

Planning and Development

From Code to Concrete

How regulations shape the built environment

January 10, 2026



Raleigh



Agenda



Regulatory Background



Zoning and Land Development



Building Safety



Real-World Example

Regulatory Background

Why We Plan and Regulate



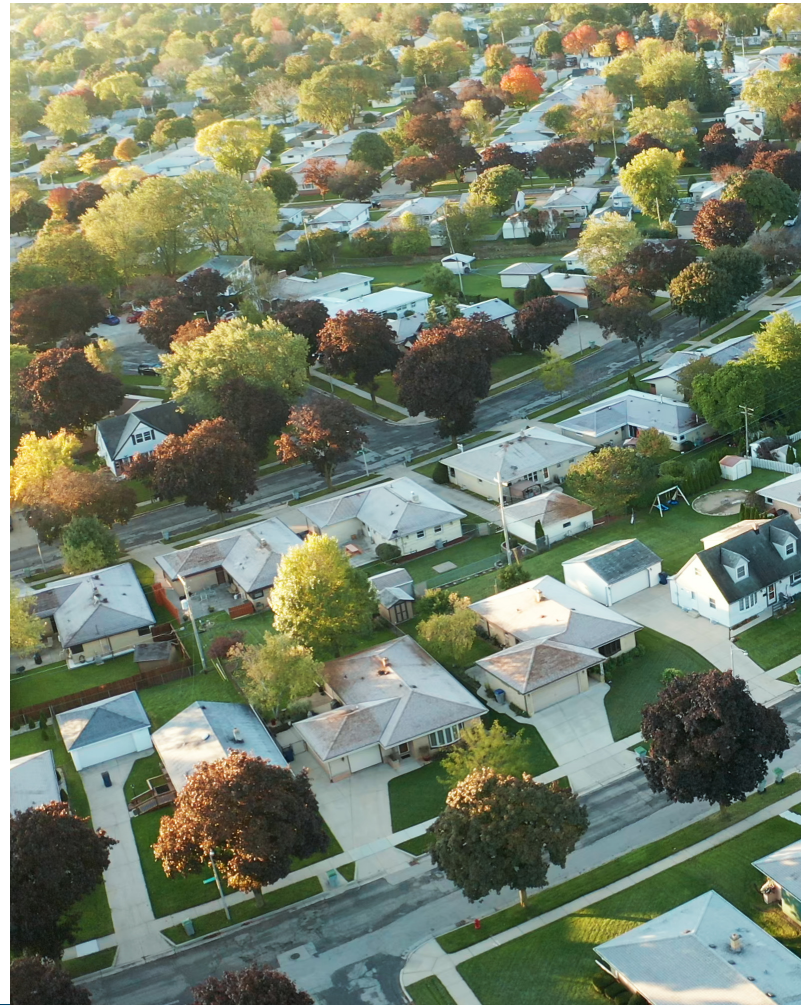
Protect the public interest



Support economic development

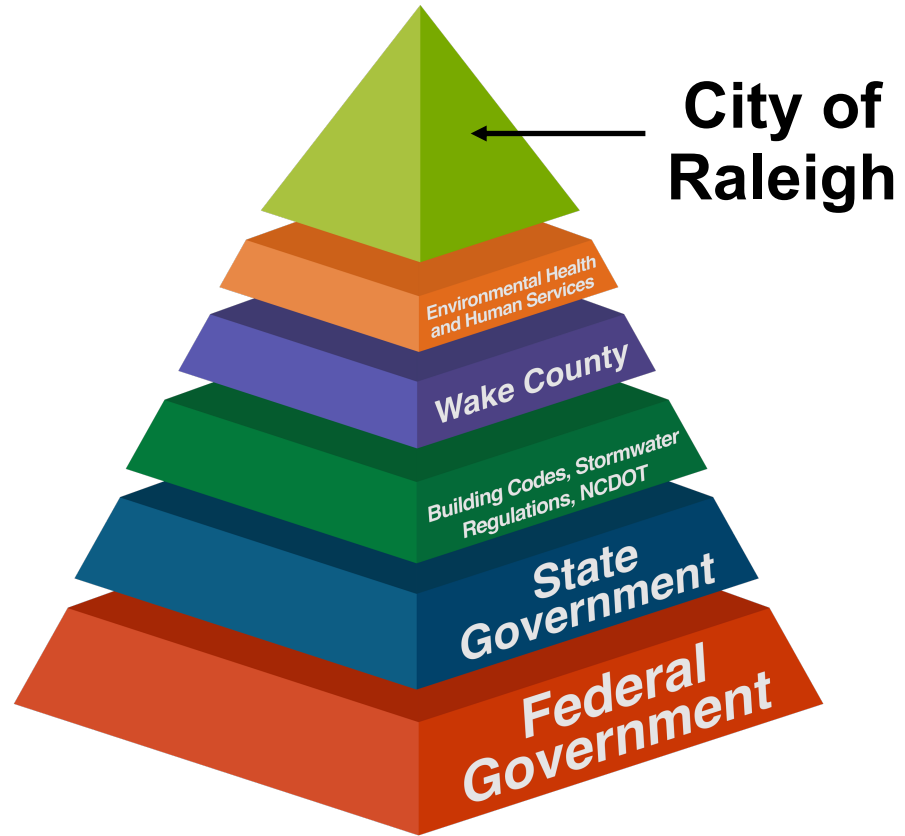


Manage community growth

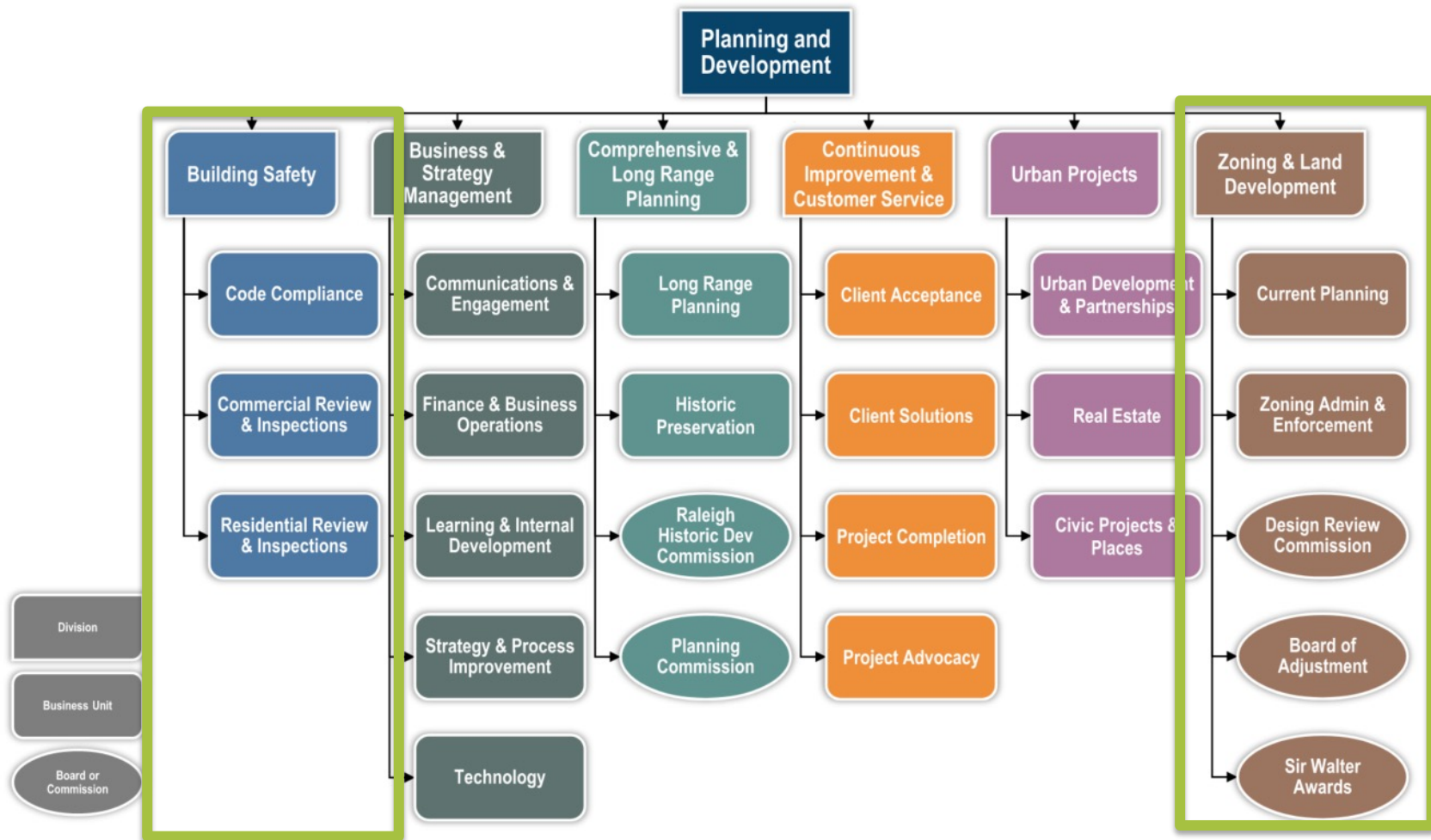




Hierarchy of Regulation



