

REDEVELOPMENT PLAN
FOR THE SOUTH PARK NEIGHBORHOOD
OF RALEIGH, NORTH CAROLINA

This Redevelopment Plan relates to a slum clearance and redevelopment project known as The South Park Neighborhood Conservation Program (hereinafter referred to as the "Project Area"), located in Raleigh, North Carolina (hereinafter referred to as the "City"), and undertaken by the Housing Authority of the City of Raleigh, North Carolina (hereinafter referred to as the "Local Public Agency" or "LPA"), in accordance with and in furtherance of the objectives of the North Carolina Redevelopment Law (General Statutes of North Carolina, Chapter 160A, Article 22, et seq, as amended).

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EXHIBITS

- Exhibit A: Boundary Description
Exhibit B: Property Rehabilitation Standards

I. DESCRIPTION OF PROJECT AREA

A. Boundaries of Project Area

The Project Area is within an area which has been found to be a "Blighted area" which is predominantly residential in character as defined by N.C. G.S. 160A, 503, and has been certified by the Raleigh Planning Commission as a Redevelopment Area, as required in N.C. G.S. 160A, 513. The boundaries of said Project Area, which the provisions of this Redevelopment Plan relate to, are described in Exhibit A, and are shown on R.P. Maps 1 through 4.

B. Redevelopment Plan Objectives

The overall goal of the Redevelopment Plan is to retain and upgrade the Project Area as a stable and viable residential area commensurate with the Comprehensive Plan of the City of Raleigh. The provisions of the Plan are designed to achieve the following specific objectives:

1. Acquisition and demolition of structures on improved properties which are physically or economically incapable of being rehabilitated or which do not conform to Redevelopment Plan proposals for land use and project improvements, and acquisition of unimproved properties to assemble sites for development of new housing and project improvements.
2. Relocation of occupants of property to be acquired, said occupants to be relocated to standard housing.
3. Upgrade existing structures which are physically and economically capable of being rehabilitated to minimum property standards, and which conform to land use proposals.
4. Improvement of the street pattern in the Project Area to minimize the danger of accident, noise, and air pollution caused by through traffic, by eliminating streets not needed to provide access to property, and by reducing the number of neighborhood access streets which intersect with arterial streets.
5. Installation of site improvements and supporting facilities needed to serve and support the residential uses permitted in the Redevelopment Plan, and to eliminate substandard conditions in streets and public utilities.
6. Development of acquired property for new housing, or the rehabilitation of structures which may be moved to said property, and new or expanded facilities needed to serve and support residential uses permitted in the Project Area.

C. Types of Renewal Action

The types of renewal action which will be undertaken by the Raleigh Housing Authority to achieve the objectives of the Redevelopment Plan shall include:

1. Acquisition of all real property designated "To be Acquired" on the Land Acquisition and Boundary Map (R.P. Map No. 2), provided, however, that properties may be added for acquisition as provided for in Section III. A.2.
2. Inspection of structures located within the Project Area to identify actions necessary to bring the structures into compliance with the Property Rehabilitation Standards (Exhibit B).
3. Demolition of structures, rough grading and site improvements of properties designated "To Be Acquired" for redevelopment and project improvements on the Land Acquisition and Boundary Map (R.P. Map No. 2).
4. Acquisition and rehabilitation for resale of certain properties which are not designated for demolition and clearance.
5. Relocation of all individuals, families, and businesses which will be displaced as a result of renewal actions to safe, decent and sanitary housing.
6. Design and installation of public facilities in accordance with the provisions of the Redevelopment Plan.
7. Disposition of acquired property in accordance with the Land Use Plan Map (R.P. Map No. 3).

II. LAND USE PLAN

A. Land Use Provisions

In order to achieve the objectives of this Plan, the use of land acquired by the LPA within the Project Area will be made subject to the requirements and restrictions specified in this subsection. These requirements and restrictions will be made effective by recording them as restrictive covenants in the Office of the Register of Deeds, Wake County, North Carolina, to which reference will be made in the deeds of Project Area properties or by including the applicable restrictions in instruments of conveyance.

Any sale, lease, retention, or dedication for public purposes of land for the Project Area will be subject to these restrictions and those restrictions and regulations in applicable public codes adopted and enforced by the City of Raleigh and/or Wake County and/or the State of North Carolina. In case of conflict between these land use and building requirements herein and applicable public codes, the more restrictive shall apply.

No covenant, agreement, lease, conveyance, or other instrument shall be affected or executed by the LPA or the purchasers or lessees from it (or any successors in interest of such purchasers or lessees) which restricts the land in the Project Area upon the basis of race, creed, color, sex, or age in the sale, lease, or occupancy thereof.

B. Duration of Restrictions

The controls and restrictions provided by the Redevelopment Plan shall be enforced and in effect from the date of approval of this Redevelopment Plan by the City Council of Raleigh and shall remain in effect until 2010.

C. Land Use Map

Major thoroughfares and other street rights-of-way, easements and noise assessments guidelines, are shown on the Land Use Plan Map (R.P. Map No. 3). In conformance with the general plan of the City, the Redevelopment Plan provides that future development will be for residences at the same general densities as the surrounding neighborhood, and also for neighborhood commercial uses, institutional uses and industrial uses. Permitted uses and building requirements are described in the following paragraph.

D. Land Use Restrictions and Building Requirements

1. Permitted Uses

Within the areas shown on the Land Use Plan Map (R.P. Map No. 3) the following principal uses shall be permitted:

a. Single Family Residential Use Area

The purpose of this use area is to provide for single family detached residential structures for project area residents, and uses needed to support residential uses, including educational, social, religious, and recreational needs. The following principal uses permitted in this area shall be limited to:

Detached and semi-detached duplex or single family residential structures.

Public recreational uses such as parks, meeting facilities, open space, playfields, tennis courts, picnic areas.

Churches and religious education buildings, and related uses, such as parking lots for churches.

Open space uses, cemeteries, yards, gardens, and other outdoor uses customarily incidental to residential dwellings.

Day care facilities.

Parking contiguous to existing non-residential uses.

The renting of rooms in a dwelling to nontransient residents in addition to the primary family, provided that no more than 25 percent of the floor area of the dwelling is used for such additional rental purposes.

Home occupation, carried on by a resident in his home, provided that:

- No display of goods, products or services is visible from outside the dwelling;
- There is no external advertising or identification of the occupation displayed in any manner on the premises or on the public right-of-way adjoining the premises;
- Such use shall not exceed twenty-five (25) percent of the livable portion of the dwelling or five hundred (500) square feet, whichever is less, and shall not require internal alterations or involve construction features not customarily in dwellings. Use of accessory buildings for these purposes is prohibited;

- Only handmade items, foodstuffs, and crafts made in the home may be offered for sale on the premises; no goods, products or commodities bought for the express purpose of resale will be sold at retail or wholesale on the premises;
- No equipment or process shall be used in connection with the home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises;
- Only one vehicle used in connection with the home occupation will be stopped or stored on the premises; provided, however, the vehicle will not be a truck, such as, but not limited to, a dump truck, a fuel oil delivery truck or a wrecker and no advertising or reference to the home occupation may be displayed on the vehicle in any manner;
- No specialized service, such as, but not limited to, dance instruction, crafts or music lessons may be provided for groups larger than five (5) persons.

b. Multi-Family Residential Use Areas

The purpose of this use area is to provide for multiple family residential structures of a character, building type, and density compatible with surrounding residential uses as shown on the Preliminary Site Plan Map, R.P.4., and uses needed to support residential uses.

Principal land uses permitted in this use area shall be limited to those uses permitted in the Single Family Residential Use Area, and;

Multi-family residential uses including duplexes and single family connected housing; low density multi-family proposed uses, such as duplex units, will be encouraged and proposals for higher density construction, such as apartments, will be subject to reviews as provided for in Section V, "Procedures for Changes in Approved Plan", of this report.

Accessory uses to multi-family housing uses, including recreational uses, such as: swimming pools and tennis courts, laundry facilities, and meeting houses.

c. Neighborhood Commercial Area

The purpose of this use area is to provide for commercial uses which serve the daily shopping and service needs of persons living in the Project Area.

Principal land uses permitted in this use area shall be limited to convenience food stores, convenience drug stores, laundromats, dry cleaners (but not on-site cleaning plants), barber and beauty shops, automobile service stations, utility service lines, offices and studios of persons or agencies offering professional services, and day care facilities.

d. Civic, Institutional, and Day Care

The purpose of this use area is to provide for certain governmental and institutional uses, which directly serve the governmental, education, social, religious and recreational needs of persons living both inside and outside of the Project Area. Principal land use permitted in this use area shall be limited to homes for children and the elderly, clinics and nursing homes, organizations for semi-public purposes, such as: Shaw University, libraries, public recreation spaces, day care facilities, public schools, and churches.

e. Parks and Open Space

The purpose of this area is to provide for public open space and parks to serve the general community. Principal land uses permitted in this use area shall be limited to public park facilities.

f. Industrial Area

Any of the preceeding uses are permitted in this use area except the following:

- (1) The manufacture of acid, ammonia, chlorine, phosphate, fish meal, fertilizer, explosives, turpentine, petroleum paint, soap, vinegar, or other similar products that would be objectionable
- (2) A storage yard for wrecked, dismantled, or partially dismantled automotive vehicles.
- (3) A junk yard or shop for purchase, sale, handling, bailing or storage of scrap paper, metals, rubber, rags or other similar items.
- (4) New residences.

2. Population Density, Land Coverage, and Other Special Restrictions

The following special regulations, controls and restrictions shall apply to the permitted uses within the areas indicated on the Land Use Plan (R.P. Map No. 3).

a. Single Family Residential Use Area

- (1) Residential lots found in R-20 Districts shall not be less than five thousand (5,000) square feet in area, nor less than 50 feet wide at the building line nor less than 80 feet deep.
- (2) The minimum required front yard setback shall be 30 feet measured from the street right-of-way line.
- (3) The minimum required side yard setback shall be 5 feet in depth except that a side yard abutting a street shall be at least 10 feet in depth. The side yard shall be measured from the street right-of-way line.
- (4) The minimum required rear yard setback shall be 30 feet in depth measured from the rear yard property line.
- (5) No building or structure shall have a height in excess of two stories.
- (6) Churches and neighborhood or community centers constructed in the Single Family Residential Use Area shall be required to adhere to the following requirements:
 - (a) Minimum front, side yard, and rear yard setback line requirements set forth in II.D. 2a. (2), (3) and (4).
 - (b) The limitation as to ground area to be covered by the buildings on the lot is 30 percent.
 - (c) Signs for church, neighborhood or community center identification are permitted provided they are no larger than 25 square feet in area and are located at least 5 feet from any property line.
- (7) Day care facilities constructed in the Single Family Residential Use Area shall be required to adhere to the following requirements:
 - (a) There shall be a minimum of 300 square feet of total land area per enrolled pupil.
 - (b) There shall be a minimum of 75 square feet of fenced, outdoor play area per child using the area at any one time; providing that crib infants (defined as children under 18 months of age) shall be excepted when calculating the required outdoor fenced play areas.
 - (c) The landscaping of the facility will be adequate, as determined by the LPA, to blend into the neighborhood, and screen its purely functional aspects from the street and absorb and deflect any excessive noise.

b. Multi-Family Residential Use Area

- (1) The following restrictions and controls (contained in Single Family Residential Use Area) are applicable to all appropriate uses in a Multi-Family Residential Use Area: II.D. 2.a., (2), (3), (4), (6), (7).
- (2) No accessory building for a multi-family structure shall be erected within any required front or side yard or within 30 feet of any street line, or within 10 feet of any building, or within 5 feet of any property line that is not a street line.
- (3) There shall be usable open space of 625 square feet per multi-family dwelling unit, with a minimum dimension of not less than 20 feet marking any boundary of this open space, except that open space requirements in the Special High Density Residential area shall be in conformance with applicable City regulations. Usable open space is defined as that portion of the lot at ground level, unoccupied by principal or accessory buildings, and available to all occupants of the building. No portion of this space shall be devoted to service driveways or off-street parking space and/or loading berths, but shall be usable for greenery, drying yards, recreation space, and other leisure activities normally carried on outdoors.
- (4) The height of buildings or structures will be in character with the development of surrounding properties.

c. Neighborhood Commercial Use Area

- (1) Each building lot shall comply with the following minimum yard regulations: front yard space - 25 feet; width of each side yard - 5 feet; rear yard - 30 feet; side yard of corner lot - 25 feet.
- (2) The buildings or structures on a building lot shall not cover more than 35% of the area of such lot.
- (3) No building or structure shall have a height in excess of two stores.

d. Civic and Institutional Area

- (1) Each building lot shall comply with the following minimum yard regulations: front yard space - 25 feet; width of each side yard - 10 feet; rear yard - 30 feet; side yard of corner lot - 25 feet.
- (2) The buildings or structures on a building lot shall not cover more than 35% of the area of such lot.
- (3) No building or structure shall have a height in excess of two stories.

e. Industrial Use Area

- (1) Buildings or structures shall have no height limits, provided that the structure is a distance equal to its height from any surrounding residential district.
- (2) There shall be no prescribed minimum yard regulations.

