contested issue for years in the City of Oaks, having previously been technically illegal.

The council has now decided renters can only rent out up to two rooms in their homes, but they now must be present during their guests stay.

Renters must also obtain a license through the city and abide by a number of [rules](#).

Entire-home rentals are common on short-term rental sites, and in large areas.

Renters can face up to a \$1,000 per day fine if they break this rule.

Enjoy 3 months for only \$15.99! Take advantage of this exclusive limited-time offer.

**SUBSCRIBE NOW**

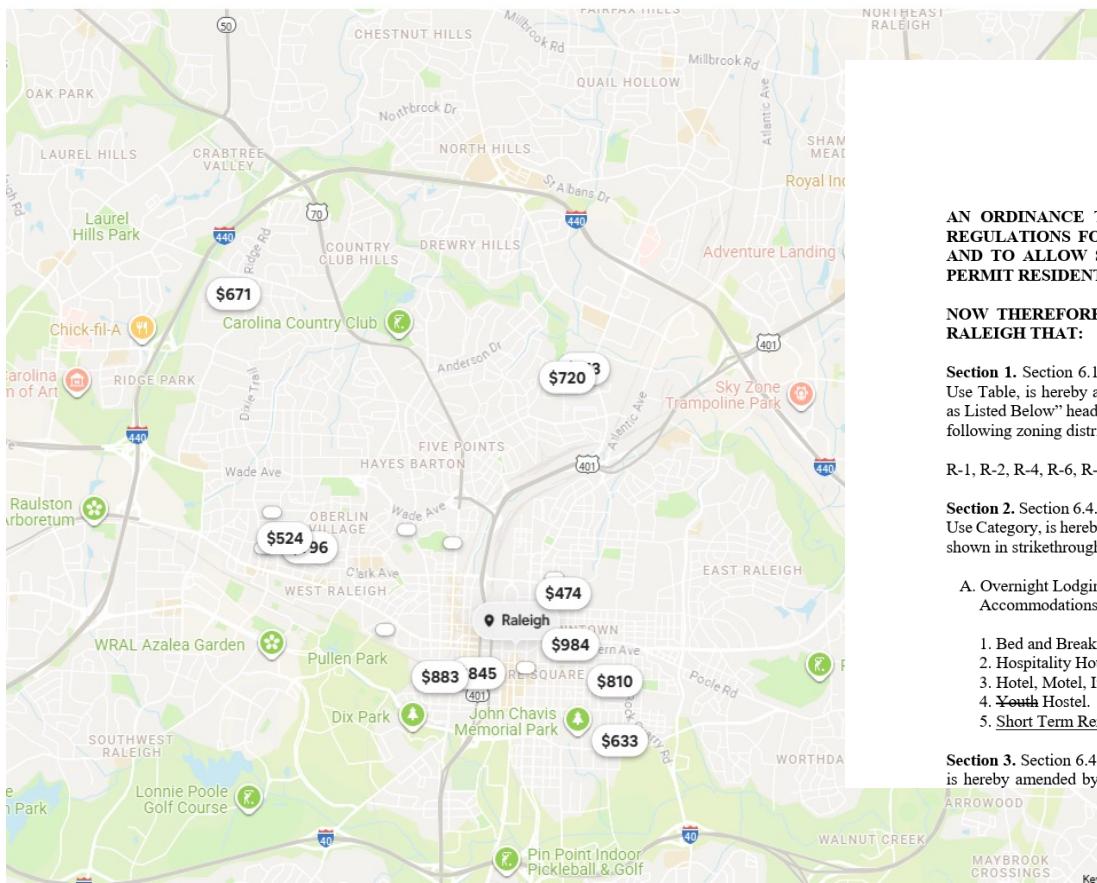
WAKE COUNTY

## Raleigh ends legal limbo for Airbnb, other short-term rentals

By Anna Johnson

Updated February 3, 2021 10:51 AM |  Gift Article





**ORDINANCE NO. (2021) 193 TC 444**  
**TC-8-20, Short-Term Rentals**

**AN ORDINANCE TO REPEAL HOMESTAY REGULATIONS AND REPLACE WITH REGULATIONS FOR SHORT-TERM RENTAL A TYPE OF OVERNIGHT LODGING— AND TO ALLOW SHORT TERM RENTAL IN CERTAIN ZONING DISTRICTS THAT PERMIT RESIDENTIAL USES.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:**

**Section 1.** Section 6.1.4 of the Part 10 Raleigh Unified Development Ordinance, Allowed Principal Use Table, is hereby amended by deleting: “Homestay” underneath the “Overnight Lodging, Except as Listed Below” heading and replacing with: “Short-Term Rental” marking it as a Limited Use in the following zoning districts:

R-1, R-2, R-4, R-6, R-10, RX, OX, NX, CX, DX.

