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

**Z-89-00 Creedmoor Road**, east side, north of Millbrook Road, west of Bramblewood Drive, being Wake County PINS 0796 48 7663, 0796 48 7773 and 0796 48 7853. Approximately 1.5 acres rezoned to Office & Institution-1 Conditional Use.

Conditions Dated: (10/04/00)

1. Maximum building height shall not exceed 25' above road grade. No building shall be more than three stories high as measured from any side

2. There shall be a minimum transitional yard of 50 feet extending from rear property line PIN #796489642, #796489750, 796489840, and #796489940, except where 50 feet exceeds 20 percent of the depth of the lot, in which case the transitional yard shall be equal to 20 percent of the lot. This minimum transitional yard shall be defined and regulated in Part 10, Chapter 2 of the Raleigh City Code. No existing healthy tree in the rear protective transitional yard shall be removed unless its retention conflicts with planting plans, drainage ways, utilities, or utility easements required by the city.

3. Maximum building lot coverage shall not exceed 25 percent for one story structures and 15 percent for structures of two or more stories.

4. F.A.R.s per lot will not exceed .33.

5. Cross-access or offer between these parcels and adjoining parcels to the north PIN #796487963 and south #796487545 will be executed prior to the approval of any site plan or recombination plot. There will be no more than one access point on Creedmoor Road from these parcels.

6. On-site lighting will be in accordance with city code. Lighting will face "away" from residential contiguous parcels. On-site lighting will not cause an illumination more than 4/10s foot candles at the property line. All standards shall be no more than 15 feet in height.

7. Upon development, the developer will comply with CR-7107 regarding stormwater run-off controls.

8. Building will be designed with an exterior primarily consisting of wood or brick and a pitched roof(s) (3:12 minimum). Windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations.

9. Signage shall either be attached to building or detached in the form of low-profile ground signs. All signage will complement the architectural style of existing and proposed buildings with regard to scale, color and texture and will comply with city codes and ordinances.

10. Hospitals, adult entertainment and multi-family shall be prohibited.

11. The noise standards contained in Sections 12-5001 through 12-5004 of the Raleigh City Code are applicable to this site so long as the property remains outside the corporate limits of Raleigh.

12. Reimbursement for right-of-way for Creedmoor Road shall be at the current zoning for R-4 value.