

# City of Raleigh Future Land Use

## Future Land Use Categories

### RESIDENTIAL CATEGORIES

#### Rural Residential

Rural Residential (less than 1 unit per acre)

This category is generally mapped on areas zoned "R" for areas in the FPD USA with rural residential land use designations and rural County zoning where intensification to more urban uses is not expected due to natural constraints and existing fragmented parcel patterns. Rural Residential areas are generally developed with "ranchettes," hobby farms, estates, large lot subdivisions, or conservation subdivisions with large minimum lot sizes. The intent of this designation is to preserve the rural character of these areas and achieve compatible resource conservation objectives such as watershed conservation and tree preservation. Overall densities in these areas would be less than one unit per acre, although clustered housing on large tracts could result in small pockets of more densely developed land.

#### Low Density Residential

Low Density Residential (1-4 units per acre)

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts that exclude parks within these districts. It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Clustered housing, duplexes, and other housing types would be consistent with this designation as long as an overall gross density not exceeding 4 units per acre was maintained. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

#### Moderate Density Residential

Moderate Density Residential (4-14 units per acre)

This category applies to some of the city's older single family residential neighborhoods, along with newer multi-unit family subdivisions and multi-house developments. Other housing types would be consistent with this designation as long as an overall gross density not exceeding 14 units per acre was maintained. Gross density in these areas would be 4 to 14 units per acre. The SPC 30 (Special Residential -30) zoning district could also be appropriate in this land use category. Other corresponding zoning districts are R-4 and R-10.

#### Medium Density Residential

Medium Density Residential (14-28 units per acre)

This category applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes. It would also apply to older neighborhoods with a mix of single-family and multi-family housing with average overall densities in the 14-28 units per acre range. Most of these areas are zoned R-15 and R-20, but a few R-10 areas could also fall into this category.

#### High Density Residential

High Density Residential (28 units per acre or more)

This category would apply to apartment buildings and condominiums. Conforming zoning districts would include R-30. Other zoning districts which permit multi-family housing, appropriately conditioned, could be conforming as well. Although this is a residential category, ground floor retail uses (such as open story housing) may be permitted under certain circumstances. Comprehensive Plan Land Use Element policies should be consulted for additional guidance.

### MIXED-USE CATEGORIES

#### Office & Residential Mixed-Use

Office Residential -Mixed Use

This category is applied primarily to freeways like along thoroughfares where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a mix of uses to be developed. This category is not intended to be used for high density residential and office use. Retail use ancillary to employment and/or residential uses is not permitted. This category is not intended to be used for high density residential and office use. Retail use ancillary to employment and/or residential uses is not permitted. This category is not intended to be used for high density residential and office use. Retail use ancillary to employment and/or residential uses is not permitted.

#### Neighborhood Mixed-Use

Neighborhood Mixed Use

This category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about a one mile radius in size. Typical uses would include retail stores, restaurants, bars, salons, hair salons, sports/recreation facilities, and other uses. This category is not intended to be used for high density residential and office use. Retail use ancillary to employment and/or residential uses is not permitted. This category is not intended to be used for high density residential and office use. Retail use ancillary to employment and/or residential uses is not permitted.

#### Community Mixed-Use

Community Mixed Use

This category applies to medium-sized shopping centers and larger pedestrian-oriented retail districts such as Cameron Village. Typical commercial uses include large-format supermarkets, larger drug stores, department stores and variety stores, clothing stores, banks, offices, restaurants, movie theaters, hotels, and retail uses that serve multiple neighborhoods. Development intensities could be higher than in Neighborhood Center areas, with mid-rise buildings as well as low-rise buildings. Where residential development occurs, ground floor retail would be encouraged and minimum density standards might be applied. Densities would be consistent with the Medium Density (14-28 units per acre), although High Density (28 or more units per acre) would be appropriate around proposed transit stations and along transit-intensive corridors. Most of these areas are zoned R-15 and R-20, but a few R-10 areas could also fall into this category.

