

**ORDINANCE NO. (1996) 19 ZC 401**  
**Effective: 12/3/96**

**Z-127-96 St. James Church Road**, west side, between U. S. 401 North and Hopson Drive, being Map 1726.19 51 9128, approximately 1 acre rezoned to Shopping Center Conditional Use District. (The Comprehensive Plan is also amended to shift the location of the Policy Boundary Line to include this parcel)

Conditions: (11/5/96)

1. The existing structure will be maintained on the site. Any expansion will be limited to no more than 50% of the existing structure, which is 1500 sq. ft. The existing structure may be replaced by a new building of no more than 3,000 sq. ft. It will have a sloped roof, brick structure, and all windows will be double hung. If the outbuilding structure is ever removed or demolished for any reason, the new structure will be no more than 4,000 sq.ft.
2. For purposes of reimbursement values, any extra right-of-way required by the city as part of the development process will be retained at R-6 values.
3. The following uses, as shown on 10-2071(B), Schedule of Permitted Land Uses in Zoning Districts, shall not be permitted:

- Adult Establishments
- Automotive Service & Repair Facilities
- Gas Pumps
- Outdoor Drive Thru
- Restaurant
- Vehicle Sales or Rental