**Section 2.** Section 6.4.6.A of the Part 10 Raleigh Unified Development Ordinance, Overnight Lodging Use Category, is hereby amended by adding the language shown in underline and deleting the language shown in strikethrough.

**A. Overnight Lodging Category**

Accommodations arranged for short term stays. Overnight lodging includes the following uses:

1. Bed and Breakfast.
2. Hospitality House.
3. Hotel, Motel, Inn.
4. Youth Hostel.
5. Short Term Rental.

**Section 3.** Section 6.4.6 of the Part 10 Raleigh Unified Development Ordinance, Overnight Lodging, is hereby amended by repealing all of subsection E “Homestays” and replacing with the following

In the end...

47

Meetings

2,018

Days

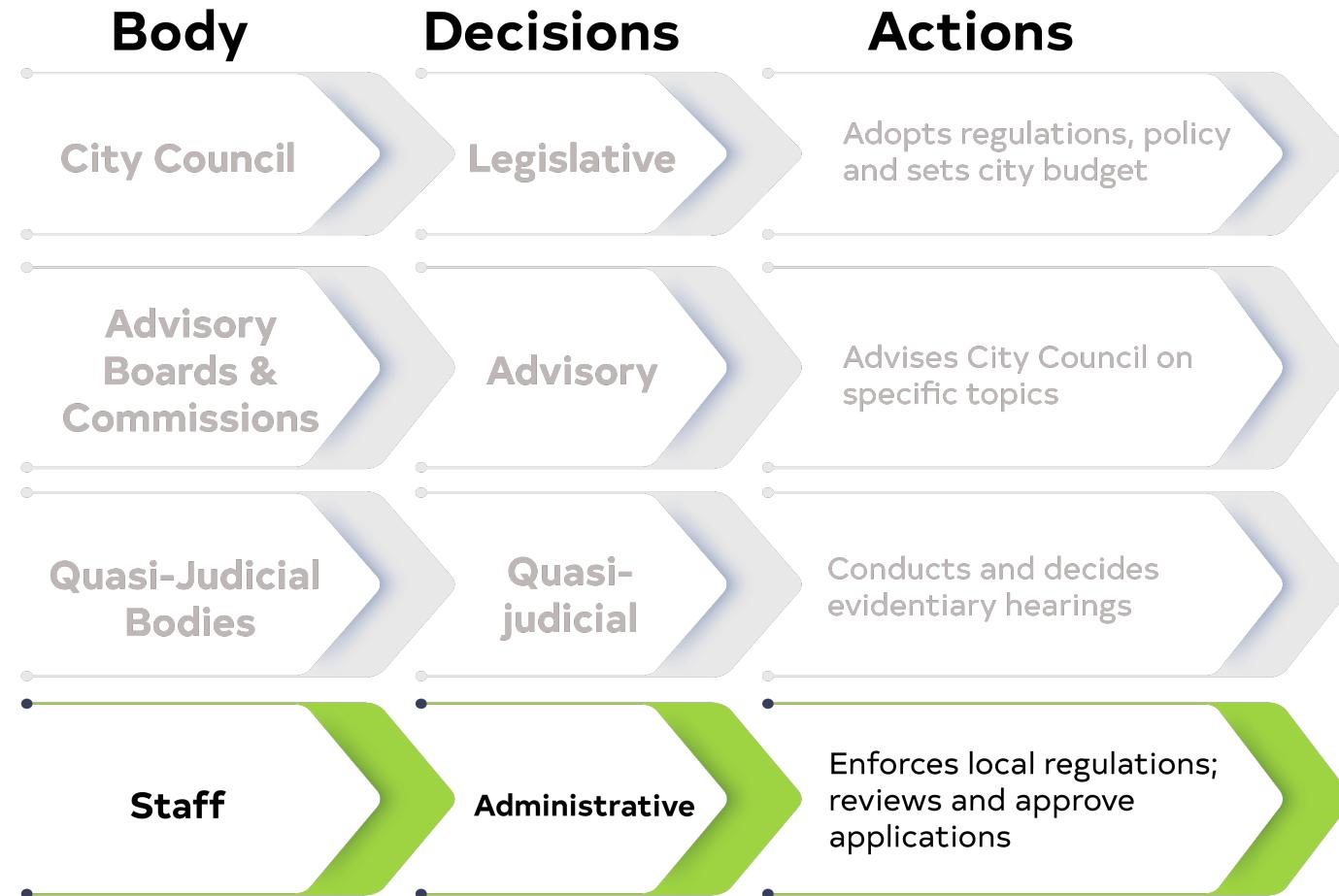
## Rulemaking

Staff then applies those regulations to projects and issues approvals and permits

