

**ORDINANCE (2004) 581 ZC 547**

**Effective: 03/02/04**

**1. Z-9-04 – Ebenezer Church Road**, west side, being Wake County PIN's 0777691138 and 0777605147. Approximately 4.12 acres rezoned to Industrial-1 Conditional Use (1 acre) and Neighborhood Business Conditional Use (3.12 acres).

Conditions dated: (2/23/04)

**1. Conditions applicable to all zoning districts:**

- A. Right-of-way reimbursement shall be made at the pre-existing zoning, R-4 value.
- B. Ground signs shall be limited to low-profile ground signs only.
- C. An offer of cross-access shall be made to the property to the north, known and Wake County PIN 0777 69 1423; the property to the south, known by Wake County PIN 0777 59 7273, Upon development of the property, cross-access shall also be provided between Parcel 1, known by Wake County PIN 0777 69 1138 and Parcel 2, known by Wake County PIN 0777 60 5147, that make up this rezoning request.
- D. Any open-air stormwater basins will be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards, without fences.

**2. Conditions applicable to Industrial-1 CUD only:**

- A. Those uses allowed in the Industrial-1 District shall be permitted as follows:
  - i. General Uses: All General Uses permitted in Code Section 10-2046(b)(1) including landscape and lawn maintenance business with outdoor storage of material and equipment, save and except the following uses:
    - bar, nightclub, tavern, and lounge
    - hotel/motel
    - kennel/cattery
    - landfill
    - mining and quarrying
    - parking lot, deck, garage including motor pool
    - riding stable
    - rifle ranges, and
    - transportation terminal facility, railroad roundhouse and depot
  - ii. Conditional Uses. All Conditional Uses permitted in Code Section 10-2046(b)(2), save and except:
    - emergency shelter type A and B
    - telecommunications towers, and
    - temporary event

March 2, 2004

iii. Special Uses: All Special Uses permitted in Code Section 10-2046(b)(3), save and except:

- Adult establishment, and
- airfield, landing strip, and heliport

B. All outdoor storage will be screened from all abutting properties and roads/streets. If the screening is a vegetation screen then such trees and shrubs will meet the standard Code Section 10-2082.9(e) "Height and planting Requirements" for fences and walls.

**3. Conditions Applicable to Neighborhood Business CUD only:**

A. The following uses, otherwise permitted in the NB zoning district, shall be prohibited:

- adult establishments
- bail bond office
- bar, nightclub, tavern, lounge
- Check cashing establishment (excluding banks, credit unions and savings & loans)
- civic or convention center
- correctional or penal facility
- Flea market
- fraternity or sorority house
- governmental outdoor stadium, theater, amphitheater, racetrack
- kennel/cattery
- landfill, debris from on-site
- non-governmental commercial outdoor stadium, theater, amphitheater, racetrack
- non-governmental commercial recreational use-indoor
- Pawn Shop, as defined in Chapter 91A of the NC General Statutes