E. General Restrictions

The following general restrictions and controls shall apply to all land acquired within the Project Area, as shown on the Land Use Map (R.P. Map No. 2). These regulations are in addition to those set forth in the previous subsections.

1. Parking

Definition: A parking space shall mean an area of not less than 180 square feet, exclusive of drives or aisles giving access thereto, accessible from streets or alleys or private driveways or aisles leading to streets or alleys and usable for the storage or parking of passenger vehicles.

Adequate off-street parking shall be provided for all permitted uses in the Project Area. Such parking shall be on the same lot with the principal use. The LPA shall be the authority to determine if the provisions for off-street parking are adequate for the particular use in building proposed; however, in no case shall the amount of off-street parking required be less than the minimum requirement set forth in this subsection, except as follows:

- (1) In the case of parking being provided for the exclusive use of employees or in a parking garage or lot in which an attendant will park vehicles, a parking space may be considered as an area of not less than 165 square feet, exclusive of drives or aisles giving access thereto.
- (2) In the case of uses, such as churches or other public places of assembly which shall be used primarily in the evenings or on week-ends, up to 75 percent of the required off-street parking spaces can be located off of the immediate premises. However, these off-premise spaces must be located within four hundred feet (400) of the main entrance to the building.

In considering what constitutes an adequate number of off-street parking spaces, the LPA shall consider not only the use to which the prospective purchaser proposes to devote the building or buildings, but any use to which the LPA considers that the buildings may be devoted in the future. The following parking standards shall be applicable.

a. Residential Uses

- (1) Single family and duplex residences, one space for each dwelling unit. The LPA may waive or vary this requirement upon a finding that off-street parking cannot be provided because of limiting factors, such as topography, lack of access to an alley, or location of a structure on the lot or in relation to an adjacent structure.
- (2) Elderly subsidized apartments, one-half space for each dwelling unit.
- (3) Multi-family including group housing projects, one space per efficiency apartment, one and one-half spaces per one bedroom apartment, two spaces per two bedroom apartment, and two and one-half spaces per three bedroom apartment.
- (4) Churches, one space for every eight seats in principal assembly room.
- (5) Civic organizations, social or fraternal, social service, union, private and semi-private clubs or lodges, one space for each three resident club members or families.
- (6) Day care facilities shall be determined by the LPA according to the number of children served.
- (7) Rooming and/or boarding houses, one space for every rental or sleeping room.

b. Institutional Uses

- (1) All business and professional offices not specifically listed herein, one space for every 300 square feet of building floor area.
- (2) Institutions and schools, one space for every five seats in principal assembly room.

c. Commercial Uses

- (1) All retail stores and personal service shops not specifically mentioned herein, one space for every 200 square feet of building area.
- (2) Automobiles, garages for repair, tire recapping, muffler, battery, brakes, or other similar services, three spaces for every service bay and/or mechanic.
- (3) Automobile service stations, one space for every 1,000 square foot of lot area which contains the service station.
- (4) Barber or beauty shops, two spaces for each barber or beauty operator.
- (5) Laundry and dry cleaning establishments, one space for every 300 square feet of building floor area and storage space for three vehicles at each drive-in window.
- (6) Laundry or dry cleaning establishments (self service), one space for each piece of rentable equipment.
- (7) Drive-in banks and other drive-in office uses, one space for each 300 square feet of building floor area and storage space for three vehicles at each drive-in window.
- (8) Funeral homes and undertaking establishments, one space for every five seats in chapels in addition to space for hearses, ambulances, and other commercial vehicles.
- (9) Medical, dental offices and clinics, six spaces per doctor or dentist.

d. Industrial Uses

- (1) Industries, wholesale establishments, warehouses, and other businesses not catering to retail or customer trades, one space for every two employees during shift of maximum employment and one space for every truck to be stored or stopped simultaneously.

For parking lots other than the parking area for a single family detached house, each off-street parking area shall be paved and drained so as to dispose of surface water otherwise than across a public sidewalk. Concrete curb or concrete bumpers shall be installed to prevent cars from driving on or projecting into landscaped areas or pedestrian walks. Parking spaces, aisles, etc., shall be plainly marked and controlled by curbing, islands, or similar means and a landscaped island shall be placed in otherwise surplus areas. Lighting, if installed, shall be of such type as to direct the light onto the parking area only and avoid glare on surrounding property or public streets. Entrance and exit locations shall be subject to approval by Raleigh City Council. All areas used for parking shall be set back a minimum of five feet from the street right-of-way line by means of a landscaped strip. The off-street parking space required shall be permanent and shall not be used for any other purpose.

2. Off-Street Loading and Unloading Space

Adequate off-street loading and unloading space shall be provided by all commercial, public and semi-public uses involving the pickup and delivery of goods by truck. Such off-street loading and unloading spaces shall be on the same lot with the principal use and shall have vehicular access to a public street or alley and shall be designed to permit vehicles to enter and leave such spaces without unduly obstructing traffic on public streets. Maneuvering space for vehicles using such space shall be provided completely on the site and so placed and arranged as not to interfere with public use of sidewalks, streets and alleys. An off-street loading space shall be a minimum of ten (10) feet by twenty-five (25) feet with a minimum height clearance of fifteen (15) feet. No off-street loading space shall project beyond the building line. The LPA shall require from the initial purchaser, prior to the sale of the land, full and accurate details of the proposed use and maximum numbers of vehicles expected to be loading and/or unloading or stored at any time on the property. The LPA shall be the authority to determine if the provisions for off-street loading are adequate for the particular use and building proposed; however, in no case shall the amount of off-street loading and unloading space be less than the minimum requirement set forth in this subsection. The LPA reserves unto itself the right to review the loading and unloading needs in reference to any building and use proposed by the initial purchaser; and if these needs should appear to be greater than those being provided, the LPA reserves unto itself the right to increase the minimum number of such spaces. Furthermore, in considering what constitutes an adequate number of such spaces, the LPA may consider not only the use to which the initial prospective purchaser proposes to devote the building, but any use to which the LPA considers the building or buildings might be devoted in the future.

For all uses, one space shall be provided for every twenty thousand (20,000) of gross floor area or fraction thereof.

3. Signs

A sign is defined as any visual assembly of letters or devices arranged for the purpose of attracting attention or conveying information. A church public bulletin board and temporary signs pertaining to the sale or lease of a building, lot or premises may be located in any yard area providing that it is not illuminated, either directly or indirectly and that the total area does not exceed 6 square feet.

Signs on non-residential properties shall be restricted to non-flashing signs identifying the establishment and the nature of its products. Such signs must be integrated with the overall structure and appearance to be achieved through rehabilitation or redevelopment and must not adversely affect the general appearance of the area, as determined by the LPA. No sign shall be erected in or over a public right-of-way.

4. Nuisances

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to adjacent or neighboring owners.

5. Temporary Structures

No structure of a temporary character - trailer, basement, tent, shack, garage, barn or other outbuilding - shall be used for residential purposes at any time on any residential or commercial lot either temporarily or permanently. Temporary structures used in connection with construction on any lot or street within the project area shall be permitted with the approval of the LPA for successive periods of up to six months each.

6. Livestock

No rearing of animals, poultry, birds or the like for commercial purposes shall be permitted on any residential, commercial or other public lot within the project area.

7. Screening by Walls and/or Fences and/or Other Screens

Whenever a commercial use or off-street parking area abuts on the side of a residential lot in a residential area, such use shall be screened from the abutting residential lot by wall and/or fences and/or screening in a manner acceptable to the LPA.

Any open storage not enclosed within the confines of a building such as boxes, crates and trash piles, building materials, etc., shall be enclosed and hidden from public view by walls and/or fences and/or other screening in a manner acceptable to the LPA. Such walls and/or fences and/or screening shall not be required to be more than eight (8) feet in height.

Said wall and/or fence and/or planting, in excess of 3 1/2 feet in height, shall be set back to meet the front and side yard requirements for the land use area in which it is located.

8. Trees

Existing trees on each multi-family or non-residential property disposed of shall be conserved insofar as possible. The site plan for each parcel shall give maximum recognition to architectural and aesthetic value of each tree and the placement of buildings and paved area.

F. Proposed Street Changes

Proposed street changes are as identified on R.P. Map No. 3, "Land Use Plan Map," and on S.D. Map No. 7, "Project Improvements Map."

G. Proposed Street and Utilities Improvements

Proposed street and utilities improvements are as shown on S.D. Map No. 7, "Project Improvements Map."

H. Other Conditions

1. Lot of Record

Irrespective of the area heretofore established, any lot in a residential area which was legally recorded as a lot of record prior to the adoption of these regulations may be used for a single family dwelling, provided that any reduction in the front and side yard requirements must first be approved by the LPA.

2. Easements

Easements for installation and maintenance of public and private utilities, pedestrian walks and/or landscape screening shall be reserved as shown on the Land Use Plan Map (R.P. Map No. 4). Any use of easements for public or private utilities by the abutting property owner shall be subject to the restrictions and approval of the responsible agency.

III. PROJECT PROPOSALS

A. Acquisition of Real Property

1. Property Acquisition

The LPA shall acquire fee simple absolute title to the land in the Project Area identified as "To Be Acquired" on the Land Acquisition and Boundary Map (R.P. Map No. 2). The acquisition and possible removal of structures is necessary because of the need of sites for project improvements and public facilities, non-conformance to land use provisions of the Plan, and the need of street redesign in the Project Area. In addition, acquisition of vacant land is necessary to assemble disposition tracts which will achieve the objectives of the Plan to provide sites for new single-family detached, and multi-family housing.

When possible parcels will be acquired by negotiation with the present owners. The basis for negotiations will be the fair market value of the property as determined by competent appraisers and approved by the LPA. Where negotiation does not result in a satisfactory agreement, the properties will be acquired by eminent domain proceedings and just compensation will be awarded in accordance with the law.

2. Conditions Under Which Properties Not Designated for Acquisition Will Be Acquired

In order to achieve the objectives of this Plan, it may be necessary to acquire certain properties in the Project Area in addition to those designated on the Land Acquisition and Boundary Map (R.P. No. 3). Such properties may be acquired by the LPA under the following conditions:

All property within the Project Area will be inspected by the LPA to determine if the property is in conformance with Property Rehabilitation Standards (PRS). The LPA shall inform the owner in writing of the repairs which are required to bring the structure into conformance with the PRS. Upon written notification of required repairs, the owner shall have 120 days to repair the dwelling.

If the owner of the property does not make substantial progress in repairing the property, as determined by the LPA, within the 120-day time period, the property may be acquired by the LPA.

In addition, the LPA may acquire additional property not designated on Map R.P. No. 3 (above) as necessary to carry out designated project improvements where unforeseen errors in preliminary designs or surveys have omitted such property from Map R.P. No. 3. Acquisitions of this type will be subject to procedures listed in Section V of this report.

Upon the acquisition of such properties the LPA shall either:

- a. Demolish the structure or structures thereon and dispose of the land for redevelopment subject to applicable regulations and conditions set forth herein.
- b. Rehabilitate the property to PRS and sell the property in accordance with all applicable regulations and conditions herein.
- c. Sell the property on condition that the new owner will bring the property up to minimum standards set forth in the PRS.

B. Rehabilitation

It is the intent of the Redevelopment Plan that all properties not designated "To Be Acquired" as shown on the Land Acquisition and Boundary Map (R.P. Map No. 2) shall be rehabilitated except as provided for in subsection III A.2. above, and that a formal rehabilitation program will be undertaken. The PRS, which applies to both residential and non-residential structures located within the Project Area, is hereby made a part of the Redevelopment Plan and is attached as Exhibit B. The PRS set forth minimum standards to which properties located within the Project Area shall be restored.

C. Conditions for Acquisition of Limited Interest Property

There may be instances in the Project Area where it may be desirable for the LPA to acquire less than fee simple title.

The LPA at its discretion may either acquire easements, right-of-way, and other limited interests, or fee simple title, as necessary to facilitate the construction of public improvements as provided in this Plan.

The LPA may also acquire less than fee simple title when all the following conditions are met:

The LPA has determined under Section III. A.1. or Section III. A.2. to acquire the property;

The parcel containing the substandard structure to be acquired also contains one or more structures which are in standard condition, or are economically capable of being rehabilitated and are not designated for acquisition;

The owner(s) of the structure to be acquired agrees to sell the structure to the LPA at fair market value. The value of the structure will be the difference between the value of the entire property including the structure and the value of the entire property with the structure removed;

The owner(s) of the structure to be acquired grants the LPA permission to remove the structure and agrees that all regulations and conditions of the Plan shall apply to the parcel containing the structure to be acquired.

D. Redevelopers' Obligations

Real property acquired as a result of LPA action in the Project Area will be sold to a profit or non-profit redeveloper for the purpose of constructing facilities and structures in accordance with the provisions of the Redevelopment Plan and their contract with LPA.