## Inspections and Enforcement

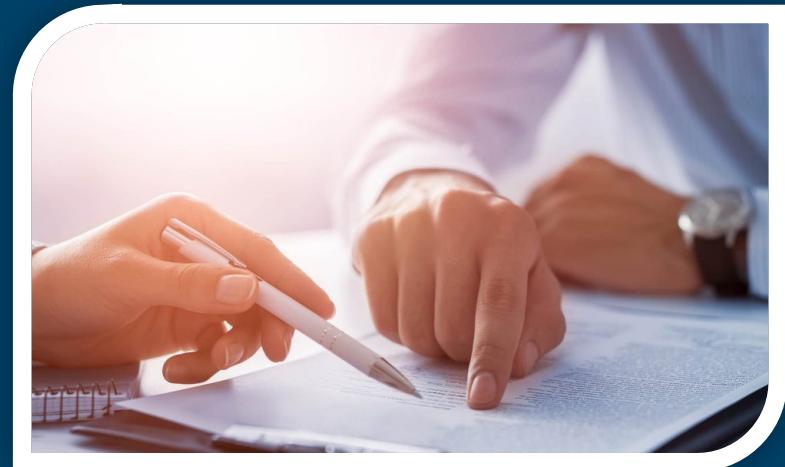
## Application and Administration





# What is an Administrative Decision?

- **Administrative decisions** are the everyday decisions by city staff that help enforce development ordinances.
- Based on clear and objective criteria to create a **predictable outcome** for the public.
- There is **limited flexibility** in what staff can approve and/or reject.



Staff ensures what's built matches the approval and that projects maintain compliance over time

## Rulemaking

Inspections and Enforcement

Application and Administration



Inspections  
occur at  
multiple  
points  
throughout  
the process



# All the way to completion





November 13, 2024 11:42 AM

## NOTICE OF ZONING VIOLATION

November 20, 2024

**VIA USPS & CERTIFIED MAIL**  
**RETURN RECIEPT REQUESTED**

Property Owner:

Raleigh NC 27610-1182

RE: Zoning Violations at  
ZE-0369-2024

Dear: To whom it may concern:

City of Raleigh code enforcement staff conducted an inspection on November 13, 2024, at the properties located at \_\_\_\_\_ Drive ("the property"), for which you are responsible. Based on the inspection, as well as other information collected by this office, City Code enforcement staff has determined that the property is in violation of the City of Raleigh Unified Development Ordinance (the "UDO"). The specific nature of the zoning violation is as follows:

- UDO Section: 10.2.8.A — Installing a fence on the property without a permit: (Unified Development Ordinance Sec. 10.2.8.A)

# Lifecycle of a Project

*319 W. Lenoir St /  
320 W. South St.*





Raleigh City Council Evening Meeting - February 2, 2021



City of Raleigh  
6.75K subscribers



3



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Ordinance (2021) 191 ZC 812  
Adopted: 2/2/2021

