**Ordinance: 432 ZC 623**
**Effective: July 15, 2008**

1. **Z-07-08 Conditional Use Louisburg Road -** located on the west side, south of its intersection with Perry Creek Road, being Wake County PIN(s) 1737535624. Approximately 0.78 acre rezoned to Neighborhood Business Conditional Use District with Special Highway Overlay District-3.

**Conditions: 07/01/08**

1. A minimum fifty (50) foot protective yard, meeting SHOD 3 minimum requirements, shall be provided along the frontage of Louisburg Rd. (Hwy 401).

2. Maximum height of building not to exceed single story of thirty-five (35) feet.

3. All sides of the exterior of the building, with a minimum of 50% of each side, shall be mix of materials such as wood, cement siding, stone or brick to provide an architecturally attractive appearance on Louisburg Road.

4. No parking shall be permitted within fifty (50) feet of the rear property line that is adjacent to the residential lots.

5. No outdoor storage or materials shall be permitted.

6. Hours of operation are prohibited after 8:00 PM or before 6:00 AM.

7. Dumpster service shall only be permitted between 7:00 AM to 7:00 PM Monday through Saturday.

8. A minimum thirty (30) foot transitional protective yard, Type B, shall be provided at the rear and sides of the property adjacent to any lots with existing residential dwellings.

9. A fully closed privacy fence or wall, at least six (6) feet in height, shall be installed at the rear of the property. This shall be a solid fence or wall which has no openings and contains shiplap, or tongue and groove or similar overlapping design if made of wood.

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10. No barbed wire, razor wire, barbed tape, or similar materials shall be installed on the property.

11. Ground signage will be limited to a maximum of one low profile ground sign.

12. Prior to the issuance of any building permit, an offer of cross access shall be provided to the property to the north, PIN 1737535773, Deed Book 10638, Page 1940.

13. Direct Access from Louisburg Rd. (Hwy 401) will be limited to no more than one right in/right out driveway, subject to approval by the City of Raleigh Public Works Department and North Carolina Department of Transportation.

14. All outdoor lighting will be the full cutoff type (shielded) design, such that no glare from the light can be seen from Louisburg Road and will not cause excessive illumination on a lot containing a dwelling or zoned a residential district. Any light poles located outside of the transitional protective yards shall be a maximum height of twenty (20) feet.

15. Only those uses allowed within Residential-4 district, and automobile service and repair facility, shall be permitted.
n Zoning Districts”), shall be permitted on the Property.