The LPA, in disposing of land in the Project Area to be redeveloped, will in its contracts, deeds or other instruments with such parties include such terms and conditions as in the judgment of the LPA will be necessary or advisable to insure the redevelopment of the Project Area and use thereafter in accordance with the Redevelopment Plan, and to prevent a reoccurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they duplicate in whole or in part the requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area, zoning and other laws or regulations. In all instances, housing units will be constructed in accordance with applicable codes and ordinances, and requirements of the Redevelopment Plan, and such other contracts and conditions which may be set forth between the LPA and the redevelopers.

Such contracts, deeds and other instruments, in addition to including other terms and conditions as the LPA may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of property in the project area and their successors in interest to the following:

1. Devote the parcels owned by them to and only to the uses specified in the Redevelopment Plan.
2. Diligently prosecute the construction of improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable length of time as determined in the contract. (This obligation, however, will not be made applicable to mortgagees and their successors in interest.)
3. Make no changes in such improvements after completion of the construction that are not in conformity with this Plan.
4. Not to assign contract rights, or to resale or otherwise transfer the land (or interest therein) purchased by them, prior to the completion of the improvements thereof without the approval of the LPA and except on a basis satisfactory to the LPA and not to speculate in or with respect to such land.
5. Not to effectuate or execute any agreement, lease, conveyance, or other instrument, whereby any parcels in the Project Area owned by them are restricted upon the basis of race, religion, age, sex, color or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitation as to the time, regardless of any termination date provided with respect to any other provisions in the Redevelopment Plan.)

The LPA shall be a beneficiary of all such covenants and obligations and it (in addition to other appropriate public agencies) shall be entitled to represent the interest and to act on behalf of the LPA and community in enforcing such and any other covenants and obligations as to the redevelopment and continued uses of the Project Area in accordance with this Plan. The LPA shall provide, upon proper completion of the improvements in the Project Area, a certificate of compliance which will be available for recording and will represent a determination that the covenants, with respect to the construction of the improvements, have been complied with and that their existence is terminated.

Prior to disposal of property within the Project Area land, the LPA shall reserve the right to review and approve or reject a prospective redeveloper's proposal. The plan proposal should include the following features:

- . Location of all principal buildings and accessory buildings.
- . Location and arrangement of automobile parking.
- . Location of all vehicular drives and entrances and exits to public streets.
- . Existing and proposed landscaping.
- . Location of pedestrian walkways and sidewalks.
- . Location of all other site features, such as drainage systems, fences, general landscaping features, and easements.
- . Building data to include: elevations, floor plans, building floor area, and sections and/or perspective drawings as necessary to describe proposed improvements.

The LPA shall then consider the development proposal in the light of both compliance with regulations and requirement of this Plan and the appropriateness of the proposal in question. A positive finding by the LPA shall constitute preliminary approval. Prior to beginning construction on the property, the redeveloper shall then submit final plans to the LPA for approval. These plans shall receive final approval if they are deemed to be in substantial compliance with and have no significant variation from the plans given preliminary approval. This final approval shall be in addition to approvals and permits from other public agencies.

IV. OTHER PROVISIONS NECESSARY TO MEET THE STATE AND LOCAL REQUIREMENTS

A. Preliminary Site Plan

The Preliminary Site Plan (R.P. Map No. 4) is intended as a general design guide to encourage new development within the Project Area, which is in character with surrounding properties which are designated for acquisition. This scheme can be modified in accordance with the individual needs of redevelopers, but all existing and proposed buildings will be subject to the land use provisions and building requirements contained in this Plan.

B. Proposed Changes in Zoning

The proposed zoning changes are shown on the Existing and Proposed Zoning Map, (R.P. Map No. 5). Any zoning changes that are made as a part of this Plan will be scheduled for adoption as soon as practical after acquisition of all property involved in the Project Area and prior to the time the property is disposed of under a sales contract.

C. Estimated Cost and Method of Financing

The estimated total gross costs of redevelopment activities to be undertaken in this project is \$ 3,610,312 . Acquisition, relocation, and clearance costs for the Project Improvement Areas, as shown on the Land Acquisition and Boundary Map (R.P. Map No. 2), are based on current available information and average costs of ongoing LPA activities. Construction costs for Public Facilities are based on current available estimates and inflated to the year of anticipated construction activity, as shown on the Project Schedule Map (S.D. Map No. 8). Estimated acquisition, relocation, rehabilitation and clearance costs for the remainder of the Plan Area are based on the percentage of substandard units remaining and projected not to meet, upon inspection, Property Rehabilitation Standards, and cannot, or may not, be rehabilitated to these standards as determined by the results of the inspections and rehabilitation program in similar areas.

The entire gross project cost will be provided through the Federal Community Development Block Grant program, authorized under the Housing and Community Development Act of 1974. No ad valorem tax funds will be utilized as part of the Redevelopment Plan. The grants which will provide the source of financing for the projects are described as follows:

<u>Fiscal Year</u>	<u>Type Grant</u>	<u>Grant I.D. No.</u>	<u>Amount</u>
1980-81	Entitlement, C.D.	B-80-MC-37-0009	\$ 444,880
1981-82	Entitlement, C.D.	B-81-MC-37-0009	914,130
1982-83	Entitlement, C.D.	B-82-MC-37-0009	746,373
1983-84	Entitlement, C.D.	B-83-MC-37-0009	803,710
1984-85	Entitlement, C.D.	B-84-MC-37-0009	701,219
			<u>\$3,610,312</u>

During the execution period of this project, the LPA will obtain grant progress payments from the United States Department of Housing and Urban Development.

It is the obligation of the City to transfer to the LPA Community Development funds received from Federal or State Governments, and authorized for use in financing this Plan. No City tax funds are to be utilized.

2

The estimated cost of project activities is as follows:

I. Project Improvement Areas

A. Acquisition of Real Property:	\$ 848,407
improved property, vacant land and right-of-way, 100 parcels and 80 structures.	
B. Acquisition/assemblage Expenses:	90,000
100 parcels	
C. Site Clearance:	40,000
demolition of 80 structures	
D. Relocation:	360,000
assistance to 3 homeowners, 76 tenants, and 2 businesses	
E. Public facilities:	633,805
construction of project area parks, street & utilities, stormwater drainage, buffering, wall, bus shelters, neighborhood signs and sidewalks	
F. Engineering and design:	63,400
costs for public facilities	

II. PRS Inspections Program

A. Acquisition of Real Property:	\$ 486,500
estimated 50 structures and 12 vacant lots	
B. Acquisition/assemblage Expenses:	55,800
62 parcels	
C. Site clearance:	20,000
estimated demolition of 40 structures	
D. Rehabilitation:	250,000
estimated rehab for resale, 10 structures	
E. Relocation:	255,000
estimated assistance to 5 homeowners and 45 tenants	

III. Administration \$ 200,000

Subtotal	\$3,302,912
Contingency	<u>307,400</u>
Gross project costs	3,610,312
less est. project income	660,000
net project costs	\$2,950,312

D. Schedule of Activities

Redevelopment activities will be performed on the basis of annual increments over an estimated period of five (5) years, beginning the next fiscal year following the date of Plan adoption. The schedule of activities proposed to be undertaken for each year and the estimated cost of each activity are listed below. Areas and projects described are shown on the Project Schedule Map (S.D. Map No. 8).

I. Fiscal Year '80-'81

a. Acquisition of Real Property:	
- 18 improved & vacant parcels in area ①	\$ 160,000
- 5 improved & vacant parcels in PRS area	42,500
b. Acquisition/assemblage Expenses:	
- for acquisitions in area ①	16,200
- for acquisitions in PRS area	4,500
c. Site Clearance:	
- demolition of 17 acquired bldgs. in area ①	8,500
- demolition of 5 acquired bldgs. in PRS area	2,500
d. Relocation:	
- assistance to 19 residents in area ①	76,000
- assistance to 4 residents in PRS area	27,000
e. Construction of Public Facilities:	
- engineering & design costs	31,800

II. Fiscal Year '81-'82

a. Acquisition of Real Property:	
- 15 improved & vacant parcels in areas ② & ③	\$ 151,960
- 18 improved & vacant parcels in PRS areas	150,500
b. Acquisition/assemblage Expenses:	
- for acquisitions in areas ② & ③	13,500
- for acquisitions in PRS areas	16,200
c. Site Clearance:	
- demolition of 11 acquired bldgs. in areas ② & ③	5,500
- demolition of 16 acquired bldgs. in PRS area	8,000
d. Relocation:	
- assistance to 12 residents in areas ② & ③	59,000
- assistance to 16 residents in PRS areas	101,000
e. Construction of Public Facilities:	
- street & utility improvements ⑤ and buffer ⑥	318,040
- engineering & design costs	7,550

III. Fiscal Year '82-'83

a. Acquisition of Real Property:	
- 25 improved & vacant parcels in area ④	\$ 208,976
- 13 improved & vacant parcels in PRS area	76,750
b. Acquisition/assemblage Expenses:	
- for acquisitions in area ④	22,500
- for acquisitions in PRS areas	11,700
c. Site Clearance & Rehabilitation:	
- demolition of 20 acquired bldgs in area ④	10,000
- demolition of 2 acquired bldgs in PRS area	1,000
- rehabilitation of 4 acquired bldgs. in PRS area	100,000
d. Relocation:	
- assistance to 22 residents in area ④	38,000
- assistance to 6 residents in PRS area	35,000
e. Construction of Public Facilities:	
- 2 mini parks ⑦ and ⑧, neighborhood signs, & bus shelters ⑨	36,700
- stormwater drainage improvements ⑩	38,792
- engineering & design costs	14,075

IV. Fiscal Year '83-'84

a. Acquisition of Real Property:	
- 24 improved & vacant parcels in area (4)	\$ 184,431
- 12 improved & vacant parcels in PRS area	90,750
b. Acquisition/assemblage Expenses:	
- for acquisitions in area (4)	21,600
- for acquisitions in PRS area	10,800
c. Site Clearance & Rehabilitation:	
- demolition of 20 acquired bldgs. in area (4)	10,000
- demolition of 5 acquired bldgs. in PRS areas	2,500
- rehabilitation of 4 acquired bldgs. in PRS area	100,000
d. Relocation:	
- assistance to 18 residents in area (4)	94,000
- assistance to 9 residents in PRS area	36,000
e. Construction of Public Facilities:	
- street improvement (B) and park (K)	22,500
- utility improvements in Person/Bragg (C)	118,274
- engineering & design costs	9,975

V. Fiscal Year '84-'85

a. Acquisition of Real Property:	
- 18 improved & vacant parcels in area (5)	\$ 143,040
- 14 improved & vacant parcels in PRS areas	126,000
b. Acquisition/assemblage Expenses:	
- for acquisitions in area (5)	16,200
- for acquisitions in PRS areas	12,600
c. Site Clearance & Rehabilitation:	
- demolition of 12 acquired bldgs. in area (5)	6,000
- demolition of 12 acquired bldgs in PRS area	6,000
- rehabilitation of 2 acquired bldgs in PRS areas	50,000
d. Relocation:	
- assistance to 10 residents in area (5)	43,000
- assistance to 14 residents in PRS areas	56,000
e. Construction of Public Facilities:	
- street & utility improvement in area (D)	50,991
- sidewalks & buffering on Person, Blount, Worth, Bloodworth, Smithfield & S. East Streets (G) & (H)	48,508

E. Method of Relocating Families and Individuals from the Project Area

The LPA has, in compliance with state and federal law, a feasible method for relocation of families and individuals to be displaced from the Project Area, and there are being provided in areas not generally less desirable in regard to public utilities and public commercial facilities, at rents or prices within the financial means of the families or individuals displaced, as many units of decent, safe and sanitary dwellings as there are families to be displaced from the Project Area. Such units will be available to those displaced within the Project Area whenever feasible, or otherwise will be reasonably accessible to their places of employment. Every family and individual displaced by the project who is eligible for admission will, in accordance with federal and state law, be given priority of vacancies or turnover in existing or new public housing. All possible relocation service will be extended to single persons and to non-residential establishments displaced by project action.

The LPA considers a dwelling unit to be "standard housing" and to be decent, safe and sanitary when:

1. It is in compliance with Raleigh City Building, Housing, Fire and Sanitary Codes;
2. It is in good repair and is weathertight, with no leakage or dampness;
3. It has no health, fire or safety hazard within the structure or in the immediate vicinity;
4. It has safe running water, a private flush toilet, and a bathroom with tub or shower with hot and cold running water, all within the dwelling unit;
5. It has permanent, reasonable efficient kitchen facilities, including sink, cooking stove connections, shelves and storage space for food and utensils;
6. It has facilities for washing and drying clothes;
7. It is large enough to accommodate the family without overcrowding;
8. It is equipped with adequate heating equipment, and it is adequately ventilated by at least one openable window in every room and is screened, or has screens available;
9. It is safely and adequately wired for electricity;
10. It is located in a neighborhood which is free from nuisances, is supplied with community facilities of the standard neighborhood, and is accessible to transportation, schools, churches and stores.