Zoning and Land Development

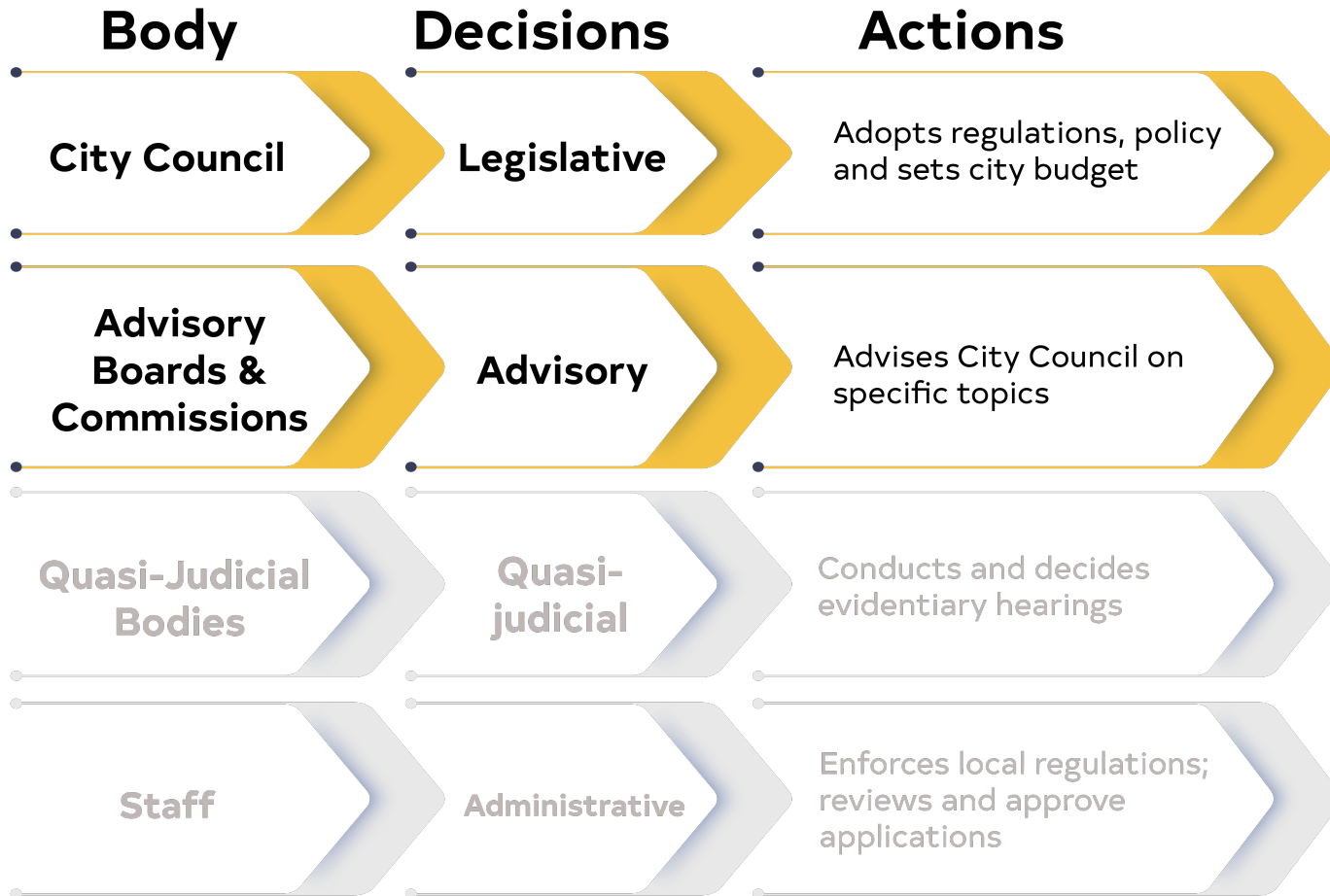


Rulemaking

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

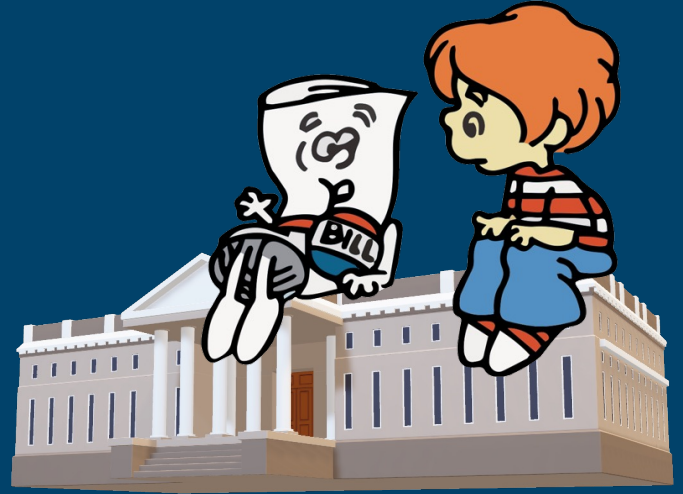
Inspections and
Enforcement

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