#### Regional Mixed-Use

Regional Mixed Use

This category applies to the Triangle Town Center area, the Brier Creek area, Downtown South, and the North Hills/Midtown and Culture Center. The intent is to identify the major retail and service hubs that draw customers from across the city. These areas may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores. The areas with this designation are currently zoned OMB-2, SC, and TD.

#### Central Business District

Central Business District

This category applies to the Raleigh Central Business District, and is intended to enhance Downtown Raleigh as a vibrant mixed-use urban center. The category recognizes the area's role as the heart of the city, supporting a mix of high-intensity office, retail, housing, government, institutional, cultural, and entertainment uses. Multiple zoning districts apply within the CBD, corresponding to the different character and vision for its various neighborhoods. The maximum residential density in this area would be 220 units per acre with densities tapering off towards edge areas adjacent to established residential neighborhoods, but not falling below 40 units per acre. The highest conforming zoning district in this designation is "D-1" (Downtown) with DDD (Downtown Overlay District).

### EMPLOYMENT CATEGORIES

#### Office/Research & Development

Office/Research and Development

This category identifies major employment centers where housing is not considered an appropriate future land use. Principal uses are office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy. This category can also apply to appropriate locations to offer industrial hybrids such as high fabrication and assembly ancillary to an R&D use, for parks, and office-distribution combinations. Most of these areas are currently zoned OMB-1, OMB-2, OMB-3, or Thoroughfare District (TD).

#### Business & Commercial Services

Business and Commercial Services

This category is for higher-impact or "heavy" commercial activities that would not be compatible with residential uses or that have negative impacts on the surrounding or historic neighborhoods that are not conducive to mixed-use development. Examples would include auto repair and service facilities, big box retail, auto body shops, auto sales, auto detailing, automotive service, automotive repair, warehousing, printers, truckstops, distribution centers, and other uses that are not industrial or highway-oriented in character. Most of these areas are currently zoned TD and I-1.

#### General Industrial

General Industrial

This category designates areas programmed for industrial land uses, including manufacturing, research plants and other extractive industries, petrochemical storage tanks, and outdoor storage uses. These uses tend to have greater impacts than the commercial service uses, and may require long-term buffering or separation from nearby uses. Some of these uses are dependent on rail for freight movement, and others require convenient through-trail or interstate access for truck shipments and shipments. Most of these areas are zoned I-1 and I-2. Railroads, power plants, and similar uses are also included in this designation.

### PUBLIC AND INSTITUTIONAL CATEGORIES

#### Public Facilities

Public Facilities

This category identifies large publicly owned park properties, including public schools, city facilities such as libraries, fire stations, public works yards, etc., and state government facilities, the fairgrounds, and federal government facilities (postal distribution centers, etc.). Such sites are identified on the Future Land Use Map if they cover more than about two acres.

#### Institutional

Institutional

This category identifies land and facilities occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Smaller institutional uses such as churches are generally not mapped unless they are sites that are more than two acres in size. Institutional properties may be public or private.

### PARK, OPEN SPACE, AND RESOURCE CONSERVATION CATEGORIES

#### Public Parks & Open Space

Public Parks and Open Space

This category applies to permanent open space intended for recreational or resource conservation purposes. It includes all neighborhood, community, and regional parks and greenways. Greenways include both existing greenway property as well as potential greenway corridors designated in the Comprehensive Plan and subject to regulatory review by the City. Such lands include publicly owned lands that are managed for watershed protection, resource conservation, hazard prevention, and the protection of important visual resources. Land with this designation is intended to remain in open space in perpetuity. Where potential greenway corridors are mapped (typically as buffers to streams identified in the City's Greenway Master Plan), greenway dedication will be subject to the City's code requirements during the subdivision and site planning process but shall not be a part of the rezoning process unless voluntarily offered.

#### Private Open Space

Private Open Space

This category identifies open space that is privately owned and maintained, including private golf courses and country clubs, country estates, water space easements, land owned by Conservation Management and land that should be retained in its natural state to protect public health and safety (such as floodways and steep slopes), preserve sensitive or important ecological resources (such as important tree stands), or provide a public benefit (such as watershed protection). Land with this designation may have a limited amount of development potential, and may be used for agriculture, forestry, pasture, etc., but the overall intent is to protect its open and undeveloped character through the lifetime of the Plan.

