ORDINANCE (2003) 421 ZC 535
Effective: 04/15/03

Z-19-03 Hwy. 70 West, north side, being Wake County PIN 0768.01-39-3677. Approximately 10.0 acres rezoned to Thoroughfare District Conditional Use.

Conditions dated: (4/2/03)

1. Maximum residential density of 30 dwelling units per acre.

2. Restriction on rear of property (more than 850 feet from northerly r/w of US Highway 70):
   a. No outdoor storage of materials, supplies, or merchandise.
   b. Minimum building setbacks of 30 feet on the northern property line (Wake County PIN No. 0769-30-5331), and
   c. Maximum building height of 3 stories (not exceeding 50 feet in height).

3. No storage above ground of flammable liquids.

4. Reimbursement for any required right-of-way dedication shall be at current R-4 values.