aspecth@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





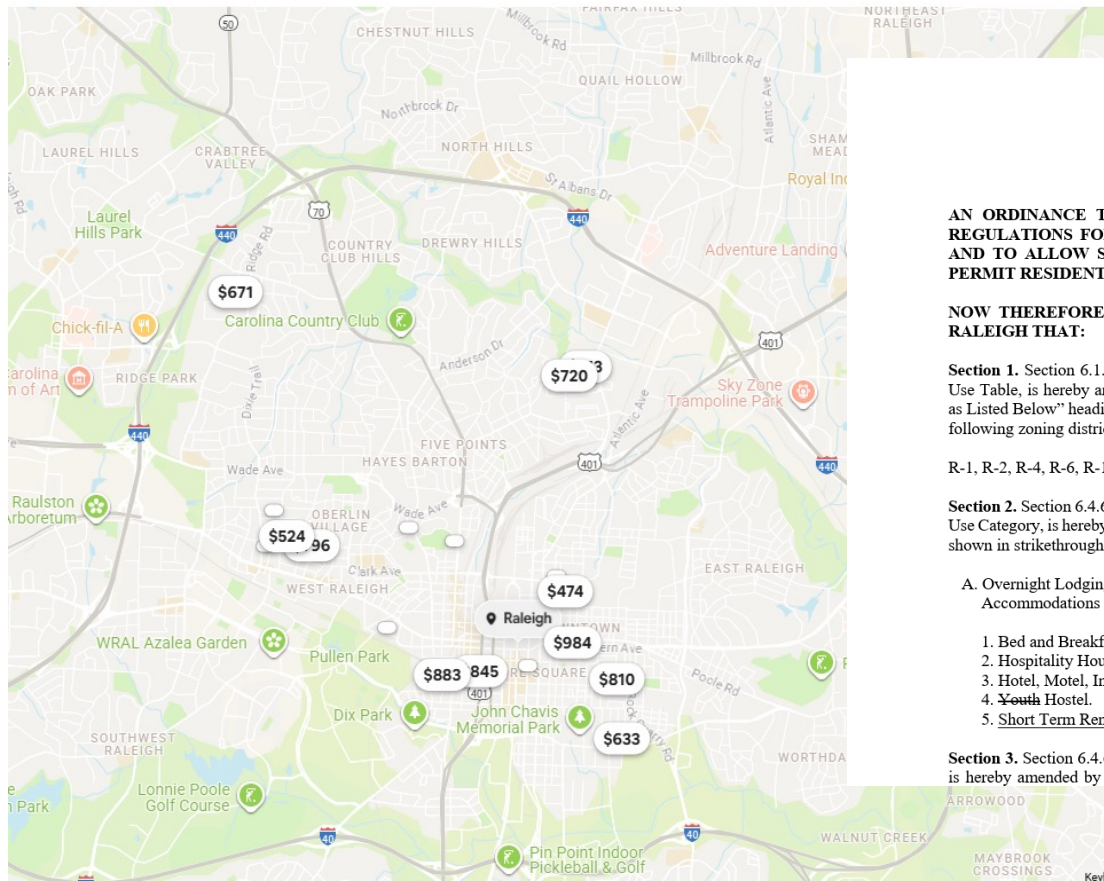
Homes in Raleigh

Feb 6 – 13, 2026

Add guests



Filters



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

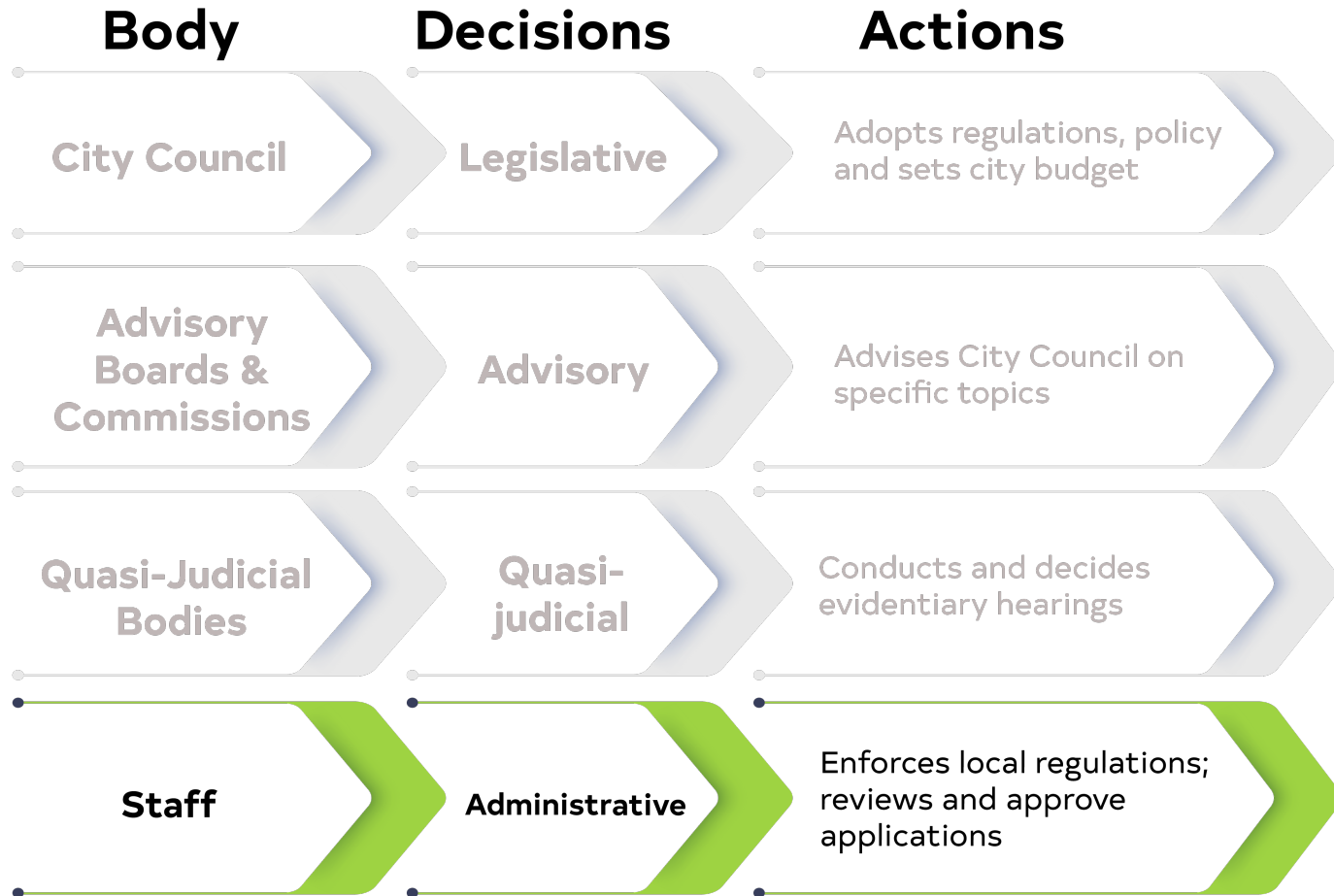
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graph TD; Rulemaking[Rulemaking] --> Admin[Application and Administration]; Admin --> Enforcement[Inspections and Enforcement]; Enforcement --> Rulemaking;
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Rulemaking

