Ordinance 798 ZC 480
Effective 5/16/00

Z-38-00 Robinson Avenue, south side, extending through to E. Lenoir Street, east of Rock Quarry Road being Wake County PIN maps 1713.10 26 5312, 1713.10 26 5341 and 1713.10 26 6320. Approximately .55 acre rezoned to Residential-15 Conditional Use.

Conditions: (05/09/00)

1. The use of the property shall be limited to no more than six (6) dwelling units and their accessory uses.

2. That any multi-family units developed shall be a "townhouse" development of not more than two attached dwellings per building lot.

3. That the height of the units be limited to a maximum of 28' in height (as measured from the finished grade to peak of roof).

4. That the street yard provision shall be applied along Robinson Avenue and Lenoir Street, including; the planting of street yard trees and a minimum yard of 15' in width.

5. That minimum type "D" transition yard shall be planted adjacent to the neighboring residential lots, provided we build anything other than single family detached units on the lots.

6. The buildings shall be constructed with a minimum roof pitch of no less than the roof pitch of the neighboring buildings.

7. That at least 50% of each building's facade be constructed with brick.