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Courtesy of Raleigh Historic Districts Commission



Raleigh Zoning Handbook

CITY OF RALEIGH, NORTH CAROLINA
DEPARTMENT OF CITY PLANNING

OCTOBER, 2012



Courtesy of Raleigh Historic Districts Commission



Raleigh Zoning Handbook

City of Raleigh, North Carolina

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Preface

Zoning is basic to managing city growth. Understanding how it works is important to being an informed citizen. Zoning can be confusing and complicated. By employing user-friendly illustrations and descriptions, this handbook is designed to help the average citizen understand what zoning is and how it is applied in Raleigh, North Carolina. This handbook will also help city staff, elected officials and the development community better understand zoning. Similar handbooks have been developed across the country.

This handbook is also intended to connect the dots by listing the dozens of rules, guidelines and code provisions that currently exist in many sources into one document. This is the second edition of the Zoning Handbook. The Planning Department will update the handbook periodically. We welcome your feedback so we can improve future editions.

I strongly believe an engaged and informed public will improve the planning process.

Respectfully,

A handwritten signature in black ink, appearing to read "Mitchell Silver".

Mitchell Silver, AICP
Director,
Department of City Planning

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1. Introduction

Zoning is a legal instrument to regulate the use of land, building size, height and setbacks. Zoning is intended to promote an orderly pattern of development and to separate land uses that are incompatible such as industrial uses and homes. The State of North Carolina provides local governments the authority to regulate land. All local zoning ordinances in North Carolina must be consistent with State statutes. Local zoning codes are controlled by the governing body, which is the Raleigh City Council.

The legal basis for zoning is called the “police power,” which is the ability of a government, in this case the City of Raleigh, to establish order within its territory and manage the use of land. The police power, through zoning, is used to promote the public welfare, security and safety. In the United States the most common use of police power over real estate is the adoption and enforcement of zoning regulations, building codes and environmental protection regulations.

This book is an overview of zoning in the city of Raleigh. It is a tool for citizens, businesses, developers, civic leaders or city employees who want to have a better understanding of the city’s zoning process. This handbook explains how zoning works and how property is rezoned. The handbook also features illustrations and descriptions of each zoning district in the city supplemented by tables to compare the different districts.

This handbook is not a legal document. It is intended to be a guide to interested citizens and others who wish greater familiarity with zoning in Raleigh. The actual legal document that establishes and describes the zoning districts is the Raleigh City Code, Volume II, Part 10 Chapter 2. The Zoning Code, not this guide, is the ultimate authority regarding zoning in Raleigh.

Please note: All terms in *italics* are described in the glossary beginning on page 98.

2. ABC's of Zoning

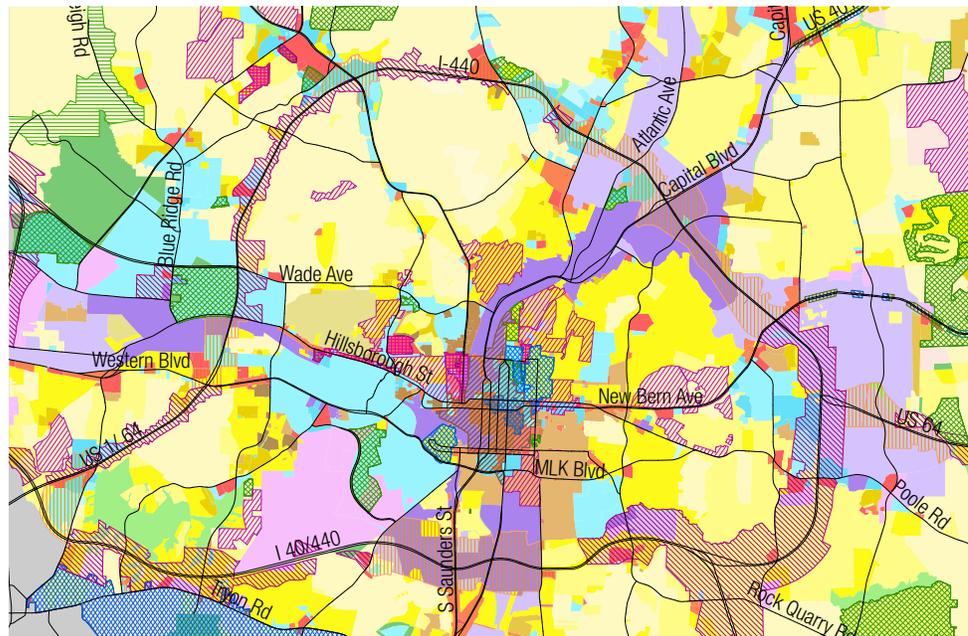
The history of zoning in Raleigh

In 1915, a 42-story building was erected in New York City in a way that cut off natural light and ventilation from nearby residences in an era before the widespread use of air conditioning. As a result of this and other controversial development, the first zoning ordinance in the United States was adopted in New York in 1916. Several other cities followed New York's example. Raleigh adopted its first zoning ordinance in 1923. This ordinance regulated land use and building height and established the following use districts: residence, neighborhood business, business, industrial, and unrestricted.

The first Raleigh zoning ordinance was about as thick as a pamphlet and contained basic zoning information. The current zoning regulations have evolved since 1923. Today's zoning ordinance contains hundreds of pages of text and includes additional regulations such as off-street parking, loading, landscaping, signage, and other standards such as storm water controls, tree conservation, subdivision and site planning standards.

The Official Zoning Map

Every parcel of land within the city's jurisdiction, including parkland, has a zoning designation. Zoning Districts are found on the Official Zoning Map, which is a legal document maintained by the Department of City Planning. Any change to the Official Zoning Map is commonly called a rezoning. The rezoning process is covered extensively under Appendix C of this handbook.



How do I find out what a property is zoned? To verify the zoning of property and uses permitted on a property, contact the Department of City Planning (919-996-2626, fax 919-516-2684) or the Inspections Department (919-516-2495). You may check the Wake County property data base called iMAPS at <http://imaps.co.wake.nc.us/imaps/>. If you intend to apply for building permits or are considering applying for a rezoning, please confirm the zoning of the property with the Department of City Planning staff before submitting your application.

What uses are permitted in zoning districts? The uses permitted on a property are determined by the zoning district. The “List of Permitted Uses by Zoning Districts” (available online at www.raleighnc.gov/zoning) lists uses allowed by zoning district and the type of approval process applicable to each. For more specific information on a particular use, refer to the “Schedule of Permitted Uses in Zoning Districts” from the Zoning Code. General descriptions of allowed uses are found in chapters 3 through 7 of this handbook.

General Use Zoning and Conditional Use Zoning A property may be zoned as either a general use district or a conditional use district (CUD). In a general use zoning district, development is only required to comply with the minimum regulations for that zoning district. In a conditional uses zoning district, the general use zone is used as the basis of the regulations but the conditions, which were offered by the owner(s) of the property at the time of rezoning, limit the use of the property more than would be the case in a general district. For instance, housing is allowed in the Shopping Center (SC) general use district, but the property owner(s) may, as part of a conditional use district rezoning, include a condition that prohibits housing on that particular parcel. The zoning of the parcel will be called SC CUD: shopping center conditional use district. Conditional use districts can only be established through a rezoning initiated by the property owner.



3. Residential Districts



Residential districts are the most common zoning districts in the city of Raleigh, accounting for 67.5 percent of the city's land area. These districts accommodate a variety of residential buildings, ranging from single family homes to apartment and condominium development. To regulate such diversity, the Zoning Ordinance designates ten basic residential districts, Rural Residential (RR) through R-30. Rural residential zoning permits one house on one acre of land. The names of the rest of the residential districts indicate how many dwellings are permitted on an acre of land. R-4, for instance, allows four dwellings on an acre, R-15 allows 15 dwellings per acre.



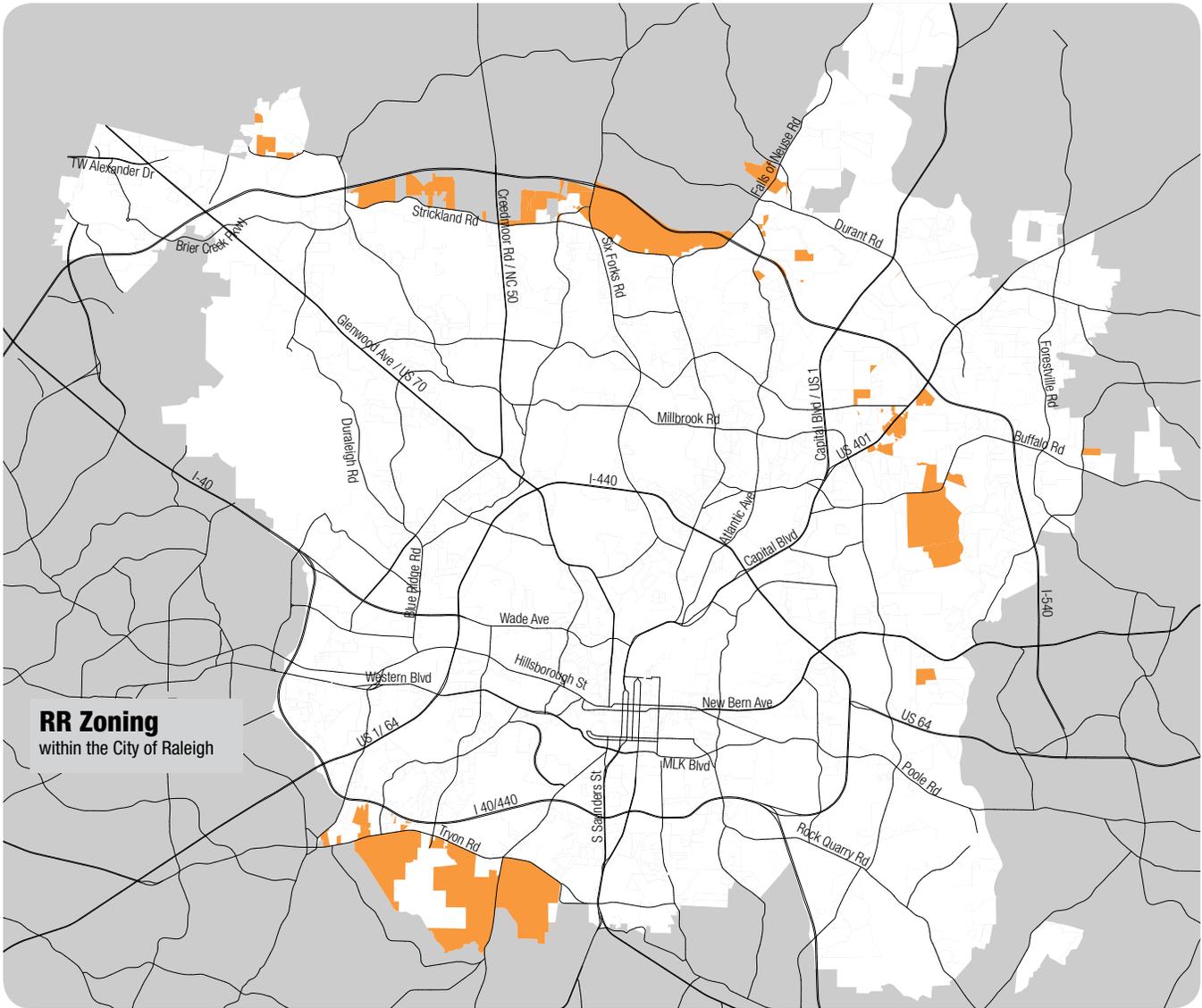
The residential zoning districts allow certain community facilities, such as schools, parks, houses of worship and fraternal organizations.

Low density zoning districts include Rural Residential, R-2, R-4, R-6, Special R-6 and Manufactured Housing (MH). These districts are typically found in the suburban ring surrounding downtown Raleigh, and are characterized by low building heights. Most low density neighborhoods are comprised entirely of single family detached houses. Some older low density neighborhoods include a mix of single family detached houses, duplexes and small-scaled multifamily buildings.

The medium density districts are R-10 and R-15. High density districts are R-20, R-30 and Special R-30. Medium and high density districts are generally located near busy areas such as North Carolina State University, shopping areas and office parks. Townhouses, apartment and condominium buildings are common in these districts. Several older neighborhoods near downtown are zoned for R-10 and higher but are characterized by single family houses on small lots with the houses taking up most of the lot, leaving little yard space.

Residences are also permitted in some mixed use zoning districts. See chapter 4.

Rural Residential



RR

This is a *low density residential* district in rural areas of the city. This district has *single family homes* on lots 40,000 square feet or larger. Rural Residential Districts are located in Raleigh's two *drinking-water supplying watersheds*: the Falls Lake watershed in the north and the Swift Creek watershed in the southwest.

Residential Density:	1.089 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	40,000 square feet
	Lot Width	65 feet
	Corner Lot Width	80 feet
	Lot Depth	100 feet
Minimum Setback Requirements:	Front Yard	20 feet for block faces platted after Oct. 3, 1989 40 feet for block faces platted before Oct. 3, 1989
	Side Yard	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	30 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Single-family detached residences</i> on individual lots <i>Residential institutions</i> (places of worship, school, fire station)	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 20 acres in size Day care facility Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Day care/special care facility (child or adult) Kennel/cattery Plant nursery and fruit and vegetable stand Private golf course Private schools Riding stable Outdoor theater with more than 250 seats Telecommunication tower.	

Residential-2

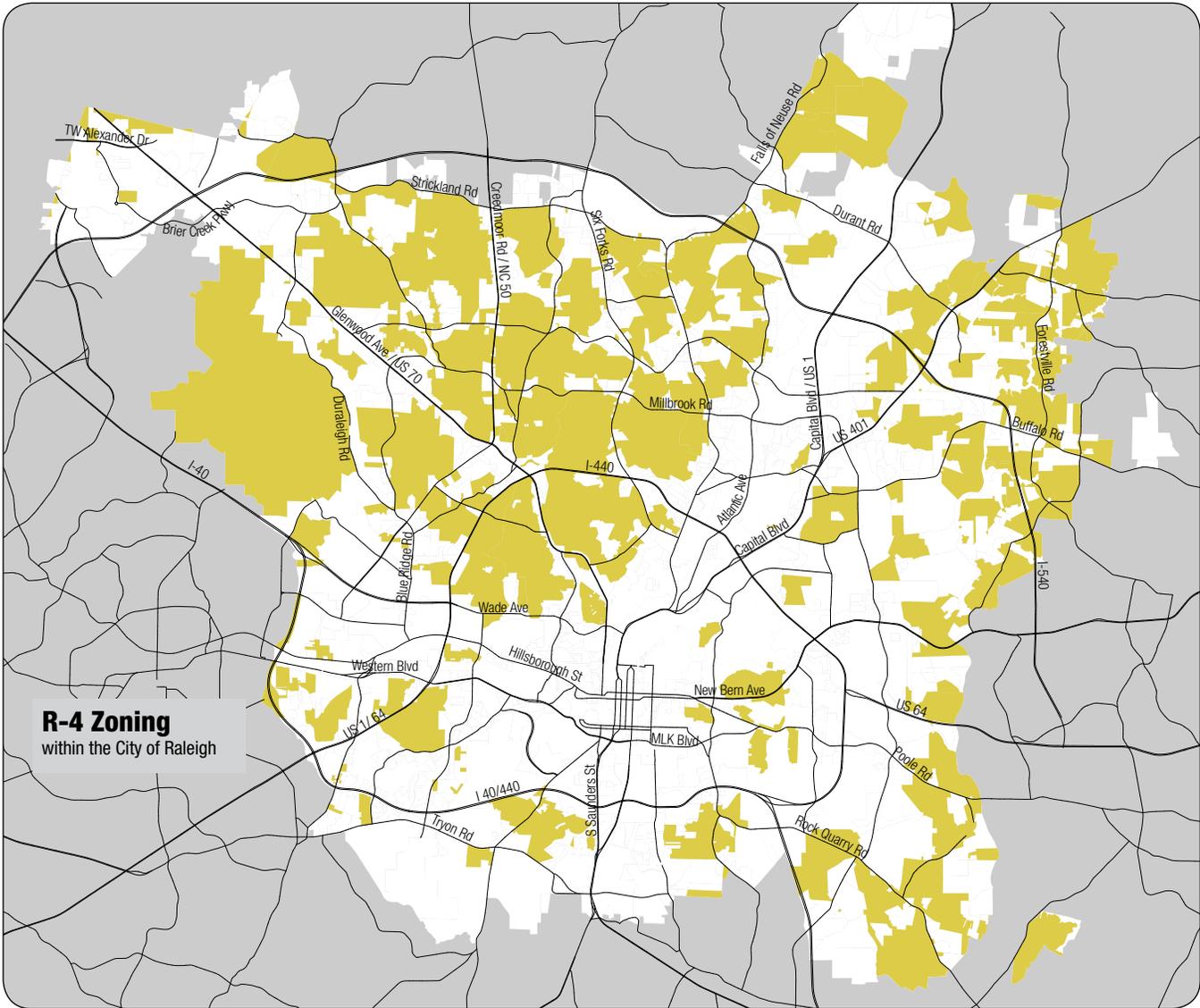


R-2

This is a *low density residential* district. This district generally has *single family homes* on 20,000 square feet or larger lots. There are just a few locations in the city that are mapped Residential-2. Examples of Residential-2 are Springdale Estates off of Leesville Road and rural neighborhoods next to Umstead Park.

Residential Density:	2.178 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	20,000 square feet
	Lot Width	65 feet
	Corner Lot Width	80 feet
	Lot Depth	100 feet
Minimum Setback Requirements:	Front Yard	20 feet for block faces platted after Oct. 3, 1989 30 feet for block faces platted before Oct. 3, 1989
	Side Yard	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	30 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Single-family detached residences</i> on individual lots <i>Residential institutions</i> (places of worship, school, day care, fire station)	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 20 acres in size Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Day care/special care facility (child or adult) Private golf course Private schools Riding stable Outdoor theater with more than 250 seats Telecommunication tower.	

Residential-4

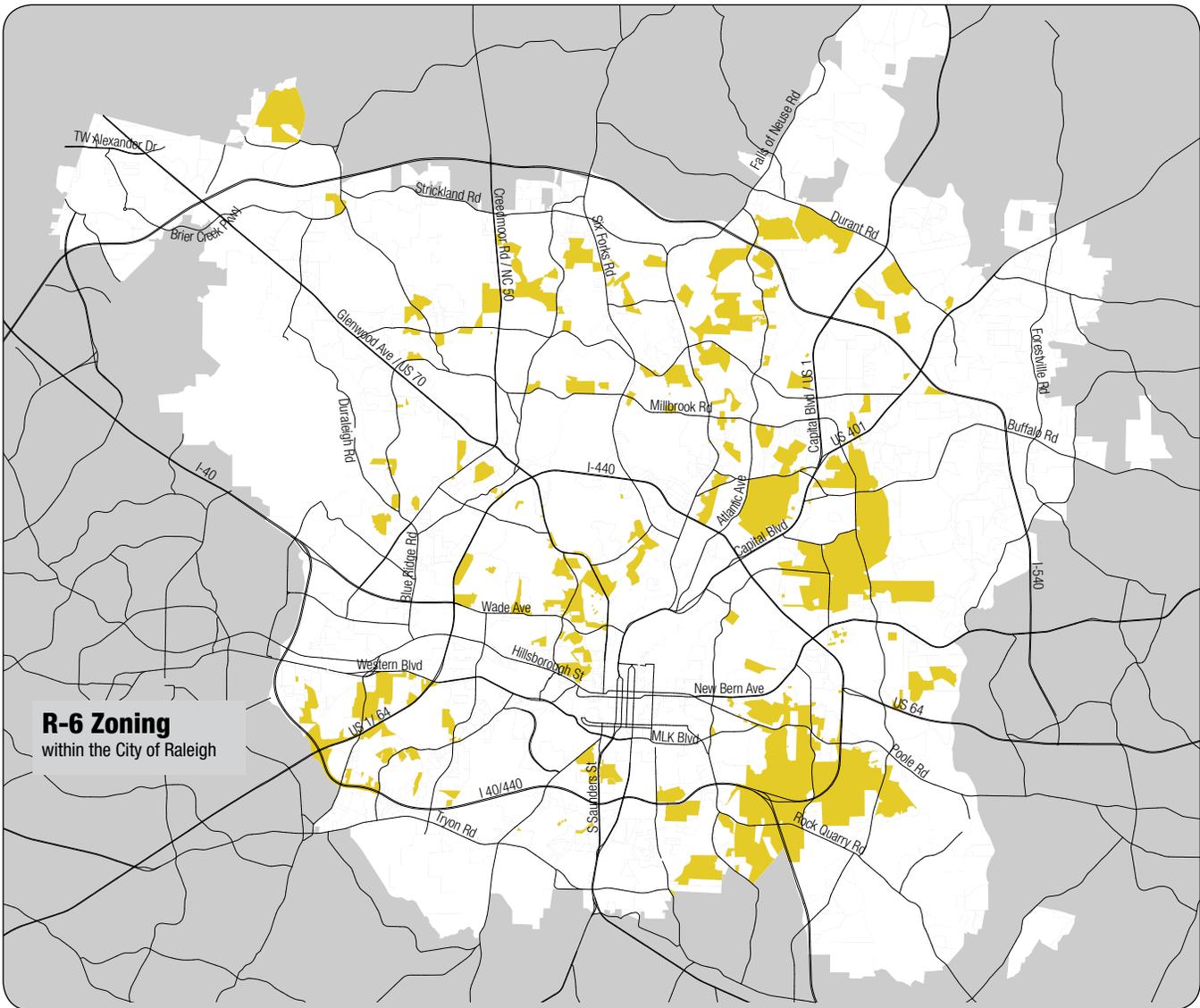


R-4

This is a *low density residential* district. The R-4 District is Raleigh's most common zoning district. It is a residential district with a minimum lot size of a quarter of an acre. Residential development is generally limited to a *single family detached dwellings* unless the development is 20 acres or more. In that case *multifamily development* or a cluster unit development is permitted, so long as the development is at least 20 acres and the density is 4 units per acre or less.

Residential Density:	4 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	10,890 square feet
	Lot Width	65 feet
	Corner Lot Width	80 feet
	Lot Depth	100 feet
Minimum Setback Requirements:	Front Yard	20 feet for block faces platted after Oct. 3, 1989 30 feet for block faces platted before Oct. 3, 1989
	Side Yard	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	30 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Single-family detached residences</i> on individual lots <i>Residential institutions</i> (place of worship, school, day care, fire station) Civic clubs	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 20 acres in size Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Day care/special care facility (child or adult) Private golf course Private schools Riding stable Outdoor theater with more than 250 seats Telecommunication tower.	

Residential-6



R-6

This is a *low density* district with a minimum lot size of one sixth of an acre. The R-6 District allows for slightly higher densities than R-4 District. This zoning district is found inside the Beltline, where it was applied to older neighborhoods with lots slightly smaller than the one quarter acre minimum of R-4 District. This district permits *multifamily development* on single lots.

Residential Density: 6 dwelling units per acre

Minimum Lot Requirements: (Residential uses)	Lot Area	7,260 square feet
	Lot Width	50 feet
	Corner Lot Width	65 feet
	Lot Depth	80 feet

Minimum Setback Requirements:	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yard	15 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet

Maximum Height: Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.

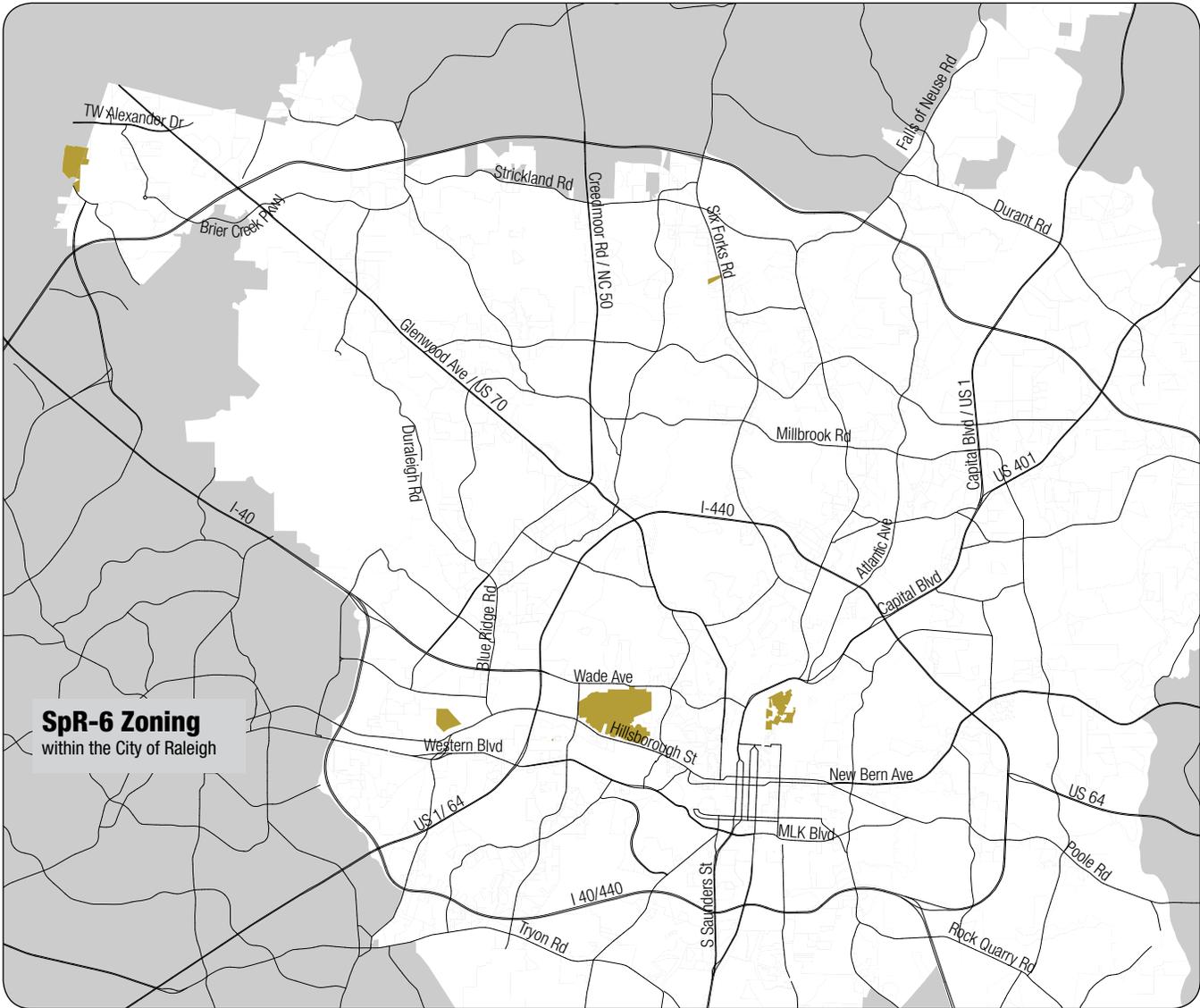
**Allowable Ground Sign:
(freestanding sign)** *Tract identification sign*

Common Uses: *Single-family detached residences* on individual lots
Duplexes, apartments, townhomes
Residential institutions (place of worship, school, day care, fire station)
Civic clubs

Other allowable uses include but are not limited to: *Cluster unit development* for tracts greater than 10 acres in size
Multifamily and group housing developments
Congregate care facilities and rest homes (elder care housing)
Public park
Public water and sewage treatment plant
Utility services and substation
Cemetery
Supportive housing residence (Americans with Disabilities Act)

Allowable uses requiring a special use permit: Day care/special care facility (child or adult)
Private schools
Private golf course
Outdoor theater with more than 250 seats
Telecommunication tower

Special Residential-6



SpR-6

This is a *low density* residential district. The SpR-6 District limits residential development to single family detached and duplex dwellings on developments less than ten acres in size. *Multifamily dwellings* or a *cluster unit development* is permitted so long as the development is 10 acres or larger and the density is 6 units per acre or less.