It is intended that all dwellings into which Project Area displaces relocate will be inspected by the LPA's relocation staff. If the dwellings are not found to be decent, safe and sanitary, the move will be considered as temporary relocation only, and the LPA will then undertake to offer such families an opportunity to move into suitable standard housing. Families or individuals who move without notifying the LPA of their new address will be traced and similarly followed up.

A relocation office will be established within the vicinity of the Project Area. The office will be made suitable for effective interviewing, and will be equipped for the usual office functions, with a telephone, typewriter, desk and facilities for filing or records necessary for relocation work. The relocation officer of the LPA will be in charge of the relocation activity, and will maintain contact with the site occupants, look after applications for public housing, locate suitable standard housing available in the community and will extend every assistance within the LPA's power and the relocation of occupants of the project area.

No family or individual would be required to move from a home in the project area unless they have an opportunity to obtain suitable standard housing. As property is acquired, the occupants will be advised in writing and by personal interview in regard to their relocation, and information will be furnished as to suitable accommodations available. A file will be maintained by the LPA listing available dwellings evaluated through the inspection by the relocation staff.

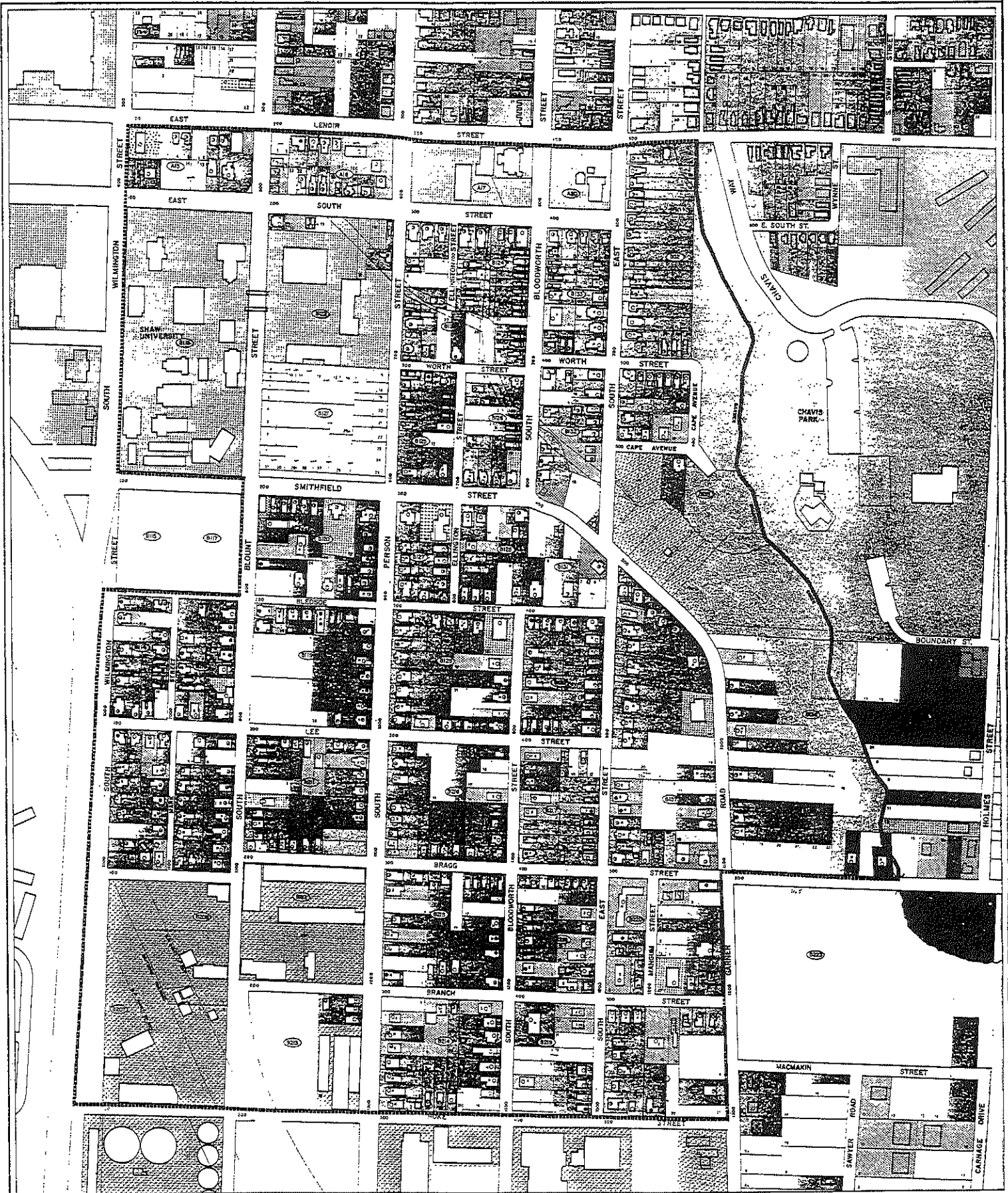
The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort only if a family or individual completely fails to cooperate with the LPA, or rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize his obligation for rent due. It is contemplated that relocation will follow acquisition in an orderly manner, giving families or individuals sufficient time to choose a new home and prepare to relocate and that acquired property will not be operated and managed longer than necessary except for unforeseen circumstances.

In the opinion of the LPA, the relocation of all site occupants of the Project Area in accordance with state and federal relocation requirements will be feasible.

V. PROCEDURES FOR CHANGES IN APPROVED PLAN

The approved Redevelopment Plan will be modified, changed, or amended at any time by the LPA provided, if modified, changed or amended after the lease or sale of property in the Project Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the governing body, the modification will similarly be approved by the governing body of the City of Raleigh.

When considering modifications, changes, or amendments in the Plan, the LPA will take into consideration the recommendations of interested area residents; proposed minor changes in the Plan will be communicated by the agency responsible to the affect property owner(s).



SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

R.P.I.

Map Number



PROJECT AREA MAP

LEGEND

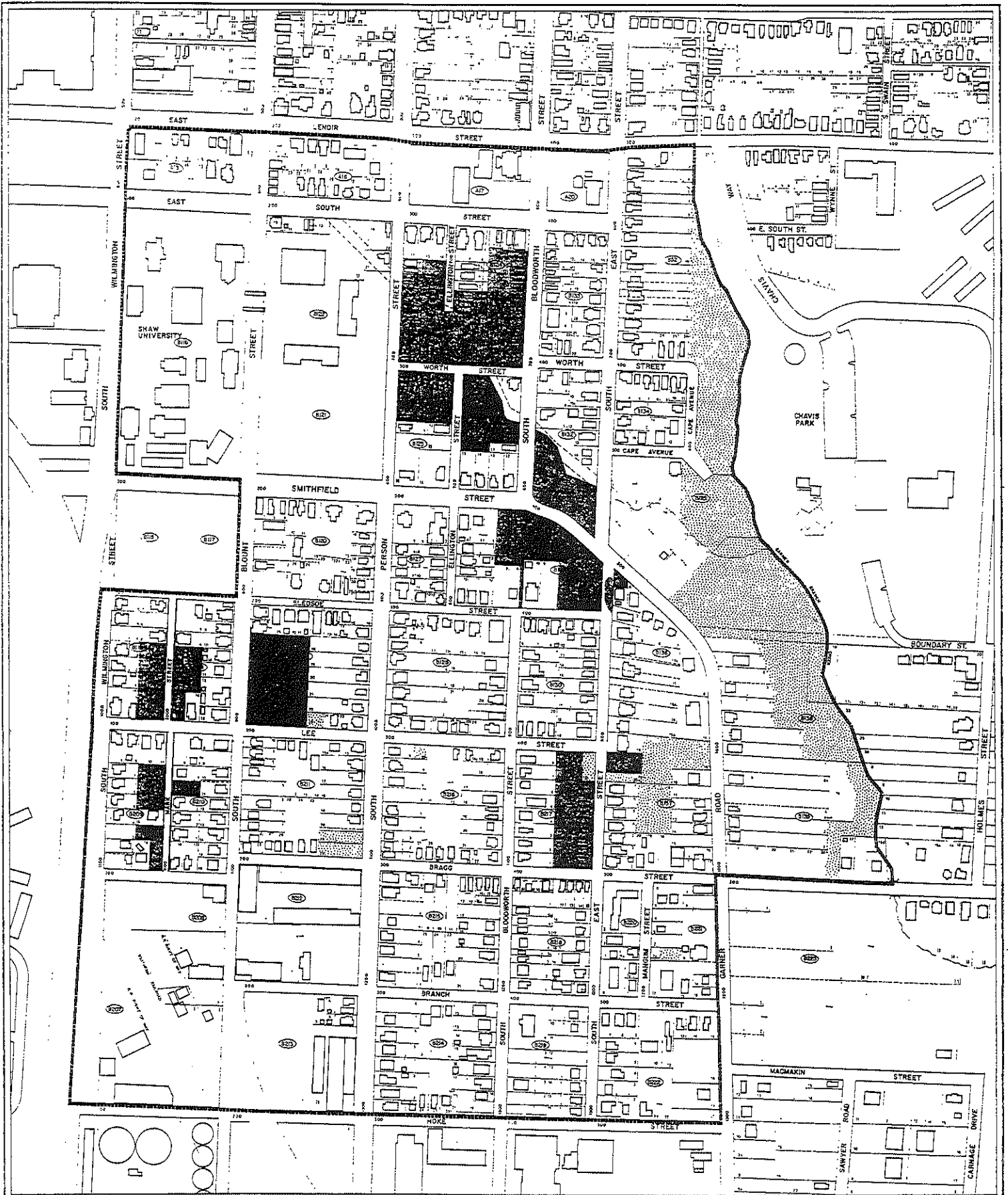
- BLOCK NUMBER
- PARCEL NUMBER
- PROJECT BOUNDARY
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT

EXISTING LAND USE

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CIVIC AND INSTITUTIONAL
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD OFFICE
- REGIONAL OFFICE
- PARKS, OPEN SPACE, CEMETERIES
- PARKING
- VACANT LOT
- INDUSTRIAL

CONDITION OF STRUCTURES

- STANDARD OR IN NEED OF MINOR REPAIR ('A' AND 'B' STRUCTURE TYPE AS DESCRIBED IN TEXT)
- IN NEED OF MAJOR REPAIR ('C' STRUCTURE TYPE)
- DILAPIDATED ('D' STRUCTURE TYPE)
- NUMERICAL INDICATES THE NUMBER OF DWELLING UNITS IN MULTI-FAMILY STRUCTURES. LETTER 'H' INDICATES HOMEOWNER.



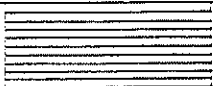
SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

