



Unified Development Ordinance



REMAPPING RALEIGH

ZONING FUNDAMENTALS

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

The legal basis for zoning is called the “police power,” which is the ability of a local government 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 and subdivision regulations, building codes and environmental protection regulations.

The History of Zoning in Raleigh



In 1915, the 38-story Equitable 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 developments, the first zoning ordinance in the United States was adopted in New York in 1916.

With other cities starting to follow New York City's example, the need

arose for proper enabling legislation. The U. S. Department of Commerce, under the leadership of Commerce Secretary Herbert Hoover, played a key role in speeding the adoption of

zoning across the United States by drafting and promulgating the Standard State Zoning Enabling Act from 1921 to 1926. Language from this act can be found in the statutes of most states. North Carolina's zoning enabling statute in particular still bears a strong resemblance to the original model law.

Raleigh adopted its first zoning ordinance in 1923, the same year that North Carolina adopted enabling legislation. 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 Unified Development Ordinance replaces a zoning framework that first took form in 1954. It became more complex and unwieldy as it was amended during a 50-year period of rapid growth and development and as new regulations were added dealing with landscaping, tree preservation, signs, and other topics. With the adoption of a new Comprehensive Plan in 2009, it was time to modernize the development code as well. The UDO is “unified” in that it combines zoning, subdivision, stormwater, and other regulations into a single document, eliminating redundancies.

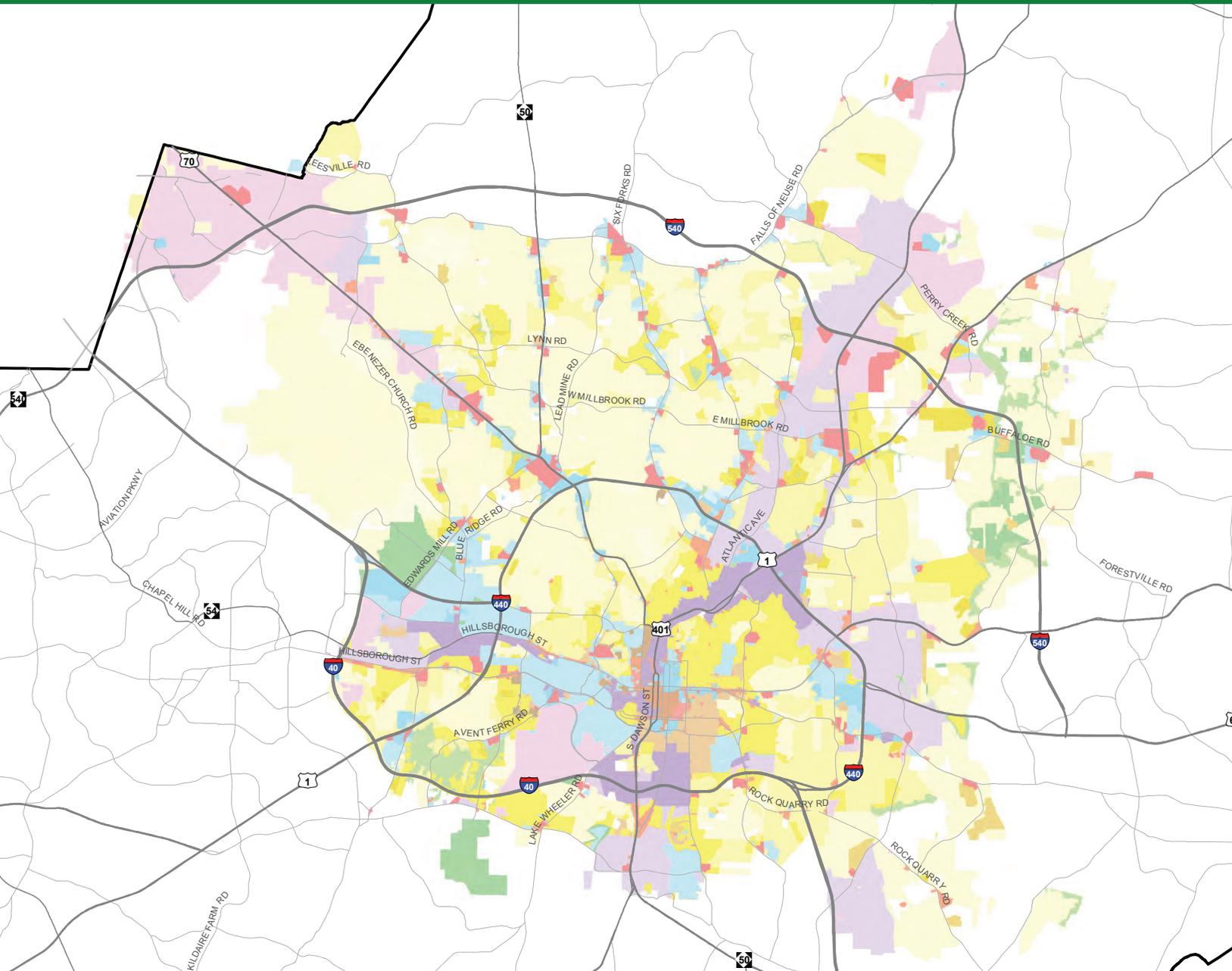
The Unified Development Ordinance

The Unified Development Ordinance is the portion of the City Code that establishes zoning districts and implements the zoning framework. The UDO uses illustrations, tables and text to improve readability. In addition to zoning, it includes development standards such as parking, landscaping and screening, signs, lighting, and outdoor display and storage. Other standards protect natural resources such as tree conservation, stormwater, flood prone areas, erosion and sedimentation, and water supply watershed protection areas. It also integrates subdivision and site planning standards and the building and housing code.



The Official Zoning Map

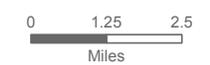
The Official Zoning Map is the way in which these unified development regulations related to zoning are then applied to the land. Every parcel of land within the city's jurisdiction, including park land, has a zoning designation. Zoning Districts are found on the Official Zoning Map, which is a legal document maintained by the Department of City Planning. Any change to the Official Zoning Map is commonly called a rezoning, and is a legislative act by the City Council.



Zoning

AP	O&I-1
CM	O&I-1 CUD
CUD CM	CUD O&I-1
RR	O&I-2
CUD RR	CUD O&I-2
R-2	O&I-3
R-4	CUD O&I-3
CUD R-4	BC
SP R-6	CUD BC
R-6	SC
CUD R-6	CUD SC
MH	NB
R-10	CUD NB
CUD R-10	BUS
R-15	CUD BUS
CUD R-15	TD
R-20	CUD TD
CUD R-20	IND-1
SP R-30	CUD IND-1
R-30	IND-2
CUD R-30	CUD IND-2
RB	PDD
CUD RB	

OVERVIEW MAP



Map updated December 2013 by City of Raleigh GIS Division.

This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for exact locations.