

1313 Wake Forest Rd, Raleigh, NC 27604

Zoning, Land Use & Historic District Summary

At a Glance

Item	Designation	What it means for this property
Base zoning	R-6 (Residential-6)	Sets the baseline uses and dimensions. Detached houses, attached houses (duplexes), townhouses and tiny houses are allowed building types; apartments are not (absent a transit overlay).
Zoning overlay	NCOD - Mordecai, Conservation District 1	Neighborhood Conservation Overlay. Does not stop or delay demolition, but its lot, setback and height rules control over R-6 for any new construction.
Future Land Use Map	Moderate Scale Residential	Long-range policy guidance, not zoning. Envisions detached and "missing middle" housing (duplexes to small apartment buildings, townhouses) and lists R-6 and R-10 as corresponding districts. It does not change what is allowed today.
National Register	Mordecai Place Historic District	Honorary federal listing. For a private owner using private funds, it does not restrict renovation or demolition. The district's period of significance ends in 1947, so a 1953 house is likely classified as noncontributing, which would make it ineligible for historic tax credits (confirm in the district's National Register inventory).
Local historic overlay / landmark	None shown for this parcel	No HOD-G / HOD-S and not a Raleigh Historic Landmark, so no Certificate of Appropriateness or demolition delay applies.

Dimensional Standards: Which Rule Controls

For a new detached house, the NCOD rule controls wherever the two overlap. Shaded column = the effective requirement.

Standard	R-6 base (detached house)	NCOD Mordecai 1	Effective requirement
Minimum lot area	6,000 sq ft	7,260 sq ft	7,260 sq ft
Maximum lot area	None	14,520 sq ft	14,520 sq ft
Lot width	50 ft min	50 ft min / 100 ft max	50 ft min / 100 ft max
Minimum lot depth	80 ft	-	80 ft
Front (primary street) setback	10 ft min	35 ft min	35 ft min
Side setback	5 ft min	-	5 ft min
Rear setback	20 ft min	-	20 ft min
Maximum height	40 ft / 3 stories	35 ft	35 ft (and 3 stories)
Maximum impervious surface (stormwater)	51% of lot	-	51% of lot*

***Impervious surface:** Under UDO Sec. 9.2.2.A.4, a house lot in R-6 stays exempt from stormwater control requirements only if impervious coverage (roof, driveway, patios, etc.) is 51% of the lot or less. It can exceed 51% only if an engineered stormwater measure shows no increase in runoff over the 51% level, with an easement deeded to the City. On this 7,500 sq ft lot, 51% is about 3,825 sq ft. **Other notes:** R-6 figures are for the detached house type; attached houses and townhouses have their own standards. Raleigh's residential infill rules (UDO Sec. 2.2.7) can further limit setbacks and height based on neighboring homes. A 2023 proposal (TC-7-23) would add a 10-ft building separation and tighter porch rules for the Mordecai NCOD; as of this writing those provisions do not appear in the published UDO, so they do not appear to have been adopted.

What This Likely Means for a Buyer

- **Tear down and rebuild is allowed.** No historic review or demolition delay applies. A replacement home must meet the NCOD standards above.
- **Plan for a deep front yard.** The 35-ft front setback is more than three times the R-6 standard. On this 150-ft-deep lot, the 35-ft front and 20-ft rear setbacks leave about 95 ft of buildable depth.
- **Splitting the lot is unlikely.** The recorded plat shows Lot 34 at 50 ft wide by 150 ft deep, about 7,500 sq ft (the county tax record rounds this to 0.18 acre). Two new lots would need at least 7,260 sq ft and 50 ft of width each. Plat dimensions are not a survey; confirm with a licensed surveyor before relying on them.
- **Rental use as-is** is consistent with R-6. A duplex or townhouse project would need to meet both R-6 building-type rules and the NCOD lot standards.
- **Future Land Use (Moderate Scale Residential):** The Comprehensive Plan applies this category to many older residential neighborhoods. It envisions duplexes, triplexes, fourplexes, small apartment buildings and townhouses, at a scale that follows existing detached and missing-middle precedents in the area. Corresponding zoning districts are R-6 and R-10; RX-3 may be appropriate with conditions that control building mass (such as a Detached frontage or no more than 24 units per building), and RX-3 or RX-4 in areas with high levels of transit. This is guidance for future rezoning decisions only. A rezoning (for example, to R-10) would require a City Council decision, and the NCOD would remain unless removed in that process.

