ORDINANCE (2002) 264 ZC 521
Effective: 8/6/02

Z-44-02 Lead Mine Road, west side, north of Charles Drive, being Wake County PIN 0796.19-62-3073. Approximately 0.35 acre rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (7/17/02)

A. Vehicular access to the property will be provided exclusively from Charles Drive. There will be no direct access to Lead Mine Road.

B. Any reimbursement for future right-of-way dedication shall be at existing R-4 values.

C. No structure or building shall exceed 2 stories or 35 feet in height.

D. No building will exceed more than 4,400 square feet floor area gross. In addition, the architectural design of the building will have a traditional residential appearance, compatible with surrounding residences: a majority (minimum of 50%) of the exterior façade of the building will consist of brick, and/or stucco, or wood, and it will have a pitched roof (3:12 minimum) and windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations.

E. Upon development of the property, exterior lighting shall be aimed downward and shielded so as to minimize direct view of the light source from adjacent residentially zoned properties.

F. The owner of the property of Richmond Hill Apartments (P.I.N. 0769.19 60 0898) shall be notified by certified mail by applicant of any site plan filed with the City of Raleigh.

G. The following uses, normally permitted in O&I-1, shall not be permitted: banks, cemeteries, funeral homes, libraries, art galleries, museums, emergency shelters Type B, telecommunications towers, parking decks, orphanages, and correctional or penal facilities.