Residential Density: 6 dwelling units per acre

**Minimum Lot Requirements:
(Residential uses)**

Lot Area	7,260 square feet
Lot Width	50 feet
Corner Lot Width	65 feet
Lot Depth	80 feet

Minimum Setback Requirements:

Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
Side Yard	5 feet
Aggregate Side Yard	15 feet
Corner Lot Side Yard	20 feet
Rear Yard	20 feet

Maximum Height: Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.

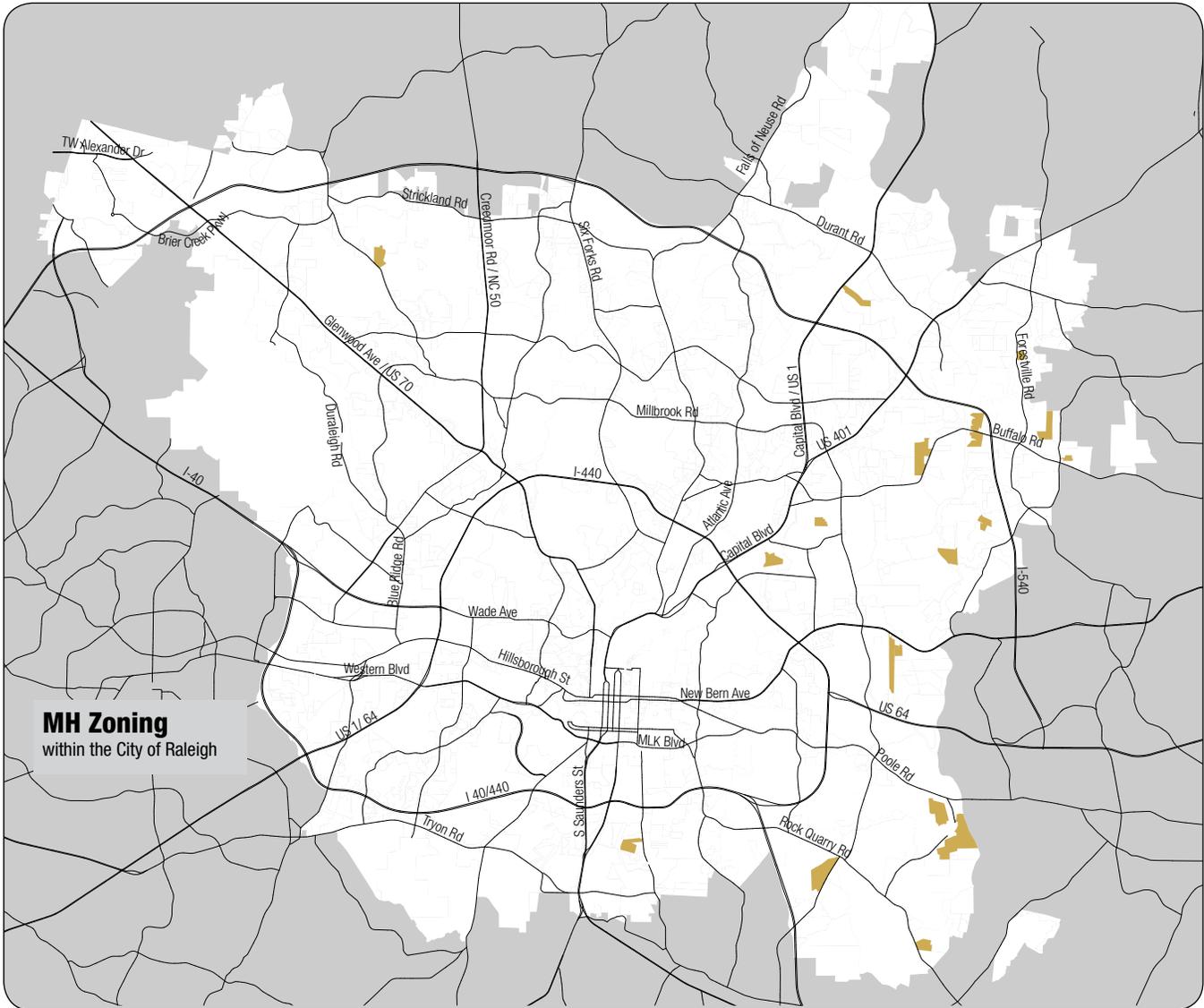
**Allowable Ground Sign:
(freestanding sign)** *Tract identification sign*

Common Uses: *Single-family detached residences* on individual lots
Duplexes

**Other allowable uses include
but are not limited to:** *Cluster unit development* for tracts greater than 10 acres in size
Residential institutions (place of worship, school, day care, fire station)
Civic clubs
Public park
Public water and sewage treatment plant
Utility services and substation
Cemetery
Supportive housing residence (Americans with Disabilities Act)

**Allowable uses requiring
a special use permit:** Day care/special care facility (child or adult)
Private golf course
Private schools
Outdoor theater with more than 250 seats
Telecommunication tower

Manufactured Housing

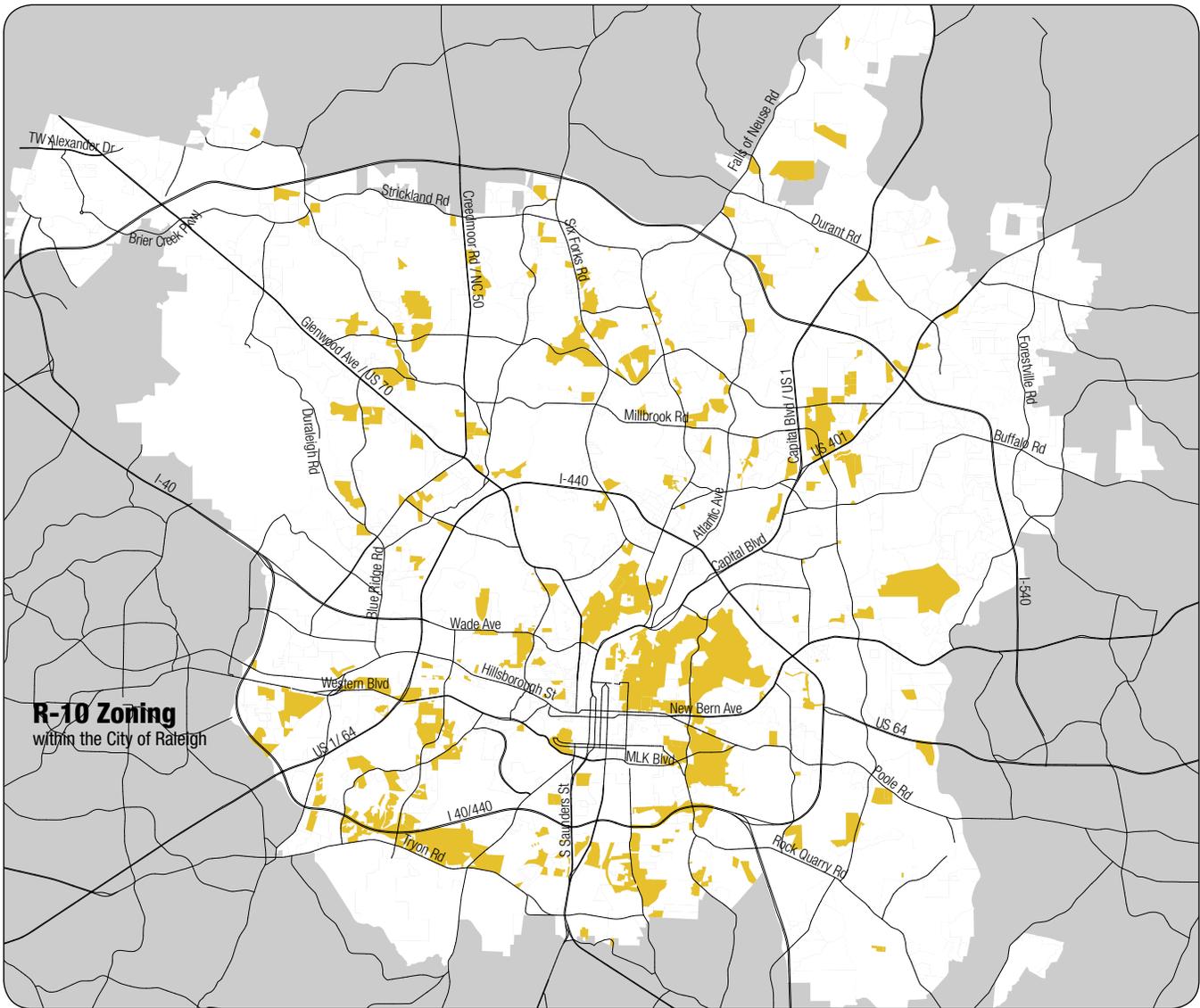


MH

This is a *low density* district that permits six dwellings per acre, with a minimum lot size of a sixth of an acre. This district, however, permits *manufactured home parks* and subdivisions, which are not permitted within any other zoning district in the city. *Manufactured homes* on individual lots are not permitted unless located within a minimum ten acre manufactured home park or subdivision. There is little manufactured housing zoning in the city.

Residential Density:	6 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	7,260 square feet
	Lot Width	50 feet
	Corner Lot Width	65 feet
	Lot Depth	80 feet
Minimum Setback Requirements:	Front Yard	10 feet for block faces platted after Oct. 3, 1989
		20 feet for block faces platted before Oct. 3, 1989
	Side Yard	10 feet
	Aggregate Side Yard	20 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	30 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Manufactured home parks</i> and manufactured home subdivisions (Manufactured homes must be located within an approved park or subdivision exceeding 10 acres in size)	
Other allowable uses include but are not limited to:	<i>Single family, multifamily</i> and group housing developments	
	<i>Residential institutions</i> (place of worship, school, day care, fire station)	
	Civic clubs	
	<i>Cluster unit development</i> (for tracts greater than 10 acres in size) congregate care facilities and rest homes (elder care housing)	
	Public park	
	Public water and sewage treatment plant	
	Utility services and substation	
	Cemetery	
<i>Supportive housing residence (Americans with Disabilities Act)</i>		
Allowable uses requiring a special use permit:	Day care/special care facility (child or adult)	
	Private golf course	
	Private schools	
	Outdoor theater with more than 250 seats	
	Telecommunication tower	

Residential-10



R-10

This is a *medium density* district that permits ten dwellings per acre. In newer parts of Raleigh this zoning district is used for *townhouses, apartments* and *condominiums*. *Medium density residential* districts such as R-10 are often found along major streets and adjacent to *commercial areas*. The R-10 District is also found in some older single family neighborhoods with small lots. The minimum lot size is 5,000 square feet. This district permits *multifamily dwellings* on single lots.

Residential Density:	10 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Setback Requirements:	Front Yard	10 feet for block faces platted after Oct. 3, 1989
		20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yard	15 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Single-family detached residences</i> on individual lots <i>Apartments, townhomes</i> <i>Residential institutions</i> (place of worship, school, day care, fire station) Civic clubs	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 10 acres in size, minimum lot size may be reduced by 40%, multifamily housing is permitted and setbacks reduced in exchange for setting aside permanent open space elsewhere on the site. However, overall density may not be increased. <i>Condominiums</i> <i>Congregate care facilities</i> and rest homes (elder care housing) Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Bed & breakfast inn Day care/special care facility (child or adult) Private golf course Private schools Outdoor theater with more than 250 seats Rooming house Telecommunication tower	

Residential-15

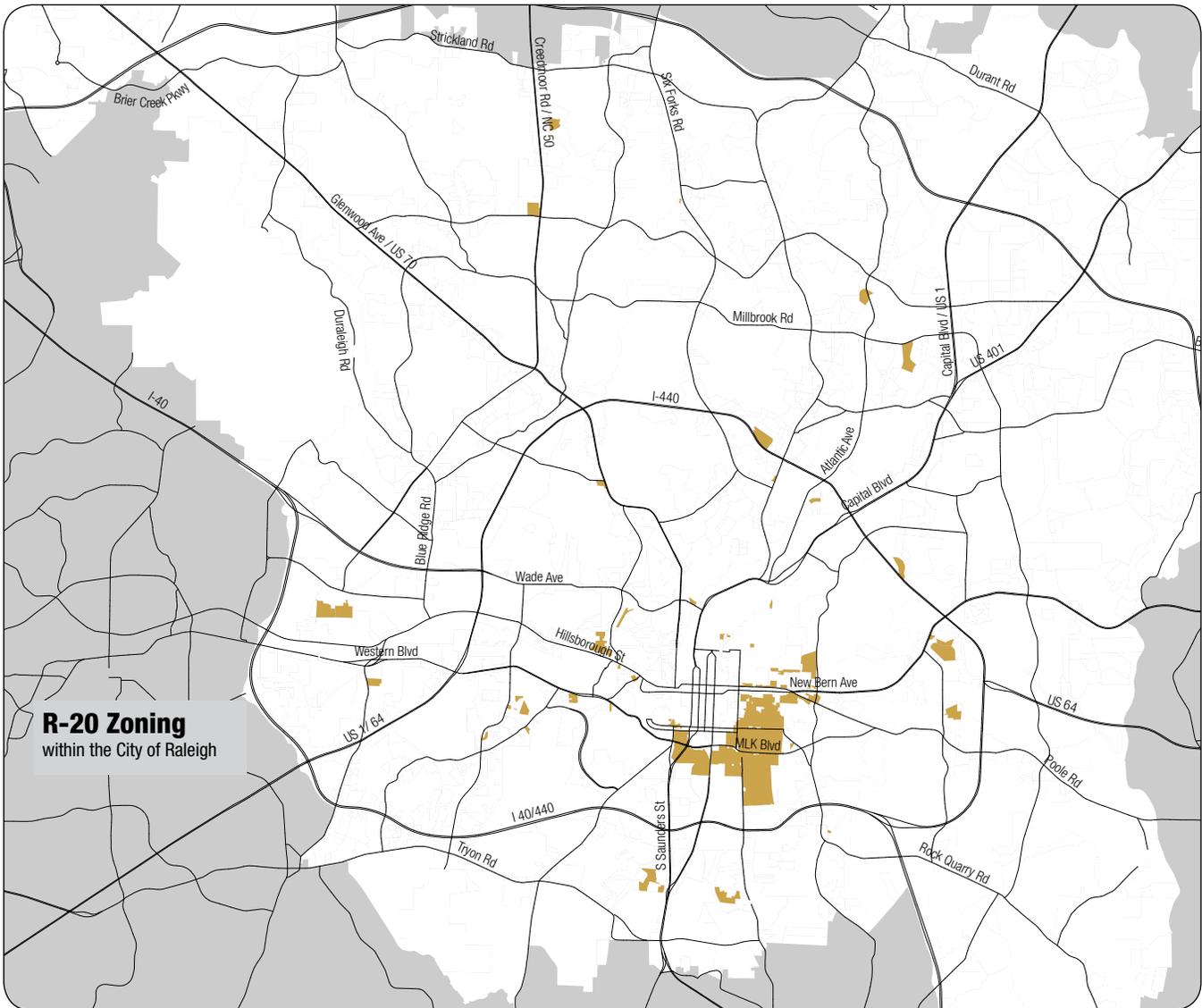


R-15

This is a *medium density* district, which permits *apartments, condominiums* and *townhouses* at 15 dwellings per acre. Medium density residential districts are often found along major streets and adjacent to commercial areas. This district permits *multifamily dwellings* on single lots.

Residential Density:	15 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Setback Requirements:	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yard	15 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
	Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Apartments, townhomes, condominiums</i> <i>Residential institutions</i> (place of worship, school, day care, fire station) Civic clubs	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 10 acres in size <i>Single family detached</i> residences on individual lots <i>Congregate care facilities</i> and rest homes (elder care housing) Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Bed & breakfast inn Day care/special care facility (child or adult) Private golf course Private schools Outdoor theater with more than 250 seats Rooming house Telecommunication tower	

Residential-20



R-20

This is a *high density* district which permits *apartment* and *condominium* development at 20 units per acre. Higher density residential districts are often located on major streets, adjacent to *commercial areas* and North Carolina State University. *Fraternities* and *sororities* are permitted in this district. This district allows *multifamily dwellings* on single lots.

Residential Density:	20 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Setback Requirements:	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yard	15 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
	Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Apartments, townhomes, condominiums</i> <i>Residential institutions</i> (place of worship, school, day care, fire station) Civic clubs Fraternities / sororities	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 10 acres in size Single family detached residences on individual lots <i>Congregate care facilities</i> and rest homes (elder care housing) Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Bed & breakfast inn Day care / special care facility (child or adult) Private golf course Private schools Outdoor theater with more than 250 seats Rooming house Telecommunication tower	

Residential-30

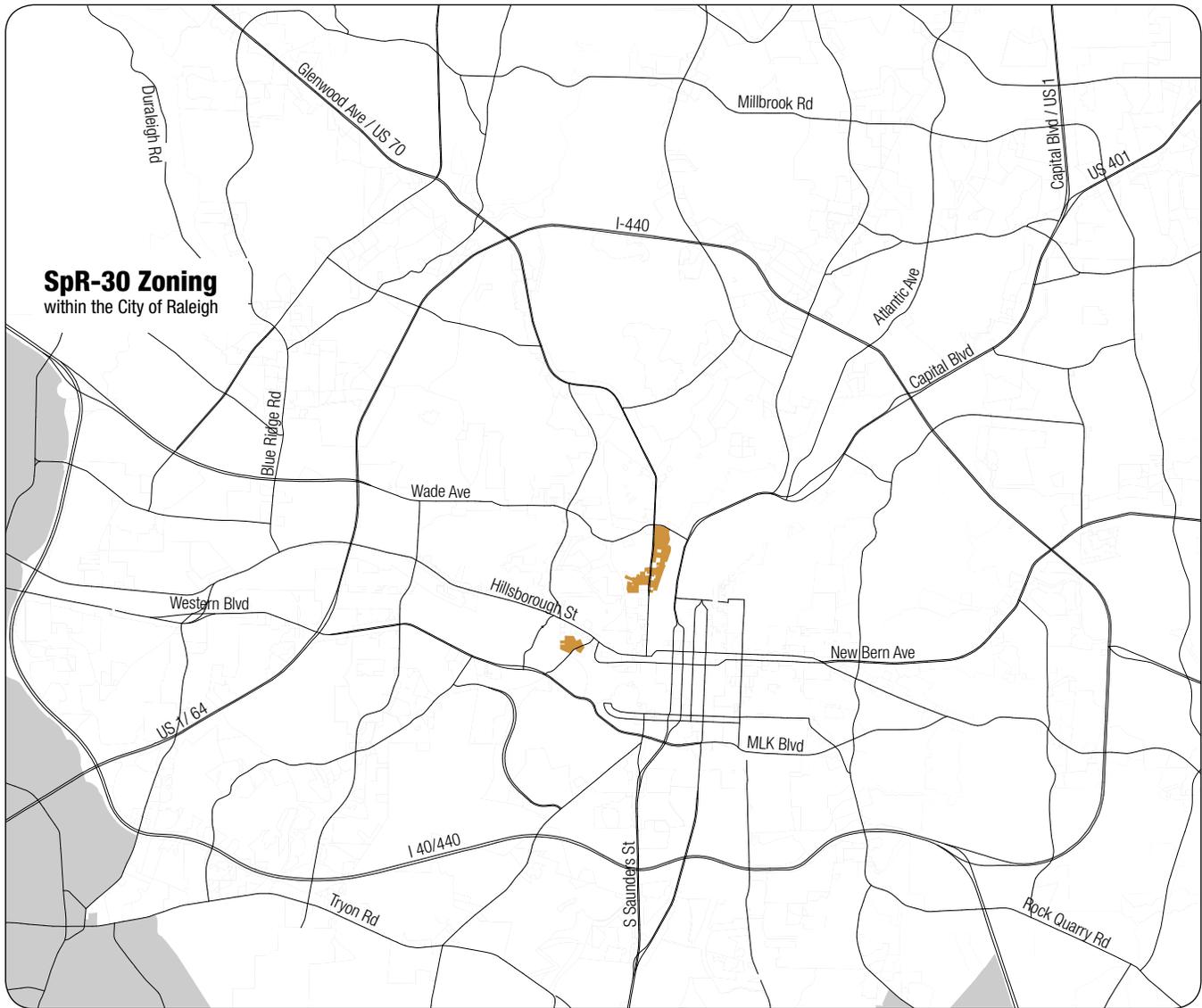


R-30

This is a *high density* district, which permits *apartment* and *condominium* development at 30 dwelling units per acre. While this is the highest “residential” district, densities higher than 30 dwellings per acre are permitted in the Office & Institutional-2 District, Thoroughfare District, the Downtown Overlay District and the Pedestrian Business Overlay Districts. This district permits *multifamily dwellings* on single lots.

Residential Density:	30 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Setback Requirements:	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yard	15 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
	Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Apartments, townhomes, condominiums</i> <i>Residential institutions</i> (place of worship, school, day care, fire station) Civic clubs Fraternities / sororities	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 10 acres in size <i>Single family detached</i> residences on individual lots Congregate care facilities and rest homes (elder care housing) Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Bed & breakfast inn Day care/special care facility (child or adult), Private golf course Private schools Outdoor theater with more than 250 seats Rooming house Telecommunication tower	

Special Residential-30



SpR-30

This is a *unique high density* district. The Special R-30 zoning district allows 30 dwellings per acre, but features requirements that new structures be of a similar size and height as surrounding existing structures. These are called *contextual regulations* because they are based on the context of the existing neighborhood. The Special R-30 zoning district is found in the Glenwood-Brooklyn neighborhood north of Peace Street. This district permits *multifamily dwellings* on single lots.

Residential Density:	30 dwelling units per acre (3 or more units or densities greater than 20 units per acre require conditional design approval)	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Setback Requirements:	Front Yard	Varies within 10% of the median setback of the blockface, with a 15 foot maximum
	Side Yard	5 feet
	Aggregate Side Yard	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	12 feet higher than tallest house within 30 feet of the lot line	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Single-family detached residences</i> on individual lots <i>Duplexes, apartments</i> <i>Residential institutions</i> (place of worship, school, day care)	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> for tracts greater than 10 acres in size <i>Multifamily and group housing</i> Civic clubs <i>Fraternities/sororities</i> <i>Congregate care facilities</i> and rest homes (elder care housing) Public park Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence (Americans with Disabilities Act)</i>	
Allowable uses requiring a special use permit:	Bed & breakfast inn Day care/special care facility (child or adult), Private golf course Private schools Outdoor theater with more than 250 seats Rooming house Telecommunication tower	



4. Mixed Use Districts



Commercial uses are essential to the economy of Raleigh by offering locations for jobs and places to acquire goods and services. Most residents are surprised to learn that Raleigh has only one commercial district that is exclusively dedicated for commercial uses. The Office and Institution-3, (see chapter 6: Other Zoning Districts). Zoning districts like Shopping Center (SC) and Business District (BUS) would imply that they are commercial zones; however, these districts actually allow a mix of uses such as residential uses and offices, though retail is somewhat more limited to specifically retail-oriented districts. Mixed use districts represent 18 percent of the city's land area.

These districts are often found along major road corridors such as Six Forks Road and Western Boulevard, and at the intersections of major roads, such as the shopping centers and apartment developments at the intersections of Creedmoor Road with Lynn, Millbrook and Strickland Roads. These districts also include office parks such as those found around hospitals.

The Residential Business (RB), Buffer Commercial (BC), Shopping Center (SC), Neighborhood Business (NB) and Thoroughfare District (TD) are all retail-oriented districts that permit housing and offices. In fact, the Shopping Center zoning district is one of the most versatile and permissive of the city's zoning districts. The Business District (BUS) is found almost exclusively downtown and, like the Shopping Center district, permits a wide range of uses but in a more urban setting.

The size of interior retail in the Office and Institution (O&I) 1 and 2 districts is limited to 10% of the building's size but only for buildings over 30,000 square feet; in buildings smaller than 30,000 square feet retail is not allowed.

See tables 2 and 5 at the end of the handbook for additional information about residential uses in mixed use districts.

Residential Business

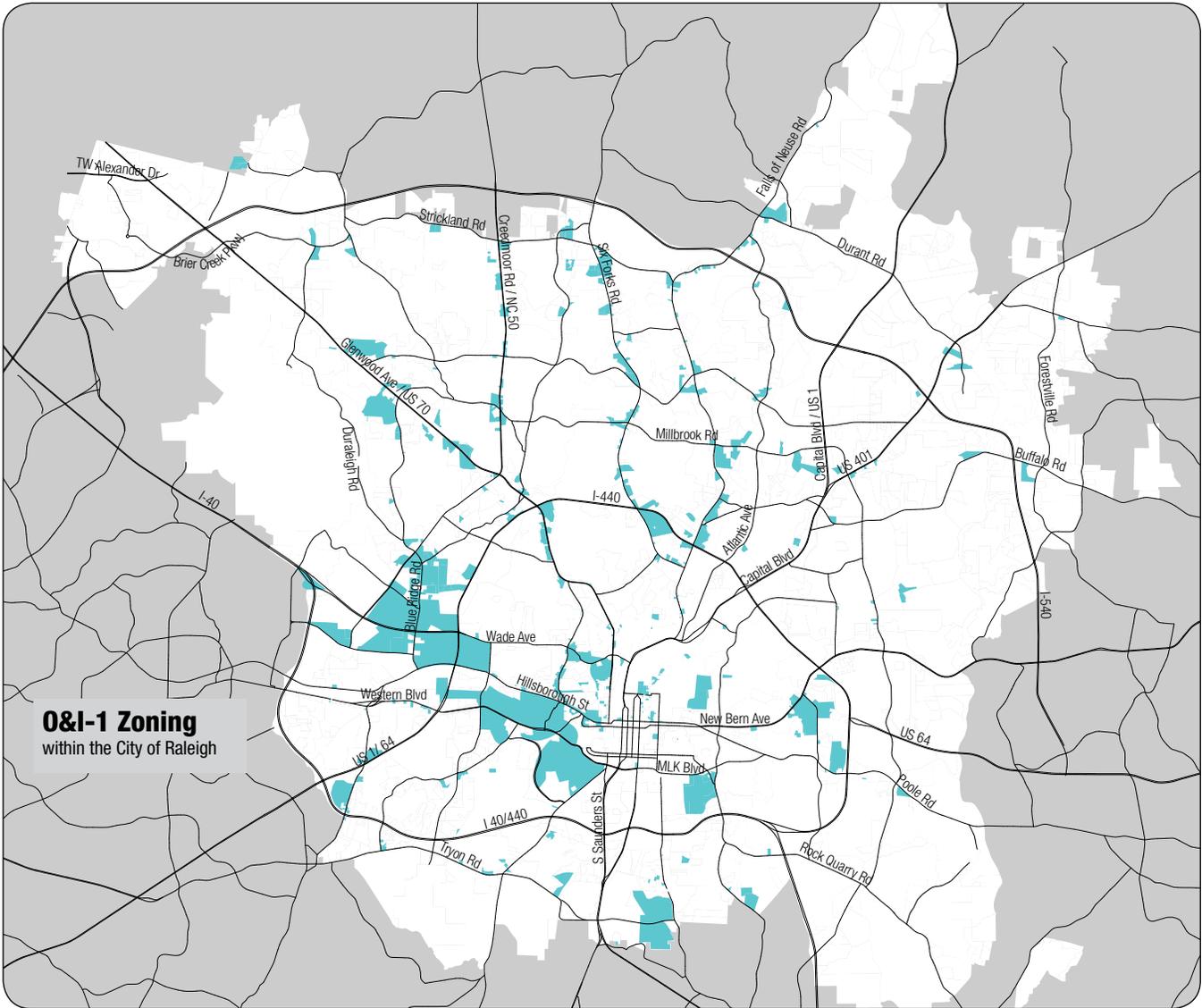


RB

This zoning district was created for downtown neighborhoods. The RB District is intended to encourage the preservation of the character and scale of older neighborhoods while permitting small-scale nonresidential uses. Typical uses include *single family* and *multifamily dwellings*, professional offices and limited *retail*. Both the Downtown East and North Boylan areas have a Residential Business District.