Nearby, Not on This Parcel

- A property labeled **Mordecai Whitehall**, a few lots to the north, is shown on the City's map as a Raleigh Historic Landmark. Landmark status applies to that property only.
- **Big Branch Greenway Connector** (planned) is a separate project to the north, running from the Crabtree Creek Trail near Six Forks Rd up to Sandy Forks Rd. It does not cross this parcel.

Helpful Links

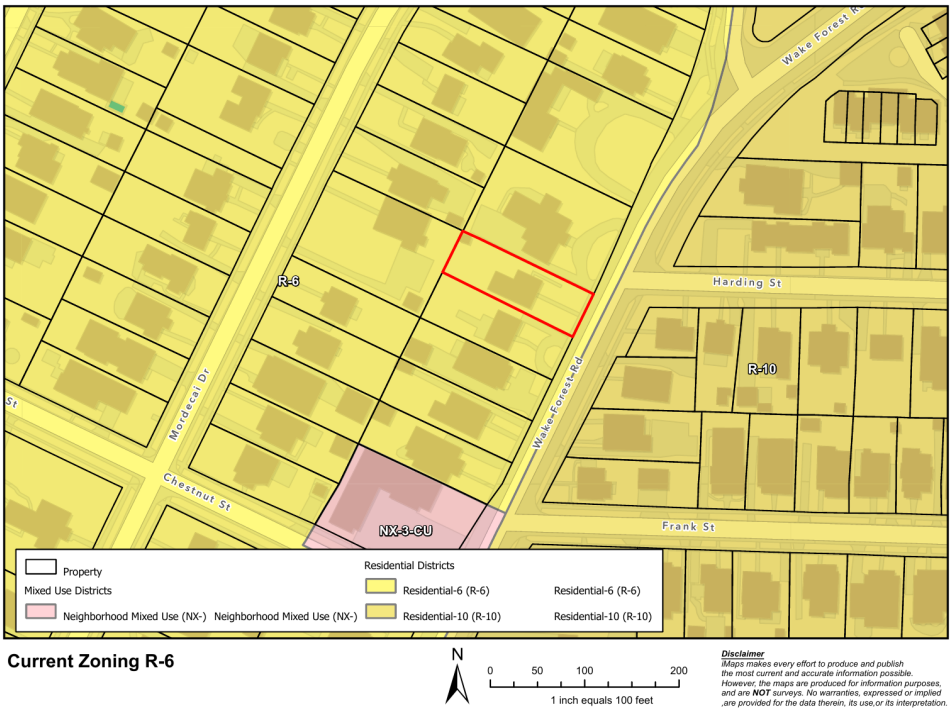
- [Raleigh UDO Sec. 5.4.3 - Neighborhood Conservation District \(Mordecai standards\)](#)
- [Raleigh UDO Sec. 2.2.1 - Detached House standards \(R-6\)](#)
- [Raleigh UDO Sec. 1.4.2 - Building Types Allowed by District](#)
- [Raleigh UDO Sec. 9.2.2 - Stormwater exemptions & impervious limits](#)
- [City of Raleigh - Mordecai NCOD amendment proposal \(TC-7-23\)](#)
- [Raleigh iMAPS - parcel zoning, overlays & future land use](#)
- [City of Raleigh - Find My Zoning / Zoning Verification](#)
- [City of Raleigh - Mordecai Place Historic District](#)
- [City of Raleigh - 2030 Comprehensive Plan](#)

