

ORDINANCE (1996) 878 ZC 388
Effective: May 7, 1996

Z-5-96 Western Boulevard, south side, between Schaub Drive and / Deboy Street, being Map 0784.19, Block 70, Parcel 4850. Approximately .4 acre rezoned to Office & Institution-1 Conditional Use:

Conditions: 4/15/96

1. Stormwater control shall be in accordance with Raleigh Planning Commission CR 7107.
2. Any additional right-of-way needed for Western Boulevard will remain at current R-6 value for reimbursement purposes.
3. The existing structures/buildings shall remain, except for necessary repairs, renovations, or improvements. The existing improvement is a 1900+ square foot floor area gross, brick and wood ranch style duplex structure. In the event, however, that the existing structures/buildings are destroyed by fire or other catastrophe, any new construction shall be residential in scale and character. Existing standards shall include a roof pitch of at least 3/12, brick and/or wood exterior and no more than 30 foot high structures.
4. Use of the subject property shall be limited to a single family dwelling or duplex, or an office of a professional or service business. No outdoor storage of trucks, equipment or materials shall be permitted.
5. A protective yard area will be maintained along the subject property's Western Boulevard frontage and rear property line. The buffer areas shall consist of a minimum width of 30 feet. Existing vegetation in the vegetative buffers shall remain undisturbed except for:
 - a. Treatment or removal of nuisance or diseased vegetation;
 - b. Construction of public or private sidewalks, pedestrian paths, storm drainage facilities, electric, telephone, gas and/or water, sanitary sewer installations, and similar utilities approved by the appropriate local government authority. Any such construction shall be designed and undertaken so as to create as little disturbance of the buffer as possible while still honoring public health and safety requirements;
 - c. The planting of new vegetation, construction of fences, walls, berms, entrance features or similar construction which tends to enhance the area's visual appeal.