Residential Density:	10 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements: (Residential uses)	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate side yards	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Minimum Setback Requirements: (Non-residential uses)	No minimum setback for non-residential uses	
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Uses:	<i>Single-family and multifamily residences</i> Banks and offices compatible in scale with residences Personal services, restaurants, food stores, beauty shop	
Other allowable uses include but are not limited to:	<i>Cluster unit development</i> (for tracts greater than 10 acres in size) <i>Residential institutions</i> (place of worship, school, day care, civic club, fire station) <i>Group housing</i> developments <i>Congregate care facilities</i> and rest homes (elder care housing) Public parks Public water and sewage treatment plant Utility services and substation Cemetery <i>Supportive housing residence</i> (Americans with Disabilities Act) Telecommunication Tower	
Allowable uses requiring a special use permit:	Bed & breakfast inn Rooming house Outdoor theater with more than 250 seats	

Office & Institution-1



O&I-1

This *mixed-use* district is intended for office and institutional use. Suburban office parks and *medium to high density residential* uses are typical of this district. Various aspects of building intensity are regulated.

Residential Density:	15 dwelling units per acre, 15-25 units per acre with approval by the Planning Commission	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements: (Non-residential uses)	Front Yard	30 feet
	Side Yard	5 feet
	Corner Lot Side Yard	5 feet
	Rear Yard	20 feet
	Aggregate Front/Rear	50 feet
Minimum Setback Requirements: (Residential uses)	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate side yards	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Low profile sign</i>	
Common Uses:	<i>Multifamily and group housing developments</i> <i>Office buildings (maximum 0.75 floor/area ratio)</i> <i>Congregate care facilities and rest homes</i> Banks, health clubs Hospital Funeral homes Parking lots	
Other allowable uses include but are not limited to:	<i>Single family residences and cluster unit development (for tracts greater than 10 acres in size)</i> <i>Residential institutions (school, day care, place of worship, fire station)</i> Beauty shops Veterinary hospital Parks, libraries, museums Public water and sewage treatment plan	
Allowable uses requiring a special use permit:	Bed & breakfast inn Rooming house Specialized manufacturing Governmental prison Outdoor theater with more than 250 seats	

Office & Institution-2



O&I-2

This *mixed use* district is intended for intense development. The City Council can allow taller buildings and parking reductions in this district, such as a Crabtree Valley, Cameron Village and North Hills. The majority of the downtown State Government complex is zoned O&I-2. *High density* residential uses are also permitted within this district.

Residential Density:	15 dwelling units per acre, 15-40 units per acre with approval by the Planning Commission
Minimum Lot Requirements: (Residential uses)	Lot Area: 5,000 square feet See R-30 for minimum lot dimensions for residential uses
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses
Minimum Setback Requirements: (Residential uses)	See R-30 for minimum setback requirements
Minimum Setback Requirements: (Non-residential uses)	Front Yard 30 feet Side Yard 5 feet Corner Lot Side Yard 5 feet Rear Yard 5 feet Aggregate Front/Rear 50 feet Planning Commission and Council may approve reduced setbacks.
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. City council may approve increased height. Please see illustration on page 102.
Allowable Ground Sign: (freestanding sign)	<i>Low profile sign</i>
Common Uses:	Multifamily and group housing developments Office buildings (maximum 1.0 <i>floor/area ratio</i>) Hotels and motels Banks, health clubs Hospital Funeral homes Parking lots
Other allowable uses include but are not limited to:	<i>Single family residences and cluster unit development</i> Congregate care facilities and rest homes <i>Residential institutions</i> (school, day care, place of worship, fire station) Beauty shops Veterinary hospital Parks, libraries, museums Cemetery Public water and sewage treatment plant Utility services and substation Telecommunication tower <i>Supportive housing residence (Americans with Disabilities Act)</i>
Allowable uses requiring a special use permit:	Specialized manufacturing Governmental prison Outdoor theater with more than 250 seats

Buffer Commercial

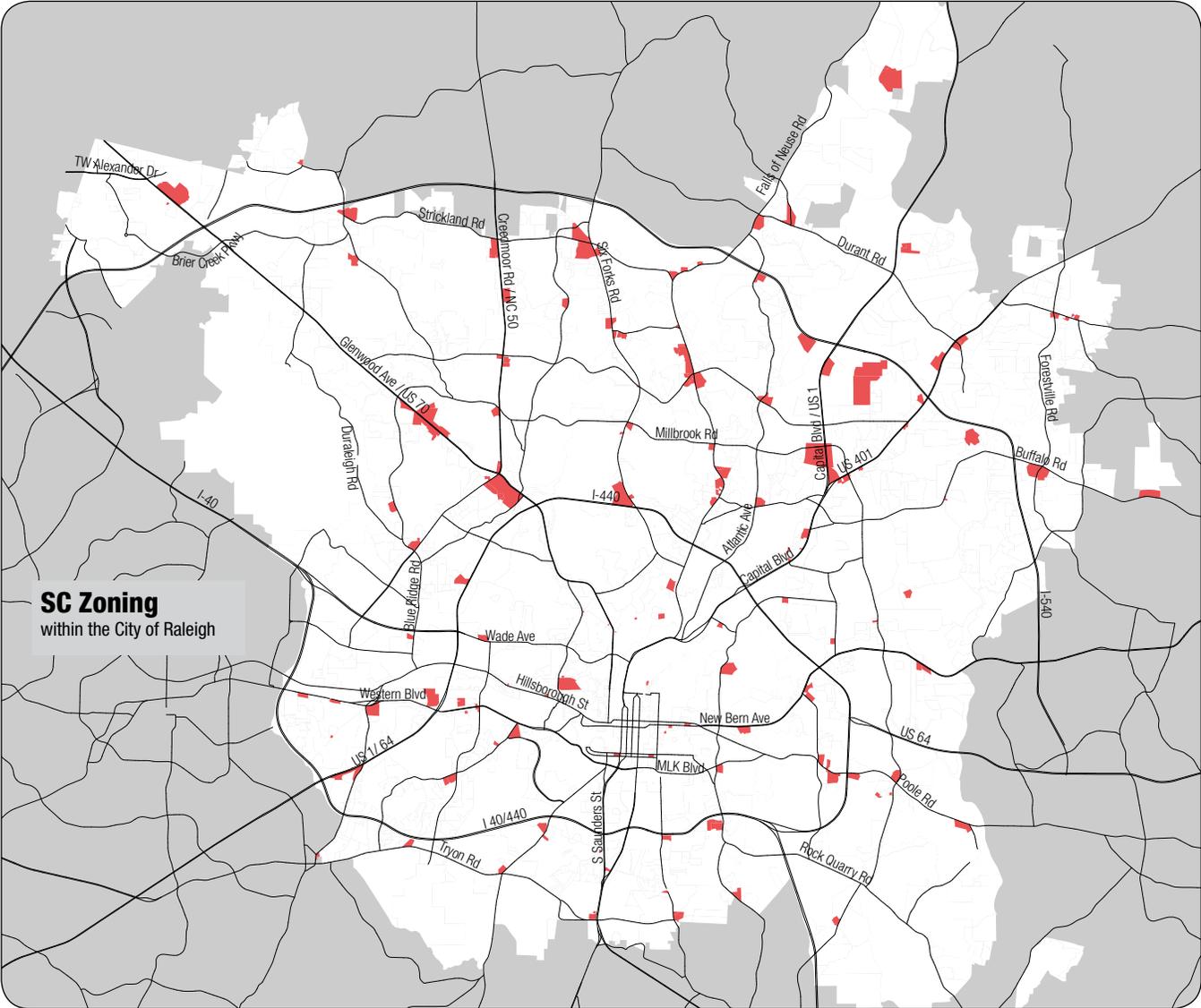


BC

This district was originally intended to regulate compatibility between small *retail* uses and adjacent *low density residential* uses. The adoption of the *Landscape Ordinance* and *Conditional Use Zoning* have made this zoning district obsolete. Outdoor dining is prohibited and individual uses are limited to a maximum of 3,000 square feet.

Residential Density:	10 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements: (Non-residential uses)	Front Yard	30 feet
	Side Yard	0 feet
	Corner Lot Side Yard	½ depth of adjacent lot, not less than 10 feet
	Rear Yard	0 feet
Minimum Setback Requirements: (Residential uses)	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate side yards	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Medium profile</i> with adequate street frontage and greater than 30 foot building setback	
Common Uses:	Convenience retail and restaurants with no outdoor activity Offices and beauty shops Parking lots	
Other allowable uses include but are not limited to:	Residential and <i>residential institutions</i> Hotel and motel Health club Hospital and veterinary hospital Exterminating service Parks Libraries, museums, art galleries Funeral homes Cemetery Public water and sewage treatment plant	
Allowable uses requiring a special use permit:	Specialized manufacturing Governmental prison Outdoor theater with more than 250 seats	

Shopping Center



SC

This is the most flexible of Raleigh's zoning districts, with the exception of the Planned Development Conditional Use Overlay District. *Mixed uses* are allowed and encouraged. The scale of development in the Shopping Center district is larger and more intense than permitted in other retail-oriented districts. The setback and height regulations for the SC district are relatively permissive. Residential uses up to 30 dwellings per acre, office and retail uses are permitted on the same lot.

Residential Density:	15 dwelling units per acre 15-30 units per acre with approval by the Planning Commission
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Minimum Lot Requirements: (Residential uses)	<table border="0"> <tr> <td>Lot Area</td> <td>5,000 square feet</td> </tr> <tr> <td>Lot Width</td> <td>45 feet</td> </tr> <tr> <td>Corner Lot Width</td> <td>60 feet</td> </tr> <tr> <td>Lot Depth</td> <td>70 feet</td> </tr> </table>	Lot Area	5,000 square feet	Lot Width	45 feet	Corner Lot Width	60 feet	Lot Depth	70 feet
Lot Area	5,000 square feet								
Lot Width	45 feet								
Corner Lot Width	60 feet								
Lot Depth	70 feet								

Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses
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Minimum Setback Requirements: (Non-residential uses)	<table border="0"> <tr> <td>Front Yard</td> <td>15 feet</td> </tr> <tr> <td>Side Yard</td> <td>0 feet</td> </tr> <tr> <td>Corner Lot Side Yard</td> <td>15 feet</td> </tr> <tr> <td>Rear Yard</td> <td>0 feet</td> </tr> <tr> <td>Aggregate Front/Rear</td> <td>30 feet</td> </tr> <tr> <td colspan="2">Planning Commission and Council may approve reduced setbacks.</td> </tr> </table>	Front Yard	15 feet	Side Yard	0 feet	Corner Lot Side Yard	15 feet	Rear Yard	0 feet	Aggregate Front/Rear	30 feet	Planning Commission and Council may approve reduced setbacks.	
Front Yard	15 feet												
Side Yard	0 feet												
Corner Lot Side Yard	15 feet												
Rear Yard	0 feet												
Aggregate Front/Rear	30 feet												
Planning Commission and Council may approve reduced setbacks.													

Minimum Setback Requirements: (Residential uses)	<table border="0"> <tr> <td>Front Yard</td> <td>10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989</td> </tr> <tr> <td>Side Yard</td> <td>5 feet</td> </tr> <tr> <td>Aggregate side yards</td> <td>10 feet</td> </tr> <tr> <td>Corner Lot Side Yard</td> <td>20 feet</td> </tr> <tr> <td>Rear Yard</td> <td>20 feet</td> </tr> </table>	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989	Side Yard	5 feet	Aggregate side yards	10 feet	Corner Lot Side Yard	20 feet	Rear Yard	20 feet
Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989										
Side Yard	5 feet										
Aggregate side yards	10 feet										
Corner Lot Side Yard	20 feet										
Rear Yard	20 feet										

Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 50 feet. Please see illustration on page 102.
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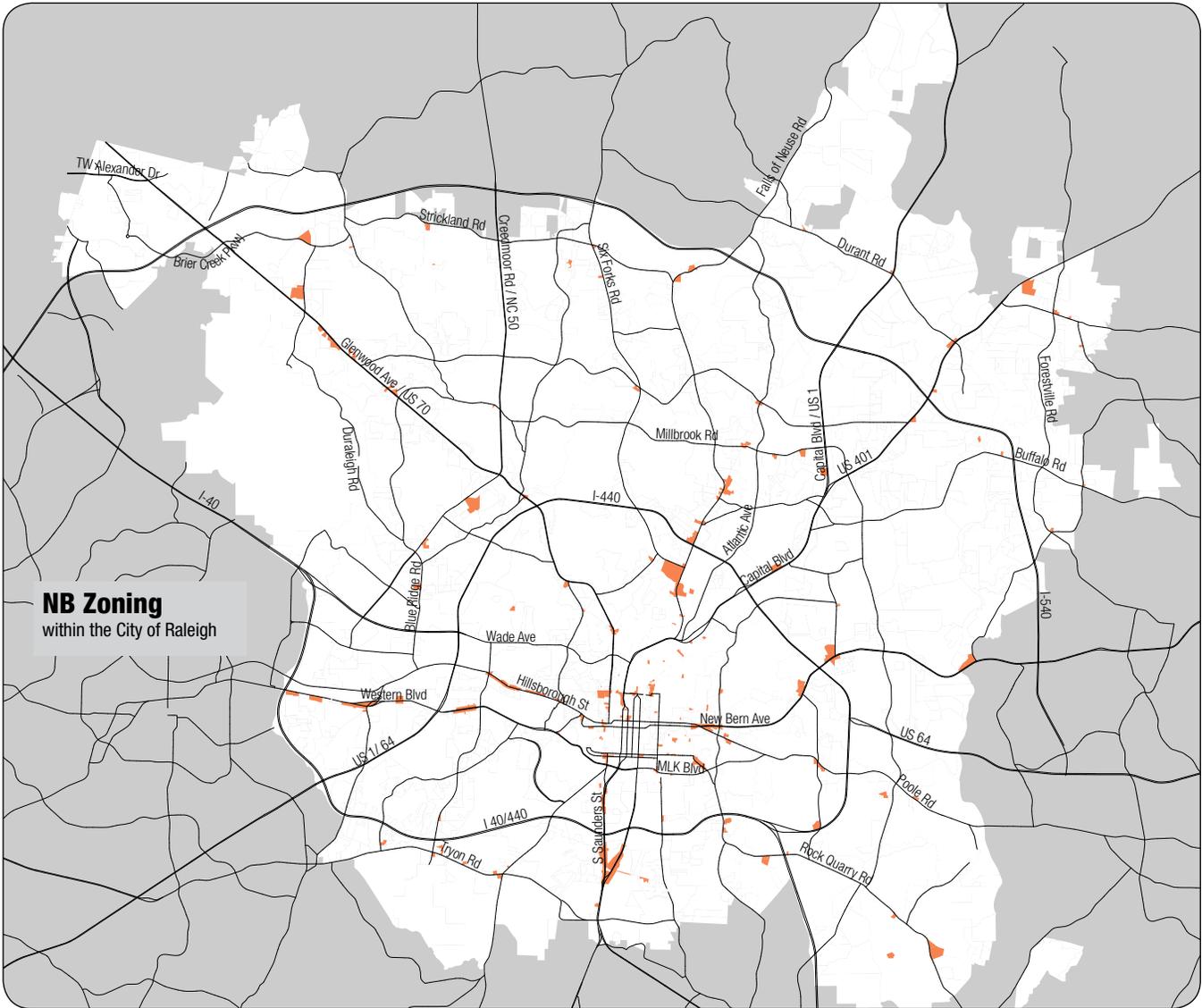
Allowable Ground Sign: (freestanding sign)	<i>High profile ground sign</i> with adequate street frontage and greater than 30 foot building setback
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Common Uses:	<ul style="list-style-type: none"> Convenience retail, food store Restaurant, movie theater Auto service/repair, gasoline sales, carwash Department, discount and home improvement stores Bars, nightclub, tavern, lounge Bank, post office Professional/medical/financial offices
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Other allowable uses include but are not limited to:	<ul style="list-style-type: none"> Residential and <i>residential institutions</i> Commercial parking lot Mini-warehouse storage (greater than 2 acres) Auto sales/rental Hotel and motel Health club
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Allowable uses requiring a special use permit:	<ul style="list-style-type: none"> Adult establishment Kennel Riding stable Governmental prison Outdoor theater with more than 250 seats
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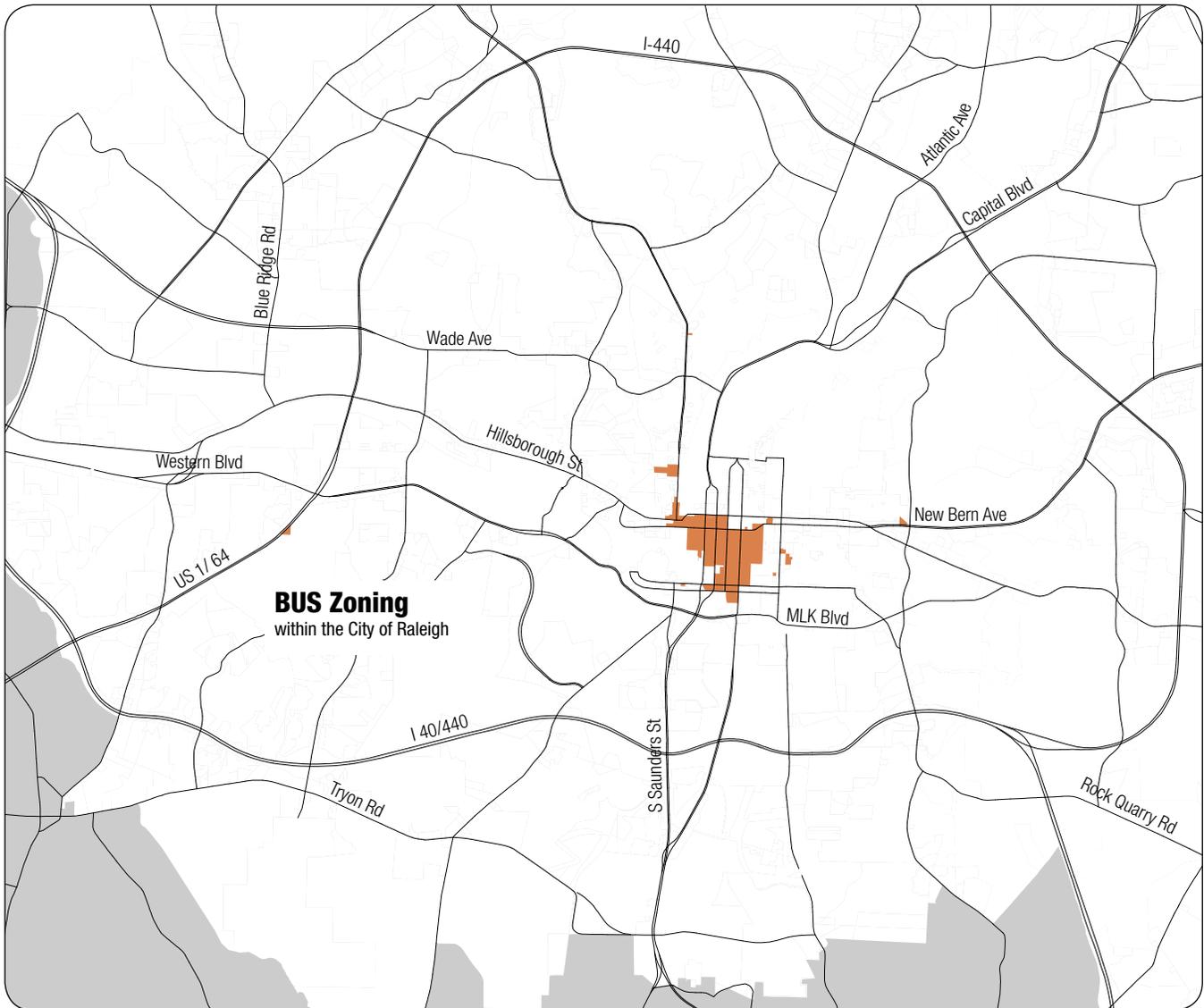
Neighborhood Business



NB

This district is intended for neighborhood-scale *retail* in close proximity to residential development. Typical locations for the NB District are on the corner of a major intersection, on sites less than 10 acres or near the entrance of large residential developments.

Residential Density:	10 dwelling units per acre	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements: (Non-residential uses)	Front Yard	30 feet
	Side Yard	0 feet
	Corner Lot Side Yard	½ depth of adjacent lot, not less than 10 feet
	Rear Yard	0 feet
Minimum Setback Requirements: (Residential uses)	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate side yards	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>High profile ground sign</i> with adequate street frontage and greater than 30 foot building setback	
Common Uses:	Convenience retail, food store, Restaurant Auto service/repair, gasoline sales, carwash Bars, nightclub, tavern, lounge Bank, post office	
Other allowable uses include but are not limited to:	Residential and <i>residential institutions</i> Professional/medical/financial offices Commercial parking lot Mini-warehouse storage (greater than 2 acres) Auto sales/rental Hotel and motel Movie theater Department discount and home improvement stores	
Allowable uses requiring a special use permit:	Adult establishment Kennel Riding stable Governmental prison Outdoor theater with more than 250 seats	

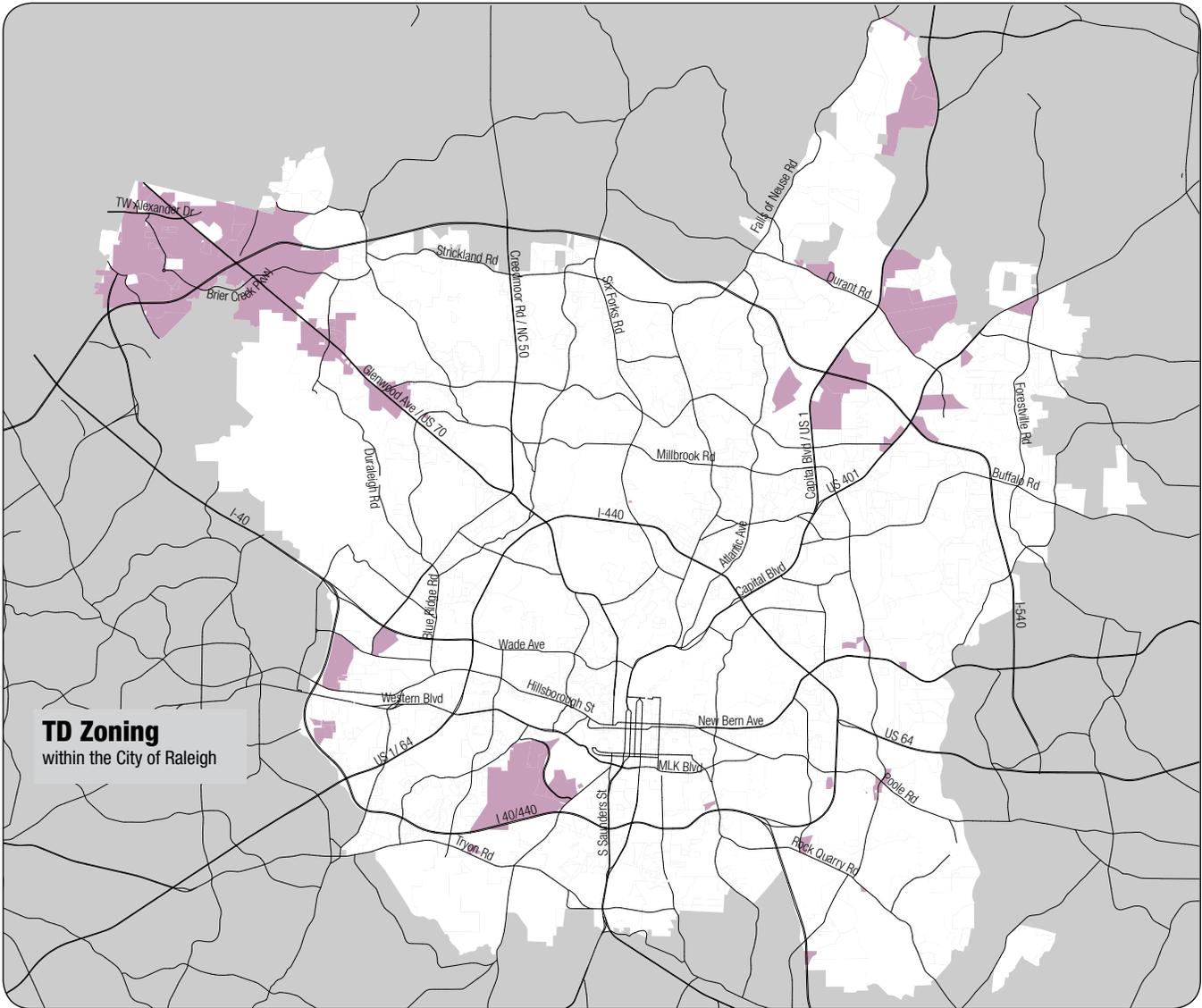


BUS

Raleigh's downtown central business district is the only applicable location for this zoning district, which permits very intense development in an urban setting. Residential, office, retail, warehousing and limited manufacturing are permitted.

Residential Density:	10 dwelling units per acre (See Downtown Overlay District to allow greater density)	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements: (Non-residential uses)	Front Yard	0 feet
	Side Yard	0 feet
	Corner Lot Side Yard	0 feet
	Rear Yard	0 feet
Minimum Setback Requirements: (Residential uses)	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yards	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 50 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>High profile ground sign</i> with adequate street frontage and greater than 30 foot building setback	
Common Uses:	Convenience retail Restaurant Hotel Beauty shop Pawn shop Professional/medical/financial offices Bar, nightclub, tavern, lounge Bank Health club Post office Place of worship Commercial parking	
Other allowable uses include but are not limited to:	Residential and <i>residential institutions</i> Food store Movie theater Warehousing and distribution	
Allowable uses requiring a special use permit:	Adult establishment Kennel Riding stable Governmental prison Outdoor theater with more than 250 seats	

Thoroughfare District



TD

This district is found along the major roads that lead into central Raleigh. The intent of the district is to soften some of the effects of *strip development* through the requirement of large *setbacks* and *landscape buffers* along thoroughfares such as Glenwood Avenue. All land uses are permitted with the exception of heavy industry. Typical developments include light industry parks, “big box” developments and *high density residential* uses.

Residential Density:	20 dwelling units per acre, 20-40 units per acre with approval by the Planning Commission	
Minimum Lot Requirements: (Residential uses)	Lot Area	5,000 square feet
	Lot Width	45 feet
	Corner Lot Width	60 feet
	Lot Depth	70 feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements: (Non-residential uses)	Front Yard, Side Yard or Rear Yard fronting a public street	50 feet (50-foot natural protective yard adjacent to thoroughfare)
	Side Yard	20 feet (0 feet if an interior lot of a unified subdivision)
	Rear Yard	20 feet (0 feet if an interior lot of a unified subdivision)
	Aggregate Front/Rear Yards	70 feet
	Aggregate Side Yards	40 feet
Minimum Setback Requirements: (Residential uses)	Front Yard	10 feet for block faces platted after Oct. 3, 1989 20 feet for block faces platted before Oct. 3, 1989
	Side Yard	5 feet
	Aggregate Side Yards	10 feet
	Corner Lot Side Yard	20 feet
	Rear Yard	20 feet
Maximum Height:	50 feet at the minimum setback line, plus one foot of additional height for every two feet of additional setback. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>High profile ground sign</i> with adequate street frontage and greater than 30 foot building setback	
Common Uses:	<i>Medium and high density residential</i> developments Department, discount and home improvement store Auto service/repair, gasoline sales, carwashes, auto sales/rental Shopping centers/areas Outdoor storage, warehousing and distribution, wholesaling, industrial uses-professional/medical/ Financial office	
Other allowable uses include but are not limited to:	<i>Residential and residential institutions</i> Convenience retail Restaurant Hotel Beauty shop Pawn shop	
Allowable uses requiring a special use permit:	Adult establishment Kennel Riding stable Governmental prison Outdoor theater with more than 250 seats	



5. Industrial Districts



Industrial districts account for 10.5 percent of the city's land area. Industrial land is vital to maintaining the city's diverse economy by providing places for manufacture, warehouse and distribution of goods. More importantly, industrial districts are major employment areas which provide jobs to area residents. The range of industrial activities include rock quarries, distribution centers, catering suppliers, building fabricators to small-scaled retail/warehousing buildings known as "flex space." The city has two industrial districts, Industrial-1 and -2 (I-1 and I-2). The purpose of these districts is to provide land for manufacturing, warehousing and other relatively intense land uses.

