Ordinance: 349 ZC 614
Effective: February 5, 2008

Z-13-08 – Wake Forest Road, located on the east side of Wake Forest Road, between Sasser and Lafayette Streets, and within the Mordecai NCOD limits, being Wake County PIN 1704931783. Approximately 0.22 acre rezoned to Office and Institution-1 Conditional Use with NCOD.

Conditions: 01/29/08

1. Any redevelopment of this site will consist of re-use of the existing residential structure, with possible compatible additions, or construction of a new building that is residential in character and scale According to City or Raleigh Definitions. This will include pitched roof of no less than 3:12 slope, and all sides of the building will devote no less than 15% and no more than 60% to window and door openings. The building height will be limited to 40 feet, as measured by City of Raleigh Code Section 10-2076.

   Materials will be limited to Brick, Hardiplank siding, wood, and vinyl siding.

2. Any Right of Way disbursement will be at R6-SP rates.

3. The following will not be allowed:

   Cemetery
   Church
   Funeral home
   Parking lots and parking decks as a principal use.
   Utility Service Substation
   Telecommunications Tower

4. Vehicular access to the site will be limited to a single curb cut and driveway.