ORDINANCE (2002) 205 ZC 517
Effective: 05/07/02

Z-22-02 Robinson Avenue, south side, east of Rock Quarry Road, being Wake County PINs 1713.10-26-6320 and 1713.10-26-5341. Approximately .27 acre rezoned to Residential-15 Conditional Use (revised conditions).

Condition dated: (04/30/02)

1) The use of the property shall be limited to no more than four (4) dwelling units and their accessory uses.

2) That the street yard provisions shall be applied along Robinson Ave. and Lenoir Street, including the planting of street yard trees and a minimum yard of 15' in width.

3) That minimum type "D" transition yard shall be planted adjacent to the neighboring residential lots provided we build anything other than single-family detached units on the lots.

4) That at least 50% of each building's façade be constructed with brick.

5) That all refuse containers and mechanical equipment be fully screened from public view and the adjacent properties, and that screening be of a design and materials compatible with those of the principal building.

6) The height of the units shall be limited to a maximum of 28' in height and the buildings will be constructed with a minimum roof pitch of no less than the roof pitch of the neighboring buildings on the block face.

7) Any tree greater than 8" in caliper, measured diameter breast height, located in the required 15' street yard shall be preserved.