Traditionally these zoning districts are located near railroad lines to allow rail transfer of materials and goods. For instance, there are many industrially zoned parcels of land along the railroad corridors that run northeast and west of downtown. The industrial districts allow most land uses, such as retail and offices, but do not allow housing, with the intent of separating residences from the noise, vibration, trucking and fumes that might be generated by industry.

There is some industrially zoned land in downtown, again associated with railroads. As downtown expands and becomes more vital, many of the old and obsolete warehouses in this area have become desirable for retail, office and entertainment. As a result, the city allows residential uses in some of these old industrial areas in downtown only in an area called the Downtown Overlay District.

Industrial-1



I-1

Of the two industrial zoning districts, this category is more suburban, with 50 foot building setbacks required. A typical application of this district is a suburban industrial park, though I-1 land has been developed for *retail* uses when located adjacent to high-traffic roadways.

Residential Density: Residences are prohibited.

Minimum Lot Requirements: No minimum lot requirements

Minimum Setback Requirements:

Front Yard, Side Yard or	
Rear Yard fronting a public street	50 feet
Side Yard	0 feet
Aggregate Side Yards	40 feet
Rear Yard	0 feet
Aggregate Front/Rear Yards	70 feet

Maximum Height: Determined by lot depth and building setback. Maximum setback height is 50 feet. Please see illustration on page 102.

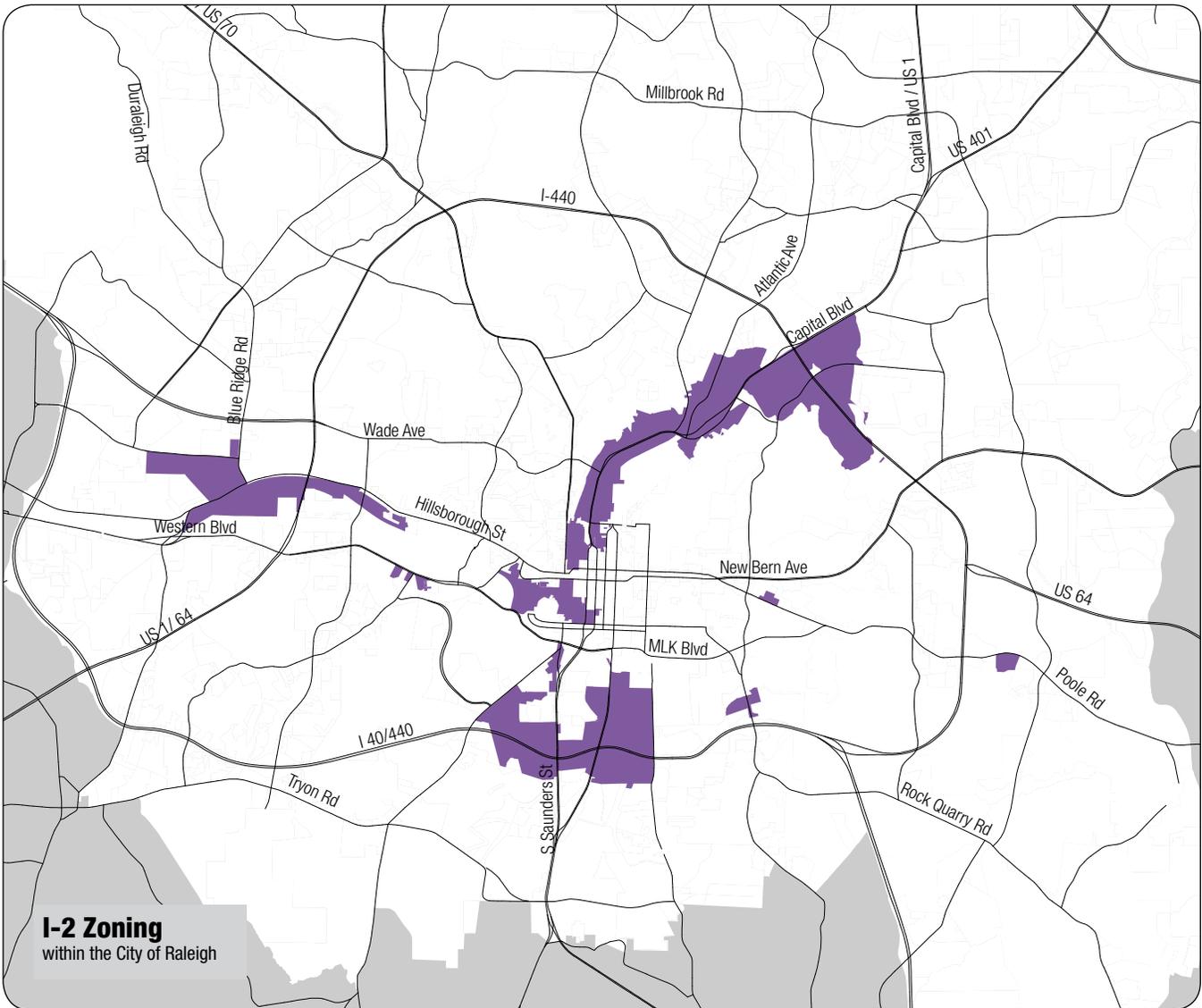
**Allowable Ground Sign:
(freestanding sign)** *High profile ground sign* with adequate street frontage

Common Uses: Warehousing and distribution, wholesaling
Auto service/repair, gasoline sales, carwashes, auto sales/rental
Department, discount and home improvement store
Shopping centers/areas
Outdoor storage yards, billboards, manufacturing and industrial uses, excluding caustic agents made from animal fats, firework or explosives, paints requiring distillation or heating of ingredients, phosphates, turpentine and vinegar (not causing noxious or offensive dust, fumes, gas, noise, odor, smoke or vibration that substantially interferes with other lawful uses)

**Other allowable uses include
but are not limited to:** *Residential institutions*
Watchman/caretaker residence
Professional/medical/financial office
Convenience retail
Restaurant
Hotel
Beauty shop
Pawn shop
Bank
Health club
Post office
Commercial parking
Food store
Movie theater
Bar, nightclub, tavern, lounge

**Allowable uses requiring
a special use permit:** Adult establishment
Outdoor recycle center
Storage yard for wrecked vehicles
Prison
Outdoor theater with more than 250 seats

Industrial-2



I-2

This district is the same as Industrial 1 except that there are no minimum *setback* requirements. Consequently in the I-2 district buildings can be constructed right up to property lines. This district was traditionally used only for industrial development close to downtown. Due to the fact that this zoning district permits *office, retail* and *high density residential* when located within the Downtown Overlay District, the traditional downtown industrial properties have been converting to other uses over the past 20 years. It is unlikely that the city will experience any need to zone additional lands to I-2.

Residential Density:	Residences are prohibited.
Minimum Lot Requirements:	No minimum lot requirements
Minimum Setback Requirements:	No minimum setback requirements
Maximum Height:	Determined by lot depth and building setback. Minimum setback height is 50 feet. Please see illustration on page 102.
Allowable Ground Sign: (freestanding sign)	<i>High profile ground sign</i> with adequate street frontage and a greater than 30-foot building setback
Common Uses:	Warehousing and distribution, wholesaling Auto service/repair, gasoline sales, carwashes, auto sales/rental Outdoor storage yards, billboards, manufacturing and industrial uses, excluding caustic agents made from animal fats, fireworks or explosives, paints requiring distillation or heating of ingredients, phosphates, turpentine and vinegar (not causing noxious or offensive dust, fumes, gas, noise, odor, smoke or vibration that substantially interferes with other lawful uses)
Other allowable uses include but are not limited to:	<i>Residential institutions</i> Watchman/caretaker residence Professional/medical/financial office Convenience retail Restaurant Hotel Beauty shop Pawn shop Bank Health club Post office Commercial parking Food store Movie theater Bar, nightclub, tavern, lounge, Department, discount and home improvement stores, shopping centers/areas Kennel Rifle range Mining and quarrying
Allowable uses requiring a special use permit:	Adult establishment Outdoor recycle center Storage yard for wrecked vehicles Prison Outdoor theater with more than 250 seats



6. Other Zoning Districts



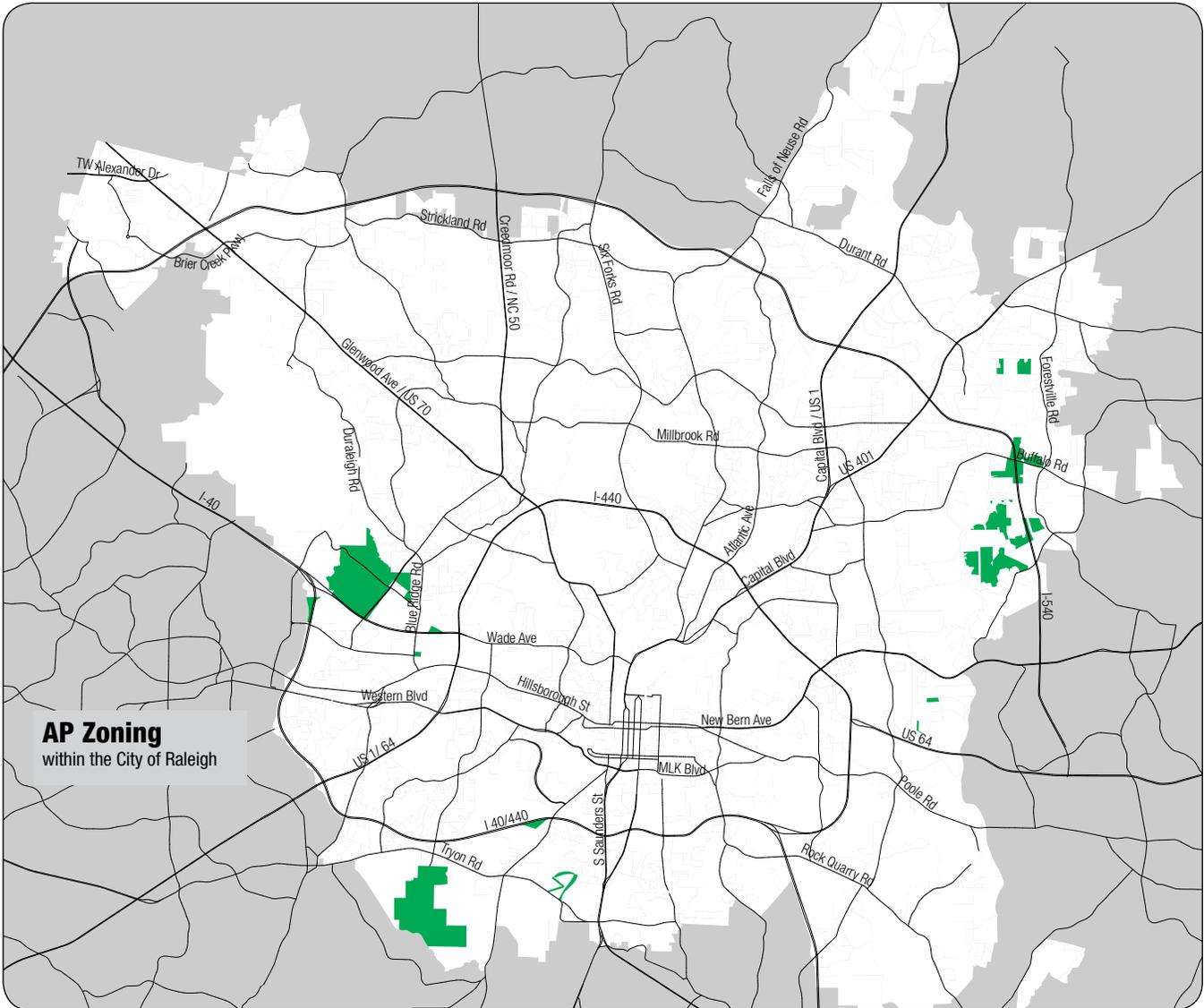
There are three zoning districts that do not fit into the preceding categories. In fact, these three districts are currently seldom used.

The Agricultural Productive district (AP) was created for agricultural lands, including crop production and pasture land. This is essentially a rural district and, as Raleigh has grown and urbanized, the amount of land zoned Agricultural Productive has shrunk substantially.

The Conservation Management district (CM) was enacted to create natural buffers around some parcels of land and/or to reserve environmentally sensitive areas from development. Some steep slopes and wetlands were placed into Conservation Management zoning. Raleigh later created a more efficient and comprehensive way to reserve these lands through the *Landscape Ordinance*, which requires landscape and other buffering between different land uses.

The Office and Institutional-3 district (O&I-3) is the only district that is exclusively limited to commercial uses (such as office buildings and banks) with the exception of *residential institutions* such as schools, day care, places of worship. Residential uses are prohibited. With the adoption of the *Landscape Ordinance* and *Conditional Use Zoning*, this district has become obsolete.

Agricultural Productive

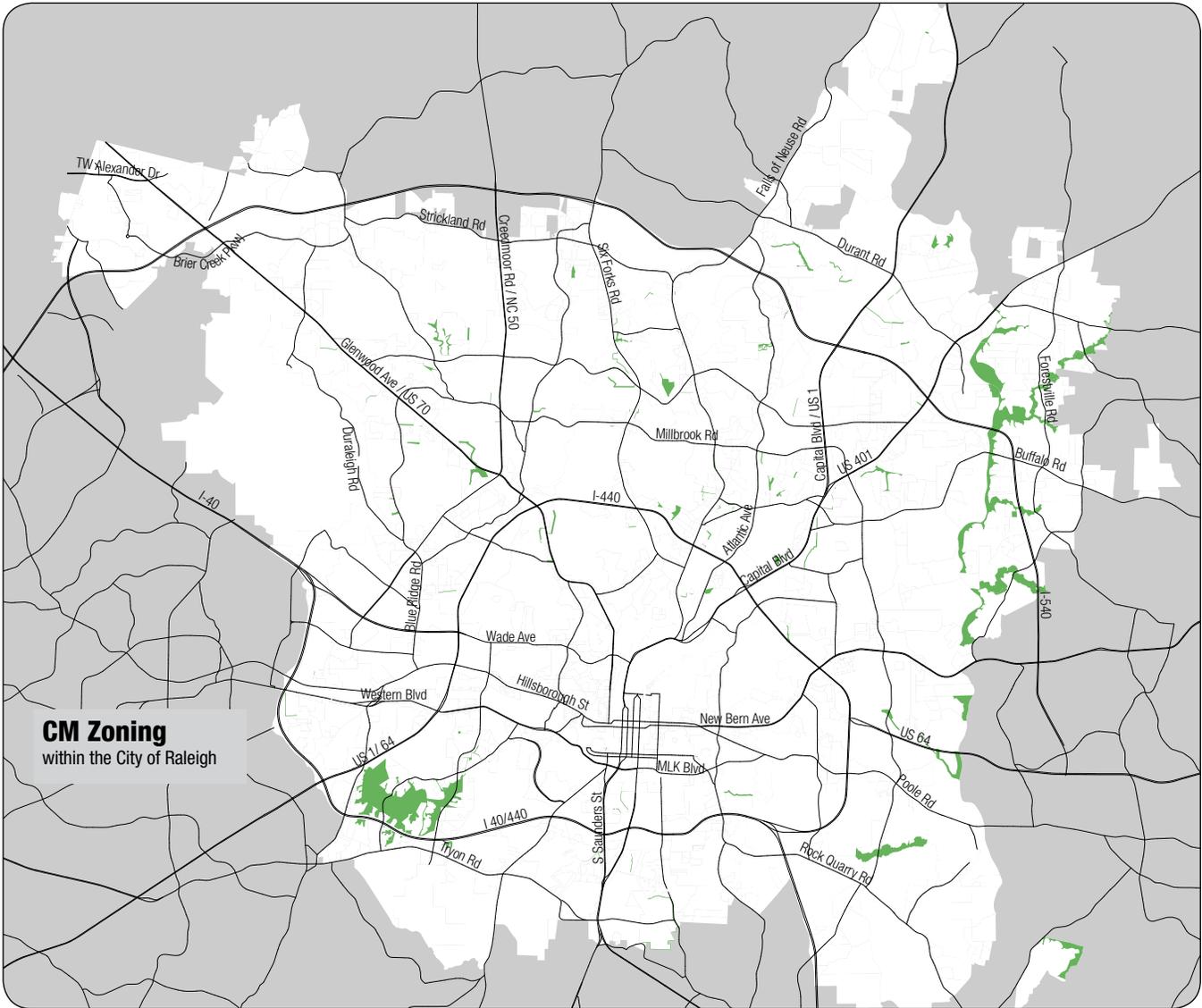


AP

The Agricultural Productive zoning district is intended for agricultural and farm uses. Most of this land is found at the fringe of Raleigh’s jurisdiction but not in the city limits. This land is eventually rezoned and developed as it is annexed into the city. The majority of this land is rural in character. An example of an Agricultural Productive district is the North Carolina State University Research Farms in the southwest part of Raleigh’s jurisdiction, south of Tryon Road.

Residential Density:	One dwelling unit per agricultural tract	
Minimum Lot Requirements: (Residential uses)	Lot Area	80,000 square feet
Minimum Lot Requirements: (Non-residential uses)	No minimum lot area requirements for nonresidential uses	
Minimum Setback Requirements:	Front Yard	150 feet
	Side Yard	150 feet
	Corner Lot Side Yard	150 feet
	Rear Yard	150 feet
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
Common Use:	Agriculture	
Other allowable uses include but are not limited to:	Governmental prison Plant nursery Fruit and vegetable stand Public water and sewage treatment plant Utility services and substation Cemetery	
Allowable uses requiring a special use permit:	Kennel Riding stable Telecommunication tower	

Conservation Management



CM

The Conservation Management district is intended to preserve open space. It is rarely applied now that the zoning ordinances have been updated to make other provisions for open space preservation. The Conservation Management zone may be used to prohibit development within floodplains and on slopes greater than 15 percent. The largest concentration of Conservation Management zoning is found along Gorman Street just north of I-40 (Lake Johnson area) and the areas abutting the Neuse River.

Density:	Residences not permitted	
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Minimum Lot Requirements:	No minimum	
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Minimum Setback Requirements:	Front Yard	50-foot natural protective yard
	Side Yard	50-foot natural protective yard
	Corner Lot Side Yard	50-foot natural protective yard
	Rear Yard	50-foot natural protective yard

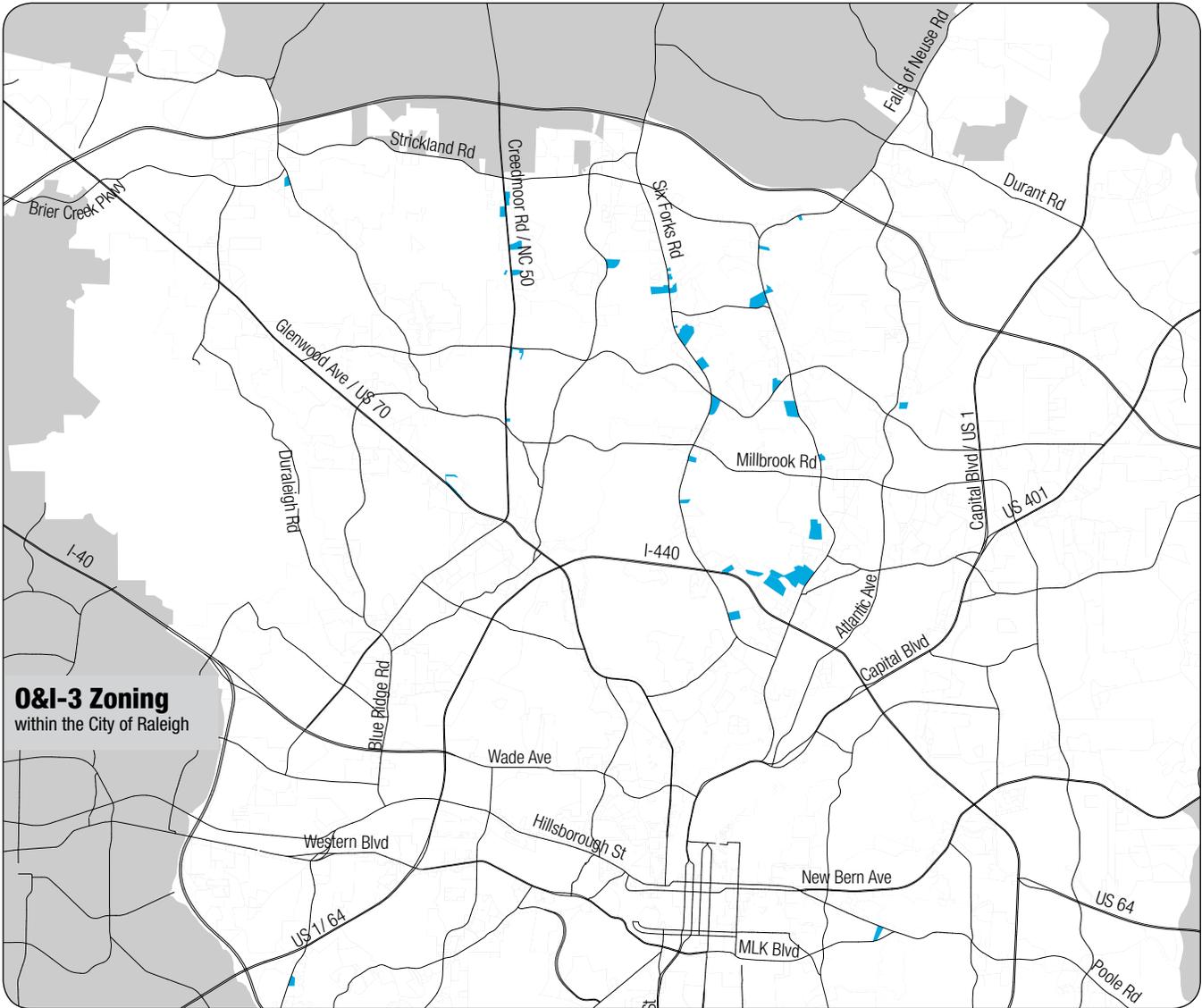
Maximum Height:	Determined by lot depth and building setback. Maximum setback height is 40 feet. Please see illustration on page 102.	
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Allowable Ground Sign: (freestanding sign)	<i>Tract identification sign</i>	
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Common Use:	Natural areas considered environmentally sensitive (floodplains, slopes in excess of 15%) Undisturbed buffers between differing land uses	
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Other allowable uses include but are not limited to:	Agriculture not requiring intense cultivation Public park Reservoir and water control structures Utility services and substation	
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Office & Institution 3



O&I-3

This is the least intense of the three O & I zoning districts. With the adoption of the Landscape Ordinance and Conditional Use Zoning, this district has become obsolete. Residential uses are prohibited, building height is limited to a maximum of 25 feet and a 50 foot perimeter buffer yard is required. The intention of the category was to regulate compatibility between office and low density residential uses.

Density: Residences not permitted

Minimum Lot Requirements: No minimum lot area requirements

Minimum Setback Requirements:

Front Yard	30 feet (50-foot protective yard when adjacent or across street from residential)
Side Yard	10 feet (50-foot protective yard when adjacent or across street from residential)
Corner Lot Side Yard	10 feet (50-foot protective yard when adjacent or across street from residential)
Rear Yard	30 feet (50-foot protective yard when adjacent or across street from residential)

Maximum Height: Maximum height is 25 feet.

**Allowable Ground Sign:
(freestanding sign)** *Low profile sign*

Common Use: Office buildings (Maximum 0.33 *floor/area ratio*)
Banks
Health clubs
Funeral homes
Parking lots

Other allowable uses: *Residential institutions* (school, day care, place of worship, fire station)
Hospital and veterinary hospital
Beauty shops
Parks
Libraries, museums
Cemetery
Public water and sewage treatment plant
Utility services and substation
Telecommunication tower

**Allowable uses requiring
a special use permit:** Specialized manufacturing
Governmental prison
Outdoor theater with more than 250 seats



7. Overlay Districts



Overlay districts are special districts that are created to achieve unique physical characteristics or promote specific planning or urban design objectives in an area. The zoning standards of overlay districts are in addition to or supersede the underlying zoning district. The overlay zoning regulations always take precedence over those of the underlying zoning. All overlay districts in the zoning code include a statement of “intent” so that the public understands the planning or design objectives that are being advanced.

An overlay district is similar to a layer cake. Imagine the underlying or base zoning as being the bottom layer. This zoning could be any of the zoning districts elsewhere described in this handbook such as Shopping Center District (SC). The special district we will use in this example is the Airport Overlay District, or the top layer, which was created to protect the efficiency and long term usefulness of aviation facilities and the type and design of land uses permitted near airports.

In this example, the Shopping Center District is near the airport. In the base Shopping Center zoning, residential uses are permitted, but due to its proximity to the airport and exposure to airport noise, an Airport Overlay District had been “placed over” the Shopping Center zoning. Although residential uses are permitted in the Shopping Center zone as a matter of right, the Airport Overlay District prohibits residential use.

The prohibition on residential uses in the Airport Overlay District (the top layer) takes precedence over such uses being otherwise allowed in the Shopping Center district. Other aspects of the Shopping Center district, such as parking regulations, are not addressed in the Airport Overlay District and therefore the underlying Shopping Center parking regulations apply unchanged by the overlay district.

Here are some other examples. The Watershed Protection Overlay District manages development in the environmentally sensitive watersheds of our drinking water reservoirs. The Watershed Protection district is intended to preserve natural areas and prevent erosion due to storm water runoff. The Neighborhood Conservation Overlay District (NCOD) can be instituted for a specific neighborhood to preserve its character and design by encouraging new construction, and additions to existing buildings, that are compatible with the neighborhood’s building types and character.

