Ordinance (2001) 920 ZC 492
Effective: January 16, 2001

Z-99-00 on the south side of **Hillsborough Street**, east of Singleton Street. Approximately .63 acre, rezoned from Residential-10 to Office & Institution-1 Conditional Use.

Conditions: 01/09/01

A. Any right-of-way reimbursement values for Hillsborough Road will remain at R-10.

B. The rate of storm-water runoff will not exceed that expected from R-10 zoning (CR-7107).

C. At the time of initial site plan approval, recombination, or subdivision approval, an offer of reciprocal cross-access will be made to the adjacent lot to the west, being PIN 0774.20 81 9351, owned by Jada and Rachel Morgan, Jr.

D. Site lighting, including wall pack fixtures, will be directed downward and designed in such a way that the light source will not be visible from neighboring residential properties.

E. No fence greater than 4 feet in height will be installed within 20 feet of the right-of-way of Hillsborough Road; and between 20 and 50 feet of that right-of-way, any fence greater than 4 feet tall will be 75% screened by planting.

F. No office use on this lot will exceed 1,900 square feet in size, which is the existing square footage of the residential building on the site.

G. In order to maintain a transition yard at the rear of the property, an inventory of all trees within the rear yard greater than 12” dbh is hereby provided (see survey), and a minimum 50% of those trees identified will be protected and preserved upon redevelopment of the property.

H. New buildings will be designed with an exterior primarily consisting of wood or woodlike siding, or brick, and have pitched roofs (minimum 3:12). Windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations.