ORDINANCE (2003) 543 ZC 543

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

1. Z-37-03 – Fox Road and Werribee Drive, southwest quadrant, being Wake County PINs 1737.17-12-5156 and 1737.17-12-6166. Approximately 1.13 acres rezoned to Residential-6 Conditional Use with Special Highway Overlay District-1 to remain.

Conditions dated: (11/10/03)

A. The following uses otherwise permitted in R-6 Districts (10-2071D) shall be prohibited:

1) Research Farm;
2) Rifle Ranges (indoor);
3) Congregate Care;
4) Group Housing;
5) Multi-family;
6) Rest Homes;
7) Townhomes;
8) Unit-Ownership (condo);
9) Utility apartment;
10) Transitional Housing (except Supportive Housing and Multi-unit Supportive Housing Residences);
11) Art Gallery;
12) Cemetery;
13) Church;
14) Civic Clubs;
15) Telecommunications Towers;
16) Movie Theater (outdoor);
17) Residential Related Services (Eating Establishments and Food Stores); and
18) Landfill.

B. Reimbursement values for additional right-of-way shall remain at R-4.

C. Development of Wake County Parcel Pin #1737.17-12-5156 plus any portion of any recombination from the companion lot shall be limited to a maximum of three (3) residential dwelling units. Total dwelling units for the rezoned area shall not exceed four (4) residential dwelling units.

D. Residential units shall be at a minimum of 1100 heated square feet.

E. All new principal structures will be constructed with pitched roofs, the slope being no less than 4:12 or greater than 8:12.

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. This ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and the Raleigh Planning Commission following a recommendation of the Planning Commission.

Section 5. That this ordinance shall become effective as indicated below.

Adopted: 11/18/03
Effective: 11/18/03

Distribution: Planning: Chapman, Hallam, Brandon, Sumpter, Powell, Brandon
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