AOD: Airport Overlay District



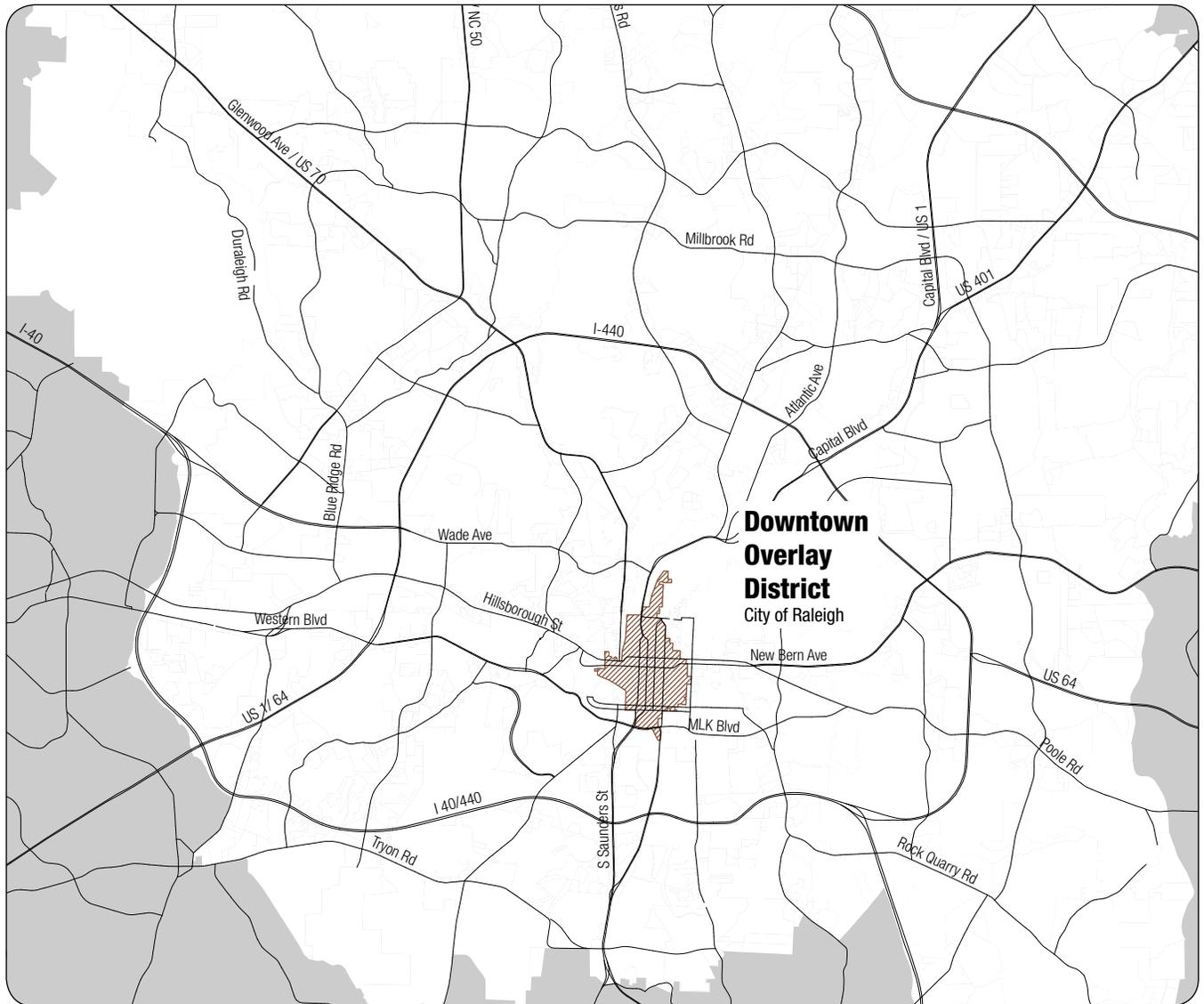
Airport Overlay District (Code of Ordinances Section 10-2050)

The Airport Overlay District protects the efficiency and long term usefulness of aviation facilities by controlling the type and design of land uses close to airports. Provision is also made to ensure the attractiveness of the airport as a significant gateway to the City, and to protect the public from adverse health effects and annoyance by aircraft noise. Residential uses are prohibited in the Airport Overlay District. The uses permitted are better able to protect themselves from aircraft noise, and implement the functions of the airport.

Permitted uses — Allows uses permitted in the underlying zoning district except the following:

- Dwelling units (unless within a hotel), day-care facilities.
- Schools, churches, colleges, universities.
- Above ground bulk storage and uses susceptible to fire and explosions.
- Mining, quarries, open landfills.
- Storage yards for wrecked, dismantled or partially dismantled automotive vehicles.
- Unshielded bituminous concrete plants.
- Other regulations deal with lighting and roof top materials.

DOD: Downtown Overlay District



Downtown Overlay District (Code of Ordinances Section 10-2051)

The Downtown Overlay District is intended to promote the development of intensive residential and nonresidential uses within the downtown area so as to provide living areas in close proximity to high concentrations of employment, reduce peak hour commuter congestion, and support for downtown *commercial* development and redevelopment. Within the Downtown Overlay District, properties which are subject to different regulations by their underlying zoning district for purposes of density, setbacks, height, *floor area ratio* and *building lot coverage* may be more equitably developed through the application of *site plan* approval and these properties are developed in accordance with the general plans for the physical development of the City as embodied in the Raleigh Comprehensive Plan.

Permitted uses:

All uses permitted in the underlying zoning district.

With City Council site plan approval, residential uses within the Industrial zoning districts and additional density in other districts may be permitted (up to 320 units per acre) and retail uses on property zoned O&I-1 or O&I-2 when integrated into a high density development.

Subject to City Council site plan approval, exceptions to setbacks, height, parking, floor area ratio and building lot coverage may also be approved.

HOD: Historic Overlay District



Historic Overlay District (Code of Ordinances Section 10-2052)

The Historic Overlay District is intended to preserve and protect certain areas, structures, buildings, and objects within the City's zoning jurisdiction that are considered to be a valued and important asset and have special significance in terms of one or more of the following: history, prehistory, archaeology, architecture and culture and possess integrity of design, setting, materials, feeling and association. Regulations in this district promote the use of and conservation of historic districts for education, pleasure and enrichment of the residents of Raleigh, Wake County, and the State of North Carolina

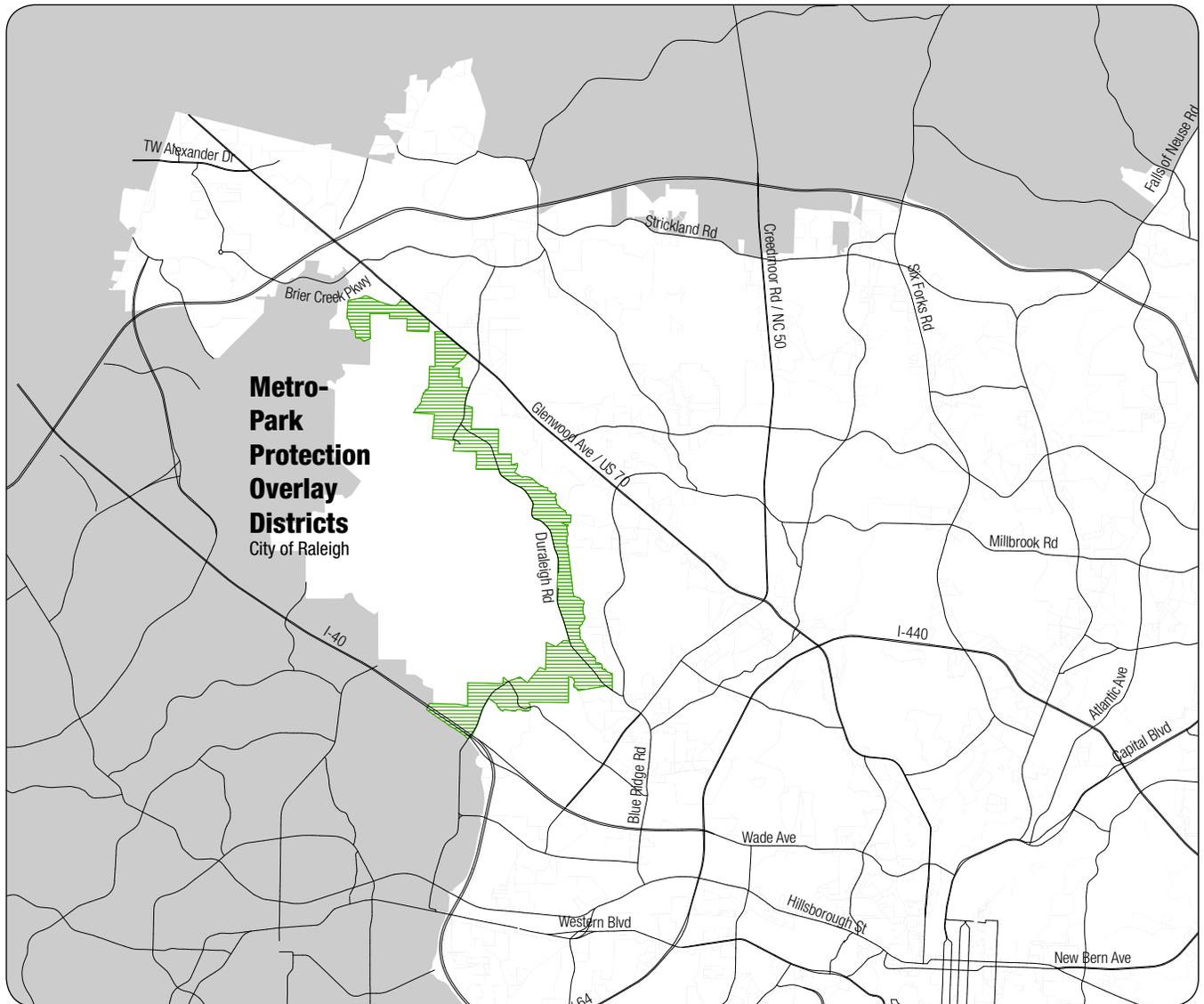
The districts include:

Blount Street
Boylan Heights
Capitol Square
Moore Square
Oakwood

Permitted uses:

All uses permitted in the underlying zoning district. Exterior changes require issuance of Certificate of Appropriateness by the Historic Districts Commission.
(See Appendix B, page 81)

MPOD: Metro-Park Protection Overlay District



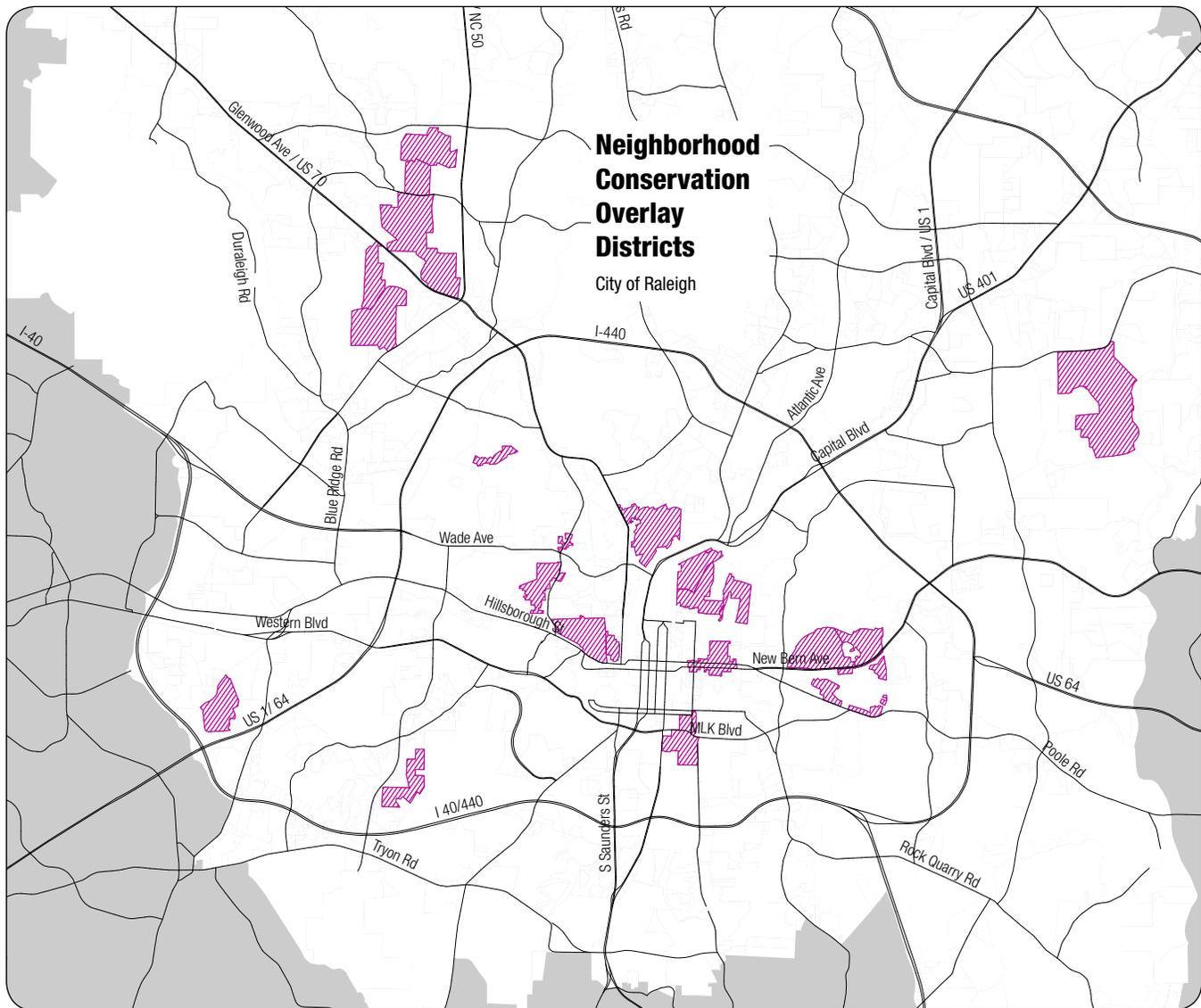
Metro-Park Protection Overlay District (Code of Ordinances Section 10-2053)

The Metro-Park Protection Overlay District is intended to preserve and protect the integrity of large natural parks which serve the citizens of Raleigh, the region and the state. These fragile parks are protected from incompatible uses and intensive developments by the application of impervious surface and building height limits near the boundaries of the metro park. In general, land in this Overlay District is approximately one thousand (1,000) feet to fifteen hundred (1,500) feet deep, as measured from the boundaries of the metro-park, and follows identifiable features or boundaries, wherever possible.

Permitted uses:

All uses permitted in the underlying zoning district except uses which would result in adverse environmental impact due to noise, odor, exterior lighting, hazardous waste. Regulates impervious surface coverage, height, and buffering of park lands as well as establishing watercourse buffers for watercourses draining into park lands. Permit required for removal of existing trees.

NCOD: Neighborhood Conservation Overlay District



Neighborhood Business Overlay District (Code of Ordinances Section 10-2054)

The Neighborhood Conservation Overlay District is intended to preserve and enhance the general quality and appearance of older neighborhoods, for it is recognized that *built environmental characteristics* are a major part of the identity and positive image of the City. Through the regulation of street design, greenways, and built environmental characteristics, the Overlay District stabilizes and improves property values and promotes local design qualities. By respecting the context of existing *built environmental characteristics*, the Neighborhood Conservation Overlay District reduces conflicts between new construction and existing development, and it encourages compatible infill development.

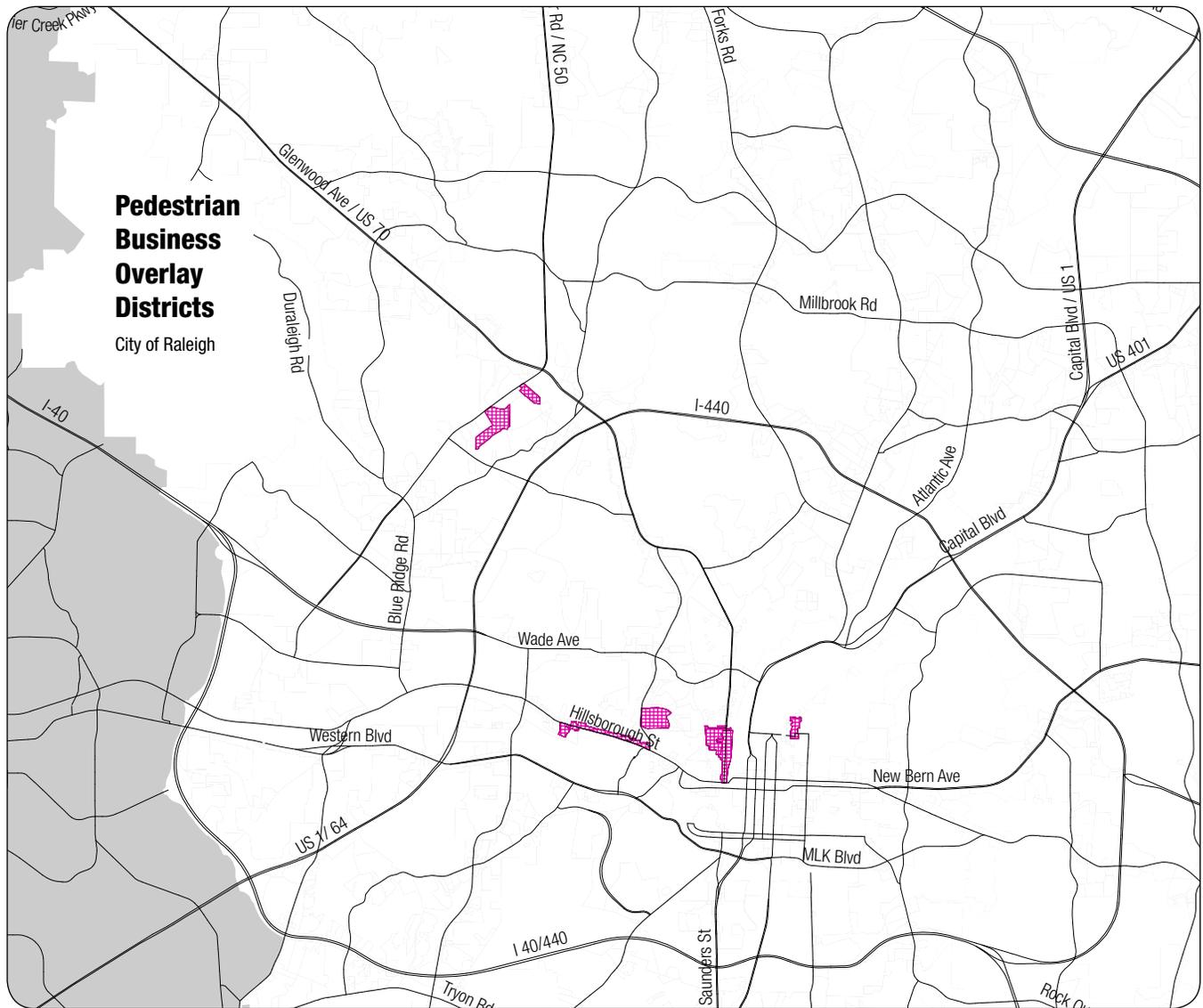
The districts include:

- Brookhaven
- Cameron Park
- Five Points East
- Foxcroft
- Glen Forest
- King Charles
- Mordecai
- New Bern/Edenton
- North Boylan
- Oakwood Park
- Oberlin Village
- Roylene Acres
- Runnymede Road
- South Park
- Trailwood

Permitted uses:

All uses permitted in the underlying zoning district.

PBOD: Pedestrian Business Overlay District



Pedestrian Business Overlay District (Code of Ordinances Section 10-2055)

The Pedestrian Business Overlay District is intended to preserve and enhance the character of pedestrian-oriented retail districts. Through the application of design standards which encourage pedestrian activity, the Overlay District improves and protects the economic viability of the area. By respecting and improving the pedestrian environment, the Pedestrian Business Overlay District reduces the conflicts between pedestrian and vehicular traffic and it encourages compatible development.

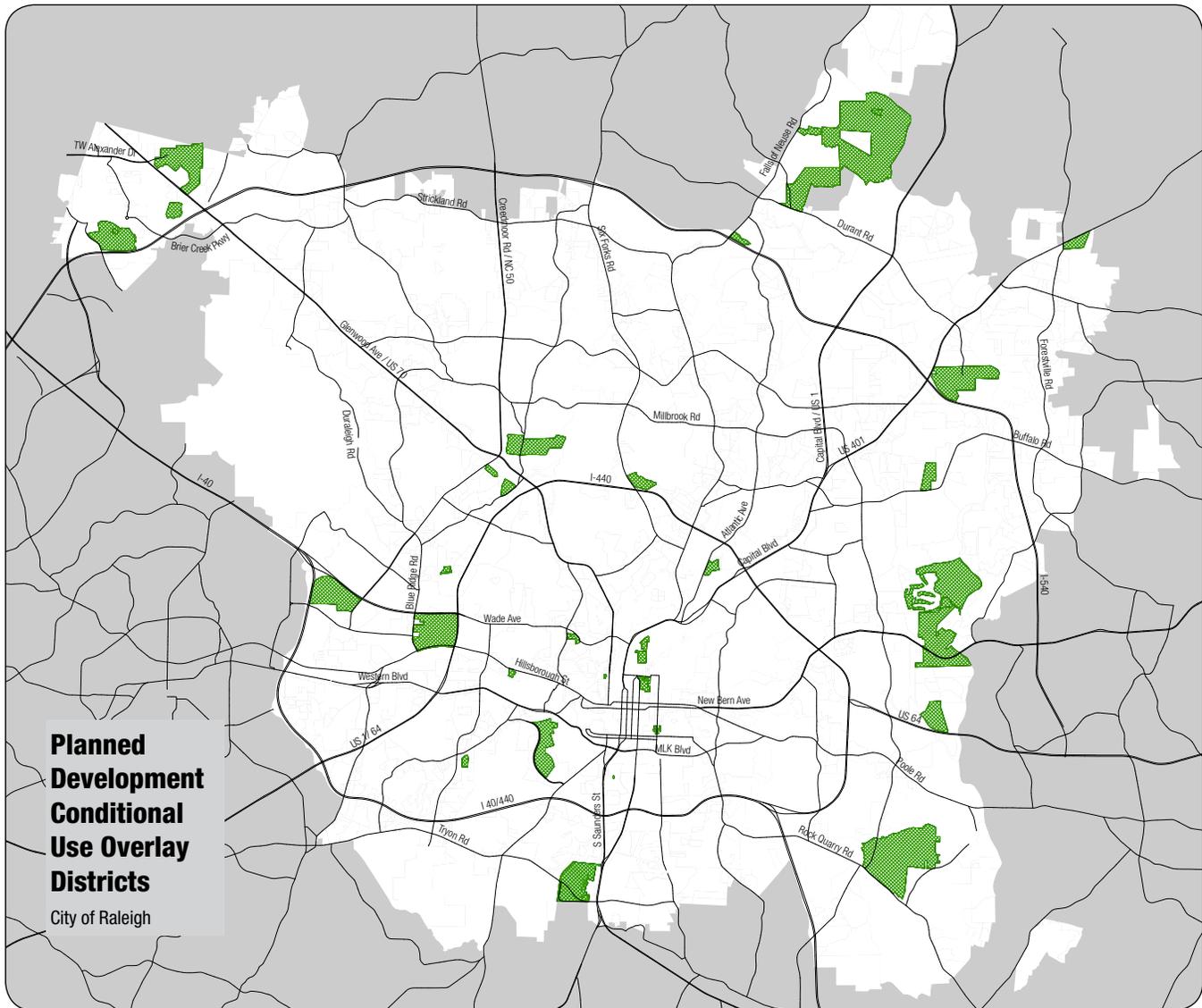
The districts include:

Oakwood/Mordecai
Glenlake
Cameron Village
Glenwood South
Peace Street
Stanhope Center
University Village
Crabtree Place

Permitted uses:

All uses permitted in the underlying zoning district, except vehicular display areas.
Allows up to 320 dwelling units per acre through City Council site plan approval.
Reduces the off-street parking requirements for all uses.
Requires the planting of street trees and improvements of pedestrian space according to an adopted *streetscape plan*.
Setbacks, signage, pedestrian ways, height determined by *streetscape plan*.
Requires bicycle parking facilities.

PDD: Planned Development Conditional Use Overlay District



Planned Development Conditional Use Overlay District (Code of Ordinances Section 10-2057)

The Planned Development Conditional Use Overlay District is intended to provide an opportunity, on contiguous tracts of property, to incorporate alternative designs involving a mixture of uses so as to promote transit use, more usable open space, affordable housing, preserve land for economic base uses, facilitate the more economic arrangement of buildings, preserve irreplaceable or significant natural features, protect roadway corridors from *strip development*, contain innovative architectural elements and design, and provide for community-wide public services and amenities. Flexibility is achieved through the use of an approved *Master Plan* which has demonstrated its superiority to the underlying district. Another purpose of this district is to establish a more efficient and responsive decision-making process for *mixed use developments*.

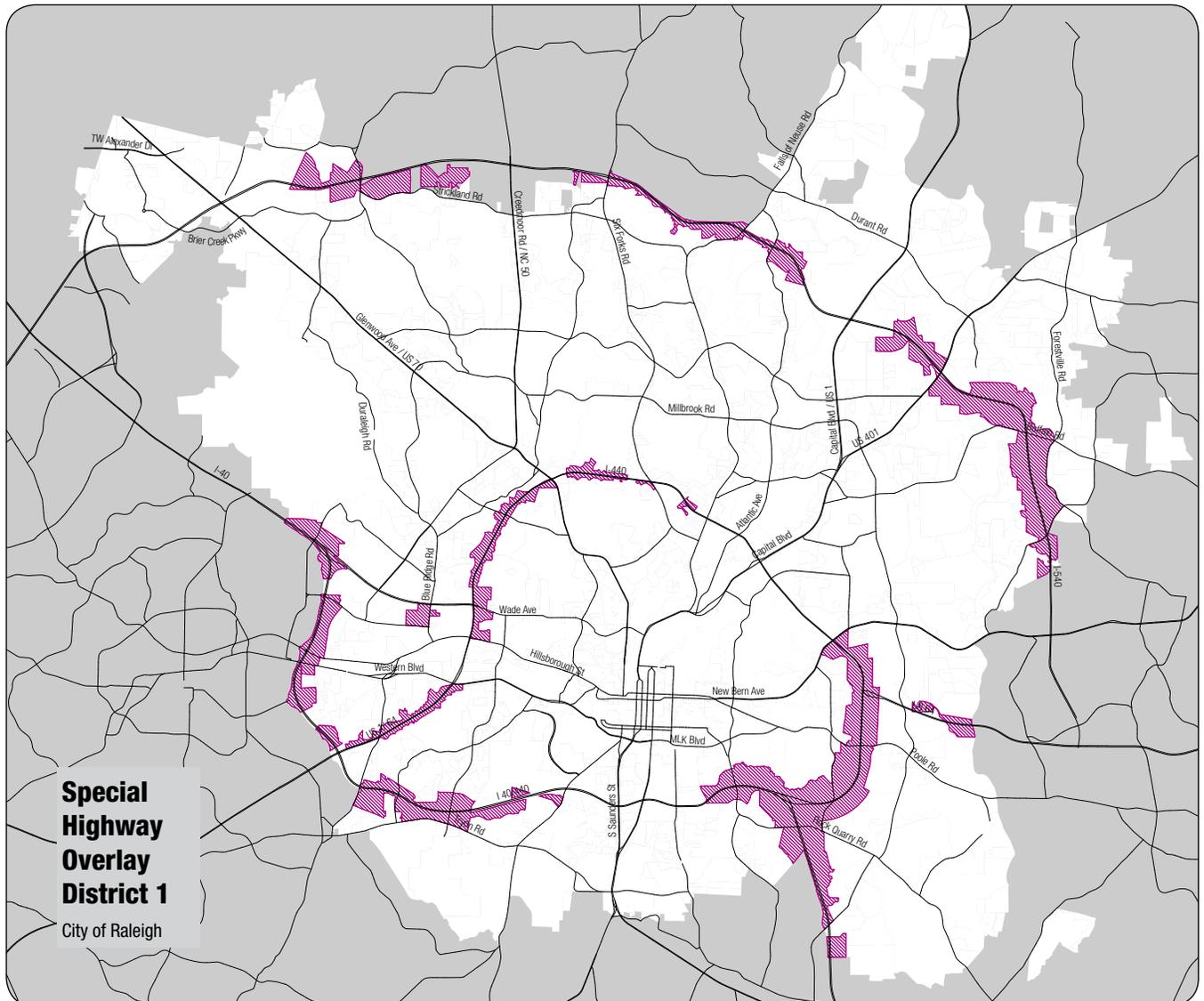
Permitted uses:

All uses permitted in the Thoroughfare District, in accordance with a *Master Plan* approved by City Council.