### CRITICAL AREAS

#### Critical Areas

Critical Areas

The critical areas overlay is mapped over lands that are environmentally sensitive and merit preservation and protection from development. The critical areas overlay encompasses publicly and privately owned land mostly encompassed by the 100-year floodplain. Some of this area is currently zoned Conservation Management, other portions are zoned for a wider range of uses. The use of an overlay on top of an existing designation recognizes that while preservation is the long-term goal, private landowners are entitled to a productive use of the property as allowed by the underlying zone district until such time as the appropriate steps can be taken to protect these resources.

### SPECIAL STUDY AREAS

#### Special Study Areas

Special Study Area

The Future Land Use Map includes another category to identify areas where the future land use pattern has yet to be determined. These areas are outlined with a dashed line, labeled, and in some cases left "blank" (white) on the map, indicating the precise land use pattern we will study at the time of Plan adoption. The text of the plan provides further detail.

This designation is used on large sites where land use planning studies are now taking place, such as Downtown Dix, or other areas where detailed land use planning is required in the future. See Resolution 2009-997 for additional guidance regarding Special Study Areas.

A-1: Northwest quarry  
A-2: Duralough quarry  
A-3: Northeast quarry  
A-4: Dorotha Dix campus (See action items LU 12.2 and 12.3, and Policy Statement LU 12.1)  
A-5: Southeast rezoning under  
A-6: North Urban Service Area  
A-7: South Urban Service Area  
A-8: West Morgan Street  
A-9: James Franklin Area

Future Land Use (see Area A-1 and A-2, which are outside the City's FPD overlay current zoning and land use patterns as well as past City and Wake County planning, and are subject to change pending future detailed planning for these areas.

## Guidelines For Using This Map

This Future Land Use Map provides the geographic framework to guide the City's land use policies and development decisions. The Future Land Use Map is part of the adopted Comprehensive Plan and carries the same legal weight as the Comprehensive Plan document itself.

Together with the Comprehensive Plan text, this map will be used to help determine whether proposed changes to zoning—both text and map amendments—are consistent with the Comprehensive Plan. It uses color-coded categories to show the general character, distribution, and intensity of recommended and planned land use for Raleigh in 2030, the horizon year of the Comprehensive Plan.

Consistency with the Future Land Use Map is not the only criterion that will be used to determine the reasonableness of a zoning map amendment. Other criterion include, but is not limited to, compatibility with the existing character of the surrounding area and impact on public services, infrastructure, traffic, transit, hydrology, fire, safety, parks and recreation, and historic resources.

This map seeks to achieve the following objectives:

- Provide greater land use predictability and transparency;
- Incorporate relevant aspects of the previous Urban Form Map that related to land use;
- Incorporate recommended land uses from previously adopted Area Plans;
- Use a nomenclature that is reasonably compatible with the Wake County Comprehensive Plan and the plans for adjacent jurisdictions;
- Advance Raleigh's Vision and Themes, as described in the Comprehensive Plan's Framework Chapter; and
- Create a logical framework for future zoning and development.

The following parameters apply to the use and interpretation of the Future Land Use Map:

- The Future Land Use Map is a generalized depiction of intended uses. It is not an "existing land use map," although in many cases future uses in an area may be the same as those that exist today.
- The re-zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the policies of the Comprehensive Plan. However, the Future Land Use Map is not a zoning map.
- While the Future Land Use Map will influence future zoning, it does not alter current zoning or affect the right of property owners to use the land for its purpose as zoned at the time of this Plan's adoption. The Future Land Use Map will not be referenced as part of the site plan review.
- Whereas zoning maps establish detailed requirements for setbacks, height, use, parking, and other attributes, the land use categories of the Future Land Use Map recommend a range of potentially appropriate land uses and intensities.