



Remapping Raleigh

Retiring Legacy Districts &
Fully Implementing the UDO

■ What are “Legacy” Districts?

- Districts that appear in the old development code (Part 10) but do not appear in the UDO
- Development in legacy districts is governed by a mix of Part 10 standards and UDO standards

■ What is Remapping?

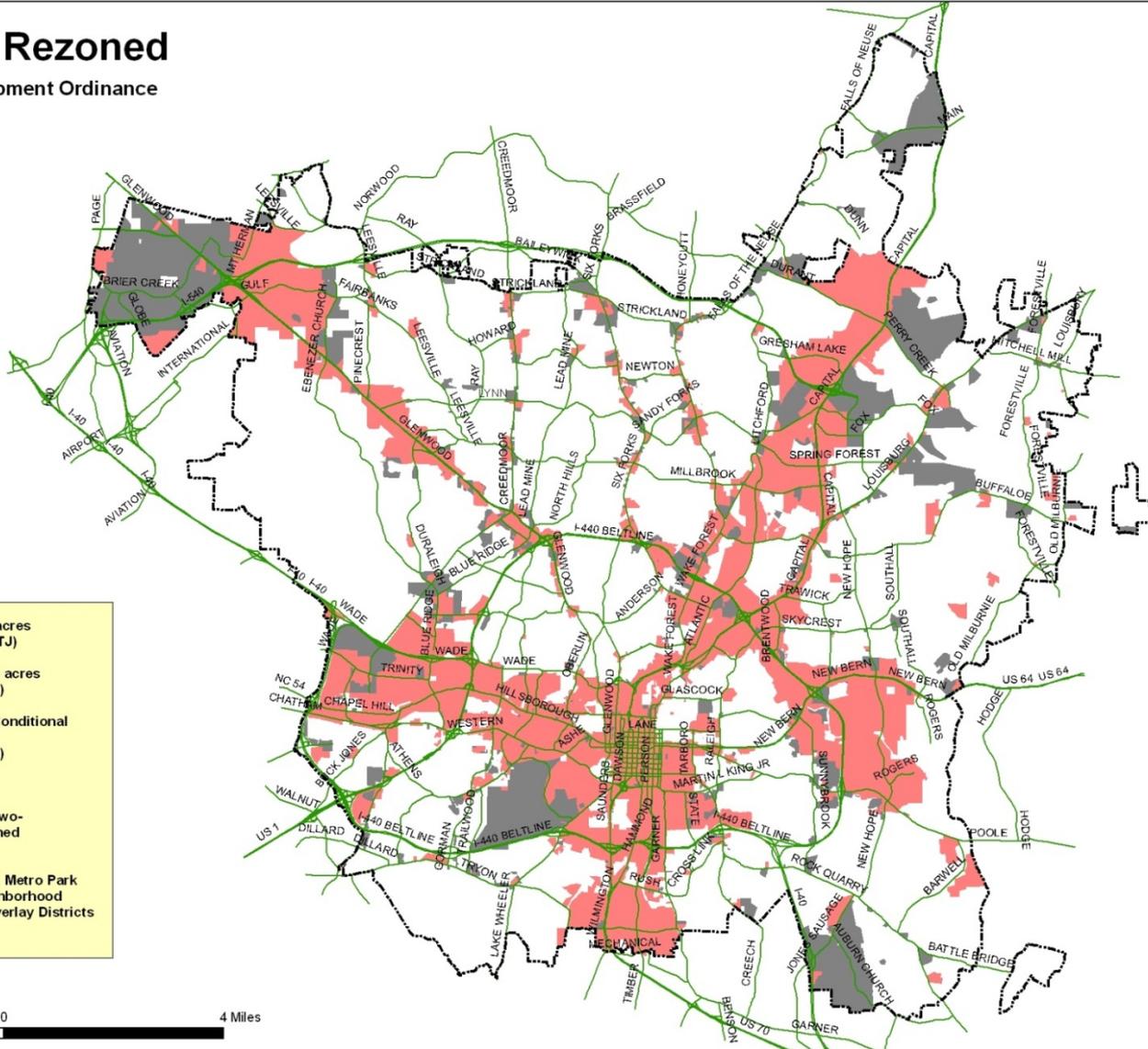
- Large-scale, city-initiated rezoning project to remove all “legacy” districts from the zoning map
- Will change the zoning on approximately one-third of the City’s land area

Areas to be Remapped



Area to be Rezoned

New Unified Development Ordinance



Total area to be rezoned - 38,034 acres
(represents 32% of total land in ETJ)

Land with Legacy District - 25,905 acres
(represents 22% of total land area)

Land with "Legacy District" and Conditional Use zoning - 12,129 acres
(represents 10% of total land area)

Properties NOT rezoned:

RR, R-2, R-4, R-6 (with single- or two-family uses), R-10, AP and CM zoned properties

SHOD-1, SHOD-2, Airport Overlay, Metro Park Overlay, Watershed Overlay, Neighborhood Conservation Overlay, Historic Overlay Districts all remain



Legend

- ETJ
- Legacy Districts
- CUD Properties



■ Why Remap?

