

ORDINANCE (1997) 168 ZC 418 CORRECTED COPY
Effective: August 5, 1997

Z-54-97 Chamberlain Street, east side, between Hillsborough Street and Logan Court, being Tax Map 0794.20 81 9818. Approximately .18 acre rezoned to Shopping Center Conditional Use. The existing Pedestrian Business Overlay District is to remain unaffected.

Conditions: (7/23/97)

1. No automotive service and repair facility shall be permitted on this site.
2. No adult establishment shall be permitted on this site.
3. No drive-in or drive-thru facility will be permitted on this site.
4. Petitioner will allow cross access agreements between this property and adjacent parcels shown on Tax Map 0794.20, block 81 & 91. An agreement will be offered and approved by the City Attorney in conjunction with approval of a site plan on the subject property by the City.
5. Users of the property shall be limited to those which are permitted in O&I-1 Districts of the City of Raleigh, except the following:
 - a. Setback and yard requirements shall meet the requirements of Shopping Center Districts.
 - b. If the property is developed as a parking lot, it shall not be utilized to provide the required parking for improvements located on any other property. If any building on any other lot uses the subject property as a parking lot, such use of the subject property shall terminate at midnight.
6. Reimbursement for any future right-of-way dedication shall be based on R-20 values.