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





NOTICE OF ZONING VIOLATION

November 20, 2024

VIA USPS & CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Property Owner:

Raleigh NC 27610-1182

RE: Zoning Violations at
ZE-0369-2024

Dear: To whom it may concern:

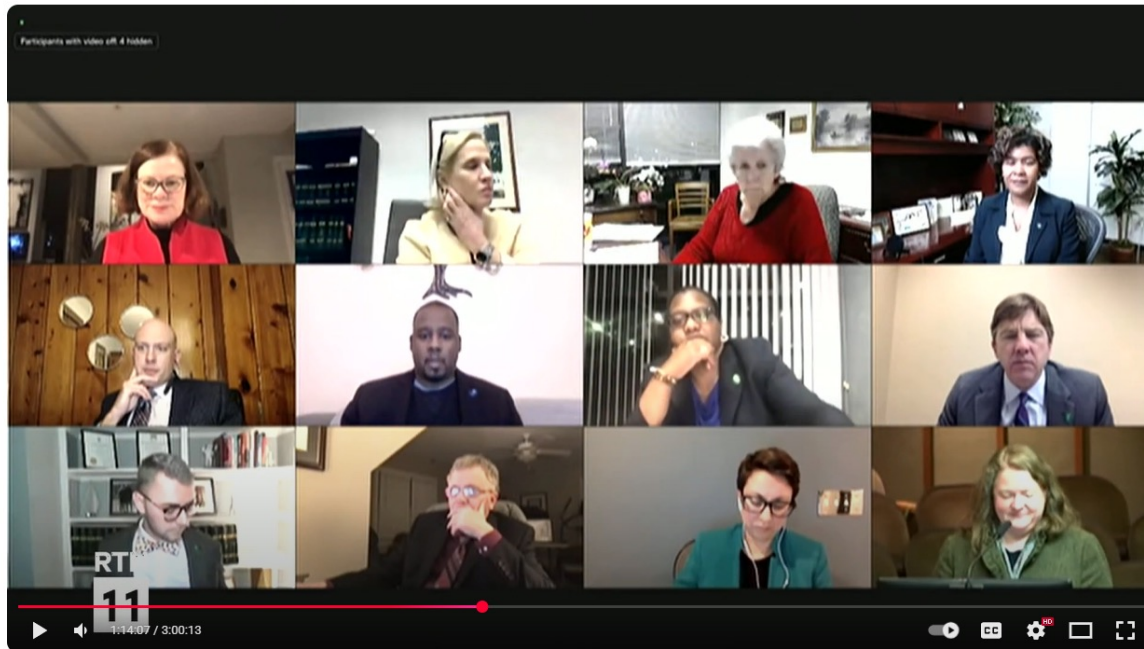
City of Raleigh code enforcement staff conducted an inspection on November 13, 2024, at the properties located at _____ Drive ("the property"), for which you are responsible. Based on the inspection, as well as other information collected by this office, City Code enforcement staff has determined that 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 Share Download Save ...

