**Ordinance (2003) 365ZC529**
**Effective: January 21, 2003**

**Z-54-02 on the east side of North Blount Street,** approximately 110 feet south of its intersection with Franklin Street. Approximately 0.18 acre, to be rezoned to Office and Institution-1 Conditional Use with Historic Overlay District to remain.

Conditions: 01/15/03

1. Parking as a primary use on the subject property shall be prohibited.

2. The existing structure shall remain however, if the existing structure is destroyed by fire or natural causes, new construction shall be residential in character with a minimum 4:12 pitched roof, brick or clapboard-style siding and no greater than 60 percent and less than 15 percent of any building wall shall be devoted to window openings. Exterior dimensions would be no longer than existing structure (68' deep & 40' wide, 22' high).

3. Reimbursement for any future right-of-way dedication shall remain at R-30 value.

4. No parking be allowed between the front of the building and the street.