ORDINANCE (2003) 372 ZC 530
Effective: 02/04/03

Z-10-03 Old Buffaloe Road, north side, being Wake County PIN 1725.10-37-4177. Approximately 1.30 acres rezoned to Industrial-1 Conditional Use (0.97 acre) and Conservation Management Conditional Use (0.33 acre).

Conditions Dated: (1/29/03)

A. A seventy-five (75) foot wide natural protective yard, zoned CM CUD, shall be maintained along the eastern property line shared with property identified with Wake County Tax Parcel PIN 1725.10 37 6159. During any construction or land disturbing activity on the property the buffer area shall be fenced off with conspicuously colored fencing to preserve the vegetation therein, including crape myrtles, oaks, pecan trees, etc.

B. Building[s] shall be limited to two (2) stories and thirty (30) feet in height.

C. Building[s] shall be limited to not more than .50 floor area ratio.

D. Uses permitted on this property shall be limited to those allowed in the O&I-1 zoning district as shown in Code Section 10-2071, unless the subject property is re-combined wholly with one or more adjacent lots having frontage on Capital Blvd., such that the subject property has frontage on Capital Boulevard, in which event the permitted uses shall be limited to those allowed in Industrial-1 as shown in Code Section 10-2071, except the following:

1. Bar, nightclub, tavern, lounge
2. Landfill
3. Mining and quarrying
4. Riding stable
5. Adult establishment
6. Airfield, landing strip, heliport
7. Correctional/penal facility
8. All uses not permitted in Neighborhood Business zoning district.

Where the approval procedures for Industrial-1, Office and Institution-1, and Neighborhood Business zoning districts differ, the more stringent shall apply.

E. Reimbursement for required right-of-way dedication for Old Buffaloe Road shall remain at the current R-6 values.