Please Verify Before You Buy

This summary is provided as a courtesy to help you get started and is based on publicly available information and City of Raleigh iMAPS maps at the time it was prepared. Zoning rules and overlays can change, and how they apply to a specific lot can depend on details like survey measurements, neighboring homes and project plans. We're real estate brokers, not zoning officials, surveyors or attorneys, so we encourage you to confirm everything directly with the City of Raleigh Planning & Development Department (or request an official Zoning Verification through Ask Raleigh) and to consult your own builder, surveyor, or attorney before relying on this information for your plans.

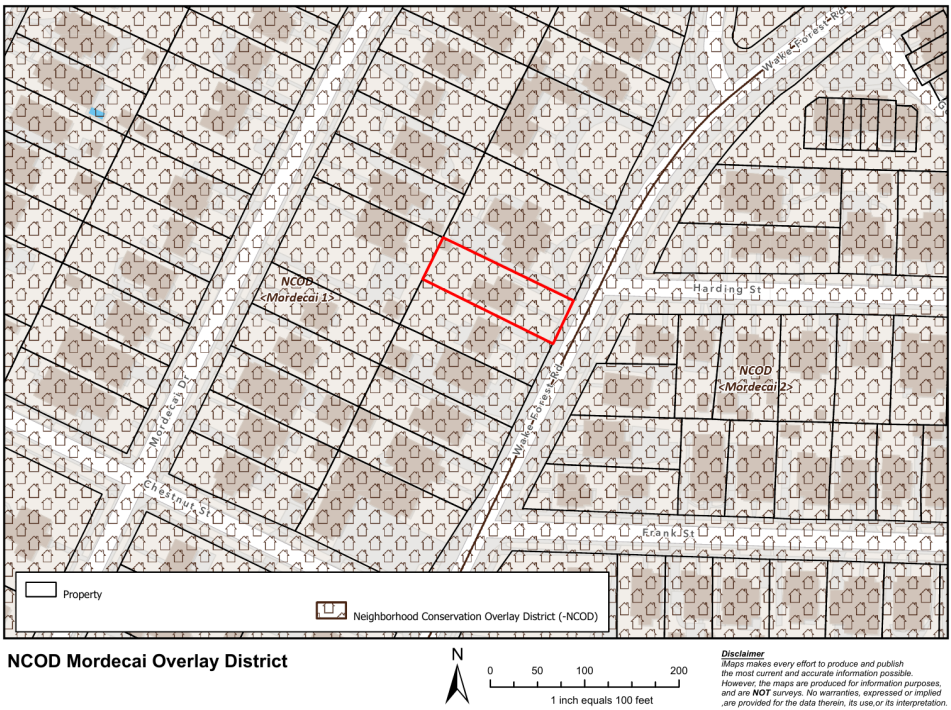
Property Maps (City of Raleigh iMAPS)

The subject parcel is outlined in red on each map.



