Ordinance (2001) 932 ZC 493
Effective: 2-6-01

Z-18-01 Nazareth Street, east side, north of Agnes Street, south of Western Boulevard, being Wake County PIN 0793 78 1418. Approximately .48 acre rezoned to Industrial-2 Conditional Use.

Conditions Dated: (12/13/00)

For the purposes of the following conditions the parcel which is the subject of this case shall be referred to as the "Property."

1. Upon development, the rate of stormwater runoff from the Property will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.

2. All exterior lighting upon the Property, including wall pack fixtures, shall be directed downward and designed in such a way that the light source will not be visible from adjoining parcels.

3. Any building or buildings constructed upon the Property shall have a pitched roof with a pitch of not less than 1 to 12. The exterior materials of any building upon the Property shall consist only of brick, wood, or clapboard.

4. Any equipment stored upon the site will be screened from view from any adjoining parcel or public right of way by vegetation or screening material identical to the exterior of the primary building upon the Property.

5. Heating, ventilating, and air conditioning equipment upon the Property shall be screened from view from any adjoining parcel or public right-of-way. Screening shall be constructed of a material identical to the exterior of the primary building upon the Property.

6. All hardwood trees having a caliper of 12 inches or greater within protective and streetyards upon the Property will be retained. It is provided, however, that dead, dying or diseased trees, including the pecan tree on the north side of the Property, or trees creating a hazardous condition may be removed.

7. The following uses shall be prohibited upon the Property: automotive repair or sales, machine shop, school, kennel/cattery, riding stable, utility substation, landfill, bulk storage, telecommunication tower, correctional/penal facility, manufacturing, heliport/landing strip, mining/quarrying, rifle range, scrapyard, wholesaling, billboard, or emergency shelter.