**Section 14 of Ordinance (2013) 151 TC 357:
An Ordinance to Adopt the Unified
Development Ordinance:**

“Part 10 Chapter 2 of the City Code shall be repealed in its entirety from the City’s Code when there are no legacy zoning districts on the Official Zoning Map.”

Who is doing the Remapping?

City of Raleigh

- Planning & Development staff draft the map
- The Planning Commission reviews and recommends
- The City Council reviews and adopts

Stakeholders

- Property owners
- Neighbors
- Neighborhood associations, HOAs
- Citizen Advisory Councils

Remapping Process

1. Staff prepare an initial draft based on guidance document, guiding principles
- 2. Mailed notice and public review**
3. Revised map brought to Planning Commission with outstanding issues
4. Planning Commission recommendations
- 5. Mailed notice & Public Hearing**
6. City Council review and adoption

Public Input

When

- When initial Public Review Draft is released
- During Planning Commission review
- At the Public Hearing
- During City Council Review

How

- Special mapping website for comparing existing & proposed zoning
- Guidance documents comparing zoning districts
- Web form, email, written letter, phone hotline

■ Guiding Principles

1. Maintain or enhance existing property value.
2. Avoid putting existing land uses in districts where they are not permitted.
3. Implement the Comprehensive Plan.
4. Be sensitive to context. Avoid jarring transitions in height, use or intensity.

Screens

Existing zoning

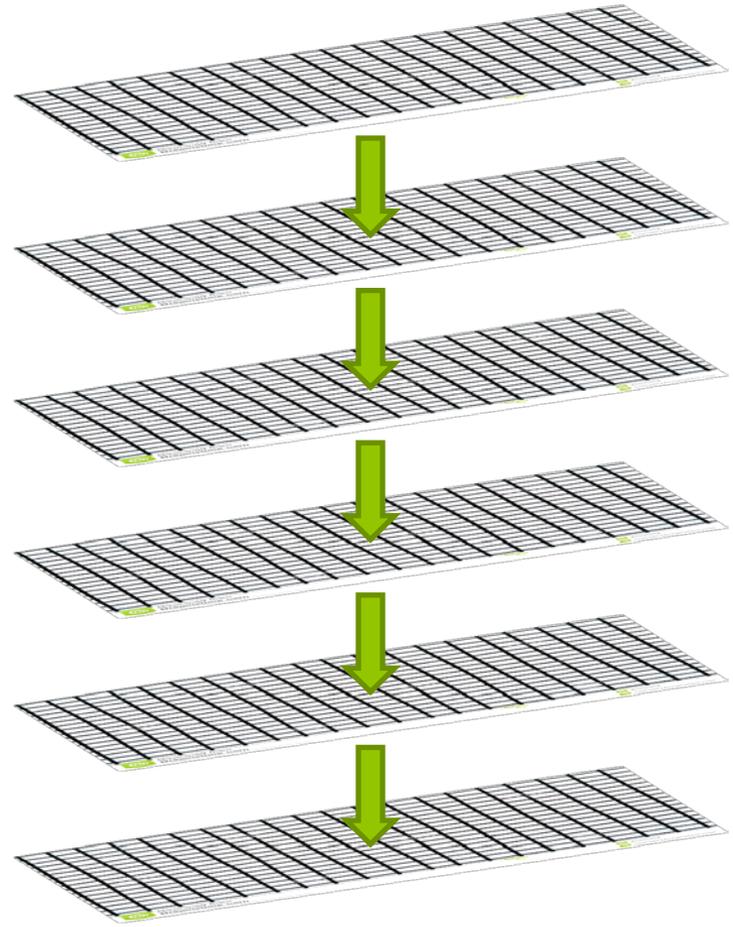
Existing use

Future land use map

Urban form map

Adopted plans

Built context



Options for Conditional Use Districts

1. Replace the conditional use zoning with general use zoning
2. Replace the base district but leave the conditions intact
3. Leave the current zoning intact

