

**PLANNING COMMISSION WORK SESSION**  
**UDO REMAPPING**  
**Special Residential-30**

Tuesday, January 20, 2015

9:00 a.m.

Room 201, Raleigh Municipal Building

222 West Hargett Street

# Agenda

- Special Residential-30 (SP R-30)
- Remapping Proposal for Public Comment
- Comparison of SP R-30, RX- and R-10 Zoning Districts
- Optional Neighborhood Conservation District (-NCOD)

# Proposed Rezoning

- SP R-30 not included in Unified Development Ordinance
- City-wide remapping tasked with identifying replacement zoning
- Proposal presented for public comment combines Residential-10 (R-10) and Residential Mixed Use-3 (RX-3)
  - R-10 proposed where use and development pattern conform to district standards
  - RX-3 proposed where use and development pattern would be non-conforming with R-10 (12 parcels in Pullen Park; 5 in Glenwood Brooklyn)

# Proposed Rezoning

## Residential-10 (R-10)

- Density restriction of 10 units per acre
- Transition between low-density residential and higher intensity zoning districts
- Subject to Residential Infill standards

# Proposed Rezoning

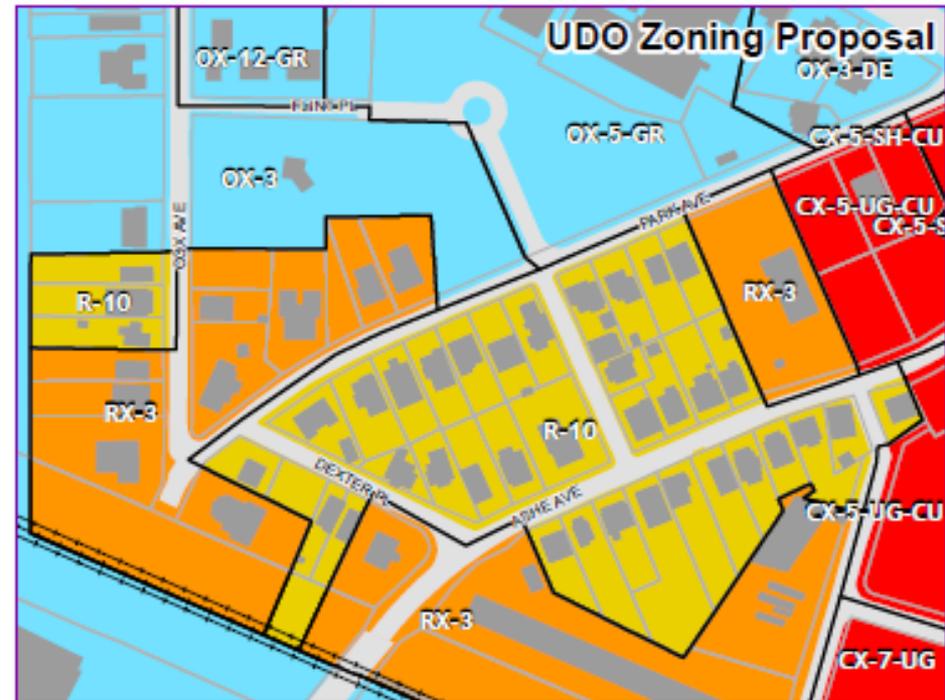
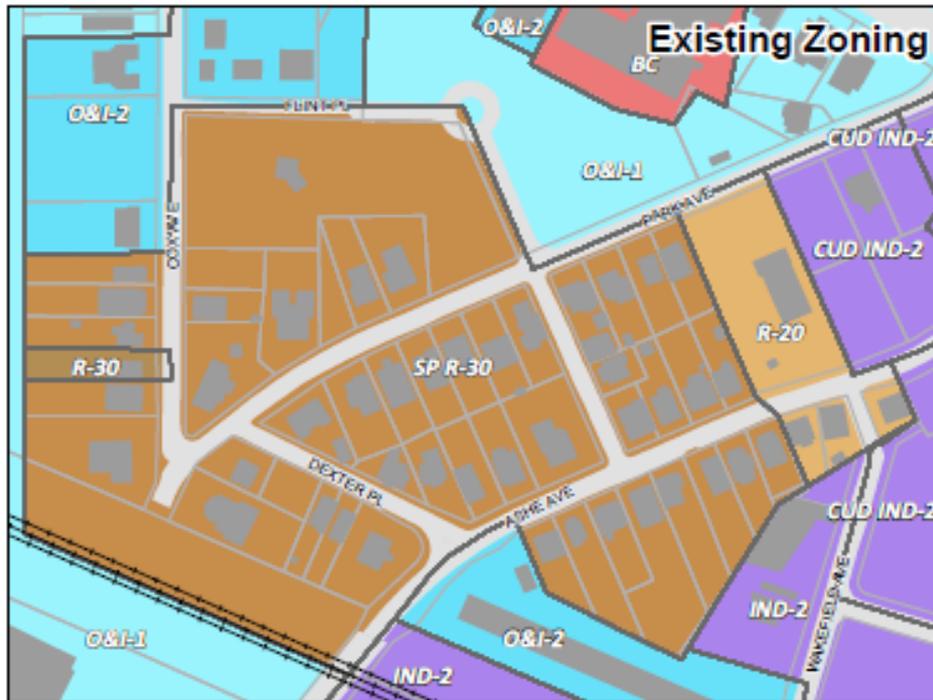
## Residential Mixed-Use (RX-)

