

**Ordinance (1998) 420 ZC 442**  
**Effective: 10/6/98**

**Z-78-98 Springfield Commons Drive**, south side, extending through to Ridgefield Drive, west of Falls of Neuse Road, being Wake County Tax Map Parcel 1717.17 10 9289. Approximately .97 acre be rezoned to amend the Shopping Center Conditional Use District conditions.

Conditions: (09/22/98)

For purposes of these conditions, Wake County Tax Parcel 1717.17 10 9289 shall be referred to as the "Property."

1. Upon development, the rate of stormwater runoff will not exceed the rate of runoff which would exist if the Property were developed for uses authorized in the Office and Institution-1 District.
2. The maximum floor area ratio for the area comprising Tax Parcel Numbers 1717.17 10 9289 (the Property), 5133, 8122, 7461, 1717.17 20 2844, 0731, 2543, and 2305 (cumulatively), the area rezoned in case Z-43-90), shall not exceed two tenths (.20).
3. The Property may not be used for more than three (3) establishments. Only one (1) eating establishment may be located upon the Property.
4. The following uses will be prohibited upon the Property: automotive service and repair facility; convenience store; auto parts store; commercial parking deck operated as an independent business; individual mini-warehouses; multifamily dwelling units of any kind; video sales/rental facilities; billiard parlor; bar or lounge (other than such facility operated as part of an eating establishment); adult establishment; supermarket; or store with a pharmacist. In addition, any establishment (other than a bank) with a drive-through window will be prohibited. No business of any nature shall operate upon the Property between the hours of midnight and six o'clock a.m.
5. Any building constructed upon the Property shall not exceed two occupied stories or thirty-five (35) feet in height, excluding mechanical equipment and elevator penthouses.
6. At least seventy-five (75%) of the exterior walls of any building constructed upon the Property shall be constructed of brick and any such building shall have (or when viewed from the ground level of adjoining properties shall appear to have) a pitched roof.