Editing, amending, selectively deleting the conditions is ***never*** an option

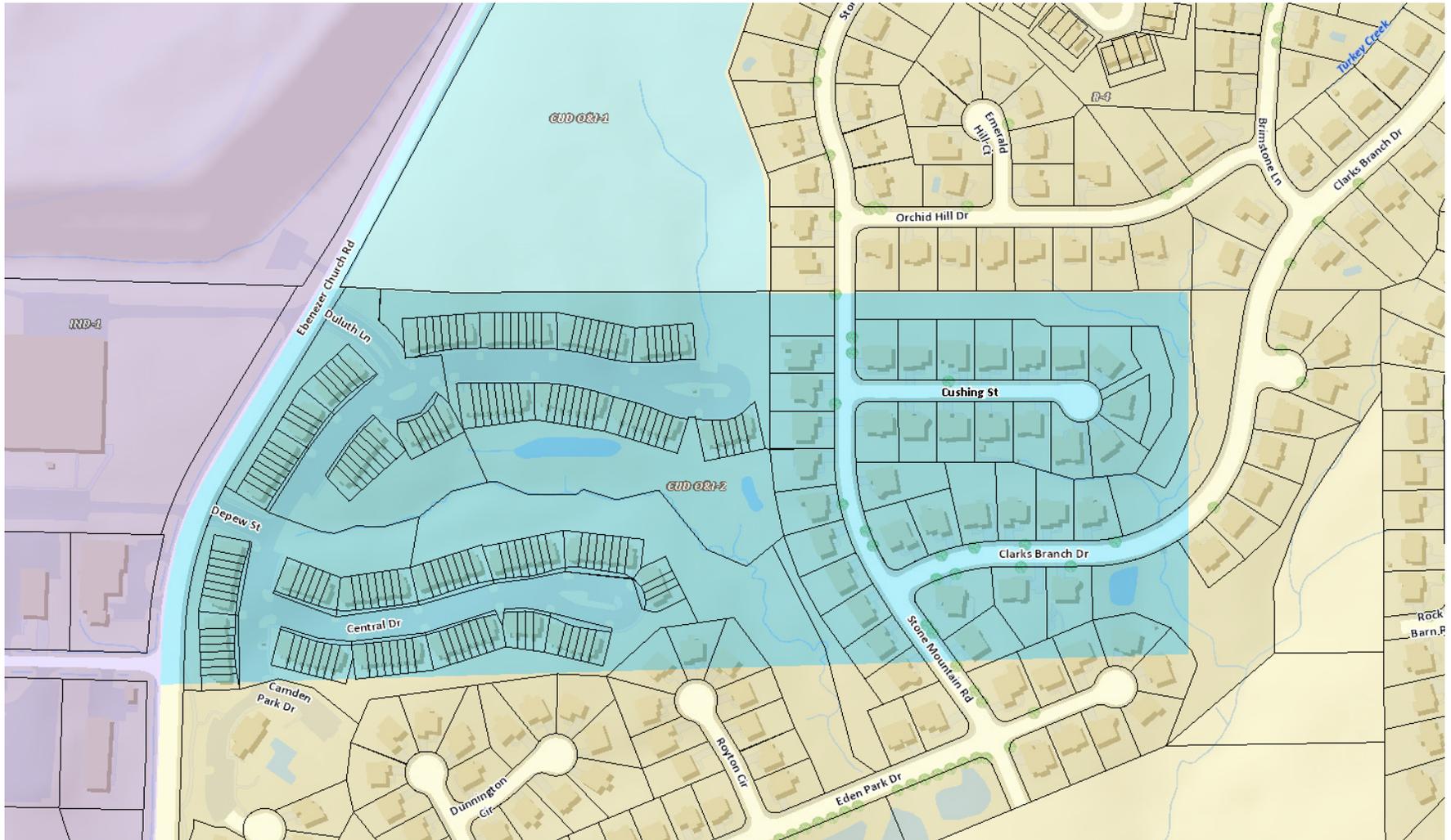
■ When General Use is Appropriate

- Conditions are illegal
- Conditions are obsolete
- Conditions cover items adequately regulated in the UDO
- Prohibited uses better handled through choice of district
- Conditions do not impact development intensity, transitions, buffers

■ Opportunity for Fixing Past Problems

- Disconnect between zoning boundaries and development/lot patterns
- Poorly/erroneously drawn boundaries
- Over-zoned neighborhoods
 - Residential neighborhoods in commercial zoning districts
 - Single-family neighborhoods in multi-family zones

Problematic Zoning Boundaries





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