Alternatives to normal standards for parking, building setbacks and heights, street right-of-way widths, and other standards are permitted.

Upon City Council approval, all subsequent approvals of individual site plans can be by City Administration.

SHOD-1: Special Highway Overlay District 1



Special Highway Overlay District 1 (Code of Ordinances Section 10-2058)

The Special Highway Overlay Districts are intended to protect and preserve the natural scenic beauty along designated major access corridors and specified principal arterials which are located now or will be constructed within this Overlay District. Maintaining the attractiveness of these roadway corridors will enhance the economic value of the community by encouraging tourism and trade.

SHOD-1 requires a protective yard within 50 feet of the major access corridor.

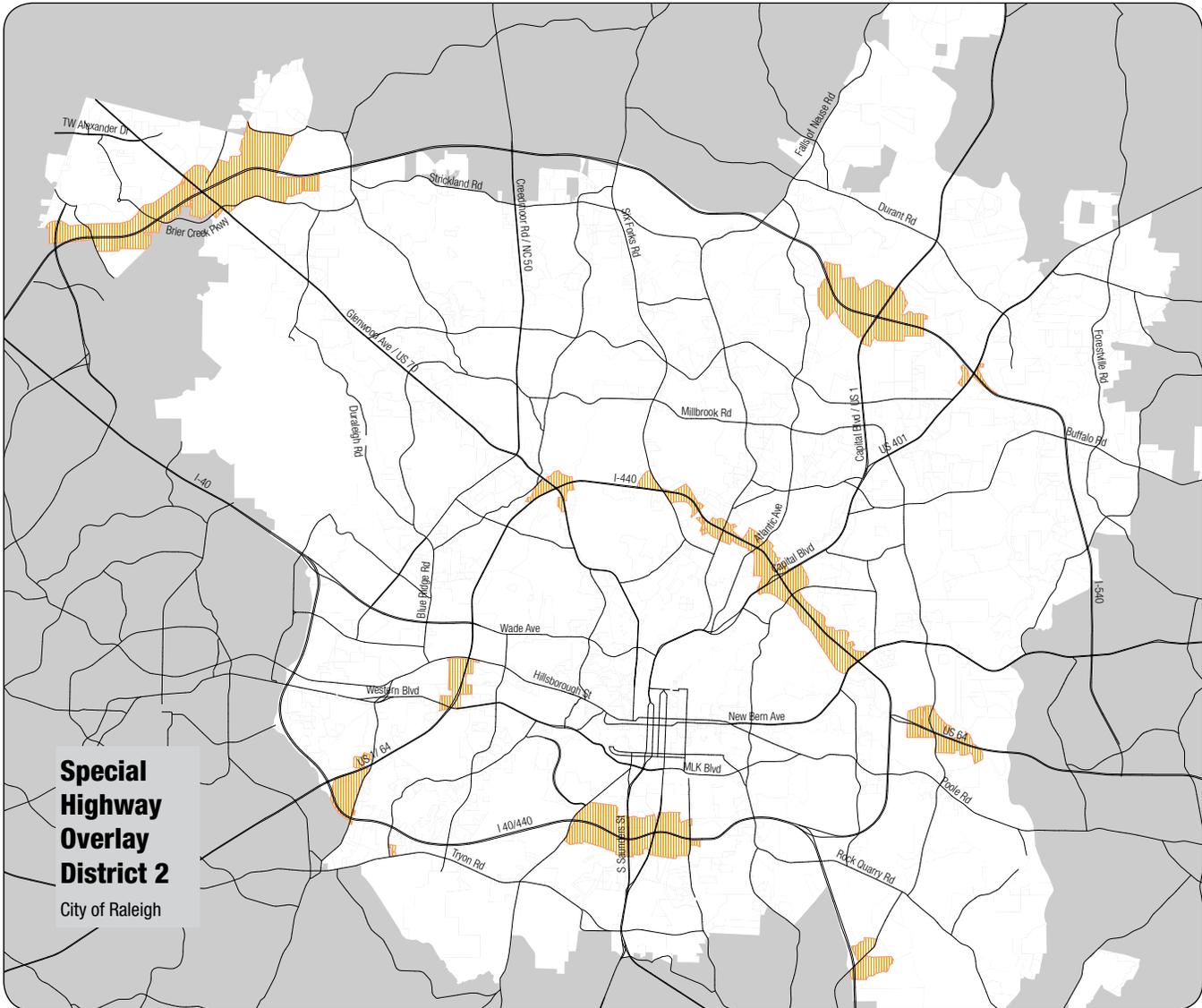
Permitted uses:

All uses permitted in underlying zoning district, except off-premise signs (billboards).

Establishes additional regulations on setbacks, points of entry and exit, landscaping, minimum lot area, building height, and signs.

Permit required for removal of existing trees.

SHOD-2: Special Highway Overlay District 2



Special Highway Overlay District 2 (Code of Ordinances Section 10-2059)

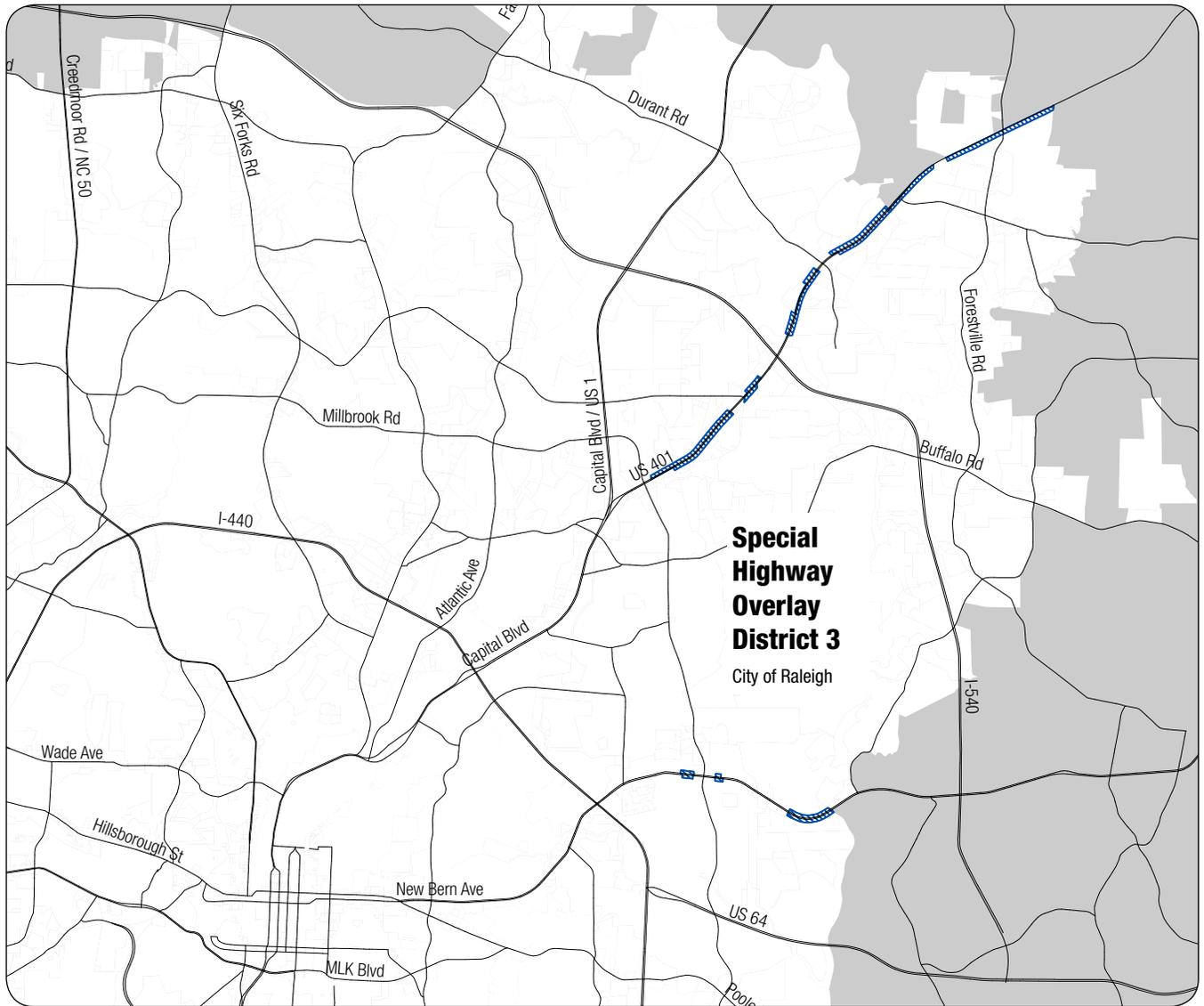
In contrast to the Special Highway Overlay District-1, the Special Highway Overlay District-2 contains no additional height or minimum lot size requirements than required by the underlying district. The Special Highway Overlay District-2 requires narrower yards and less tree plantings than the Special Highway Overlay District-1.

SHOD-2 requires a protective yard within 25 feet of the major access corridor.

Permitted uses:

- All uses permitted in underlying zoning district, except off-premise signs (billboards).
- Establishes additional regulations on setbacks, points of entry and exit, landscaping, and signs.
- Permit required for removal of existing trees.

SHOD-3: Special Highway Overlay District 3



Special Highway Overlay District 3 (Code of Ordinances Section 10-2060)

In contrast to the Special Highway Overlay District-1, the Special Highway Overlay District-3 contains no additional height or minimum lot size requirements than as may be required by the underlying district. In the Special Highway Overlay District-3, unlike the Special Highway Overlay District-1, the yard area is an average dimension.

SHOD-3 requires a protective yard within an average of 50 feet of the major access corridor (but a minimum of 35 feet).

Permitted uses:

- All uses permitted in underlying zoning district, except off-premise signs (billboards).
- Establishes additional regulations on setbacks, points of entry and exit, landscaping, and signs.
- Permit required for removal of existing trees.

SHOD-4: Special Highway Overlay District 4



Special Highway Overlay District 4 (Code of Ordinances Section 10-2061)

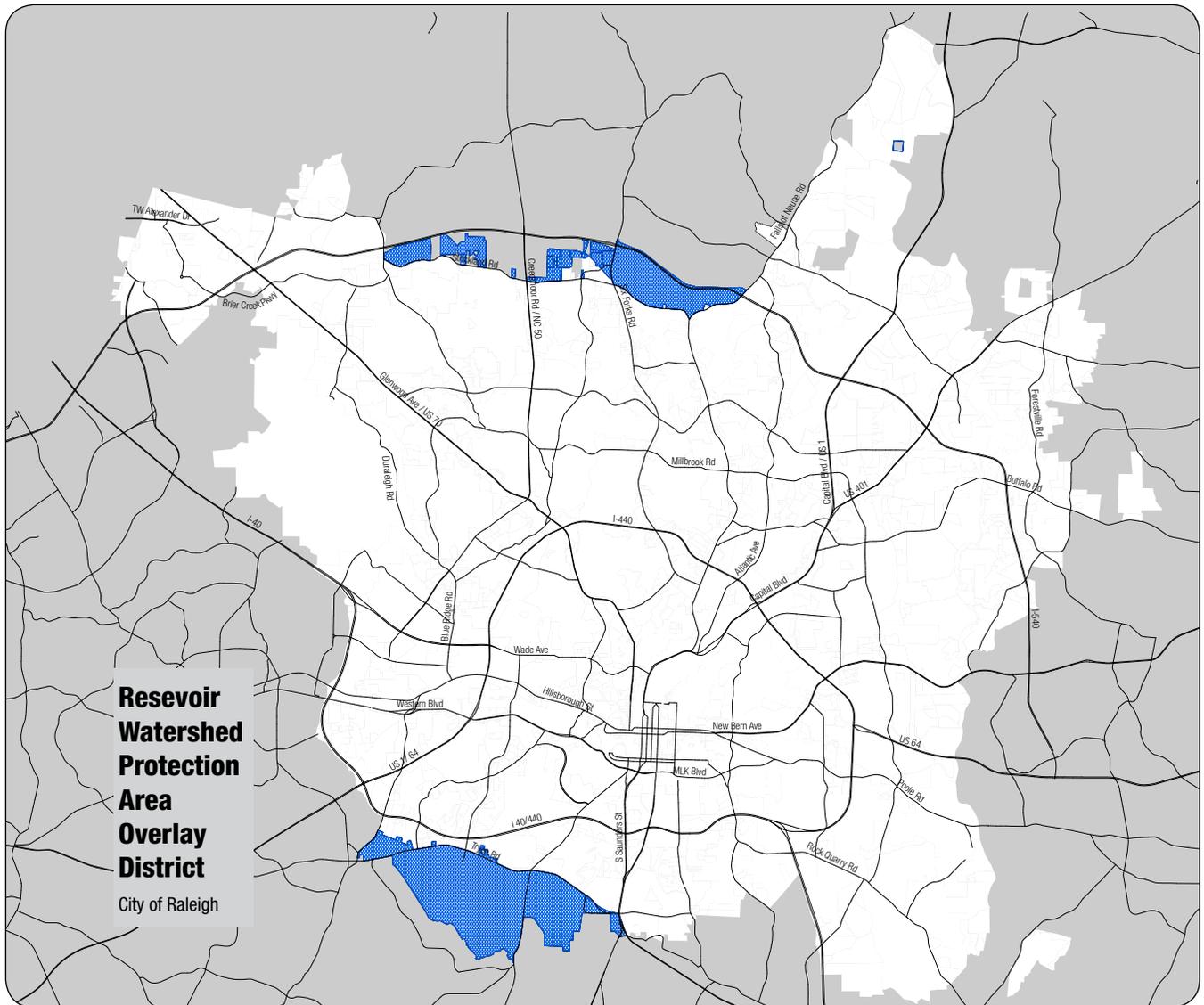
In contrast to the Special Highway Overlay District-2, the Special Highway Overlay District-4 allows reduction in *setbacks* required by the underlying district. The Special Highway Overlay Districts 2 and 4 require narrower *yards* and less treescape plantings than the Special Highway Overlay Districts 1 and 3.

SHOD-4 requires a protective yard within 25 feet of the major access corridor.

Permitted uses:

- All uses permitted in underlying zoning district, except off-premise signs.
- Establishes additional regulations on setbacks, points of entry and exit, landscaping, and signs.
- Permit required for removal of existing trees.

WPOD: Reservoir Watershed Protection Area Overlay District



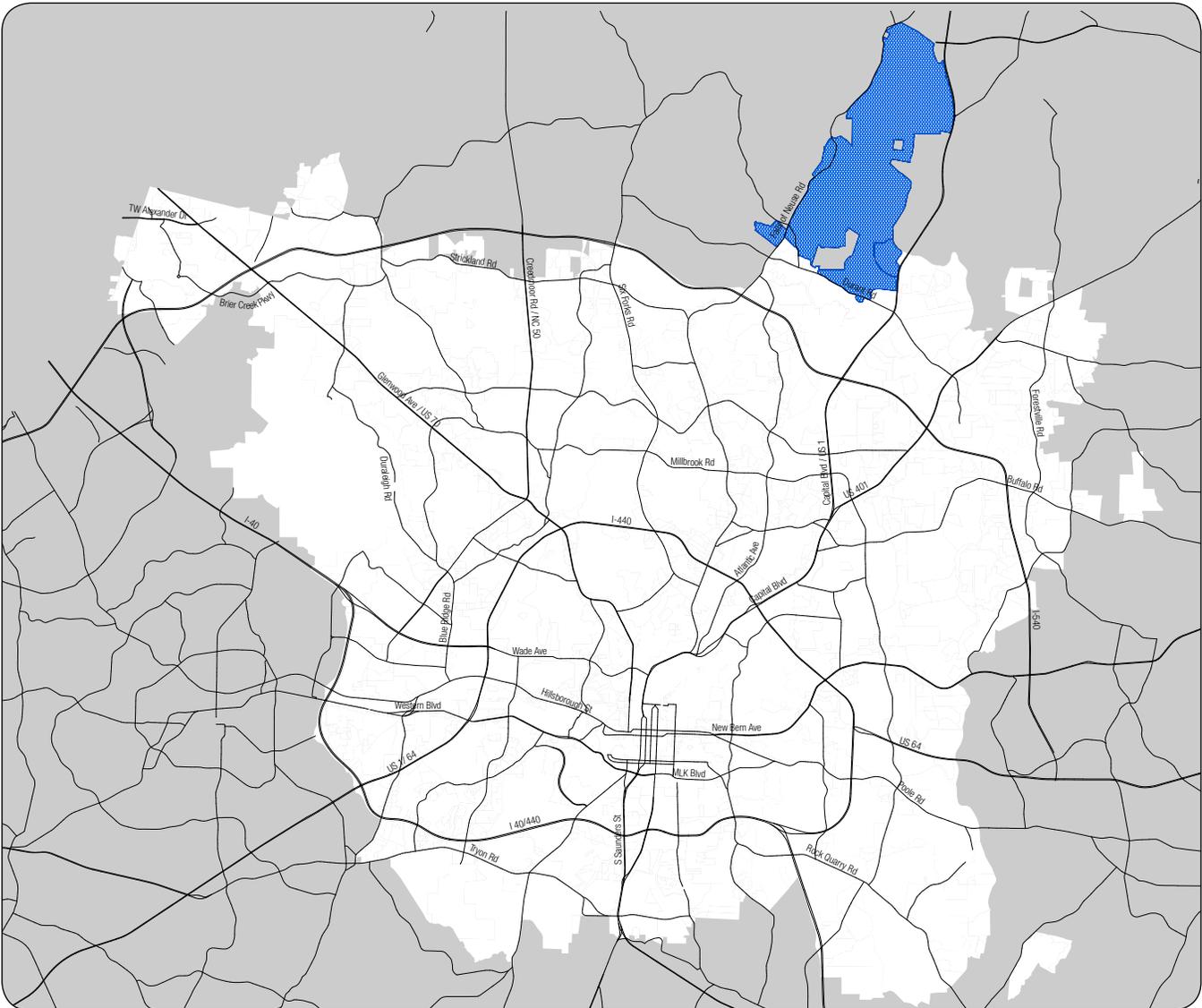
Reservoir Watershed Protection Area Overlay District (Code of Ordinances Section 10-2056)

The Water Supply Watershed Protection Area Overlay District is intended to protect the integrity of drinking water of Raleigh and surrounding communities, so as to provide clean and safe water for residents, business, industries, plant and animal life at a reasonable cost. Regulations in this overlay district include *impervious surface* limitations and natural resource *buffer yards*.

Permitted uses:

Land use is regulated by the underlying zoning district, with the exception of the following prohibitions: additional density in the O&I, SC, and TD districts, additional *Floor Area Ratio* in the O&I districts and landfills.

WPOD: Urban Water Supply Watershed Protection Area Overlay District



The Urban Water Supply Watershed Protection Area Overlay District (Code of Ordinances Section 10-2064)

The Urban Water Supply Watershed Protection Area Overlay District is intended to implement standards to protect the quality of drinking water from a specifically designated watershed. Regulations in this overlay district include *impervious surface* limitations and landscape buffers adjacent to streams and water bodies. Minimal land use limitations are imposed by this district restricting only new landfills and the land application of sludge and contaminated soils. This district is applied to specific developed areas with more growth pressure than the other *watershed* protection overlay districts.

Permitted uses:

Land use is regulated by the underlying zoning district, with the exception of landfills, which are prohibited in the (primary) area.

Transit Oriented Development Overlay District

(Code of Ordinances Section 10-2062)

(No land is currently zoned this category)

The Transit Oriented Development Overlay District is intended to promote land uses that work with and support transit use. Such uses would include a concentrated mix of pedestrian oriented land uses around a passenger transit station or stop. Design standards, land use regulations, incentives and other implementation tools would be applied to designated areas. The areas would surround a passenger transit station or stop as identified in a transit station area plan. A development pattern would be encouraged that concentrates *high density residential* development and support services, provides convenient pedestrian and vehicular access and establishes a broad mix of land uses and supports the use of transit.

8. Other Zoning Regulations

Several aspects of land development other than land use are regulated by the *Zoning Ordinance*. These include:

Off-street parking requirements Off-street parking is required for all land uses, both residential and nonresidential, unless otherwise exempted by an overlay district. A minimum number of parking spaces are required for each dwelling unit or for a certain number of square feet of nonresidential uses. For instance, parking spaces are required for each *apartment* or *condominium* based on the number of bedrooms, and one parking space is required for every 200 square feet of *retail* buildings. The Zoning Ordinance also regulates the arrangement of parking and size of individual spaces.

Landscaping requirements New developments and expansions are required to install and maintain a certain numbers of trees and shrubs in certain locations on the lot. As an example, trees must be located in parking areas to break up the expanse of paving and to provide shade. There are three major components to the City's Landscape Ordinance: (1) *Street Yards* – planted buffer yards adjacent to public streets, (2) Vehicular Surface Areas (VSA) – as described above, and (3) Transitional Protective *Yards* (TPY) – heavily planted buffer yard areas located adjacent to a less intense land use (such as retail adjacent to office, office adjacent to residential, *high density residential* adjacent to *low density residential*).

Signs The type, size and illumination of signs is regulated by the Zoning Ordinance. The two most commonly used signs are “ground signs” which are freestanding and detached from the building, and “wall signs” which are attached to the building. Signage, type and size of signs, are governed by the zoning of the property, lot width and building width.

Tree Conservation There are zoning regulations that require the conservation of existing trees for the development of properties more than two acres. RR and R-2 districts require that existing trees on 15% of the land area be preserved and that in all other zoning districts trees on 10% of the land area be conserved.

Fences and Walls The location, height and materials of fences and walls are regulated by the Zoning Ordinance. For instance, fences and walls located within required building setback areas may not exceed a height of six feet.

Number of principal buildings on a lot The general rule is that only one main building may be located on each lot. Some exceptions to this rule include shopping areas, office centers, hospitals, universities and *apartment* projects. *Accessory structures* may occupy the same lot as the principal structure so long as they are subordinate in both size and use.

Lighting The location and brightness of lighting is regulated in all zoning districts. The brightness of lighting is measured at the property line with greater intensity permitted in the front *yard* area adjacent to a public street. Outdoor lighting is required to provide the minimum lighting necessary to ensure safety and comfort while not causing excessive glare onto neighboring properties and public streets.

Unity of Development In shopping centers, all buildings are required to have a uniform appearance. The developer may choose two of the following three unifying elements: building materials, building color or architectural features.

Pedestrian Access With the exception of residential developments containing six or fewer dwellings, all developments are required to provide safe pedestrian access from the public street sidewalk to the main entrance of the building(s). The width and material of sidewalks is regulated.

Screening of mechanical equipment With the exception of mechanical equipment serving *single family detached* dwellings, all heating, ventilating and air conditioning equipment must be positioned or screened from the view of any public street or adjacent properties.

Accessory uses and structures The Zoning Ordinance regulates the location and size of sheds and other secondary structures and uses permitted on a lot. Accessory structures include, but are not limited to, storage buildings, garages, fountains and fences.

Nonconformities Certain regulations of the Zoning Ordinance may not be met on individual properties, particularly if the properties were developed several decades ago. Such properties are considered “*nonconforming*.” The Zoning Ordinance describes the status and handling of such properties.

9. Comprehensive Plan and Guidelines

The City of Raleigh has developed a series of guides to help make decisions about the development, redevelopment and preservation of land. These consist of “policy guides” in the Comprehensive Plan.

Comprehensive Plan

The Raleigh Comprehensive Plan is an official public document adopted and amended by the City Council. It is a long-range policy statement to guide decision making as it relates to zoning and capital investment.

The Comprehensive Plan primarily focuses on the physical development and city actions which can be reasonably expected to influence development. The last major rewrite of the Comprehensive Plan, called Vision 2020, was adopted in 1989 and has been amended substantially since that time. In 2007, the city started updating the 1989 plan. The new plan should be adopted in 2009.

The Comprehensive Plan performs four primary functions:

1. It provides guidance for short-range planning, scheduling, ordinance development and budgeting. Other planning process components such as the Capital Improvement Program (C.I.P), development regulations and the Annual Budget are presented in separate documents and require separate action by the City Council. Specific sites, costs and other details are best handled by short-range planning.
2. It provides guidance to the City Council, the City Administration and other city agencies during review and approval of rezonings, subdivisions and site-specific developments.
3. It provides a statement of City policy to be used by citizens and private organizations as they prepare plans and respond to matters under consideration by the City government.
4. It is used as a statement of Raleigh’s policies regarding regional planning, communication and coordination. The Comprehensive Plan is useful to county, state and other government agencies which have interests in the area.

The Comprehensive Plan incorporates the traditional emphasis on planning of the physical environment; however, the Plan is strongly influenced by social and economic considerations. For example, as a land use policy, the Plan recommends buffering of residential areas from high intensity nonresidential uses, such as industries or shopping centers. As a social goal, this recommendation is an attempt to prevent noise, congestion, pollution and traffic from lowering the quality of life for residential areas. As an economic goal, property values are enhanced if the residential area is free of noise, congestion, etc. and is perceived as stable and desirable.

The Comprehensive Plan and its relationship to zoning

The Plan contains policies about how land should be used, not how it must be used. Such policies are related to future land use or densities. The actual zoning requirements are found in the city’s *Zoning Ordinance*. The Plan may, for instance, have a policy for low density residential uses in a certain area. Such uses are allowed in all of the zoning districts except O&I-3, I-1 and I-2. The plan does not recommend which zoning district should be applied to the property so long as the zoning allows low density residential use.

Under North Carolina state law, Comprehensive Plan recommendations must be taken into consideration during rezoning of land. When making a recommendation to the City Council about a proposed rezoning, the City Planning Commission must make a statement about the consistency of a proposed rezoning with the Comprehensive Plan.

The Comprehensive Plan and its relationship to site plans

The City Planning Commission and City Council have eight standards to evaluate *site plans*. One of the eight standards takes the Comprehensive Plan and other city adopted plans into consideration. The standards state that if there are conflicts between the Plan and Code restrictions, the more stringent shall apply. This standard has generated a great deal of debate about how subjective and objective criteria are evaluated in the development process.

Guidelines in the Comprehensive Plan

The Plan contains several groups of guidelines that are recommendations about certain aspects of how land can be used. Consequently, the guidelines enter into the discussion of rezoning requests' consistency with the Comprehensive Plan. The guidelines include:

The **Retail Use Guidelines** are intended to promote the orderly development of retail uses. Recommendations for the size and spacing of retail concentrations, such as shopping centers, are included.

The **Office Use Floor Area Ratio and Building Lot Coverage Guidelines** provide guidance about the relative intensity of office uses. For instance, a more intense office use might be an office tower while a less intense use could be a two story doctors' office.

The **Height Guidelines for Urban Form Elements** are recommendations for building height applied to the various sizes of focus areas. In City Focus Areas such as downtown, buildings may be quite tall, but in Neighborhood Focus Areas, relatively shorter buildings are more appropriate.

The **Transit Oriented Development Guidelines** are intended to promote concentrated, compact activity centers that rely on transit more than the automobile for access. The guidelines recommend that buildings be placed close to lot lines and that all development be easily accessible by walking.

The **Regional Center Urban Design Guidelines** address aspects of development in our three regional centers: downtown, northeast (Capital Blvd. at I-540) and northwest/airport (I-540 at US 70). These centers are intended to be the most urban parts of Raleigh.

The **Guidelines for Frontage Lots on Thoroughfares** are intended to address the redevelopment of small lots facing major roads. Often these roads were originally two lanes but have been widened to accommodate more traffic. Single family housing along such roads redevelops because it becomes less appealing due to traffic and road width.

Other City-Adopted Guidelines:

The **Design Guidelines for Raleigh Historic Districts** provide support in determining historically appropriate construction in the designated historic districts.

The **Downtown Streetscape Master Plan** public land downtown. The standards relate to landscaping, sidewalk and road design.