R.P.2

Map Number



LEGEND

- BLOCK NUMBER
- PARCEL NUMBER
- PROJECT BOUNDARY
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT

PROJECT IMPROVEMENT ACQUISITIONS

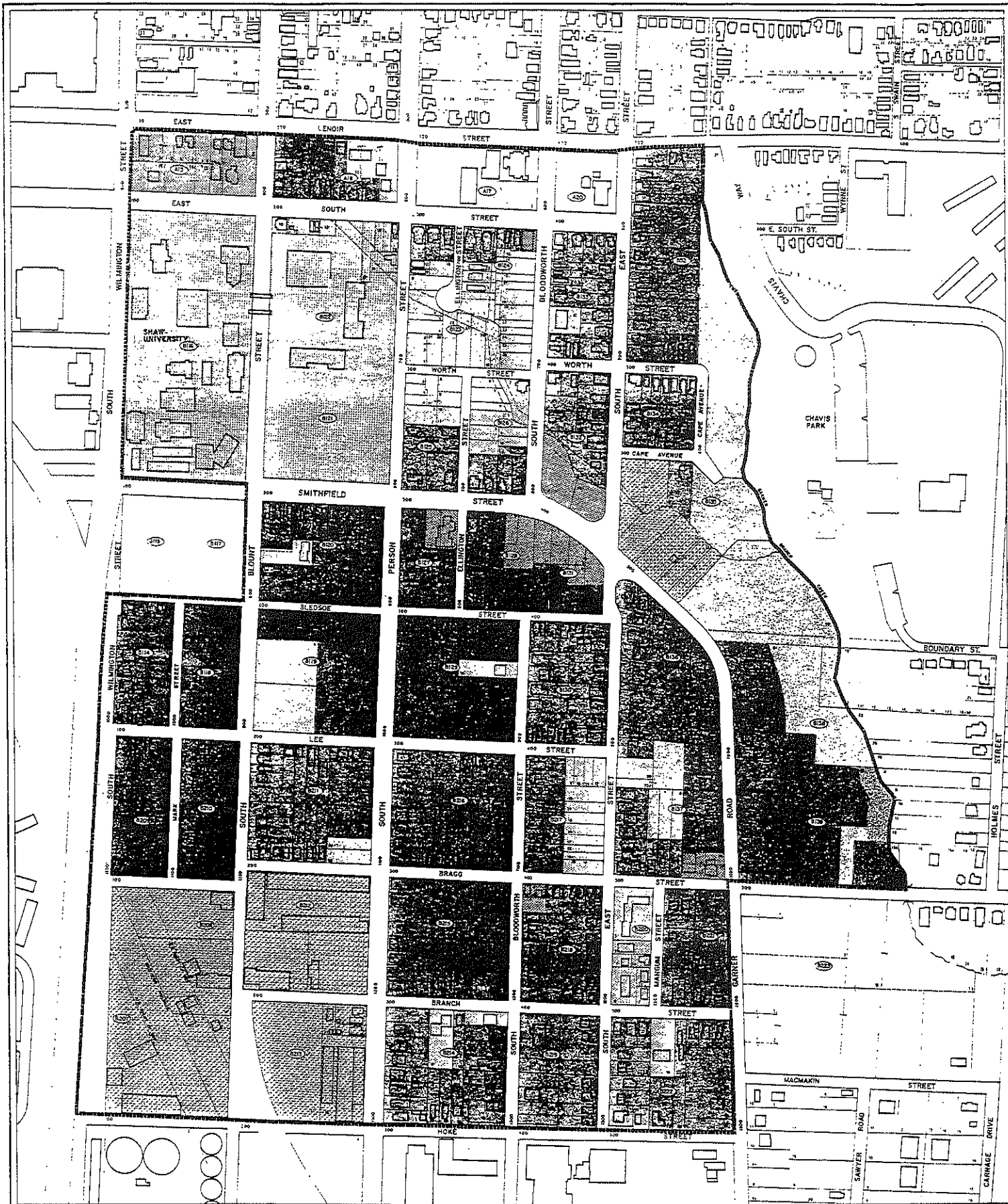
PROPERTY TO BE ACQUIRED FOR REDEVELOPMENT AND PUBLIC FACILITIES IMPROVEMENTS

OTHER PROPERTY

CITY OWNED PROPERTY
 RIGHT-OF-WAY TO BE VACATED

NOTE: ALL PROPERTIES NOT DESIGNATED "TO BE ACQUIRED" SHALL BE CONSIDERED PROPERTY "NOT DESIGNATED FOR ACQUISITION" UNDER SECTION 111.2 OF THE REDEVELOPMENT PLAN.

LAND ACQUISITION AND BOUNDARY MAP



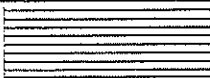
SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

R.P.3

Map Number



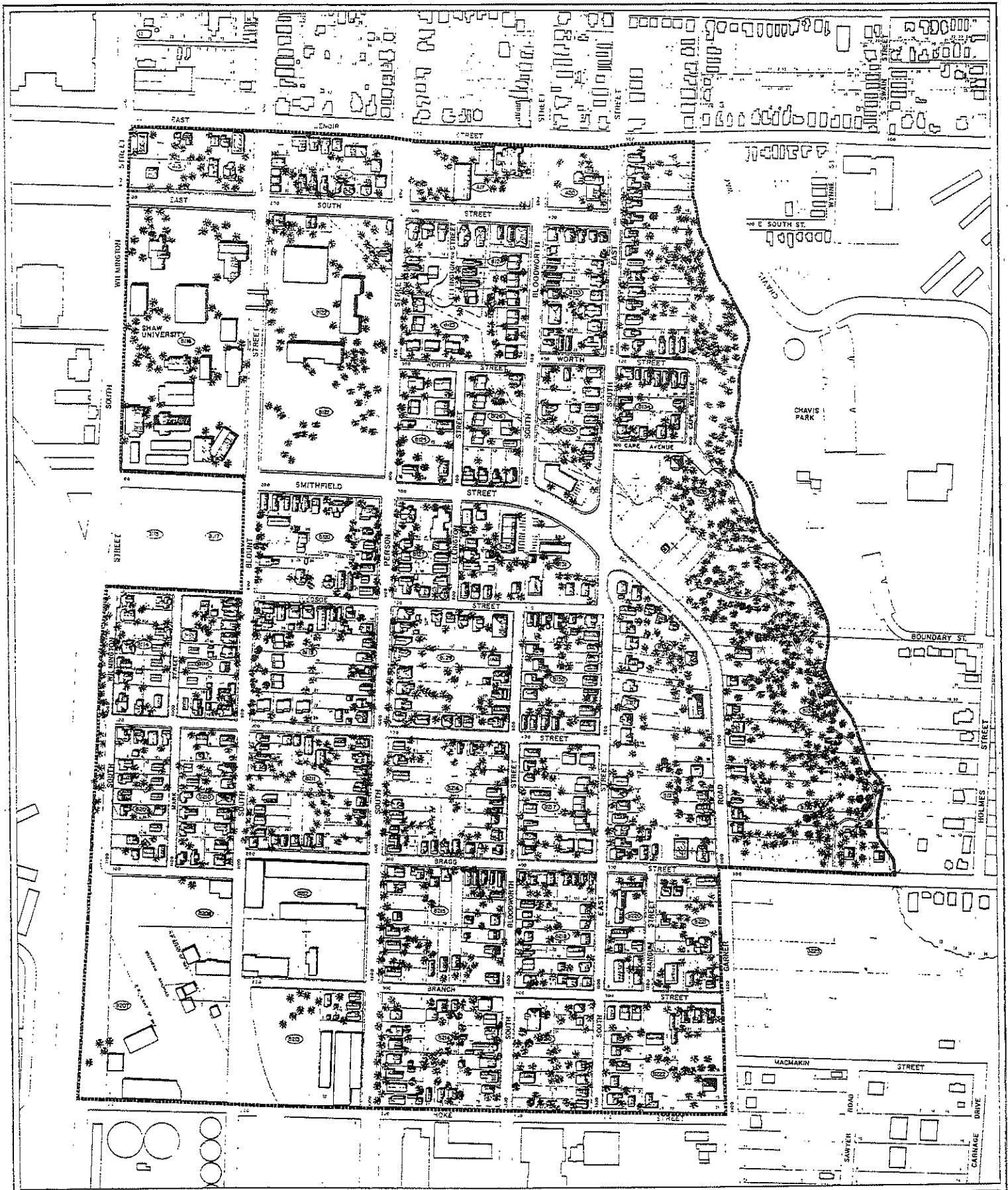
LEGEND

- BLOCK NUMBER
- PARCEL NUMBER
- PROJECT BOUNDARY
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT

PROPOSED LAND USE

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CIVIC AND INSTITUTIONAL
- NEIGHBORHOOD COMMERCIAL
- PARKS, OPEN SPACE
- INDUSTRIAL

LAND USE PLAN



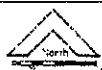
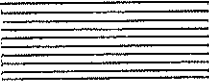
SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina






CITY OF RALEIGH PLANNING DEPARTMENT

R.P.4

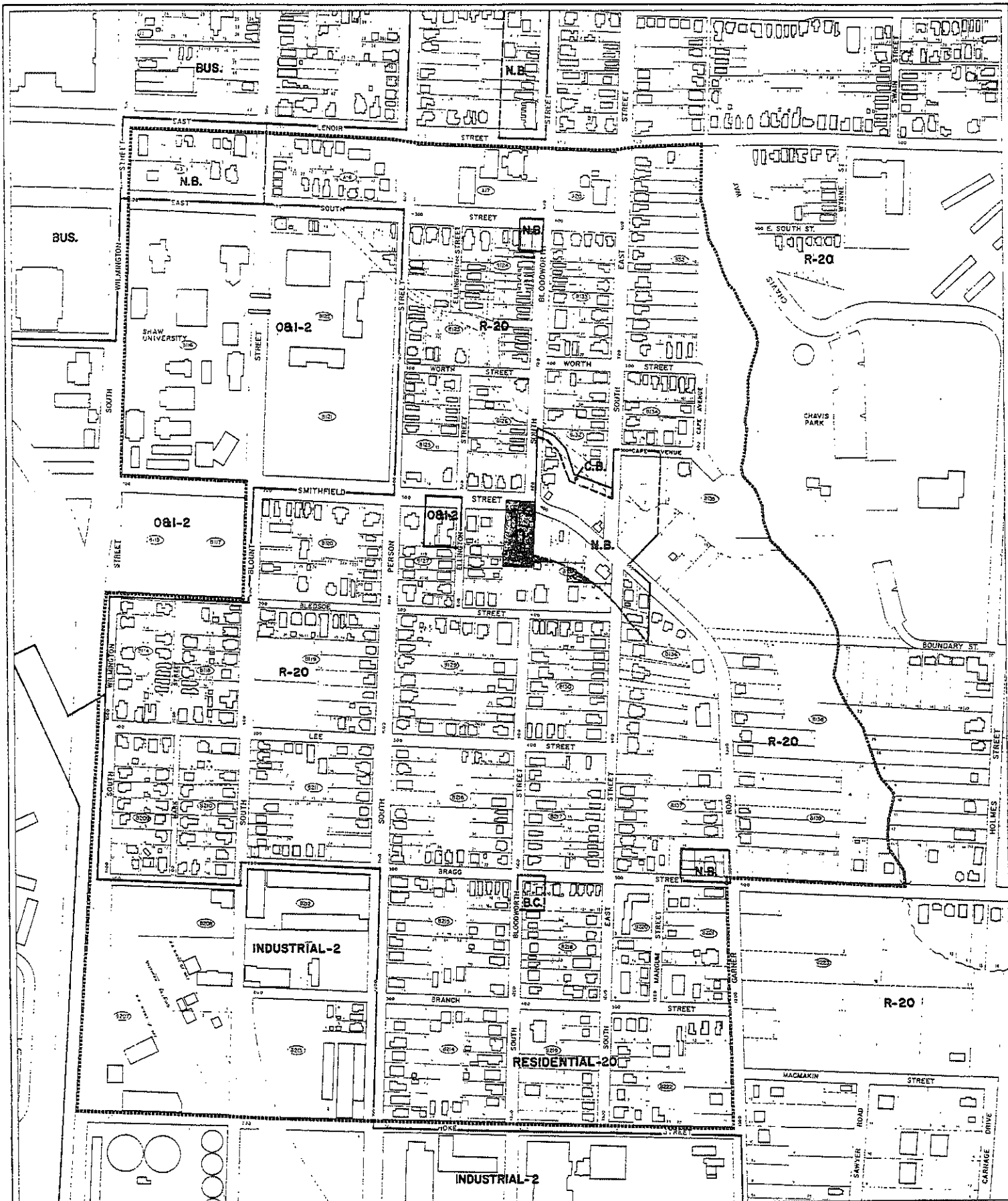
Map Number



LEGEND

-  BLOCK NUMBER
-  PARCEL NUMBER
-  PROJECT BOUNDARY
-  ADJACENT PARCEL UNDER COMMON OWNERSHIP
-  DRAINAGE EASEMENT

PRELIMINARY SITE PLAN



SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

R.P.5

Map Number



LEGEND

- 235 BLOCK NUMBER
- .. PARCEL NUMBER
- PROJECT BOUNDARY
- - - ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT
- ZONING DISTRICT BOUNDARY

