

Downtown Overlay District

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, reductions in 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 said properties are developed in accordance with the general plans for the physical development of the *City* as embodied in the Raleigh Downtown Urban Design Guidelines.