Ordinance (2000) 766 ZC 478
Effective: 4/18/00

Z-30-00 Dixon Drive, west side, north of Snelling Road, being Wake County Tax PIN Map 1706.38 4535. Approximately 1.96 acres rezoned to Residential-10 Conditional Use.

Conditions: (04/05/00)

A. Development shall comply with the Planning Commission's Recommendation 7107.

B. The following uses shall not be permitted to be developed:
   1. Rest home
   2. Transitional housing including emergency shelters type A and B, except for supportive housing residence and multi-unit supportive housing residence.
   3. Nursing home
   4. Guest house

C. A 50 foot deep natural protective yard shall be provided (measured parallel to the property line) along the rear property line, except for sewer connections and other governmental agencies requirements.

D. The maximum building height shall not exceed two stories (36 feet).

E. The maximum density for any use other than a congregate care facility shall be calculated at a R-6 density.

F. An average 15 foot wide natural protective yard, measured from the toe of the existing cut slop along Dixon Drive shall be provided for a minimum distance of 70% of the Dixon Drive frontage (350+/- ft.).

G. A Site Plan shall be submitted to the Planning Commission for their review and approval.