

# **TC-3-09 Holly Ridge Farms Built Environmental Regulations**

A proposal to amend the Zoning Code to incorporate the Built Environmental Characteristics and Regulations associated with the Holly Ridge Farms neighborhood as derived from a neighborhood study. Adoption of these regulations will only become applicable if a NCOD zoning is subsequently approved by the City Council.

## **Proposed Regulations:**

**Minimum lot size:** 80,000 square feet (1.83 acre)

**Minimum lot width:** 150 feet

**Front yard setback:** Minimum of 80 feet.

**Side yard setback (Principal building):** Minimum of 40 feet.

**Rear yard setback (Principal building):** Minimum of 80 feet.

**Side yard setback (Accessory structures):** Minimum of 12 feet.

**Rear yard setback (Accessory structures):** Minimum of 12 feet.

**Building separation:** Minimum of 80 feet between principal buildings.

**Maximum building height:** 35 feet

**Vehicular surface areas:** Parking shall be located to the rear or side of the principal building, or on a circular drive.

**Street design:** Ribbon pavement with a shoulder section and no sidewalk.

**AN ORDINANCE TO AMEND THE CITY CODE TO INCORPORATE NEIGHBORHOOD BUILT ENVIRONMENTAL CHARACTERISTICS AND REGULATIONS FOR THE HOLLY RIDGE FARMS NEIGHBORHOOD**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA that:**

**Section 1.** Amend Section 10-2054(g), Neighborhood Built Environmental Characteristics and Regulations, by including the following new subsection (7); and renumbering subsections (7) through (18) as subsections (8) through (19) accordingly.

“(7) **Holly Ridge Farms Neighborhood** (Not applicable unless an Official NCOD Zoning Map amendment is submitted by 4 years from the effective date of this ordinance) and subsequently approved)

**Minimum lot size:** 80,000 square feet (1.83 acre)

**Minimum lot width:** One hundred fifty (150) feet

**Front yard setback:** Minimum of eighty (80) feet.

**Side yard setback (Principal building):** Minimum of forty (40) feet.

**Rear yard setback (Principal building):** Minimum of eighty (80) feet.

**Side yard setback (Accessory structures):** Minimum of twelve (12) feet.

**Rear yard setback (Accessory structures):** Minimum of twelve (12) feet.

**Maximum building height:** Thirty-five (35) feet

**Building separation:** Minimum of eighty (80) feet between *principal buildings*.

**Vehicular surface areas:** Parking *shall* be located to the rear or side of the *principal building*, or on a circular drive.

**Street design:** Ribbon pavement with a shoulder section and no sidewalk.

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

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

**Section 4.** This ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and the City Planning Commission following a recommendation of the Planning Commission.

**Section 5.** This ordinance has been provided to the North Carolina Capital Commission as required by law.

**Section 6.** This ordinance shall be enforced by law as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar limit in G.S. 14-4(a) or similar limitations.

**Section 7.** This ordinance shall become effective five (5) days following its adoption.

**ADOPTED:**  
**EFFECTIVE:**  
**DISTRIBUTION:**