Z-12-00, **Page Road**, east side, at the Durham County Line, being a portion of 0758.03 43 3612. Approximately 18.5 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (02/09/00)

a. All residential uses allowed in the Residential-30 District as indicated in Section 10-2071 of the City of Raleigh Zoning Code up to and including 30 units/acre; however, single-family detached residential dwelling units shall not be allowed.

b. All Office, Institutional, Civic and Services uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code also including without limitation hospitals, and multi-family (30 units per acre, or less) and residential uses by excepting single-family detached dwellings and correctional/penal facilities, which are excluded.

c. All Commercial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code, except adult establishments, which are prohibited.

d. All industrial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code.

e. All recreation uses allowed in the Thoroughfare District of the Raleigh City Code.

Note A. as to above Sections a, b, c, d and e: Allowable uses shall include; "accessory uses" and "accessory structures" as permitted on the City of Raleigh Zoning Code

f. Development of the subject property, or subdivided lots thereof, will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.

g. Reimbursement for additional right of way shall be calculated based on the rate for Industrial zoned property.