EXISTING ZONING

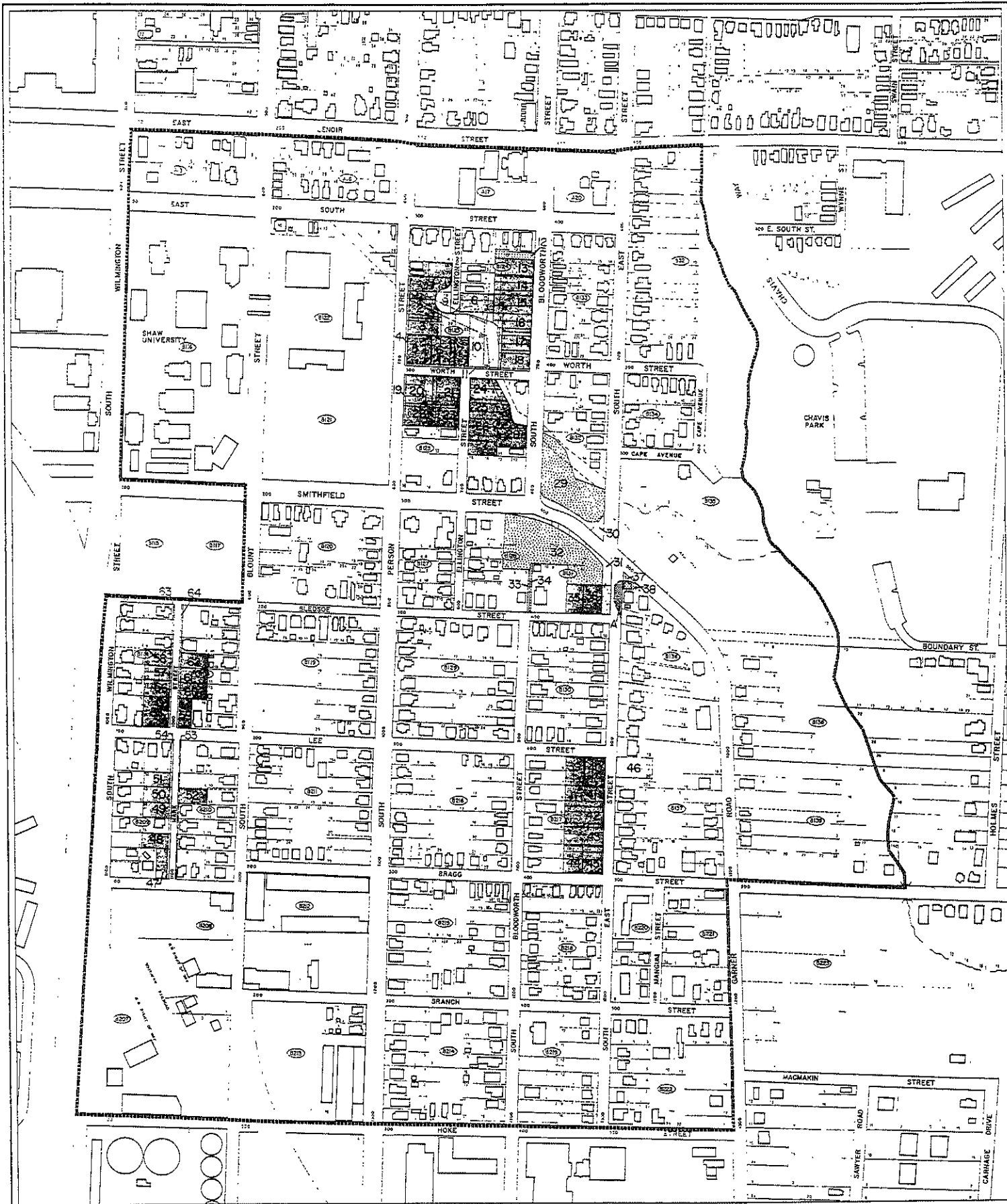
- C.B. CONSERVATION BUFFER
- R-20 RESIDENTIAL-20
- O&I-2 OFFICE & INSTITUTIONAL-2
- B.C. BUFFER COMMERCIAL
- N.B. NEIGHBORHOOD BUSINESS
- BUS. BUSINESS
- IND-2 INDUSTRIAL-2

PROPOSED ZONING CHANGES

- AREAS TO BE REZONED NEIGHBORHOOD BUSINESS

EXISTING AND PROPOSED ZONING MAP

*NOTE DISTRICT LINES ARE DRAWN AS SCALED FROM THE CITY ZONING MAP AND IN SOME INSTANCES WILL NOT CORRESPOND TO PROPERTY LINES AS INDICATED ON THAT MAP.



SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

S.D.6

Map Number



LEGEND

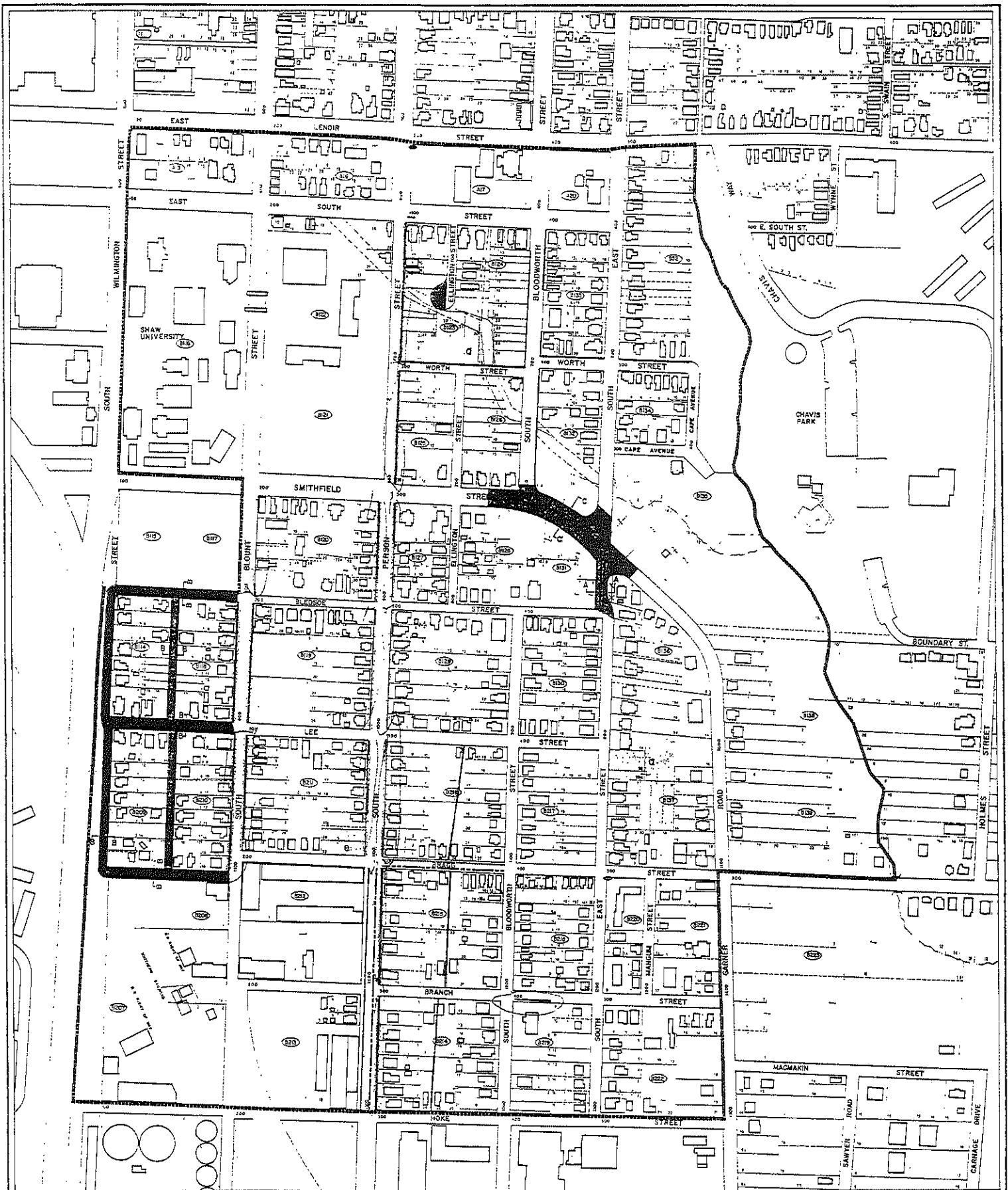
- BLOCK NUMBER
- PARCEL NUMBER
- PROJECT BOUNDARY
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT

DISPOSAL PROPERTY

- PROPERTY TO BE DISPOSED FOR COMMERCIAL DEVELOPMENT
- PROPERTY TO BE DISPOSED FOR RESIDENTIAL DEVELOPMENT
- PROPERTY TO BE DISPOSED FOR YARD SPACE & OFF-STREET PARKING
- PROPERTY TO BE VACATED FOR STREET R-O-W & PARKS
- R-O-W TO REVERT TO ADJACENT PROPERTY OWNERS
- DISPOSAL PROPERTY IDENTIFICATION
- R-O-W TO REVERT IDENTIFICATION

NOTE: FOR SQUARE FOOTAGE TABULATION OF DISPOSAL PARCELS AND RIGHT-OF-WAY TO REVERT, SEE LAND DISPOSITION REPORT.

PROPERTY DISPOSAL MAP



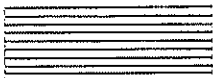
SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

S.D.7

Map Number



LEGEND

- BLOCK NUMBER
- PARCEL NUMBER
- PROJECT BOUNDARY
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT

UTILITY LINES

- PROPOSED 6" WATER LINE TO REPLACE EXISTING SUBSTANDARD LINE. (+)
- PROPOSED 8" SEWER LINE TO REPLACE EXISTING SUBSTANDARD LINE. (+)
- EXISTING WATER/SEWER LINE TO BE ABANDONED. (+)

STORM DRAINAGE

- DRAINAGEWAY TO BE PIPED UPON DEDICATION OF DRAINAGE EASEMENT.

PARKS

- PROPOSED MINI-PARK (INCLUDING TOT LOT AND SITTING PLAZA)
- EXISTING MINI-PARK (PROPOSED BASKETBALL COURT EXPANSION)

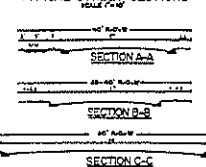
TRANSPORTATION

- PROPOSED BUS SHELTER

STREETS

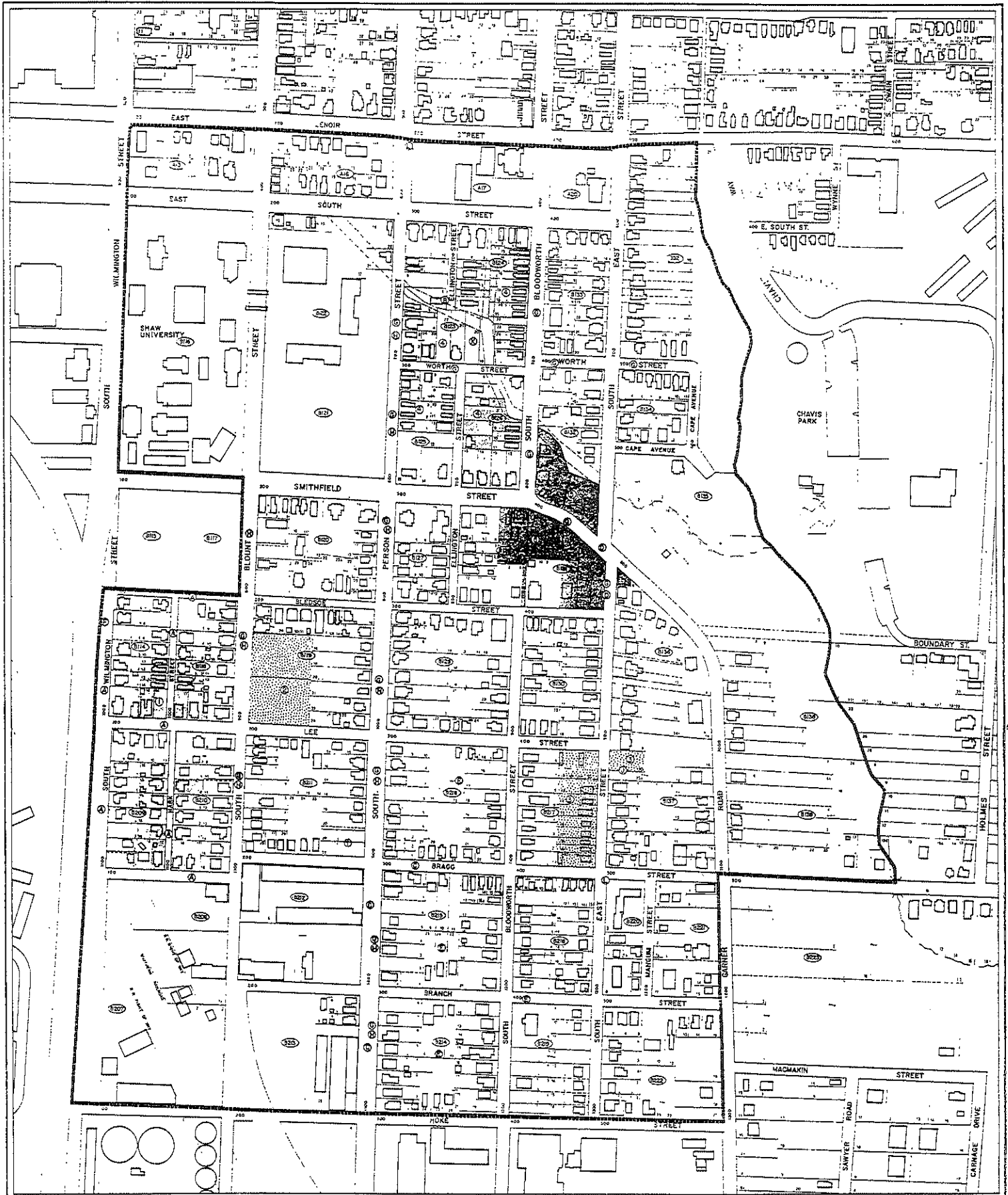
- PROPOSED STREET IMPROVEMENT (SEE TYPICAL SECTIONS BELOW)
- PROPOSED SIDEWALK
- PROPOSED VEGETATIVE BUFFER

- TYPICAL STREET SECTIONS -



* REPLACEMENT OF UTILITY LINES ON S. EAST STREET CONTINGENT UPON EXACT LOCATION OF PROPOSED ALIGNMENT.

