Ordinance 138 ZC 597
Effective 12-05-2006

**Z-59-06 – Six Forks Road –** on the east side of Six Forks, northeast of its intersection with Mine Lake Court being Wake County PINs 1707435115 and 1707533928. Approximately 1.96 acres rezoned to Office and Institution – 1 Conditional Use with amended conditions.

**Conditions 11/29/2006**

**A.** Building Lot Coverage (BLC) for the proposed development shall not exceed twenty-three (23%) percent.

**B.** The Floor Area Ratio (FAR) for the proposed development shall not exceed .46.

**C.** Any building on the Property shall be limited to three (3) occupied stories and a maximum of forty (40') feet in height, as determined per City Code Section 10-2076.

**D.** All Residential uses otherwise allowed in O & I-1 District (as defined in the Table of Permitted Uses in City Code Section 10-2071) shall be prohibited.

**E.** There shall be no driveway from parcel 1707533928 (Deed Book 9705, Page 743) to Six Forks Road.

**F.** Street Yards on Six Forks Road and Mine Lake Court shall be planted with natural trees of at least 2.5 shade trees; one under story tree; and ten (10) shrubs per 100 linear feet. Sizes of under story trees and shrubs shall conform to the standards in SHOD-1 overlay district. Shade trees shall meet the requirements of City Code Section 10-2082.5(c)(3).