Ordinance: 391 ZC 620
Effective: May 6, 2008

1. **Z-12-08/SSP-1-08 – Hinsdale Street,** located on the south side of Hinsdale Street, west of its intersection with Glenwood Avenue, being various Wake County PINs. Approximately 0.92 acre to be rezoned to Residential-30 Conditional Use District with Pedestrian Business Overlay District.

Conditions: April 7, 2008
Streetscape and Parking Plan:

a) Residential development shall not exceed a maximum of twenty (20) dwelling units.
b) Uses on the subject property shall be limited to single family detached homes, townhouse developments, residential unit ownership (condominium) developments and duplexes and any accessory uses allowed in R-30 districts, under Section 10-2071 of the City Code;
c) Buildings constructed on the rezoned Property after the effective date of this rezoning shall not exceed forty feet (40') in height, determined in accordance with City Code Section 10-2076.
d) All garbage disposal containers used by an individual dwelling unit shall be stored in a closed storage unit or otherwise screened from view of public street rights-of-way by a fence or vegetation of a height which is in excess of the height of the garbage disposal container, except during collection times.
e) There shall be no parking located between the front of any building and any public right-of-way.
f) No vehicular access or curb cut shall be permitted from the subject property to Glenwood Avenue. No more than one vehicular access point shall be permitted from the subject property to Boylan Avenue; and no vehicular access point or curb cut shall be permitted from the subject property to Hinsdale Street, unless such access is required by the City of Raleigh, State of North Carolina or local fire or emergency department.
g) Preliminary site plan approval by Raleigh City Council in accordance with