Similar to the Downtown Urban Design Guidelines, the **Fayetteville Street Downtown Urban Design Handbook** is customized to Fayetteville Street as a follow-through to the reopening of the street in 2006

Similar to the Design Guidelines for Raleigh Historic Districts, the **Guidelines for Exterior Rehabilitation for the Moore Square Historic District** are customized to the Moore Square Historic District.

The **Raleigh Downtown Urban Design Guidelines** provide guidance for site development in downtown Raleigh. Topics include building height, ground floor land uses and building materials.

The **Urban Design Guidelines for Mixed-Use Neighborhoods and Village Centers** promote transit and pedestrian orientation in select designated areas.

City-Adopted Handbooks:

The **Standards for Private Use of Public Spaces: A Downtown Raleigh Urban Design Handbook** provide guidance for placement of newsracks, signs, outdoor dining and other private uses of public sidewalks and roadways.

The **Streets, Sidewalks and Driveway Access Handbook** contains standards on those topics.

APPENDIX A

How Zoning is Administered and Enforced

Raleigh Inspections Department

The Raleigh Inspections Department has primary responsibility for interpreting and enforcing zoning regulations. The Inspections Department:

- Issues building permits when the provisions of the zoning regulations and building code and other applicable laws are met
- Issues certificates of occupancy, which allow for legal occupancy of new or altered buildings
- Interprets the legal provisions of the zoning regulations subject to appeal to the Board of Adjustment and devises procedures and guidelines for the administration of the regulations
- Provides staff assistance to the Board of Adjustment
- Enforces the zoning regulations, issues fines and polices remedies for zoning violations
- Maintains public records of building permits, certificates of occupancies, inspections, zoning violations and other property information.

APPENDIX B

City Council, Boards and Commissions

Raleigh City Council	The City Council is Raleigh's governing body and is made up of eight members who are elected for two-year terms. Three of the members, including the mayor, are elected at large, while the other members are elected from five districts. The City Council sets City policy, enacts laws and adopts the City budget each year. The City Council takes final action, to approve or deny, requests for rezoning property. These actions, however, are only made after the Raleigh City Planning Commission reviews the rezoning request and makes recommendations on the request to the Council.
Raleigh City Planning Commission	This commission is composed of twelve members, nine appointed by the Raleigh City Council and three appointed by the Wake County Board of Commissioners. The City Planning Commission advises the City Council on future growth and development issues that affect the City. The City Planning Commission reviews and makes recommendations to the Council on requests to rezone property, Comprehensive Plan items, redevelopment plans and changes in development regulations. It also reviews preliminary site plans, group housing plans and subdivisions.
Raleigh Historic Districts Commission	The Historic Districts Commission serves as the City Council's official historic preservation advisory group. It identifies, preserves, protects and promotes historic properties and neighborhoods, and educates the public about Raleigh's historic resources. The Commission consists of twelve members appointed by City Council to overlapping two-year terms. Members have a demonstrated interest or training in fields related to historic preservation. At least one-quarter must live or own property in designated historic landmarks or historic overlay districts.
Raleigh Appearance Commission	The Appearance Commission provides guidance, advice and recommendations regarding the visual quality and aesthetic characteristics of the City of Raleigh. The commission consists of 15 members, the majority of whom have special training or experience in architecture, landscape architecture, horticulture, city planning or related design fields.
Raleigh Board of Adjustment	This is the City of Raleigh board that grants variances to the Zoning Code and issues Special Use Permits. The Board may only grant variances related to the physical building and site development (such as parking) based on a proven hardship. The Board is strictly prohibited from granting variances to land use (such as greater residential density, retail use located in a residential zoning district).

APPENDIX C

The Rezoning Process

Whom do I contact for rezoning information?

If you want to rezone a piece of property, you should make an appointment with the staff in the Department of City Planning. The Department is located at One Exchange Plaza, 2nd and 3rd floor. For additional information or to receive an application, please call the Department of City Planning at 516-2626. (fax 516-2684). Applications are available on the website: www.raleighnc.gov/forms/planning/applications_and_checklists/rezoningpdf.

What do I need to consider when determining if a petition should be submitted?

If a zoning change is desired, contact the Department of City Planning (516-2626) to request a rezoning pre-application submittal meeting. If a specific land use is desired, the staff can help the applicant determine the most appropriate district for rezoning. If no specific land use is envisioned, staff will provide the applicant with information about allowable uses and applicable regulations of the different zoning categories. In either case, the applicant should consider:

- The Comprehensive Plan and other City Council adopted plans. Staff in the Department of City Planning can explain the relationship between land use policies in adopted plans and zoning regulations, as well as describe the effects of proposed City facilities, such as streets, on the potential rezoning site. The applicant may desire to pursue a change in the Comprehensive Plan prior to submitting a rezoning. The City Planning staff can describe the procedures involved.
- The zoning history and the surrounding zoning pattern in the vicinity. City staff can point out recent or past rezonings, the zoning pattern in the vicinity and reasons for past City Council or City Planning Commission zoning actions.

The Basics

Generally this is the process for rezoning property:

1. The applicant files a request to rezone property to the Department of City Planning based on a set filing schedule.
2. The applicant meets with owners of adjacent properties and the Citizens Advisory Council (CAC) to discuss the request.
3. A public hearing is held about the request. The hearings take place before the Raleigh City Council and City Planning Commission on regularly scheduled dates. No action is taken at the public hearing.
4. The request is forwarded to the City Planning Commission, which studies the request and makes a recommendation for approval or denial to the City Council.
5. The final approval or denial of the request is made by the City Council.

Starting the Rezoning Process

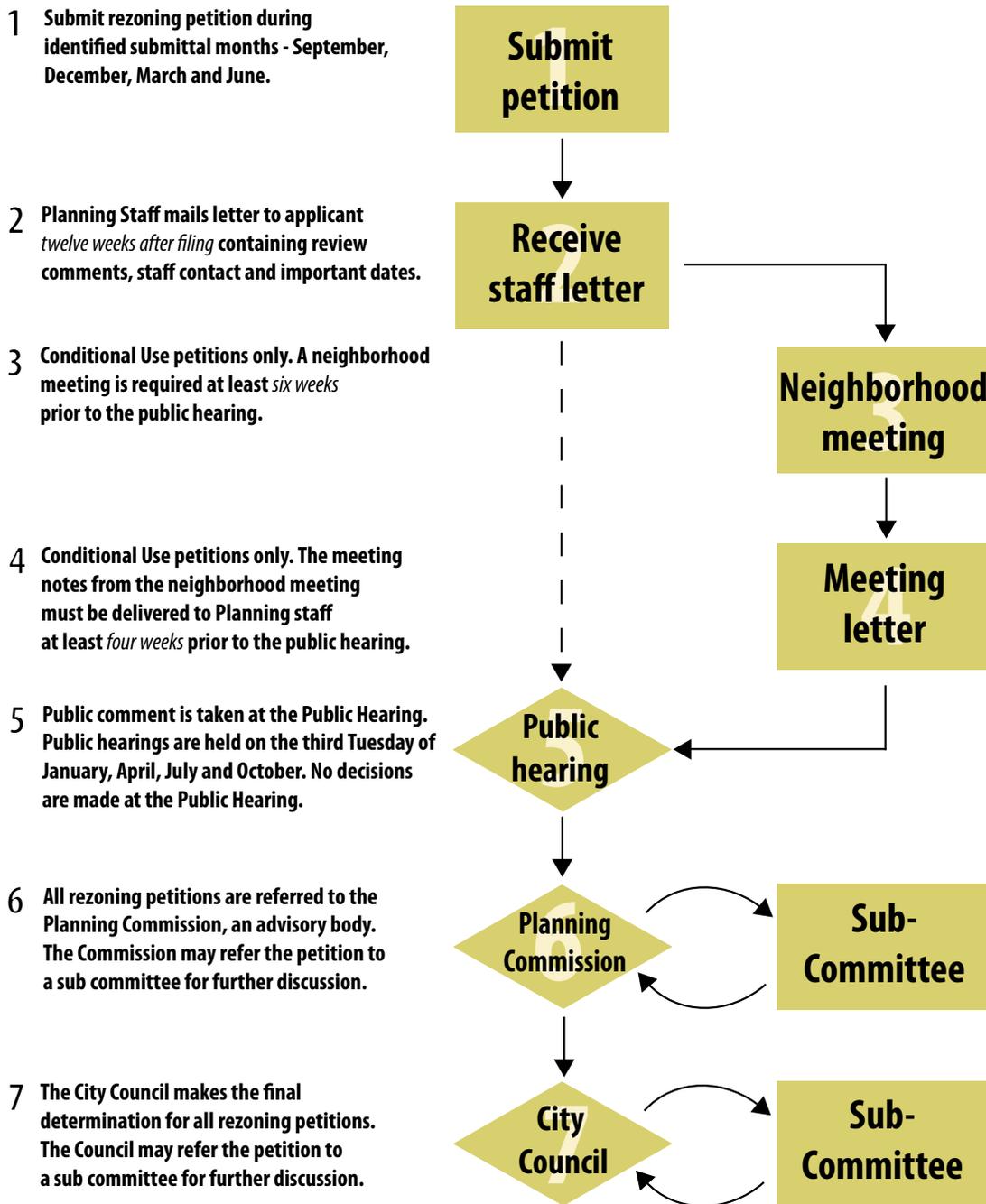
The rezoning process takes about six months from filing deadline to final action by the City Council. Complex cases may take much longer. The applicant must file a completed application, maps outlining the property or portion of property to be rezoned, with a filing fee. Filing deadline dates are available in the Department of City Planning and the Department website: www.raleigh.gov/zoning. To properly handle unexpected issues, the applicant should schedule an appointment with a staff member of the Department of City Planning before filing a request.

General Use Zoning and Conditional Use Zoning

A rezoning case may be for either a general use district or a *conditional use* district. For a general use rezoning, City Council considers all the potential uses which would be allowed under the proposed rezoning district. City Council is not allowed to consider specific site plans or conditions as a basis for a decision. Anyone can file a request for a general use rezoning on any piece of property in Raleigh's jurisdiction.

Only the property owners can request a *conditional use* case. The owners voluntarily limit development, that is place conditions on the site under conditional use zoning, such as the type of use or building sizes permitted. Conditions must be more restrictive than what would normally apply under the corresponding general use zoning district. The City Council considers each of these conditions in making a decision on the rezoning. *Conditional use* rezoning is a more complicated procedure than general use rezoning. A *conditional use* case should not be filed unless the applicant is prepared to discuss aspects of site development and use limitations on the property.

The Rezoning Process *Flow Chart*



Informational Meeting with Adjacent Property Owners

For *conditional use rezoning* requests, the applicant is required to hold a meeting with adjacent property owners at least six weeks before the public hearing. The purpose of this meeting is to encourage discussion and to provide an opportunity for resolving neighborhood concerns and issues prior to the public hearing.

Citizens Advisory Council (CAC) meeting

Most zoning cases are presented by applicants to the local Citizens Advisory Council (CAC). The CAC is made up of community residents who advise the Council on important neighborhood issues. To find out when and where your local CAC meets, contact the Community Services Department at 831-6100 or www.raleighnc.gov/communityservices.

Comprehensive Plan Consistency

An applicant for rezoning must provide an analysis of the consistency of the proposed rezoning with the Comprehensive Plan. The City Planning Commission recommendation to the City Council includes a written statement describing whether the proposed zone change is consistent with the Comprehensive Plan and any other applicable City-adopted plans. If the City Council determines that the rezoning proposal is not consistent with the Comprehensive Plan, the proposal may still be approved if it is determined to be reasonable and in the public interest.

Example: Rezoning to Office & Institution-1 (O&I-1)

	General Use Zoning	Conditional Use Zoning
Who can sign the application	Anyone may petition to rezone property located within the City's zoning jurisdiction.	The property owner(s) are the only ones who can file for conditional use zoning. Only the property owner(s) may offer zoning conditions.
Filing fee	\$500 (annual moderate increase)	\$1000 (\$2,500 for a PDD) (annual moderate increase)
Permitted land uses	All uses allowed in the O&I-1 zoning district. Office, institutional and residential are all permitted.	Property owner may submit conditions which are more restrictive than the O&I-1 regulations. For example, the property owner may restrict the use of the property for office and institutional use only, no residential allowed.
How City Council considers the request	Council must assume that any use permitted in the O&I-1 district is a possibility.	Council considers only the permitted uses and other restrictions described in the conditions.
Flexibility	Nothing can be done to the rezoning petition to customize it for particular circumstances.	The property owner may offer conditions which help solve potential negative impacts. For instance, conditions, such as for additional landscaping, may be offered to address a neighbor's concern or provide additional protection from noise or lighting to the adjacent properties.

Statutory Protest Petition

A statutory protest petition is a way for property owners adjacent to a property undergoing rezoning formally to protest that rezoning. Approval of a rezoning for which a valid statutory protest petition (VSPP) has been submitted requires one additional vote by the City Council. If a VSPP is filed in opposition to a rezoning request, the City Council can only approve the request by a vote of three-fourths or more of all Council members. A simple majority is enough to approve all other rezoning requests. For a protest petition to be valid, the petition must:

- Be signed by the owner(s) (all owners if there is joint ownership) of 20% or more of the area of the lots included within the request; or,
- Be signed by the owner(s) of property (all owners if there is joint ownership) which represents 5% or more of a 100-foot-wide buffer extending along the entire boundary of the property to be rezoned. A street right-of-way shall not be considered in computing the 100-foot buffer area as long as that street right-of-way is 100 ft. wide or less; and,
- Be delivered no less than two full working days before the public hearing date (5:00 PM), not including the actual day of the hearing and not including any holidays or Saturdays or Sundays; and
- Be delivered to the office of the City Clerk, Room 207, Municipal Building, 222 West Hargett Street, before the deadline; and,
- Include a statement of opposition on each page of signatures at the top of the petition; the statement should be simply and clearly worded. Those signing the petition should include their addresses. A standard protest petition form is available on the web site: www.raleighnc.gov/zoning or in the Department of City Planning. If not using the standard VSPP form, people delivering the petition to the City Clerk should leave their name, address and telephone number through which they can be contacted.

How a zoning case is decided:

Each zoning case is assigned a number when it is filed. The number is Z-(a number)-(the year the request is filed). This is called the case number; an example is Z-16-2006, which indicates this was the 16th rezoning request filed in 2006.

Special joint public hearings of the City Council and the City Planning Commission are held four times a year – in January, April, July and October – to review rezoning requests. The hearings are held beginning at 6:30 PM in the City Council Chamber, Room 201 of the Raleigh Municipal Building, 222 West Hargett Street. The hearings allow both the City Council and the City Planning Commission to hear from people both in favor and in opposition of each zoning case.

At the public hearing, the zoning cases are presented in the order of the second number of the case number. A member of the Department of City Planning staff gives a short presentation about the case. Then the mayor formally opens the hearing and asked for those in favor of the rezoning to speak. The proponents are collectively limited to eight minutes to speak. Then the mayor asks for those in opposition to speak; they likewise have eight collective minutes. For information about upcoming public hearings see www.raleighnc.gov/rezoning.

At the close of the public hearing, zoning cases are given to the City Planning Commission for discussion at their next meeting, which is usually on the Tuesday following the hearing, at 9:00 AM in the Council Chambers. Meetings of the City Planning Commission are open to the public. The City Planning Commission discusses each case in light of what is in the best interests of the entire City and then votes to recommend either approval or denial of the request. The official action of the City Planning Commission is called a “Certified Recommendation.” A decision may be delayed or referred to a committee of the Commission if the Commission needs additional information or time to study the request. The Commission is required to forward its recommendation back to the City Council within 120 days. The City Planning Commission serves the City Council in an advisory capacity; it does not make the final decision on the case.

Upon receiving the City Planning Commission’s Certified Recommendation, the property owner of a conditional use rezoning request has a maximum time period of 15 days to submit revised conditions (45 days for PDDs). After the time period has expired, no additional changes are permitted to be made to the petition.

The City Council holds meetings on the first and third Tuesday of each month (except in August and December) and makes the final decision on the zoning case*. All cases the Council will discuss appear on an agenda available from the City Clerk’s Office and online at www.raleighnc.gov. Upon submittal of the City Planning Commission’s Certified Recommendation, Council will vote to either approve or deny the request. If there are matters that need to be clarified, the case may be referred to a Council committee where it will be studied further.

For additional details visit our website at www.raleighnc.gov/zoningandrezoning

How do I find details about and status of pending rezoning requests?

An up-to-date zoning case status is available on the Department of City Planning’s web page, at www.raleighnc.gov/trackrezoning. By clicking on the zoning case number you can access the conditions, map, rezoning petition and staff report.

The Zoning Code is part of the City of Raleigh’s Code of Ordinances. The Code of Ordinances contains all the local laws passed by the Raleigh City Council. The Code can be found online at: <http://www.raleighnc.gov/zoningcode>

Particularly the Zoning Code is found in Part 10: Planning and Development, Chapter 2: Zoning. The Zoning Code contains 12 articles, each with one or more sections. The contents of the Zoning Code are listed below. In te online version of the ordinance, each section can be accessed by mouse-clicking on it in the contents.

Generally, City Council and Planning Commission meetings are scheduled as follows. The dates, however, are subject to change:

	City Council Meetings	City Planning Commission Meetings	Rezoning Hearings
January	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	Rezoning hearing held on the third Tuesday
February	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	
March	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	
April	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	Rezoning hearing held on the third Tuesday
May	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	
June	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	
July	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	Rezoning hearing held on the third Tuesday
August*	City Council meeting on the first Tuesday*	City Planning Commission meetings on the second Tuesday**	
September	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	
October***	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	Rezoning hearing held on the third Tuesday
November***	City Council meeting on the first and third Tuesday	City Planning Commission meetings on the second and fourth Tuesday	
December*	City Council meeting on the first Tuesday*	CCity Planning Commission meetings on the second Tuesday**	

*The Council meets only once in August and December. The meetings are usually on the first Tuesday but the date is subject to change. Contact the City Clerk’s office at 919-996-3040 to confirm the dates.

**The City Planning Commission meets only once in August and December. The meetings are usually on the second Tuesday but the date is subject to change. Contact the City Planning Department at 919-996-2626 to confirm.

***Meetings are occasionally rescheduled in October or November if they conflict with election days.

APPENDIX D

Guide to the Zoning Ordinance

	Sec. 10-2001	Declaration of necessity
	Sec. 10-2002	Definitions
	Sec. 10-2003	Illustrations, maps, worksheets and flow charts
Article B. Establishment of Zoning Districts	Sec. 10-2011	Enumeration and description of districts; designation of districts on official zoning map
	Sec. 10-2012	Comparative status of zoning district classifications.
Article C. Summary of Requirements by Zoning District	Sec. 10-2015	Rural Residential (RR) District
	Sec. 10-2016	Residential-2 (R-2) District
	Sec. 10-2017	Residential-4 (R-4) District
	Sec. 10-2018	Special Residential-6 (Sp. R-6) District
	Sec. 10-2019	Residential-6 (R-6) District
	Sec. 10-2020	Manufactured Housing (MH) District
	Sec. 10-2021	Residential-10 (R-10) District
	Sec. 10-2022	Residential-15 (R-15) District
	Sec. 10-2023	Residential-20 (R-20) District
	Sec. 10-2024	Special Residential-30 (Sp. R-30) District
	Sec. 10-2025	Residential-30 (R-30) District
	Sec. 10-2030	Conservation Management (CM) District
	Sec. 10-2031	Agricultural Productive (AP) District
	Sec. 10-2032	Residential Business (RB) District
	Sec. 10-2035	Office and Institution-1 (O&I-1) District
	Sec. 10-2036	Office and Institution-2 (O & I-2) District
	Sec. 10-2037	Office and Institution-3 (O & I-3) District
	Sec. 10-2040	Buffer Commercial (BC) District
	Sec. 10-2041	Shopping Center (SC) District
	Sec. 10-2042	Neighborhood Business (NB) District
	Sec. 10-2043	Business Zone (BUS Z) District
	Sec. 10-2045	Thoroughfare (TD) District
	Sec. 10-2046	Industrial-1 (I-1) District
Sec. 10-2047	Industrial-2 (I-2) District	

Sec. 10-2050	Airport Overlay District
Sec. 10-2051	Downtown Overlay District
Sec. 10-2052	Historic Overlay District
Sec. 10-2053	Metro-Park Protection Overlay District
Sec. 10-2054	Neighborhood Conservation Overlay District
Sec. 10-2055	Pedestrian Business Overlay District
Sec. 10-2056	Reservoir Watershed Protection Area Overlay District
Sec. 10-2057	Planned Development Conditional Use Overlay District
Sec. 10-2058	Special Highway Overlay District-1 (SHOD-1)
Sec. 10-2059	Special Highway Overlay District-2 (SHOD-2)
Sec. 10-2060	Special Highway Overlay District-3 (SHOD-3) (Buffer Yard)
Sec. 10-2061	Special Highway Overlay District-4 (SHOD-4) (Connective Yard)
Sec. 10-2062	Transit Oriented Development Overlay District
Sec. 10-2064	Urban Water Supply Watershed Protection Area Overlay District

**Article D.
Use, Residential Density,
Setback, Height Regulations and
Summary Schedules**

Sec. 10-2071	Schedule of permitted land uses in zoning districts.
Sec. 10-2072	Regulations for conditional use
Sec. 10-2073	Lot area required for each dwelling unit and equivalent dwelling unit and residential density
Sec. 10-2074	Dwelling unit density transfer
Sec. 10-2075	Yard setbacks, calculations, exceptions, reductions, and encroachments
Sec. 10-2076	Height regulations and exceptions

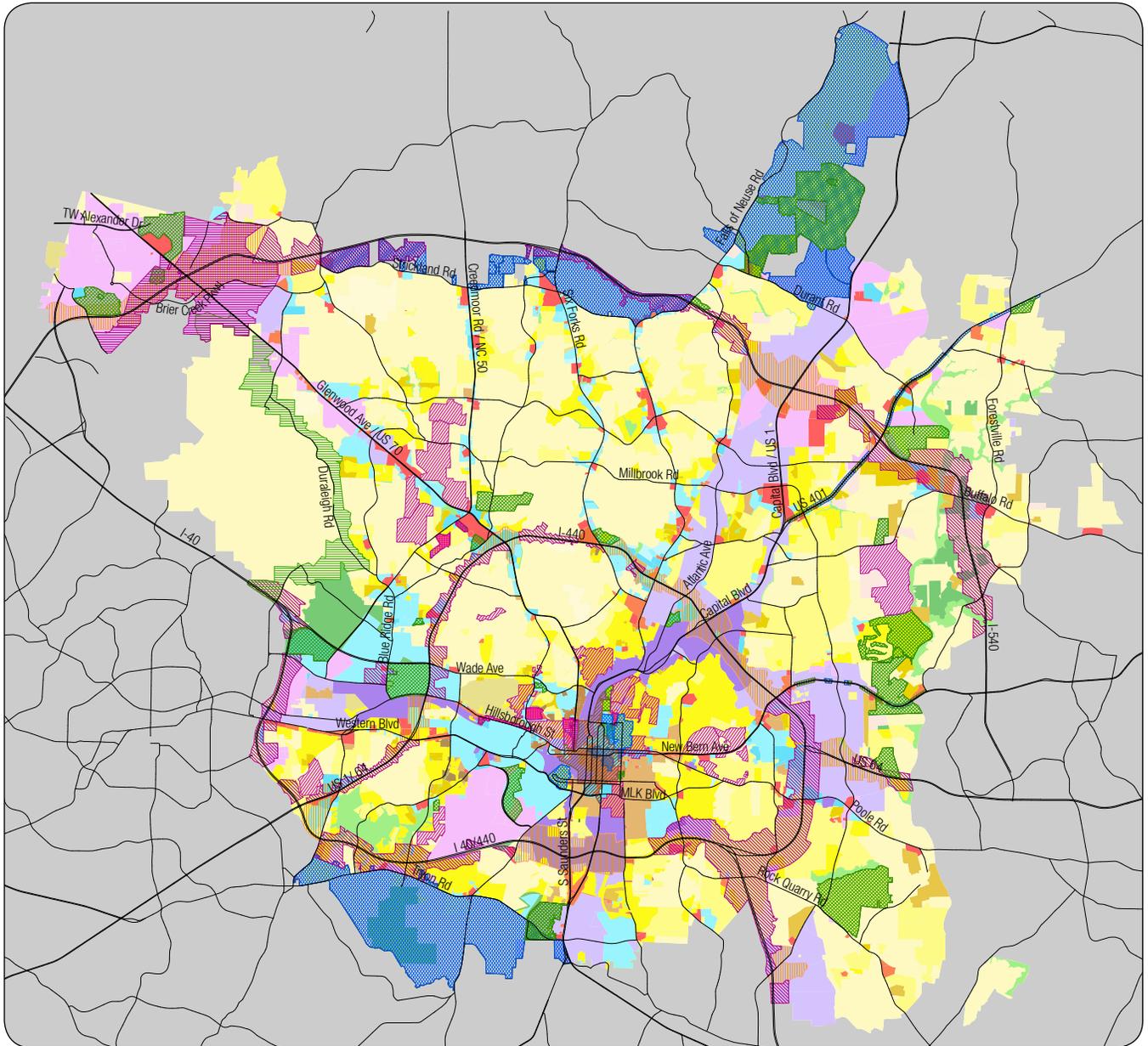
**Article E.
Supplementary Regulations
and Exceptions - Off-street
Parking, Landscaping, Signage,
Fences and Walls, and Other
Regulations**

Sec. 10-2081	Off-street parking standards and exceptions
Sec. 10-2082	Required landscaping regulations; intent and purposes
Sec. 10-2082.1	Application of landscaping requirements
Sec. 10-2082.2	Definitions
Sec. 10-2082.3	Landscaping procedures and general requirements
Sec. 10-2082.4	Landscaping alternate methods of compliance
Sec. 10-2082.5	Street protective yard landscape regulations
Sec. 10-2082.6	Vehicular surface area landscape regulations
Sec. 10-2082.7	Preexisting vehicular surface areas landscape regulations
Sec. 10-2082.8	Loading area, display area, and utility service area landscape regulations
Sec. 10-2082.9	Transitional protective yard landscape regulations
Sec. 10-2082.10	Landscaping requirements for expansions or change of use for existing facilities
Sec. 10-2082.11	Incentives for tree preservation
Sec. 10-2082.12	Additional landscaping requirements in Resource Management Zoning Districts

	Sec. 10-2082.13	Screening requirements for permanent storm water retention ponds and detention basins
	Sec. 10-2082.14	Establishment and protection of tree conservation areas
	Sec. 10-2083	On-premise signage
	Sec. 10-2083.1	General regulations
	Sec. 10-2083.2	Specific sign regulations
	Sec. 10-2083.3	Prohibited signs
	Sec. 10-2083.4	Nonconforming signs
	Sec. 10-2084	Off-premise signage (outdoor advertising signs, billboards)
	Sec. 10-2084.1	General regulations
	Sec. 10-2084.2	Prohibited signs
	Sec. 10-2084.3	Nonconforming off-premise signs (amortization)
	Sec. 10-2085	Fences and walls
	Sec. 10-2086	Sight triangles
	Sec. 10-2087	Flood-prone area regulations
	Sec. 10-2088	Number of principal buildings or uses on a lot
	Sec. 10-2089	Lighting
	Sec. 10-2090	Unity of development guidelines
	Sec. 10-2091	Pedestrian access
	Sec. 10-2092	Screening of mechanical equipment
Article F. Planned Residential Development Regulations	Sec. 10-2101	Cluster unit development regulations
	Sec. 10-2102	Congregate care structure or congregate living structure (senior citizen housing)
	Sec. 10-2103	Group housing development
	Sec. 10-2104	Life care community
	Sec. 10-2105	Manufactured housing parks
	Sec. 10-2106	Manufactured housing subdivision
	Sec. 10-2107	Multi-family dwelling development
	Sec. 10-2108	Residential unit ownership (condominium) development
	Sec. 10-2109	Township development
Article G. Planned Nonresidential Development Regulations	Sec. 10-2121	Mixed use development master plan
	Sec. 10-2122	Nonresidential unit ownership (condominium) development
	Sec. 10-2123	Office center
	Sec. 10-2124	Shopping area and shopping center

Article H. Approval Procedures	Sec. 10-2131	Permits application, and issuance during pending official zoning map amendment
	Sec. 10-2132	Plot plans and site plans required
	Sec. 10-2132.1	Plot plan
	Sec. 10-2132.2	Site plan
	Sec. 10-2133	Certificate of occupancy
Article I. Appeals, Variances, Special Use Permits, Non-conformities	Sec. 10-2141	Quasi-judicial evidentiary hearings conducted by the Board of Adjustment and the City Council
	Sec. 10-2142	Appeals
	Sec. 10-2143	Variance
	Sec. 10-2144	Special use permits approved by the Board of Adjustment
	Sec. 10-2145	Special use permits approved by City Council
	Sec. 10-2146	Nonconformities
	Sec. 10-2146.1	Introduction and definitions
	Sec. 10-2146.2	Improvements and changes to zoning nonconformities that do not require a special use permit from the Board of Adjustment
	Sec. 10-2146.3	Improvements and changes to zoning nonconformities that require a special use permit from the Board of Adjustment
	Sec. 10-2146.4	Standards for granting a special use permit
	Sec. 10-2146.5	Standards for nonconforming signs, accessory buildings and accessory structures, fences, vehicular surface areas, private access points, and outdoor lighting
Sec. 10-2146.6	Reservation of authority to deal with nonconformities under other powers	
Article J. Enforcement	Sec. 10-2151	Violations and violators
	Sec. 10-2152	Penalties and remedies
	Sec. 10-2153	Administrative fee
Article K. Official Zoning Map	Sec. 10-2161	Establishment of official zoning map
	Sec. 10-2162	Planning Department to maintain official zoning map
	Sec. 10-2163	Interpretation of zoning district boundary
	Sec. 10-2164	Interpretation and application of requirements
	Sec. 10-2165	Amendments, alterations and changes
	Sec. 10-2166	Severability of conditional use zoning ordinance
Article L. Fees	Sec. 10-2171	Fee schedule

Official Raleigh Zoning Map as of 06/2009



The City maintains an Official Zoning Map that documents where the various zoning districts are applied throughout the Raleigh jurisdiction. The most up to date zoning map can be found online at http://www.raleighnc.gov/publications/Planning/Maps/Zoning_Map.pdf. The map is coded with a color system, with residential zoning districts in shades of yellow, tan and brown; office and institutional districts in blues; retail zoning districts in oranges and reds and industrial and thoroughfare districts in violets and purples.

