

**ORDINANCE (1996) 936 ZC 393**  
**Effective: July 16, 1996**

**Z-50-96 Lake Boone Trail**, northwest quadrant of the intersection with Glenwood Avenue, being Map 0795.16 92 9648. Approximately .47 acre rezoned to Office & Institution-1 Conditional Use.

Conditions: 5/16/96

1. Development of the property will comply with the provisions of CR 7107 of the Raleigh Planning Commission.
2. The size of the building constructed upon the property shall not exceed 4,000 square feet gross.
3. The building constructed upon the property shall not exceed thirty-five (35) feet and two occupied stories in height.
4. The property shall be utilized only for office purposes and activities customarily associated therewith.
5. Any dumpster or other trash receptacle upon the property shall be screened from view from tax map parcels 0795.16 92 8870, 0795.16 92 8720, 0795.20 92 7435, 0795.20 92 8434, and 0795.20 92 9433.
6. A closed fence a minimum of six feet in height shall be maintained between the building constructed upon the property and tax map parcel 07951.16 92 8720.
7. The building constructed upon the property shall have a pitched roof. The slope of the roof shall be within the range of 4:12 (minimum) and 7:12 (maximum).
8. Reimbursement for any future right-of-way dedication shall be based on R-6 values. No driveway access shall be allowed onto Glenwood Avenue.