Z-20-00 **Mordecai Drive** and Delway Street, southwest intersection, being Wake County PIN 1704 83 3063. Approximately .21 acre rezoned to Neighborhood Business Conditional Use.

Conditions: (04/14/00)

1. The present structure will remain, the present structure being approximately 3,200 square feet in area and 32 feet in height.

2. There will be no additional structure or additions to the existing structure.

3. In the event the present structure is destroyed, it will be replaced in the same manner, i.e., with a residential structure and scale as follows:

a. The maximum building height would be no greater than 32 feet.

b. The gross square footage would not exceed 3,750 square feet.

c. The minimum pitch for the roof would be 6/12.

d. The exterior building materials will be brick.

e. At least 75% of the windows will be double hung, and there will be shutters on the front of the structure (facing Mordecai Drive).

4. CR 7107 will be applied to any new development that expands the existing impervious structure.

5. Permitted uses will be those allowed in O&I-1 zoning and the following "Retail sales-convenience": antiques, apparel, books (but not adult book stores), china and pottery, draperies and interior decorating supplies, florist, 785 ZC 479 gifts and stationary, hat shops, housewares and home furnishing, jewelry, and non-governmental art gallery, museum, or library.

6. The square footage to be devoted to retail use will no greater than 1,350 square feet.

7. Any freestanding signs allowed shall be "low profile" ground signs.

8. The site lighting shall be directed downward and designed in such a way that a light source will not be visible from neighboring properties.