- Provides for a variety of residential building types and housing options with densities greater than 10 dwelling units per acre
- Transition between residential districts and other mixed use districts
- Allows for limited retail and services subject to size, scale, and placement stipulations

# Special Residential-30 District

- Permits dense residential development compatible with an existing neighborhood
- Dimensional and use regulations
- ‘Design Standards’ apply contingent upon residential density
- Currently zoned in Glenwood-Brooklyn and Pullen Park neighborhoods

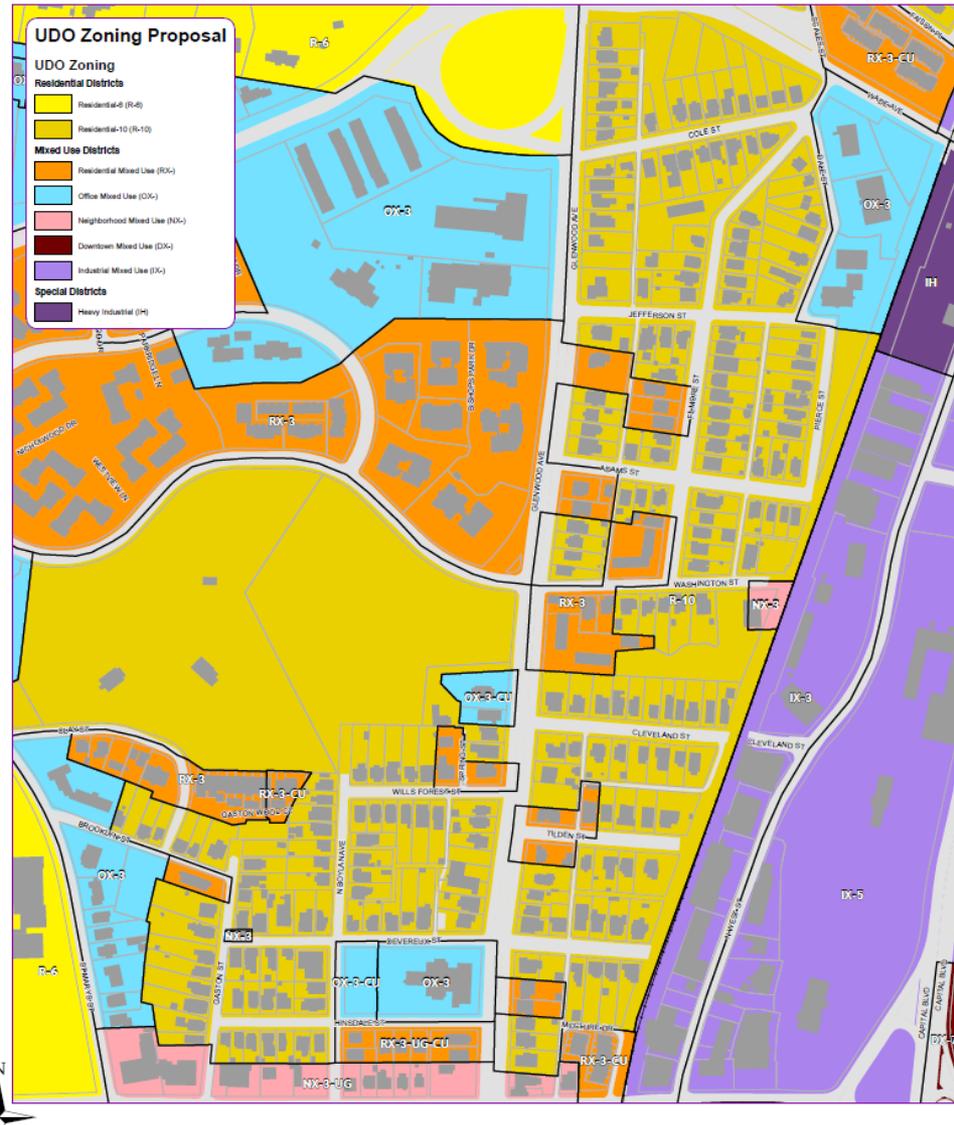
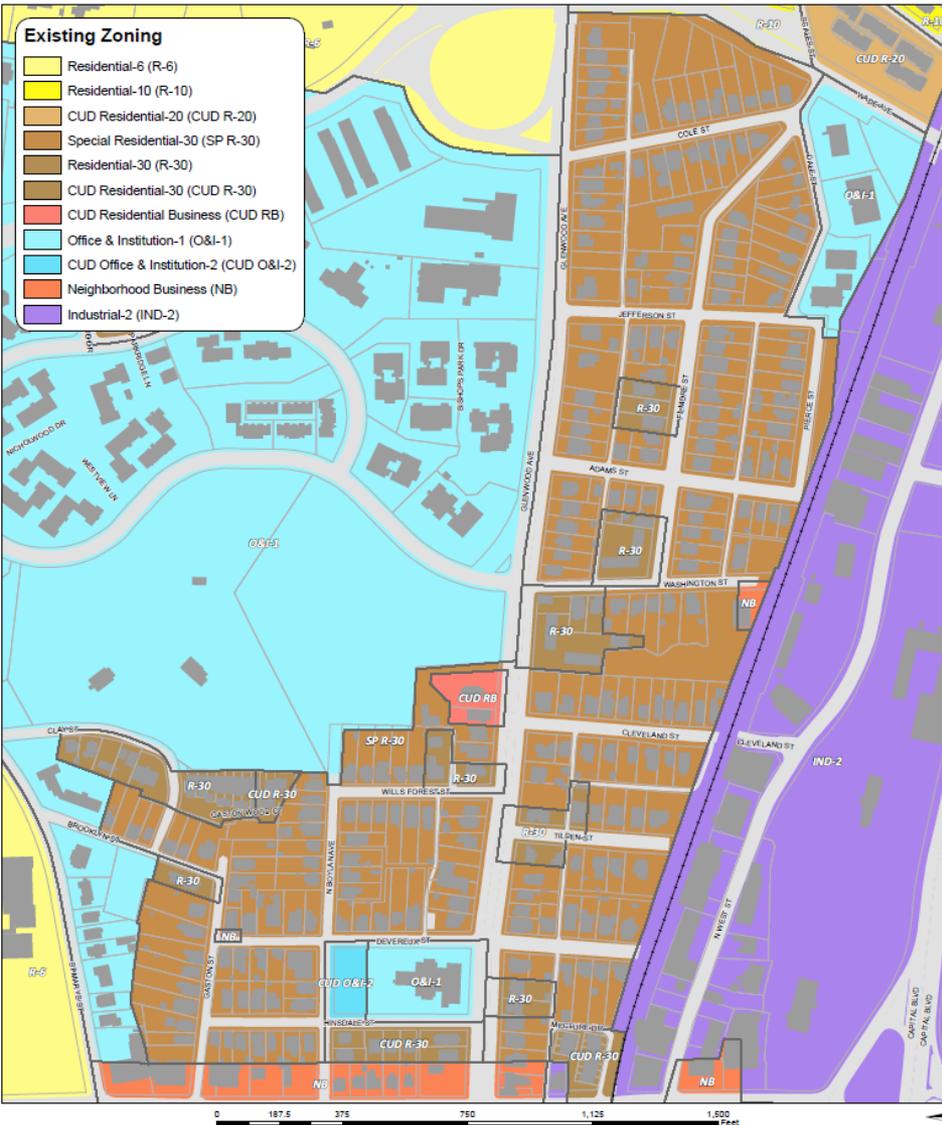
# Pullen Park