PROJECT IMPROVEMENTS MAP



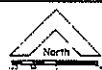
SOUTH PARK REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

CITY OF RALEIGH PLANNING DEPARTMENT

S.D.8

Map Number



PROJECT SCHEDULE MAP

LEGEND

- BLOCK NUMBER
- PARCEL NUMBER
- PROJECT BOUNDARY
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- DRAINAGE EASEMENT

SCHEDULE FOR REDEVELOPMENT ACTIVITIES

- 1980-1981
- 1981-1982
- 1982-1983
- 1983-1984
- 1984-1985

PROJECT IMPROVEMENT ACQUISITIONS

- ① MARK STREET SITE
- ② BLOUNT STREET SITE
- ③ SOUTH EAST STREET SITE (100 BLOCK)
- ④ ELLINGTON/WORTH STREET SITE
- ⑤ SMITHFIELD STREET SITE

PUBLIC FACILITIES CONSTRUCTION

- I. STREETS AND UTILITIES
 - 1981-82) ① BLED SOE, LEE, MARK, BRAGG, WILMINGTON ST. PAVING
 - 1982-83) ② BLED SOE, MARK, BRAGG, WILMINGTON ST. UPGRADED UTILITIES
 - 1983-84) ③ ELLINGTON ST. PAVING & RETAINING WALL
 - 1984-85) ④ PERSON, BRAGG UTILITIES UPGRADED
 - 1984-85) ⑤ SMITHFIELD STREET WIDENING; S. EAST ST. REALIGNMENT
- II. STORMWATER DRAINAGE
 - 1982-83) ⑥ LEE TO HOKO PIPING; BRANCH ST DROP INLET
- III. SIDEWALKS AND BUFFERING
 - 1981-82) ⑦ SOUTH WILMINGTON ST. BUFFER
 - 1984-85) ⑧ WORTH, BLOUNT, PERSON, BLOUNT, SMITHFIELD STREET SIDEWALKS
 - 1984-85) ⑨ PERSON, BLOUNT BUFFER
- IV. PARKS
 - 1982-83) ⑩ IMPROVEMENTS TO BRAGG ST. PARK
 - 1982-83) ⑪ CONSTRUCTION S. EAST ST. PARK SITE
 - 1983-84) ⑫ CONSTRUCTION ELLINGTON ST. PARK SITE
- V. OTHER IMPROVEMENTS
 - 1982-83) ⑬ BUS SHELTERS

SCHEDULE CHART

LEGEND:												
ACQUISITION PERIOD ■■■■												
RELOCATION PERIOD ▬▬▬												
CONSTRUCTION PERIOD ▨▨▨												
ACQUISITION AND RELOCATIONS (2 RELOCATIONS PER MONTH)												
PROJECT IMPROVEMENTS "PRC" INSPECTION PROGRAM												
RELOCATIONS (TOTALS PER MONTH)												
I. STREETS/UTILITIES												
ENGINEERING WORK (CONTRACT, FIELDWORK AND DRAWINGS)												
A BLEDSOE, LEE, MARK, BRAGG, & WILMINGTON ST. PAVING, UTILITIES-BLEDSOE, MARK, BRAGG, WILM.												
B ELLINGTON ST. PAVING & RETAINING WALL												
C UTILITY UPGRADING ON PERSON ST. AND BRAGG ST.												
D SMITHFIELD ST. WIDENING; PAVING, UTILITY RELOCATION ON S. EAST ST.												
II. STORMWATER DRAINAGE												
E LEE TO HOKE PIPING												
F BRANCH ST. DROP INLET												
III. SIDEWALKS AND BUFFERING												
G SOUTH WILMINGTON ST. BUFFER												
H WORTH, BLOOD-WORTH, PERSON, BLOUNT, SMITHFIELD ST. SIDEWALK												
I BUFFER ALONG PERSON AND BLOUNT STREET												
IV. PARKS												
J IMPROVEMENTS TO BRAGG STREET PARK												
K DESIGN, CONSTRUCTION OF S. EAST STREET PARK SITE												
L DESIGN, CONSTRUCTION OF ELLINGTON STREET PARK SITE												
V. OTHER IMPROVEMENTS												
2 NEIGHBORHOOD SIGNS												
2 BUS SHELTERS												

EXHIBIT A
PROPERTY DESCRIPTION
SOUTH PARK NEIGHBORHOOD CONSERVATION PROGRAM

BEGINNING AT A POINT WHERE THE EASTERN R-O-W LINE OF SOUTH WILMINGTON STREET INTERSECTS WITH THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET AND RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET APPROXIMATELY 428 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE WESTERN R-O-W LINE OF SOUTH BLOUNT STREET; THENCE IN AN EASTERLY DIRECTION TO A POINT WHERE THE EASTERN R-O-W LINE OF SOUTH BLOUNT STREET INTERSECTS WITH THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN R-O-W OF EAST LENOIR STREET APPROXIMATELY 418 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE WESTERN R-O-W LINE OF SOUTH PERSON STREET; THENCE IN AN EASTERLY DIRECTION TO A POINT WHERE THE EASTERN R-O-W LINE OF SOUTH PERSON STREET INTERSECTS WITH THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET APPROXIMATELY 425 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE WESTERN R-O-W LINE OF SOUTH BLOODWORTH STREET; THENCE IN AN EASTERLY DIRECTION TO A POINT WHERE THE EASTERN R-O-W LINE OF SOUTH BLOODWORTH STREET INTERSECTS WITH THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN R-O-W OF EAST LENOIR STREET APPROXIMATELY 210 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE WESTERN R-O-W LINE OF SOUTH EAST STREET; THENCE IN AN EASTERLY DIRECTION TO A POINT WHERE THE EASTERN R-O-W LINE OF SOUTH EAST STREET INTERSECTS WITH THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET; THENCE APPROXIMATELY 235 FEET IN AN EASTERLY DIRECTION ALONG THE SOUTHERN R-O-W LINE OF EAST LENOIR STREET TO A POINT LOCATED AT THE INTERSECTION OF SAID R-O-W LINE AND A PROPERTY LINE PARALLEL TO SOUTH EAST STREET; THENCE APPROXIMATELY 150 FEET IN A SOUTHERLY DIRECTION ALONG THE PROPERTY LINE PARALLEL TO SOUTH EAST STREET TO A POINT WHERE SAID PROPERTY LINE INTERSECTS WITH CENTER LINE OF ROCKY BRANCH CREEK; THENCE APPROXIMATELY 2,600 FEET IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF ROCKY BRANCH CREEK TO A POINT WHERE SAID CENTER LINE INTERSECTS WITH THE NORTHERN R-O-W LINE OF BRAGG STREET; THENCE APPROXIMATELY 580 FEET IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF BRAGG STREET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE EASTERN R-O-W LINE OF GARNER ROAD; THENCE IN A WESTERLY DIRECTION TO A POINT WHERE THE WESTERN R-O-W LINE OF GARNER ROAD INTERSECTS WITH THE NORTHERN R-O-W LINE OF BRAGG STREET; THENCE IN A SOUTHERLY DIRECTION TO A POINT WHERE THE SOUTHERN R-O-W LINE OF BRAGG STREET INTERSECTS WITH THE WESTERN R-O-W LINE OF GARNER ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN R-O-W OF GARNER ROAD APPROXIMATELY 412 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE NORTHERN R-O-W LINE OF BRANCH STREET; THENCE IN A SOUTHERLY DIRECTION TO A POINT WHERE THE SOUTHERN R-O-W LINE OF BRANCH STREET INTERSECTS WITH THE WESTERN R-O-W LINE OF GARNER ROAD; THENCE APPROXIMATELY 370 FEET IN A SOUTHERLY DIRECTION ALONG THE WESTERN R-O-W LINE OF GARNER ROAD TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE NORTHERN R-O-W LINE OF HOKE STREET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF HOKE STREET APPROXIMATELY 420 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID R-O-W AND THE EASTERN R-O-W LINE OF SOUTH EAST STREET; THENCE IN A WESTERLY DIRECTION TO A POINT WHERE THE WESTERN R-O-W LINE OF SOUTH EAST STREET INTERSECTS WITH THE NORTHERN R-O-W LINE OF HOKE STREET; THENCE APPROXIMATELY 270 FEET IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF HOKE STREET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE EASTERN R-O-W LINE OF SOUTH BLOODWORTH STREET; THENCE IN A WESTERLY DIRECTION TO A POINT WHERE THE WESTERN R-O-W LINE OF SOUTH BLOODWORTH STREET INTERSECTS WITH THE NORTHERN R-O-W LINE OF HOKE STREET; THENCE APPROXIMATELY 420 FEET IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF HOKE STREET TO A POINT LOCATED AT THE INTERSECTION OF SAID R-O-W LINE AND THE EASTERN R-O-W LINE OF SOUTH PERSON STREET; THENCE IN A WESTERLY DIRECTION TO A POINT WHERE THE WESTERN R-O-W LINE OF SOUTH PERSON STREET INTERSECTS WITH THE NORTHERN R-O-W LINE OF HOKE STREET; THENCE APPROXIMATELY 290 FEET IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF HOKE STREET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE EASTERN R-O-W LINE OF SOUTH BLOUNT STREET; THENCE IN A WESTERLY DIRECTION TO A POINT WHERE THE WESTERN R-O-W LINE OF SOUTH BLOUNT STREET INTERSECTS WITH THE NORTHERN R-O-W LINE OF HOKE STREET; THENCE APPROXIMATELY 420 FEET IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF HOKE STREET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE EASTERN R-O-W LINE OF SOUTH WILMINGTON STREET/HIGHWAY 401 SOUTH-70 EAST; THENCE IN A WESTERLY DIRECTION ALONG THE LINE OF THE PROJECTED NORTHERN R-O-W OF HOKE STREET TO THE CENTER LINE OF THE R-O-W OF WILMINGTON STREET/HIGHWAY 401-70 EAST; THENCE IN A NORTHERLY DIRECTION ALONG SAID CENTER LINE APPROXIMATELY 1,780 FEET TO A POINT WHERE SAID CENTER LINE INTERSECTS WITH THE PROJECTED NORTHERN R-O-W LINE OF BLEDSOE STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE PROJECTED NORTHERN R-O-W LINE OF BLEDSOE STREET TO A POINT WHERE SAID R-O-W PROJECTED INTERSECTS WITH THE EASTERN R-O-W LINE OF SOUTH WILMINGTON STREET/HIGHWAY 401 SOUTH-70 EAST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF BLEDSOE STREET APPROXIMATELY 425 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE WESTERN R-O-W LINE OF SOUTH BLOUNT STREET; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN R-O-W LINE OF SOUTH BLOUNT STREET APPROXIMATELY 330 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE SOUTHERN R-O-W LINE OF SMITHFIELD STREET; THENCE IN A NORTHERLY DIRECTION TO A POINT WHERE THE WESTERN R-O-W LINE OF SOUTH BLOUNT STREET INTERSECTS WITH THE NORTHERN R-O-W LINE OF SMITHFIELD STREET; THENCE

IN A WESTERLY DIRECTION ALONG THE NORTHERN R-O-W LINE OF SMITHFIELD STREET APPROXIMATELY 430 FEET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE EASTERN R-O-W LINE OF SOUTH WILMINGTON STREET; THENCE APPROXIMATELY 910 FEET IN A NORTHERLY DIRECTION ALONG THE EASTERN R-O-W OF SOUTH WILMINGTON STREET TO A POINT WHERE SAID R-O-W LINE INTERSECTS WITH THE SOUTHERN R-O-W LINE OF EAST SOUTH STREET; THENCE IN A NORTHERLY DIRECTION TO A POINT WHERE THE NORTHERN R-O-W LINE OF EAST SOUTH STREET INTERSECTS WITH THE EASTERN R-O-W LINE OF SOUTH WILMINGTON STREET; THENCE APPROXIMATELY 210 FEET IN A NORTHERLY DIRECTION ALONG THE EASTERN R-O-W LINE OF SOUTH WILMINGTON STREET TO THE INTERSECTION OF SAID R-O-W LINE OF SOUTH WILMINGTON STREET AND THE POINT OF BEGINNING.

EXHIBIT B
PROPERTY REHABILITATION STANDARDS

GENERAL

Abbreviations, terms, phrases, and words and their derivatives used in these Property Rehabilitation Standards shall have the meanings given in this section.

The terms defined herein apply only for purposes of these standards and may differ in some respects from definitions prepared for local building codes or for other purposes. Wherever possible, the meaning in common use in the residential construction field is used. Terms used only in certain regions have been avoided.

DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement shall mean a portion of a building which is located partly underground, having direct access to light and air from windows located above the level of the adjoining ground.

Basementless Space (crawl space): An unfinished, accessible space below the first floor which is usually less than full story height.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar shall mean a portion of a building located partly or wholly underground having an inadequate access to light and air from windows located below the level of the adjoining ground.

Crawl Space: Same as Basementless Space.

Dampproofing: A treatment of a surface or structure which retards the passage of water.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling shall mean any building which is wholly or partly used or intended to be used for living or sleeping by human occupants.

