

**ORDINANCE NO. (2018) 873 TC 407
TC-4-18**

**AN ORDINANCE TO AMEND SECTION 5.4.3.F. OF THE
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO ADD A SET OF
NEIGHBORHOOD BUILT ENVIRONMENTAL CHARACTERISTICS AND
REGULATIONS FOR THE NORTH RIDGE WEST NEIGHBORHOOD**

WHEREAS, the City of Raleigh has determined that all of the requirements of Section 5.4.3. of the Part 10A Unified Development Ordinance have been met to allow for the adoption of a specific set of neighborhood built environmental characteristics and regulations for North Ridge West;

WHEREAS, the City of Raleigh has determined it appropriate to develop various neighborhood conservation overlay districts to regulate and protect the character of specified neighborhoods;

WHEREAS, the City of Raleigh has determined it appropriate to protect and conserve the City's existing single-family neighborhoods and ensure that their zoning reflects their established low density character;

WHEREAS, the City of Raleigh has determined it appropriate to carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale;

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

Section 1. Sec. 5.4.3.F. of the Raleigh Unified Development Ordinance, Neighborhood Built Environmental Characteristics and Regulations, is hereby amended by insertion of the following underlined provisions in the appropriate alphabetical order of neighborhoods and subsequently renumbering the subsequent neighborhood subsections accordingly:

13. North Ridge West Neighborhood

- a. Minimum lot size: 20,000 square feet.
- b. Minimum lot width - interior lot: 100 feet.
- c. Minimum lot width - corner lot: 151 feet.
- d. Front yard setback: Minimum of 49 feet.
- e. Side yard setback: Minimum of 11 feet.
- f. Side street setback: 35 feet.
- g. Maximum building height: 29 feet.
- h. Maximum residential density: 2.2 dwellings per acre.

Section 2. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 3. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. This text change has been reviewed by the Raleigh City Planning Commission.

Section 5. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 6. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 7. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar limit in N.C.G.S. §14-4(a) or similar limitations.

Section 8. This ordinance is effective 5 days after adoption.

Adopted: September 4, 2018

Effective: September 9, 2018

Distribution: Planning – Bowers, Crane, Hodge
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Prepared by the Department of City Planning