Effective: 2/7/2021

#### ORDINANCE NO. (2021) 191 ZC 812

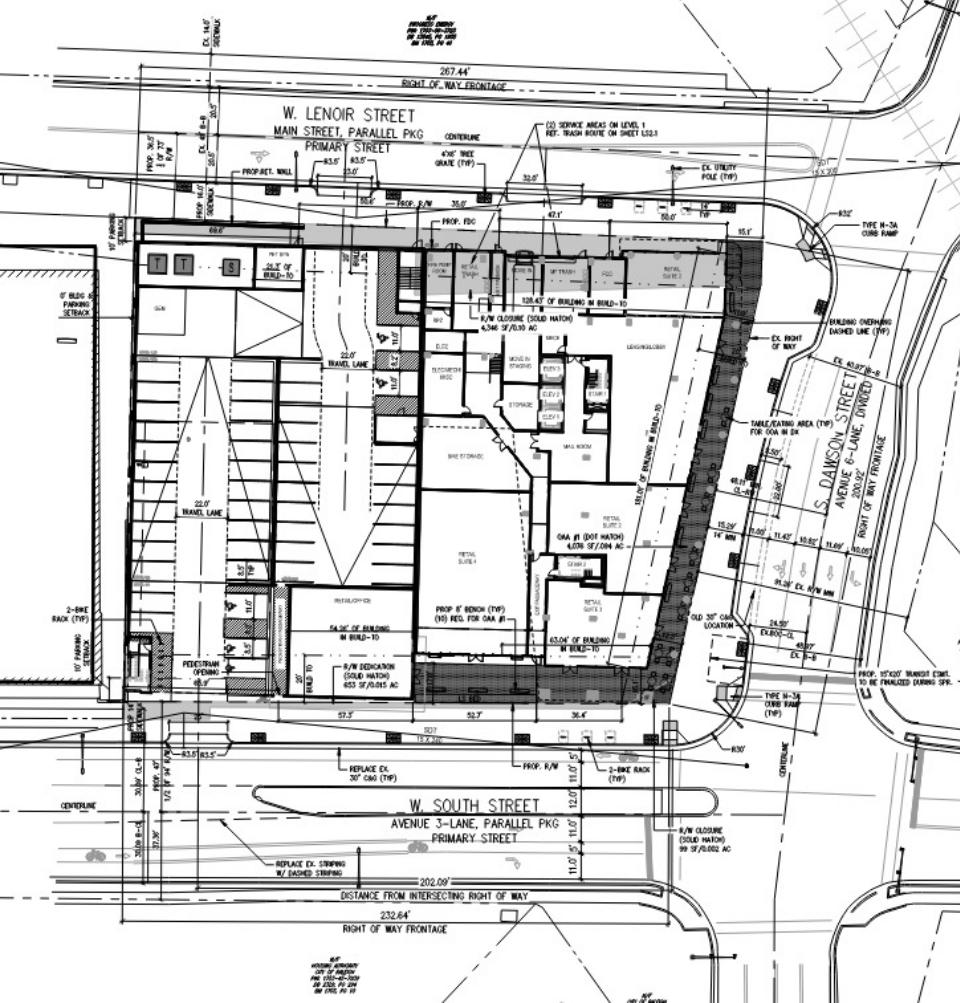
**Z-29-20 – 320 and 328 West South Street**, located on the western side of South Dawson Street, between West South Street and West Lenoir Street, being Wake County PINs 1703563326 & 1703564375. Approximately 1.32 acres rezoned to Downtown Mixed Use-20 stories-Urban Limited-Conditional Use (DX-20-UL-CU).

Conditions dated: December 31, 2020

1. The following principal uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses within the DX zoning district shall be prohibited: (i) adult establishment; (ii) pawnshop; and (iii) detention center, jail, prison
2. The maximum development intensities for the property shall be one of the following scenarios, at the election of the property owner:
  - (a) 300 dwelling units and 97,000 square feet gross floor area of non-residential uses, no more than 50,000 square feet of which may be used for personal service, restaurant/bar, and retail sales uses; or
  - (b) 211,000 square feet gross floor area of Office and Medical land uses.

References to land uses in this condition shall have the meaning as ascribed in the Allowed Principal Use Table (UDO section 6.1.4). This condition shall not act as a prohibition on specific land uses not prohibited in Condition 1 of this rezoning ordinance. Additionally, the floor area for any land use permitted by this rezoning ordinance that is not expressly listed above shall be counted against the amount of floor area assigned for Office and Medical land uses.

Prior to issuance of the first building permit for development of the property or the recordation of the first subdivision plat for the property, whichever occurs first, the developer shall elect one of the above scenarios. However, this shall not preclude the subsequent election of another scenario so long as it complies with this condition. The election and any amendment thereto will be in writing and filed with the Planning and Development Department by the property owner. Each subdivision or site plan for development of property subject to this rezoning ordinance shall include a note indicating the specific scenario selected by the developer.



## Administrative Approval Actions

Case File / Name: ASR-0044-202  
DSLC - 320 W South St

**City of Raleigh  
Development Services Department**  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
[www.raleighnc.gov](http://www.raleighnc.gov)

## LOCATION

## REQUEST

The site is generally located on the west side of S Dawson Street between W Lenoir Street and W South Street, with common street addresses of 320 and 328 W South Street.

Development of an approximately 400,593 square foot, 20-story mixed-use building containing approximately 297 dwelling units, and an approximately 390 space parking structure. The subject property is approximately 1.1 acres zoned DX-20-UL-CU (Z-29-20).