These colors correspond with those used on the individual zoning district maps found in Chapter 3 of this handbook online you can zoom into a particular location using the magnifying glass tool in the upper toolbar. Zoning for particular locations can also be found on the Wake County iMaps web site at <http://imaps.co.wake.nc.us/imaps/>. The iMaps site contains a wealth of information about land in Wake County. The up to date zoning map may also be viewed, and copies purchased, at the Raleigh Department of City Planning office, One Exchange Plaza, third floor, in downtown Raleigh.

APPENDIX E

Raleigh's Roadway System

Raleigh is currently served by a mixture of classified roadways including arterials, thoroughfares, collectors, and local roads. The map "Arterials, Thoroughfares and Collector Streets" illustrates the current functional classification of Raleigh's major roadways, as well as proposed connections which the City will work to construct through right of way preservation, developer contributions, and capital improvements. Currently the typical road designs used by the City are determined by the roadway classification and provide little flexibility, particularly when evaluating the surrounding land uses and potential users of the corridor.

Thoroughfare System The map reflects the adopted Thoroughfare Plan for the urbanized area, mutually approved by the governing bodies of all local jurisdictions in the region through the Capital Area Metropolitan Planning Organization and the North Carolina Department of Transportation. The Thoroughfare System is composed of the Arterial and Non-Arterial Systems.

Arterial System Composed of both principal arterials and secondary arterials, this system's purpose is to provide for safe and efficient travel through the area, as well as to the major activity centers within the region. Principal Arterials are comprised of limited-access freeways and expressways, as well as major, non-access controlled facilities, also referred to as gateway arterials. Arterials serve as the principal routes for movement of traffic through the city. These regionally-important highways, generally Federal Interstate and U.S. primary routes, have extensive state-wide continuity and are the predominant routes used by non-local traffic, as well as the city's motorists.

Freeways are multi-lane, median-divided highways designed to the highest possible standard. Access is provided through grade-separated interchanges and no perpendicular access via at-grade intersections or driveways is allowed. Examples of this type of roadway are Interstates 40 and 440.

Expressways are multi-lane, median-divided highways with lower design standards than freeways. Access restrictions still apply, however. Capital Boulevard between Wade Avenue and Wake Forest Road is an example of an expressway.

Gateway arterials are typical of most of the U.S. routes serving the city. These highways are similar to expressways except that there are driveways and at-grade intersections. Gateway arterials are U.S. 1 and U.S. 401 North, U.S. 64 East, U.S. 70 East/401 South and U.S. 70 West.

Secondary Arterials serve predominantly locally-generated traffic. Access limitations are less strict than for principal arterials, as these facilities also must provide access to adjacent land and serve to distribute traffic from principal arterials to thoroughfare and collector streets. Separate turning lanes at all major access points should be provided to reduce impediments to smooth travel flow. The land uses along secondary arterial major thoroughfares can be either primarily residential or primarily non-residential. Design guidelines for thoroughfares vary accordingly. Examples are Millbrook Road and Western Boulevard.

Non-Arterial System Major Thoroughfares are typically undivided 5 lane streets or 4 lane streets with medians on 90 feet of right-of-way. Non-arterial major thoroughfares serve both residential or non-residential land uses. Examples are Spring Forest Road and Rock Quarry Road.

Minor Thoroughfares are typically undivided four-lane streets on 80 feet of right-of-way. These roadways are appropriate where adjacent land uses are low- to medium-density residential or where existing driveways are limited, such that a continuous center turn lane serves no useful purpose.

APPENDIX F

Tables

**Table 1. Residential Districts:
Minimum Lot Size Requirements for
Residential Buildings**

ZONING DISTRICT	MINIMUM LOT SIZE IN SQUARE FEET
Rural Residential	40,000*
Residential-2	20,000
Residential-4	10,890
Special Residential-6	7260
Residential-6	7260
Manufactured Home	7260
Residential-10	5000
Residential-15	5000**
Residential-20	5000***
Special Residential-30	5000***
Residential-30	5000***

*80,000 square feet in primary reservoir watershed protection area of the Reservoir Watershed Protection Area Overlay District

**Duplex: 6500 square feet minimum

***Duplex: 6500 square feet minimum, triplex: 8000 square feet minimum

**Table 2. Minimum Lot Sizes For Residential Uses In Mixed Use and
Other Districts**

ZONING DISTRICT	MINIMUM LOT SIZE IN SQUARE FEET
Conservation Management	Residential uses not permitted
Agricultural Productive	80,000
Residential Business	5,000
Office and Institution-3	Residential uses not permitted
Office and Institution-1	5000
Office and Institution-2	5000
Buffer Commercial	5000
Shopping Center	5000
Neighborhood Business	5000
Business Zone	5000
Industrial-1	Residential uses not allowed except within the Downtown Overlay District
Industrial-2	Residential uses not allowed except within the Downtown Overlay District

Table 3. Setback Requirements For Residential Structures

ZONING DISTRICT*	FRONT YARD SETBACK	SIDE YARD SETBACK	CORNER LOT SETBACK	REAR YARD SETBACK	AGGREGATE SIDE YARDS
Rural Residential	40 feet*	10 feet	20 feet	30 feet	20 feet
Residential-2	30*	10	20	30	20
Residential-4	30*	10	20	30	20
Special Residential-6	20**	5	20	30	15
Residential-6	20**	5	20	20	15
Manufactured Home	20**	5	20	20	15
Residential-10	20**	5	20	20	15
Residential-15	20**	5	20	20	15
Residential-20	20**	5	20	20	15
Special Residential-30	The greater of 15, or within 10 percent of the median setback established by buildings on the same side of the block face of the proposed building	5	20	20	10
Residential-30	20**	5	20	20	10
Residential Business, Office and Institutional-1, Office and Institutional-2, Buffer Commercial, Shopping Center, Neighborhood Business, Business, Thoroughfare*	20**	5	20	20	10

Setbacks for single residential structures in mixed use zoning districts are the same as setbacks for R-30. Setbacks for multiple residential structures on the same lot determined by the group housing regulations (10-2103)

* 20 feet for lots fronting on streets platted after 10/3/89

** 10 feet for lots fronting on streets platted after 10/3/89

Table 4. Residential Density in Residential Zoning Districts

ZONING DISTRICT	DENSITY (DWELLING UNITS PER ACRE)
Rural Residential	1.089 dwellings per acre (Multi-family allowed with a Cluster Unit Development of a minimum of 20 acres)
Residential-2	2.178 dwellings per acre (Multi-family allowed with a Cluster Unit Development of a minimum of 20 acres)
Residential-4	4 dwellings per acre (Multi-family allowed with a Cluster Unit Development of a minimum of 20 acres)
Special Residential-6	6 dwellings per acre (Multi-family allowed with a Cluster Unit Development of a minimum of 10 acres))
Residential-6	6 (single family or multifamily) dwellings per acre
Manufactured Home	6 (single family or multifamily) dwellings per acre
Residential-10	10 (single family or multifamily) dwellings per acre
Residential-15	15 (single family or multifamily) dwellings per acre
Residential-20	20 (single family or multifamily) dwellings per acre
Special Residential-30	20 (single family or multifamily) dwellings per acre; 30 with Planning Commission approval
Residential-30	30 (single family or multifamily) dwellings per acre

Table 5. Residential Density in Mixed Use and Other Districts

ZONING DISTRICT	DENSITY (DWELLING UNITS PER ACRE)
Conservation Management	No dwellings allowed (can be transferred to adjacent property under same ownership)
Agricultural Productive	0.5445 single family dwellings per acre
Residential Business	10 (single family and multifamily) dwellings per acre
Office and Institution-3	No dwellings allowed
Office and Institution-1	15 (single family and multifamily) dwellings per acre (25 w/Planning Commission approval)
Office and Institution-2	15 (single family and multifamily) dwellings per acre (40 w/Planning Commission approval)
Buffer Commercial	10 (single family and multifamily) dwellings per acre
Shopping Center	15 (single family and multifamily) dwellings per acre (30 with Planning Commission approval)
Neighborhood Business	10 (single family and multifamily) dwellings per acre
Business Zone	10 (single family and multifamily) dwellings per acre
Thoroughfare	20 (single family and multifamily) dwellings per acre (40 with Planning Commission approval)
Industrial-1	Residential uses not allowed unless part of the Downtown Overlay District
Industrial-2	Residential uses not allowed unless part of the Downtown Overlay District

Table 6. Height Limits in All Districts

HEIGHT IN FEET	ZONING DISTRICT
25	Office and Institution-3
40 (increase of 1 foot per 1 foot added in setback width)	Rural Residential Residential-2 Residential-4 Special Residential-6 Residential-6 Manufactured Home Residential-10 Residential-15 Residential-20 Special Residential-30 Residential-30 Conservation Management Residential Business Office and Institution-1 Buffer Commercial Neighborhood Business
50 (taller building permitted with City Council Approval)	Office and Institution-2
50 (increase of 1 foot per 1 foot added in setback width)	Business Zone Shopping Center Industrial-1 Industrial-2 Agricultural Productive
50 (increase of 1 foot per 2 feet added in setback width)	Thoroughfare

Please see illustrations on page 107

Glossary

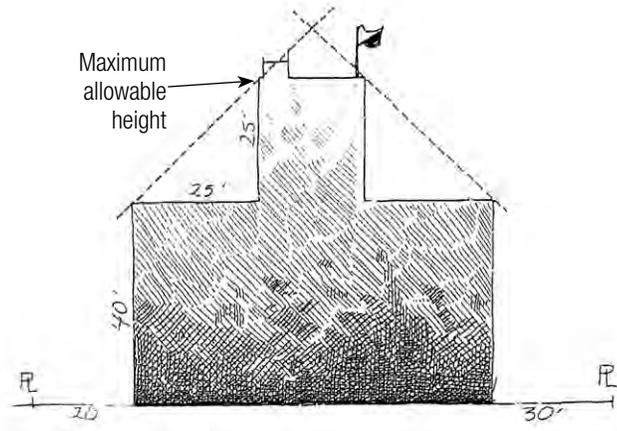
Accessory structure	A small and/or minor structure which is subordinate to the main structure that is on the same lot. Accessory structures include, but are not limited to, storage buildings, garages, fountains, and fences.
Americans with Disabilities Act	An act passed by Congress in 1991 that assures fair treatment and access for people with disabilities.
Apartments	Any dwelling containing three or more rented dwelling units.
“Big box” developments	Retail establishments with large, warehouse-like buildings.
Building code	A set of regulations adopted by North Carolina Building Code Council that apply to the location, design, materials, equipment, construction, alteration, repair, maintenance, demolition and occupancy of every building or structure located within the City limits or its extraterritorial jurisdiction area. The code is intended to provide safety and enforce compliance with the 1991 Americans with Disabilities Act. State-adopted regulations associated with land-disturbing activities, soil erosion and sedimentation control are also enforced as part of the North Carolina Building Code.
Building intensity	Regarding land use, intensity is an indication of the amount and degree of development on a site and is a reflection of the effects generated by that development. These effects include traffic, storm water runoff, noise and light, etc.
Building Lot Coverage	The percentage of land surface area of a lot that is covered by all principal buildings. Building lot coverage excludes roof overhangs; unenclosed walkways or stairs; unenclosed stoops, decks, patios, balconies, driveways and parking areas, parking decks, loading, utility services areas; uncovered paved areas; and accessory uses and structures, such as signs, decorative items and lighting.
Built Environmental Characteristics	Built environmental characteristics include: lot frontage and lot size, building entrances, building height, building placement on the lot, including building setbacks from the streets and property lines, and distances between buildings and driveway and parking placement on the lot.
Certificate of Appropriateness	An approval to proceed with construction given by the Historic Districts Commission for historic landmarks or within a local historic district. The certificate deems the proposed construction is in keeping with the historic character of the area.
City focus areas	In the Raleigh Comprehensive Plan, this is the most intense of activity centers, such as downtown, Crabtree and North Hills.
Cluster unit development	A planned residential development which allows for transfer of allowable dwelling unit densities, multifamily and townhouse developments and/or reduced lot sizes in exchange for setting aside permanent open space within the development. Although cluster unit developments allow for these exceptions, overall density may not be increased above that permitted by the property’s designated zoning.
Commercial areas	Locations of retail and office development.
Conditional use zoning	A request for rezoning must include conditions which restrict the use of the land further and more particularly than the basic zoning category does. Example: a property owner applies to rezone his property from R-10 (medium density residential) to O&I-2 (office and institution) Conditional Use District (CUD). This office zone has no maximum building height limit. After discussion with nearby residents, who object to the construction of a tall building on this site, the property owner includes a condition with the rezoning request; the condition limits building height to, say 50 feet. The conditions are attached to the zoning and, if the rezoning is approved, are enforced as zoning regulations. Conditional use zoning permits the property owner to place restrictions on the property in order to address the concerns of surrounding neighbors, the general public, the City staff, the City Planning Commission or City Council.
Condominiums	Dwelling units or other building spaces in which the owner of the dwelling or space owns only the air space of the dwelling and not the structure or land on which the structure sits. Condominiums are often in multistory buildings.

Congregate Care Facility	A structure which provides housing, part-time medical care, shared food preparation and dining areas, and recreational facilities, as well as significant social facilities to meet the needs for the elderly, their spouses and their surviving spouses that reside in the structure.
Contextual regulation	In zoning, regulations that are derived from an analysis, particular of building characteristics such as height, of the surrounding properties. An example of a contextual regulation could be that new structures cannot be more than 10% higher than existing adjacent structures.
Contextual regulation	Any dwelling containing three or more rented dwelling units.
Drinking-water supplying watersheds	In Raleigh, the Swift Creek and Falls Lake Watersheds are significant because the water reservoirs within these watersheds are used for drinking water.
Duplex	A multi-family residence containing two dwelling units on one lot, each a separate, independent unit with its own independent entrance. A dwelling with two units, each unit on its own lot, is not a duplex; attached cluster housing and two attached townhouses are not a duplex.
Extraterritorial jurisdiction area (ETJ)	Those properties located outside of the Raleigh City limits which are regulated by the City of Raleigh for planning and development (Part 10 of the Raleigh City Code). Through powers granted by the State of North Carolina, municipalities may extend their zoning and subdivision regulations to properties within three miles of their city limit to ensure orderly development on properties likely to be annexed into the city limits within the next 10 years.
Floor-Area-Ratio (FAR)	The number obtained by dividing the floor area of a building by the lot area. This is an indication of building intensity. A half acre building on an acre lot has a FAR of .5, a two acre building (multistory) on a one acre lot has an FAR of 2.
Fraternity	An organization of male students who are attending college, and particularly housing for these organizations.
High density residential	Greater than 14 dwellings per acre.
High Profile Sign	A sign not larger than 100 square feet in size and 15 feet in height.
Historic District	An area designated by the City Council to be of historic value. The area is regulated through overlay zoning in such a way as to preserve its historic character. Exterior alterations are permitted only if they are in keeping with the historic character of the district. At the time of this writing, there are five local historic districts: Capitol Square, Blount Street, Oakwood, Boylan Heights and Moore Square. There are also several other areas listed in the National Register of Historic Places which are of significance to the city, but not subject to the same local zoning regulations.
Group Housing	Two or more buildings on the same lot, each containing three or more dwelling units. An example is an apartment complex.
Impervious Surface	Any material that significantly reduces and prevents natural infiltration of water into the soil. Impervious surfaces include but are not limited to roofs, patios, balconies, decks, streets, parking areas, driveways, sidewalks, and any concrete, stone, brick, asphalt, or compacted gravel surfaces.
Infill	The development of vacant or underdeveloped land (that is, land that is not developed to the intensity allowed by the existing zoning) in areas that are otherwise substantially developed. This may range from the construction of a new house on a vacant lot in a 50 year old subdivision, the subdivision of a tract of land less than 5 acres in size which is predominantly surrounded by single family dwellings or the demolition of a substandard housing block for the construction of an office building.
Landscape Ordinance	A set of regulations that is threaded though the Zoning Code of the Raleigh Planning and Development Ordinance. These regulations describe required landscaping for various types of development.
Low density residential	six or fewer dwellings per acre.
Low Profile Sign	A sign not larger than 70 square feet in size and higher than 3 ½ feet.
Manufactured home	A structure transportable in one or more sections which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation. Manufactured homes must locate within an approved manufactured housing park or manufactured housing subdivision of at least 10 acres in size.

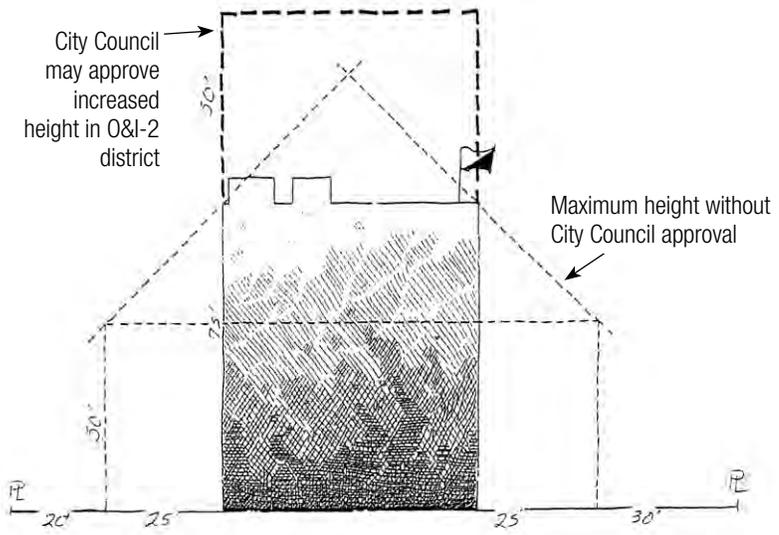
Manufactured home park	A minimum 10-acre parcel zoned Manufactured Housing (MH) which contains or is intended to contain manufactured home spaces for lease, or unit ownership.
Master Plan	A plan required by the City for the development of either a mixed use development in a Thoroughfare, Industrial-1, or Industrial-2 District or any development in a Planned Development Conditional Use Overlay District.
Medium density residential	Six to fourteen dwellings per acre.
Medium Profile Sign	A sign not larger than 100 square feet and higher than ten feet, or, not larger than 70 square feet and higher than 15 feet.
Mixed uses	A form of development in which two or more principal uses are located within the same building or area. For instance, a mixed use building may have stores or offices on the ground floor and apartments on upper floors.
Multifamily development	Housing in which more than one dwelling unit is located in the same structure. Multifamily development includes duplexes, apartments and residential condominiums.
Natural protective yard	A natural buffer yard area containing no buildings, parking or other active uses where only 30% may be disturbed for such necessary uses as water, sewer or storm drainage lines or storm water detention areas.
Neighborhood plan	An element of the City's Comprehensive Plan. It is a kind of small area plan, containing more detailed recommendations than district plans. Neighborhood plans are intended to address neighborhood-specific issues.
Nonconformity	A zoning situation in which a previously lawful use, or other aspect of the property regulated by zoning, is not currently permitted by the zoning ordinance. Zoning nonconformities are not uncommon in older parts of the city.
Off-Premise Sign (Billboard)	Any sign or structure, regardless of size or shape, which directs attention to or advertises a business, commodity, attraction, profession, service or entertainment located location other than the premises where the sign is located or to which it is attached.
Open space:	Land reserved from development as a relief from the effects of urbanization. It is often intended to be used for passive recreation purposes, but may also include pedestrian plazas or active recreation areas.
Overlay zoning:	A type of zoning which modifies another, underlying zoning district. All property that has an overlay zoning district also has an underlying, general or conditional use zoning as well. Overlay zoning districts are usually concerned with only a few regulatory aspects of the total zoning of a property. An example is the Airport Overlay District. This has been applied to the area adjacent to the airport where noise is a significant factor in how the land is used. Within this area are properties with differing underlying zoning districts such as industrial and retail categories. In this particular overlay district, residential uses and day cares are prohibited because of the associated airport noise. For details on the individual overlay zoning districts see the Raleigh Zoning Code.
Pedestrian oriented land uses:	A kind of urban form and land development pattern that is conducive to pedestrian access and circulation rather than or in addition to automobile or transit service.
Principal Arterial:	The highest level of major thoroughfares. These facilities consist of limited-access freeways and expressways, as well as major, non-access controlled facilities referred to as gateway corridors. They are of regional importance, often designated as interstate and U.S. primary routes and have an extensive statewide continuity and usage by non-local traffic.
Raleigh Downtown Urban Design Guidelines	A set of design guidelines, found in the Raleigh Comprehensive Plan, which pertain to the downtown Raleigh area.
Residential Institutions	The following uses are considered residential institutions: public art galleries, libraries, museums; civic, social and fraternal clubs; fire stations, police precinct stations and training facilities (not including outdoor fire range) and other publicly-owned emergency service facilities; churches, religious education buildings, synagogues; day care facilities (child or adult) special care facilities, private/parochial schools (elementary, middle, and high) and public schools (elementary, middle, and high).

Retail	Businesses engaged in retail trade, the sale, lease or repair of merchandise to the general public for personal or household consumption. Included in this category are all retail uses, either freestanding or part of a shopping center. Home occupations and limited home businesses are included in this category if any sales or services to the public or customers take place on the premises. Also included as retail uses are movie theaters, barber and beauty shops, carwashes, artist gallery, pet grooming, night clubs, bars, tailor shops and auto repair. For a complete definition and list of retail uses, see the Raleigh City Code.
Setbacks:	The distance between a building and the lot lines of the lot on which the building sits, including the distance between the building and the street.
Single family detached dwelling	A structure containing one dwelling unit on its own lot.
Site Plan	Documentation, including drawings and reports, of property improvements or changes.
Sorority	An organization of female students who are attending college, and particularly housing for these organizations.
Streetscape Plan	A plan which shows aspects of the streetscape, including but not limited to sidewalks, benches and landscaping.
Strip development	The tendency of land next to major roadways to develop commercially, on an individual, lot-by-lot basis, with few other land uses. Strip developments may be small businesses, such as automobile shops, convenience stores and fast-food restaurants, one after another for blocks, or rows of shopping centers or combinations of the two. Usually strip development is associated with direct automobile access and visibility from the thoroughfare. It can result in visual clutter, traffic congestion and air pollution.
Supportive Housing Residence	A dwelling unit in which more than four unrelated persons may reside who are battered individuals, abused children, pregnant women and their children, runaway children, temporarily or permanently disabled mentally, emotionally or physically, individuals recovering from drug or alcohol abuse, and all other persons who possess a disability which is protected by the provisions of either the Americans with Disabilities Act of 1991, along with family members and support and supervisory personnel.
Townhouses	A project consisting of two or more single-family dwelling units, where land underneath each dwelling unit is sold with that dwelling unit. Most townhouse units are attached; however, a townhouse development may contain stand-alone detached townhouse units.
Tract Identification Sign	A sign used to identify the name of a residential subdivision or name of a nonresidential place, such as a shopping center or office building. The size of such signs is regulated by the Zoning Ordinance.
Transit station area plan	An element of the City's Comprehensive Plan associated with the Zoning Code's Transit Oriented Development Overlay District. A special planning study that analyzes and makes recommendations for properties within one-half (1/2) mile of a planned Triangle Transit Authority (TTA) transit stop.
Underlying zoning	The basic zoning of property, either general use district or conditional use district, which may also be subject to the regulations of an overlay zoning district.
Watershed	The drainage basin of a body of water. Within a watershed, all of the land slopes down towards and drains into the particular body of water. "Water supply watersheds" and "drinking water watersheds" are the drainage basins from which drinking water is taken. The cleanliness of water in such watersheds is particularly necessary.
Yard	The area between the principal building, structure or use and the property lines, including the fronting onto public streets.
Zoning Ordinance	The group of laws adopted by the Raleigh City Council that regulates all aspects of zoning, including but not limited to land use, setbacks, signs and parking.

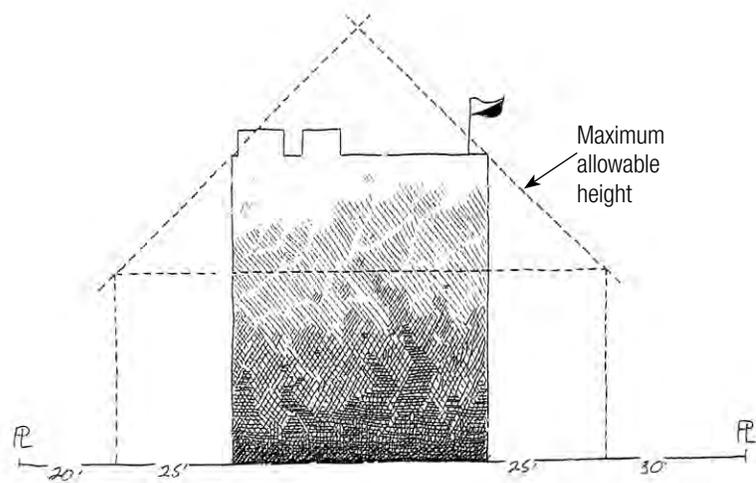
Office & Institution -1
(Maximum 25% building lot coverage)



Office & Institution -2
(Maximum 30% building lot coverage)



Other Non-residential Districts
(No maximum building lot coverage)



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