# Pullen Park

- 18 comments received about proposed rezoning
  - 1 comment from 1 property owner requests single-family, two-story homes for the neighborhood
  - 17 comments from 9 property owners request RX-zoning

# Glenwood Brooklyn



# Glenwood Brooklyn

- 15 comments received about proposed rezoning
  - 4 questions from property owners about proposal
  - 4 comments from 3 property owners asking for RX-
  - 4 comments from 4 property owners asking for a mixed use district (OX-, NX-)
  - 3 comments from neighbor group asking for greater regulation (R-10, -NCOD)

# Comparison of Dimensional Regulations

Regulation	SP-R-30	R-10	RX-
Minimum Lot Size (sq ft)	5,000	4,000 (DE) 3,300 (TH)	4,000 (DE) 3,300 (TH)
Lot Width Minimum (ft)	45	44	44
Lot Depth Minimum (ft)	70	60	N/A

# Comparison of Uses – Residential

Use	SP-R-30	R-10	RX-
<b>HOUSEHOLD LIVING, AS LISTED BELOW:</b>			
<b>Two-unit living</b>	Limited	Permitted	Permitted
<b>Multi-unit living</b>	Limited	Permitted	Permitted
<b>Cottage Court</b>	N/A	Permitted	Permitted
<b>GROUP LIVING, EXCEPT AS LISTED BELOW:</b>			
<b>Boarding House</b>	Special	Special	Permitted
<b>Dormitory, Fraternity, Sorority</b>	Limited	Not Permitted	Permitted
<b>Life Care Community</b>	Limited	Special	Special
<b>Rest Home</b>	Limited	Limited	Permitted

# Comparison of Uses - Commercial

<b>Commercial</b>	<b>SP-R-30</b>	<b>R-10</b>	<b>RX-</b>
<b>Day care, home</b>	Special	Limited	Limited
<b>Health Club</b>	Not permitted	Not Permitted	Limited
<b>Medical</b>	Not permitted	Not Permitted	Limited
<b>Office</b>	Limited Special	Not Permitted	Limited
<b>OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:</b>	Not Permitted	Not Permitted	Not Permitted
<b>Outdoor Sports or Entertainment Facility (250 seats or less)</b>	Limited	Permitted	Permitted
<b>OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:</b>	Not Permitted	Not Permitted	Not Permitted
<b>Bed and Breakfast</b>	Special	Limited	Limited
<b>Hospitality House</b>	Special	Limited	Permitted

# Comparison of Uses - Commercial

<b>Commercial</b>	<b>SP-R-30</b>	<b>R-10</b>	<b>RX-</b>
<b>PARKING, AS LISTED BELOW:</b>			
<b>Remote Parking Lot</b>	Not Permitted	Special	Limited
<b>PERSONAL SERVICE, EXCEPT AS LISTED BELOW:</b>			
<b>Beauty/Hair Salon</b>	Limited	Not Permitted	Limited
<b>Copy Center</b>	Not Permitted	Not Permitted	Limited
<b>Optometrist</b>	Not Permitted	Not Permitted	Limited
<b>RESTAURANT/BAR, AS LISTED BELOW:</b>			
<b>Eating Establishment</b>	Limited	Not Permitted	Limited
<b>RETAIL SALES, EXCEPT AS LISTED BELOW</b>			
<b>Residential Related Service</b>	Limited	Not Permitted	Limited

# -NCOD Option

- Neighborhood Conservation Overlay District (NCOD) could be applied
- Overlay supplements zoning district with additional regulation
- Intended as character protection tool to preserve neighborhoods
- Draft based on existing regulation of SP-R-30

# -NCOD Option

- Minimum dimensions and setbacks
  - Lot size: 5,000 square feet
  - Lot depth: 70 feet
  - Front yard setback: 15 feet or 10% of the median front yard setback on the same side of the block
  - Side yard setback: 10 feet
  - Corner lot side yard
  - Rear yard setback: 20 feet
- Maximum building height: 40 feet + 1 foot for every foot of added setback

# -NCOD Option

- If 3 or more units on lot or 20 units/acre or more:
  - Materials\*\*
  - Roof pitch\*\*
  - Window and door pattern and proportion\*\*
  - Location of main building entrance and upper story entrance\*\*
  - Bulk and massing
  - Lot coverage
  - Screening of parking areas

\*\* would require UDO text change to implement