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

Effective: 2/7/2021

ORDINANCE NO. (2021) 191 ZC 812

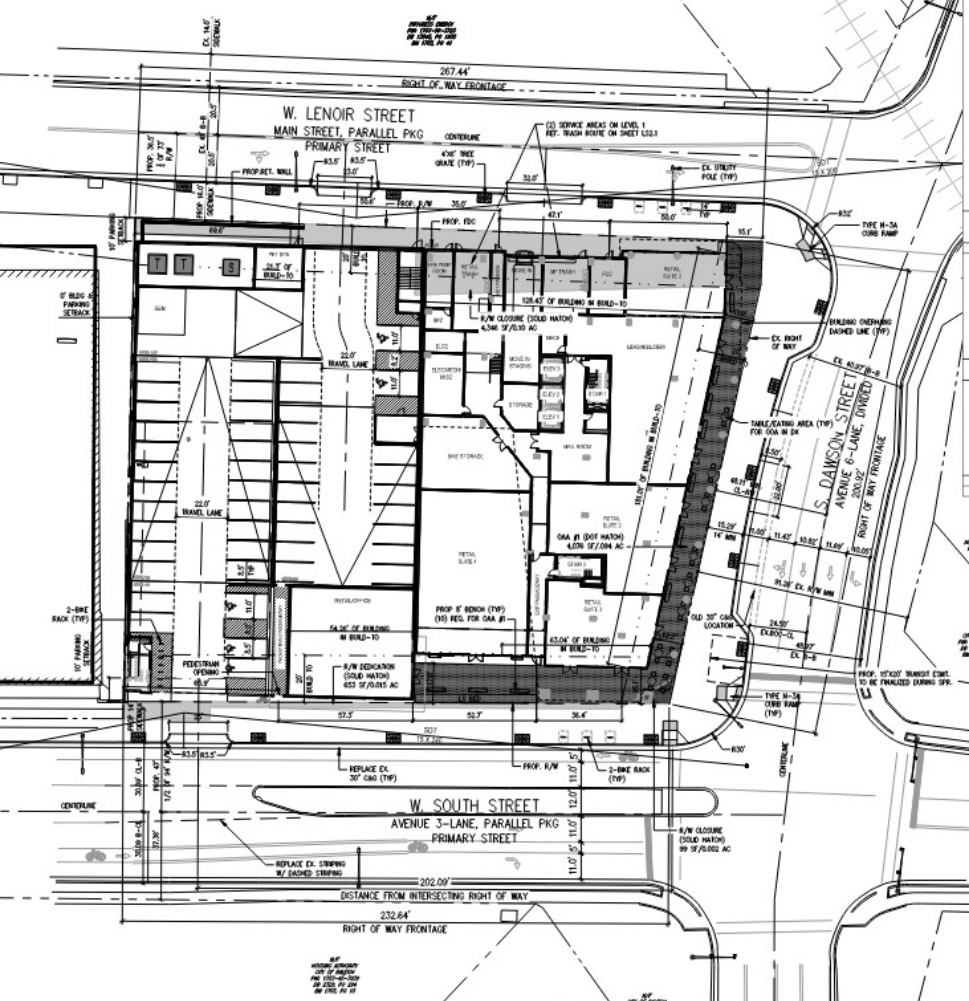
Z-29-20 – 320 and 328 West South Street, located on the western side of South Dawson Street, between West South Street and West Lenoir Street, being Wake County PINs 1703563326 & 1703564375. Approximately 1.32 acres rezoned to Downtown Mixed Use-20 stories-Urban Limited-Conditional Use (DX-20-UL-CU).

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 Action

Case File / Name: ASR-0044-2021
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

LOCATION:

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.

REQUEST:

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 granting 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 L0.3).

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.F.1, and granting alternative building massing in lieu of the 15' building setback requirement set forth in UDO Section 3.3.3.

