

We believe that reinforcing neighborhood stability will be positive not only for residents but also for the real estate community.

Detailed information on zoning, rezoning, neighborhood plans, the comprehensive plan, and Conservation Management districts (including links to the City of Raleigh website and publications) can be found at our website, or by calling your block representative.

<http://fallonparkzone.googlepages.com>

email: communityscale@gmail.com

Community SCALE, an adjunct committee of the Fallon Park Neighborhood Association, is interested in conserving and maintaining the Fallon Park neighborhood. We will host an information meeting at the Kiwanis Park Neighborhood Center to discuss this possible rezoning. We hope you will join us.

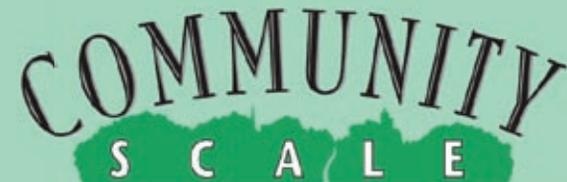
**Open House at Kiwanis Park Neighborhood Center, 2525 Noble Road
Thursday, March 22, 2007, at 7:00 PM**



*Streets that connect
people under a
canopy of trees with
architecture of different types
& land preserved for a
neighborhood **everyone** can enjoy*

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Fallon Park
needs
you...



Preserving and conserving the nature of the neighborhood

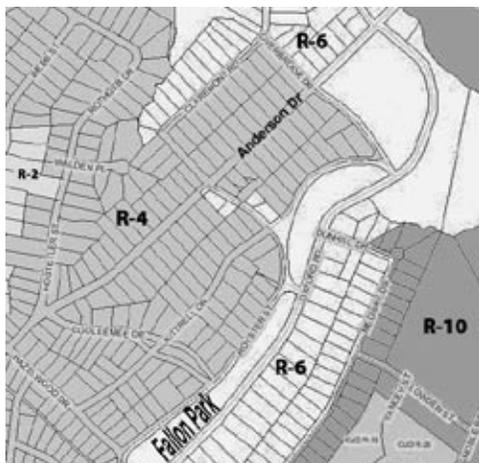
Because **we** need Fallon Park

The word is out: the Fallon Park neighborhood is recognized as one of the most desirable communities in Raleigh. The reasons are plentiful – the park with its canopy of trees, grassy fields and running stream ... individualized homes with deep front yards ... the shade of mature pines and hardwoods ... a web of streets that wind and connect with each other.

Triangle-wide growth has made our conveniently located neighborhood even more desirable. The Fallon Park area has been fully developed for decades, but in recent years redevelopment has escalated. Under some of the existing zoning, there is the very real possibility of new construction at higher densities, with subdivided lots and smaller setbacks.

Existing regulations can be modified to help protect the charm and value of our neighborhood.

A Little History The Fallon Park area was originally zoned R-6, with some R-10 on the east side of Medway Drive, but most homes were built in accordance with lower density R-4 zoning



requirements. In 1986, much of the area was rezoned to R-4 to reflect the existing development. Some streets, however, retain the R-6 and R-10 zoning, leaving them vulnerable to redevelopment at higher densities.

Community SCALE proposes rezoning these streets to R-4 to ensure that zoning matches existing development. The properties under consideration are

on Medway, Dunhill, Pine, Oxford, Overbrook, Claremont, Anderson, Beechridge, and Byrd. To do this, a rezoning petition must be submitted to the City of Raleigh. Included in the petition would be a request to rezone Fallon Park proper and the Greenway area from R-6 to either R-4 or to a Conservation Management (CM) district.

We need your help to maintain the present quality and integrity of development on the land surrounding Fallon Park. Rezoning R-6 and R-10 properties to R-4 will create consistency with present development and protect the neighborhood from higher density construction.

About Zoning Zoning is the local government's legal tool to regulate land use and development to assure its appropriateness. This authority is delegated by the State to municipalities and counties and includes regulation of uses, density, set backs or yards, and building height. Other local ordinances may establish additional standards such as street design, storm drainage, building character, and historic preservation.

Uses permitted in Raleigh's **Residential 4** (R-4) districts are single-family dwellings, churches, shelter units, home occupations, public schools, libraries, museums, private or parochial schools, limited home business,

supportive housing and multi-family supportive housing, not-for-profit recreational uses, outdoor stadiums and theaters, and telecommunication towers.

Residential 6 (R-6) also allows multi-family dwellings, condominiums and group housing, life care communities, and congregate care living structures. **Residential 10** (R-10) in addition to all of the above allows rooming houses, boarding houses, and tourist homes. Cluster Unit Developments (CUD) with townhouses, group housing, multi-family housing, and condominiums are permitted on 20 or more acres in R-4 and on 10 or more acres in R-6 and R-10. *Source: City of Raleigh*

Yards / Setbacks / Density

Zone	Front yard	Side yard	Aggregate side yards*	Rear yard	Minimum Lot Size	Units per acre
R-4	30'	10'	20'	30'	10,890 sq. ft.	4
R-6	20'	5'	15'	20'	7,260 sq. ft.	6
R-10	20'	5'	15'	20'	5,000 sq. ft.	10

* The total of the two side yards. There are variations for corner lot side yards.