

Z-48-97 Edwards Mill Road, west side, south side of Crabtree Valley Avenue, being Map 0795.06 49 9713, approximately 1.5 acres rezoned to Shopping Center Conditional Use District.

Conditions:

I. Uses for this property shall be restricted as follows:

(A) General and conditional commercial uses:

- (1) Banks of all kinds
- (2) Eating establishment - all kinds; provided however, that no music shall be transmitted to or originated upon waiting or eating areas located outside of the building(s) containing eating establishment(s)
- (3) Bar, tavern, lounge, and/or nightclub only as accessory use or uses to eating establishment(s)
- (4) Hotel/motel
- (5) Parking lot and/or deck
- (6) Recreational indoor use - commercial
- (7) Retail sales limited to the following:
 - Antique shop
 - Gifts, card and stationery shop
 - Flowers/florist shop
 - Jewelry shop
 - Camera shop (including film developing and printing)
 - Newsstand
 - Laundry and dry cleaning (with pickup and/or walkup service)
- (8) Utility services as provided in Code Section 10-2002
- (9) Shopping area, shopping center
- (10) Accessory structures and uses

(B) All office uses are permitted as provided in Land Use - Office column of the "Schedule of Permitted Land Uses in Zoning Districts" in Code Section 10-2071, excluding "temporary event" as listed therein, but including accessory structures and uses, and also including utility services as provided in Code Section 10-2002.

All other general, conditional and special uses usually permitted in the Shopping Center zoning district as set forth in Raleigh City Code Section 10-2041(b)(1), (2) and (3), respectively, which are not specified here in above in paragraphs (A) and (3) are prohibited.

II. For reimbursement purposes, additional right-of-way required for Edwards Mill Road and Crabtree Valley Avenue (if applicable) shall remain at O&I-2 values.

III. Developments upon the subject property shall comply with the provisions of CR 7107.