Dwelling unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

Exit: A clear and unobstructed way of departure from the interior of a building or structure to the exterior at street or grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Fire-Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand a fire test, as defined by the North Carolina State Building Code.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Garbage shall mean the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Habitable room shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, heater rooms, foyers or communicating corridors, closets and storage spaces.

Inspector: The inspector authorized to carry out Section D 1., 2., of the Redevelopment Plan.

Non-Residential Property - A lot or plot, including all the buildings and improvements thereon, used or intended to be used for purposes other than residential use.

Occupant shall mean any person over one year of age, living, sleeping, cooking or eating in, or having actual possession of a dwelling unit or rooming unit.

Operator shall mean any person who has charge, care or control of a building, or part thereof, in which dwelling units or rooming units are let.

Owner shall mean any person who alone, or jointly, or severally with others:

- (a) Shall have title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or

- (b) Shall have charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee, or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter, and of rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

Party Wall - A wall used for joint service between two buildings, so arranged to provide a continuous air space within the wall, and with a one-hour fire resistance rating, as set forth in the North Carolina State Building Code.

Plumbing shall mean and include all of the following supplied facilities and equipment: Gas pipes, gas burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basin, drains, vents and any other similar fixtures, together with all connections to water, sewer or gas lines.

Property Line: A recorded boundary of a plot.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Residential Property: A lot or plot, including all buildings and improvements thereon, used or intended to be used for residential purposes.

Rooming unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Rooming house shall mean any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three (3) or more persons who are not husband and wife, son or daughter, mother or father or sister or brother of the owner or operator.

Rubbish shall mean combustible and noncombustible waste materials, except garbage and ashes, and the term shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free standing or recessed in a wall or partition.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

STANDARDS

These Property Rehabilitation Standards, while setting forth basic objectives and provisions specifically related to rehabilitation, shall not be construed as relieving the property owner, project sponsor or their builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health officer or other authority having jurisdiction.

In addition to compliance with local statutes, codes, and ordinances, all properties in the Project Area shall conform to the following standards:

I. Residential Property

A. General Requirements

1. Standards - All properties are to be maintained at, or brought to, a level which achieves a decent standard of safe and sanitary housing for the people residing in them. All such properties and buildings shall meet the standards and objectives specified herein.
2. Vacant Property - All of the provisions set forth in this section which apply to the exterior of a property shall be complied with whether the property is occupied or vacant.
3. Quality of Work - All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Raleigh and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and productive of an appearance that will be attractive to the public view.
4. Vehicles - Any vehicle including a trailer, which is without a currently valid license plate or plates and is in either a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative or abandoned condition, or is incapable of self-propulsion or being moved in a manner for which it was originally intended, shall not be parked, stored or left in the open and must be re-located to a completely enclosed location or otherwise removed from the property.

B. Site and Exterior Rehabilitation Standards

1. Sanitation - All exterior property areas shall be in a clean and sanitary condition free from any accumulation of rubbish or garbage.
2. Grading and Drainage - All premises shall be graded so as to prevent the accumulation of stagnant water thereon, or within any building or structure located thereon.
3. Noxious Weeds - All exterior property areas shall be free from species of weeds or plant growth which are noxious or detrimental to the public health.
4. Accessory Structures - All accessory structures including detached garages shall be structurally sound and in good repair. Structures which are in a deteriorated condition and which serve no useful purpose shall be removed.
5. Access to the Property - Each property should be provided with emergency vehicular access to and from the property by an abutting public or private street.

6. Dead Trees - Dead and dying trees and limbs or other natural growth which constitute a safety hazard on the lot shall be removed.
7. Where appropriate, there shall be an all-weather surface walkway between the driveway or street and the main entrance to each structure.

C. Space, Use and Locations

1. Required Space in Dwelling Units - Every dwelling unit shall contain a minimum gross floor area of not less than one hundred fifty (150) square feet for the first occupant and one hundred (100) square feet for each additional occupant. The living or principal room shall contain not less than one hundred fifty (150) square feet; the first bedroom shall contain not less than one hundred (100) square feet; and all other bedrooms, if any, shall contain not less than seventy (70) square feet each. The above floor areas shall be calculated only for habitable rooms.
2. Height of Ceiling - At least one-half ($1/2$) of the floor area of every habitable room shall have a ceiling height of at least seven and one-half ($7\ 1/2$) feet; and the floor area of that part of any room where the ceiling height is less than five (5) feet shall not be considered as part of the floor area in computing the total floor area of the room.
3. Access to Bath and Bedrooms - No dwelling or dwelling unit, containing two (2) or more sleeping rooms, shall have such room arrangements that access to bathroom or water closet compartment intended for use by occupant of more than one sleeping room can be had only by going through another sleeping room; nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.
4. Access Limitation of Dwelling Units to Commercial Uses - No habitable rooms, bathroom, or water closet compartment which is accessory to a dwelling unit shall open directly into or shall be used in conjunction with a food store, barber shop or beauty shop, doctor's or dentist's examination or treatment room, or similar room used for public purposes.
5. Rubbish Storage Facilities - Every dwelling shall be supplied with approved containers and covers for storage of rubbish as required by Chapter 11, Garbage, Trash, and Weeds of the Code of the City of Raleigh, and the owner, operator or agent in control of such dwelling or multi-family dwelling shall be responsible for the removal of such rubbish.
6. Garbage Storage or Disposal Facilities - Every dwelling shall be supplied with an approved garbage disposal facility; which may be an adequate mechanical garbage disposal unit (mechanical sink grinder) in each dwelling unit; or an incinerator unit, to be approved by the inspector, in the structure for the use of the occupants of each dwelling unit; or an approved outside garbage can as required by Chapter 11, Garbage, Trash and Weeds, of the Code of the City of Raleigh.

D. Light and Ventilation

1. Every existing habitable room shall have at least one window or skylight facing directly to the outdoors which shall provide adequate light and ventilation. Whenever walls or other portions of structures face a window of any such room and such light-obstructive structures are located less than three (3) feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors or shall not be included as contributing to the required minimum total window area. Whenever the only window in a room is a skylight type window in the top of such room, the total window area of such skylight shall equal at least five per cent (5%) of the total floor area of such room, provided that this subsection and subsection (2) of this section shall not apply to recreation rooms, utility rooms, and workshops in basements or cellars if properly lighted by electricity and ventilated by mechanical or other means approved by the inspector.
2. Every habitable room shall have at least one window or skylight which can easily be opened directly to the outside, or such other device as will adequately ventilate the room.
3. Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms contained in subsections (1) and (2) of this section, except that no window or skylight shall be required in adequately ventilated bathrooms and water closet compartments equipped with a gravity or mechanical ventilation system which is approved by the inspector.

E. Basic Equipment and Facilities, Heating, Electrical, Plumbing

1. Kitchen Sink - Every dwelling unit shall contain a kitchen sink in good working condition and properly connected to a water and sewer system approved by the inspector.
2. Water Closets and Lavatories - Every dwelling unit shall contain a room separate from the habitable rooms which affords privacy and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to a water and sewer system approved by the inspector. Access to such room shall be through a weathertight area.
3. Bathtubs and Showers - Every dwelling unit shall contain, within room which affords privacy to a person within such room, a bathtub or shower in good working condition and properly connected to a water and sewer system approved by the inspector.
4. Proper Installation of Plumbing Fixtures, Etc. - Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition. Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.

5. Electricity

- (a) Every habitable room of every dwelling shall contain at least two (2) separate floor or wall-type electric convenience outlets, or one such convenience outlet and one supplied ceiling-type electric light fixture; and every water closet compartment, bathroom, laundry, furnace room and public hall shall contain at least one supplied ceiling or wall-type electric light fixture. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner. The electrical service serving a dwelling unit shall be of sufficient capacity to carry the demand load as determined by the "Electrical Code of the City of Raleigh."
- (b) Every public hall and stairway in every multiple dwelling serving five (5) or more dwelling units shall be adequately lighted at all times. Every public hall and stairway in structures devoted solely to dwelling occupancy and containing not more than four (4) dwelling units may be supplied with conveniently located light switches, controlling an adequate lighting system which may be turned on when needed, instead of full-time lighting.

6. Heating

- (a) Every dwelling unit shall have heating facilities installed and maintained according to Chapter 7 of the Code of the City of Raleigh and which are capable of heating all habitable rooms and bathrooms.
- (b) Every bathroom or water closet compartment which does not open directly from a room having a source of heat shall be provided with an electrical or gas receptacle to heat the bathroom or water closet.
- (c) Each structure shall be provided with an automatically operated hot water heater, properly connected, with U. L. safety controls. Water heating equipment shall not be installed in a sleeping room and no gas or oil fired equipment shall be located in a bathroom, clothes closet, under a stairway or in any confined space.

F. Structure, Surfaces, Doors

- 1. Roof Covering - All roofs shall have a suitable, watertight, and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects. Roof coverings shall be in a condition capable of resisting fire appropriate to the type of construction and location, as set forth in the North Carolina Residential Building Code.
- 2. Fire Resistance Rating - Existing walls, floors, and ceilings, separating dwelling units, or separating a living unit from a public hallway, shall have at least a one-hour fire resistance rating, as set forth in the North Carolina Residential Building Code.
- 3. Surfaces of all interior walls, ceilings and floors shall provide a suitable base for decorative finish, and a waterproof and hard surface.

4. Safety of Stairs, Porches, Appurtenances - Every inside and outside stair, every porch and every appurtenance thereto shall be constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be in sound condition and good repair.
5. Reasonable Strength of Supporting Members - All floors, roofs and supporting members shall have strength to be reasonably safe for the purposes for which they are used. All structural components of a dwelling shall be in sound condition and serviceable. Sagging floors, partitions and/or stairs and bulging exterior walls shall be restored as near as practical to an acceptable level or plumb position and supported in place. Exterior walls shall provide safe and adequate support for all loads upon them and prevent the entrance of water or excessive moisture.
6. Adequate air circulation shall be allowed in spaces below first floor joists and between roof and ceilings. All such openings to the outside must be screened.
7. Interior Doors - A door for each opening to a bedroom or bathroom shall be provided, with a locking device on bathroom doors.
8. Windows - All windows must be tight fitting and have sashes of proper size and conforming to existing design. Rotted wood, broken joints or loose mullions shall be replaced.
9. Bathroom Floor Surface - Every water closet compartment floor surface and bathroom floor surface shall be constructed and maintained so as to permit such floor to be easily kept in a clean and sanitary condition.
10. Protection of Exterior Wood Surfaces - All exterior wood surfaces shall be treated with a protective coating or other suitable preservative or covering to prevent deterioration. Decay resistant woods such as redwood or cypress are not required to receive such a coating.

The finish coating shall provide (a) adequate resistance to weathering; (b) protection of finish surfaces from moisture or corrosion; (c) an attractive appearance; and (d) reasonable durability. Where painted surfaces are in good condition and it is apparent to the inspector that painting maintenance has taken place and the property is between such painting periods, painting shall not be required.

11. All cracked or damaged glass or other transparent or translucent glazing shall be replaced with material free from defects.
12. All structures shall have a solid masonry foundation wall which is continuous around the exterior of the structure, with appropriate screened ventilation. Structures resting on piers shall have a masonry curtain wall around the exterior of the structure four inches minimum thickness, and located between and bonded in piers.

G. Protection from Vermin

1. Screening for Insects - Every basement or cellar window used or intended to be used for ventilation and every other opening to a basement which might provide an entry for rodents, shall be supplied with a screen or such other device as will effectively prevent their entrance.
2. Rodent Proof and Weathertight Floor, Wall, Ceiling, Roof - Every floor, wall, ceiling and roof shall be reasonably rodent proof, weathertight, watertight and shall be kept in good repair.
3. Rodent Proof and Weathertight Windows, Etc. -
Every window, exterior door, and basement hatchway shall be reasonably rodent proof, weathertight, and watertight and shall be kept in sound working condition and good repair.

II. Non-Residential Property

- A. When property is lighted for nighttime use or for display purposes, lights shall not be permitted to cast their direct rays upon nearby residential buildings.
- B. All permanent signs and billboards shall be maintained in good repair. Any signs which have excessively weathered or faded, or those where the paint has excessively peeled or cracked, or electrical signs which have been made inoperative shall be repaired or shall, with their supporting members, be removed. In any event, no signs which project over the sidewalk more than 4 feet beyond the building line or provide less than 10 feet clearance below, or are more than 4 feet high shall be permitted.
- C. In all structures engaged in retail or wholesale business in which wares are displayed to the public on fixtures, counters, tables or similar means, minimum aisle space between such display cases shall not be less than 44 inches.
- D. The following Residential Rehabilitation Standards shall apply to all non-residential property:

Section A., 1., 2., 3., 4.
Section B., 1., 2., 3., 4., 5., 6.
Section C., 2., 5., 6.
Section E., 4.
Section F., 1., 3., 4., 5., 6., 8., 9., 10.
Section G., 1., 2., 3.