Design Alternates (DA-20-21) approved grafting a 115' alternate from UDO Section 8.3.5.C.3.c to allow an 85' separation between the parking deck driveway and the move-in service driveway along W Lenoir Street, a 23' alternate from UDO Section 8.3.5.C.3.c to allow the parking deck entrance along W South Street to be located 177' from a neighboring driveway, a 59' alternate to RSDM Section 9.5 to allow the move-in service driveway along W Lenoir Street to be located 91' from the intersection of W Lenoir Street and S Dawson Street, an alternate from RSDM Section 9.4.A.c to allow vehicles to reverse maneuver into the move-in service parking area, an alternate to UDO Section 8.5.5.D to construct road improvements along the south side of W Lenoir Street without providing a parallel parking lane, and an alternate to UDO Section 8.5.5.C to construct road improvements along the north side of W South Street without providing a parallel parking lane, all subject to several conditions (see Sheet 10.3).

Administrative Alternates (AAD-10-21) approved granting 52% transparency for the ground floor along S Lenoir Street, in lieu of the 66% ground floor transparency requirement set forth in UDO Section 3.2.6.F1, and granting alternative building massing in lieu of the 15' building stepback requirement set forth in UDO Section 3.2.3.

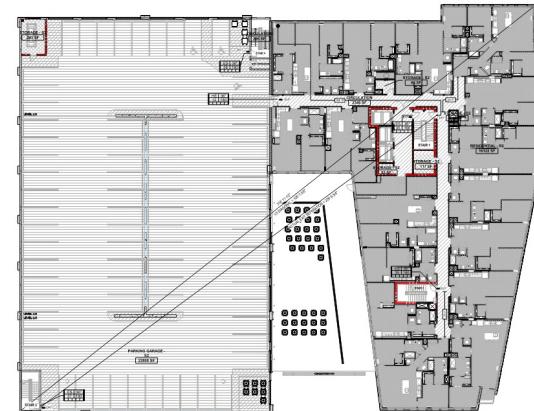
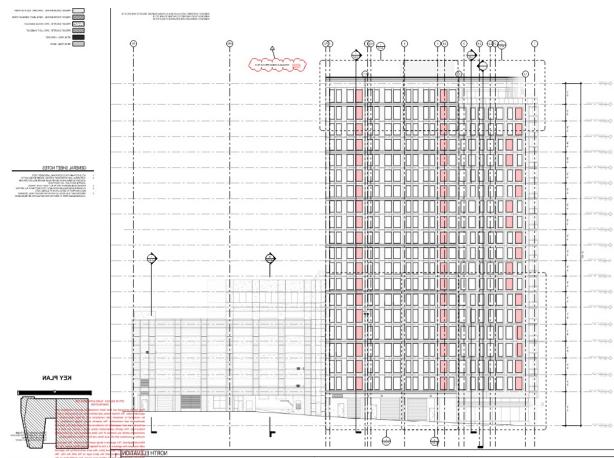
**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

## FINDINGS

City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 6, 2021 by J DAVIS ARCHITECTS.

## **CONDITIONS OF APPROVAL and NEXT STEPS**













**City of Raleigh, North Carolina**  
**Planning and Development Department**  
**Certificate of Occupancy**

This is to certify that all required building code inspections have been completed on this structure and all known code violations discovered during such inspections have been duly noted, ordered corrected and have been reinspected. As a result of the inspections made, work performed under this permit has been found to be in substantial compliance with the applicable building codes.

Property Address: 319 W LENOIR ST

Subdivision Name: DSLC - 320 W South St

Description: New Bldg - 320 W South St \*\*\*\*SPECIAL TEAMS\*\*\*\*CONSTRUCTION OF NEW 20 STORY MIXED USE BUILDING WITH STRUCTURED PARKING  
RCMP-0145-2022  
SPR-0034-2022  
ASR-0044-2021  
DEMO-022664-2022 - \$2,741 CREDIT PROVIDED ON OFFICE THOROUGHFARE FEES FOR DEMO OF A3 CHURC SITE

Fire Station #: S01

Code Edition: 2018

City Limits: CITY-RALEIGH

Number of Stories: 20

Number of Dwelling Units: 297

| Suite # | Occupancy Classification | Construction Type | Square Footage |
|---------|--------------------------|-------------------|----------------|
|         |                          |                   |                |

Comments: New Building - 320 W South St - CONSTRUCTION OF NEW 20 STORY MIXED USE BUILDING WITH STRUCTURE PARKING  
IA Construction Type  
NFPA 13 Sprinkler System  
297 Units R-2  
RCMP-0145-2022  
SPR-0034-2022  
ASR-0044-2021

# By the numbers



ASR  
Reviews



SPR  
Reviews



Building  
Permit  
Reviews



Permits



Inspections

# Thousands of Connections Each Year...



**12,803**

Plan Review



**43,451**

Permit Reviews



**58,228**

Inspections

Through June 2025

# Questions?