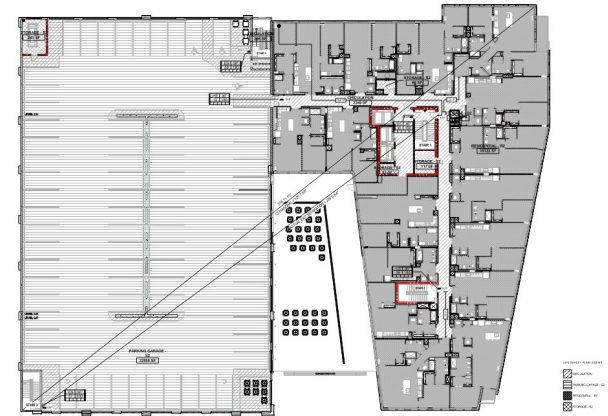
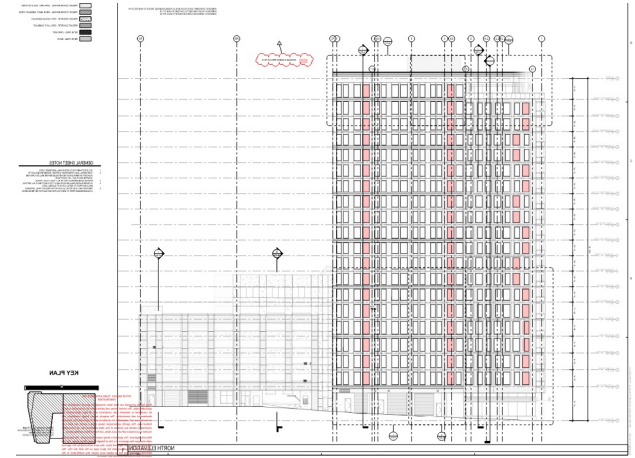
DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

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:



SITE OWNER TABLE:


OWNER:	CSRA OPPORTUNITY ZONE FUND-VI OWNER, LLC
OWNER ADDRESS:	10600 NUCKOLS RD SUITE 200, GLEN ALLEN, VIRGINIA 23060
SITE ADDRESS:	326 & 326 W SOUTH ST, RALEIGH NC 27601



VICINITY MAP
NOT TO SCALE

REFERENCES

DB 17832, PG 710
DB 16729, PG 752
BM 1961, PG 672
BM 2006, PG 1070
BM 2022, PG 1367

WAKE COUNTY, NC 29
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/18/2024 12:47:01

BOOK: 8M2024 PAGE: 81452



**RIGHT-OF-WAY ABANDONMENT &
RIGHT-OF-WAY DEDICATION PLAT
FOR
320 W SOUTH STREET
PINKS: 1703-96-3385
DB 17832, PG 710
BM 2022, PG 1367
CITY OF RALEIGH
RALEIGH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA**

[illegible]

BOHLER ENGINEERING-ALL RIGHTS RESERVED
THE COMPANY OR REUSE OF THE DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR
THE AUTHOR'S COUNTRY, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

LEGEND

	LINE SURVEYED
	LINE NOT SURVEYED
 EOM	EXISTING CONCRETE MONUMENT
 IPF	IRON PIPE POUND
 IPS	IRON PIPE SET
 XCF	X-CUT FOUND

	LOT ADDRESS
	RIGHT-OF-WAY AREA TO BE ABANDONED
	RIGHT-OF-WAY AREA TO BE DEDICATED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02° 11' 20"E	3.21'
L2	S02° 14' 10"W	4.27'
L3	S01° 23' 30"W	1.50'
L4	N01° 23' 30"E	1.50'
L5	S01° 23' 30"W	5.51'
L6	S88° 30' 25"E	5.80'
L7	S01° 23' 30"W	3.79'
L8	S89° 43' 42"E	9.08'

AREA TABLE

OLD LOT 1 AREA.....49,195 SF / 1.129 AC
RIGHT-OF-WAY TO BE ABANDONED.....450 SF / 0.010 AC
RIGHT-OF-WAY TO BE DEDICATED.....240 SF / 0.005 AC
NEW LOT 1 AREA.....49,403 SF / 1.134 AC



RCMP-0314-2023
ASR-0044-2021
Z-29-20
STC-08-2021
UTION NO. (2022) 345





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 CHURCH 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

32

ASR
Reviews

42

SPR
Reviews

41

Building
Permit
Reviews

64

Permits

159

Inspections

Thousands of Connections Each Year...



12,803
Plan Review



43,451
Permit Reviews



58,228
Inspections

Through June 2025

Questions?