ORDINANCE (2003) 526 ZC 541
EFFECTIVE: October 21, 2003

Z-34-03 – Garner Road, east side, being Wake County PIN 1702.12-97-4211. Approximately 0.25 acre rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (10/6/03)

1. No parking shall be allowed between the front of the building and the street.

2. The existing structure shall remain. However, if the existing structure is fully or partially destroyed by fire or other natural causes, new construction shall be of similar style and size. The style shall be of Craftsman (as determined by the Raleigh Historic Districts Commission staff) with pitched roof (minimum of 3:12), clapboard siding and front porch. The windows shall be no less than 15 percent nor more than 60 percent of the façade. Square footage shall remain at 1824.

3. The maximum residential density shall be six dwelling units per acre.

4. The offer of cross access shall be provided to adjoining property owners within 90 days of adoption of this rezoning ordinance.