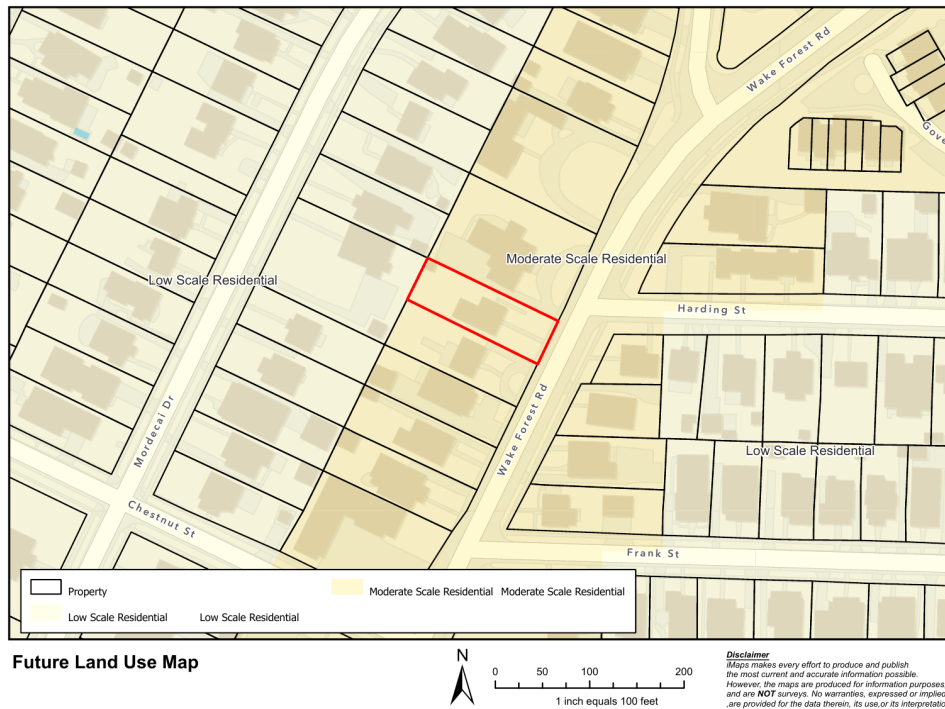
Current Zoning R-6

Current Zoning: R-6

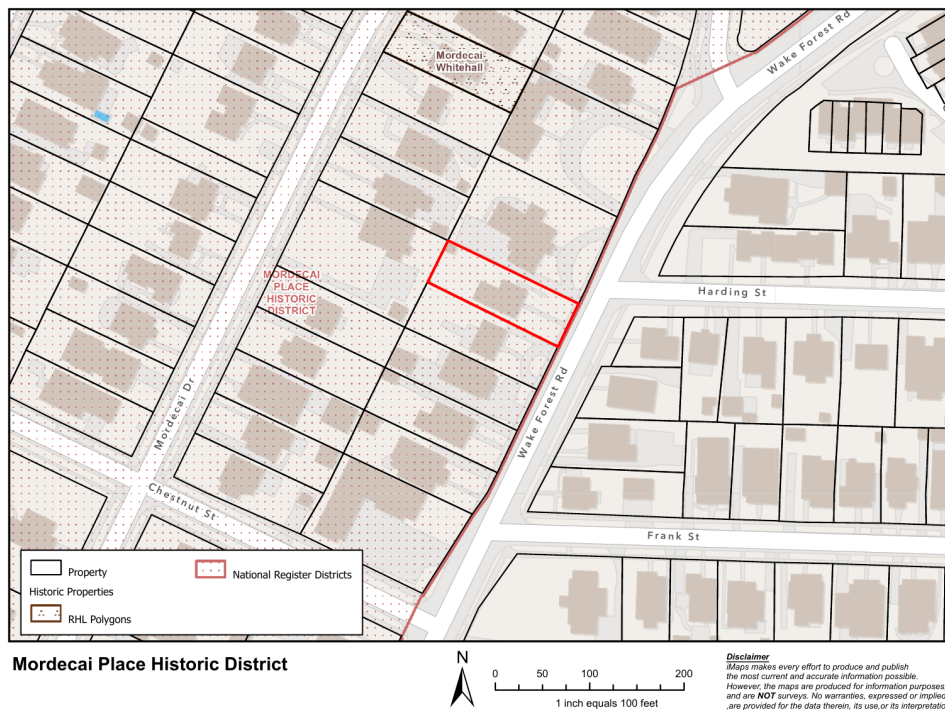


NCOD Mordecai Overlay District

NCOD Mordecai Overlay - parcel is in Conservation District 1



Future Land Use: Moderate Scale Residential



Mordecai Place National Register Historic District

Maps are for reference only and are not surveys.