

**Z-2-90 Atlantic Avenue**, east side, at its southern intersection with Otters Run Court, south of Spring Forest Road, being Parcel 1299, Tax Map 381, rezoned to Industrial-1 Conditional Use.

Conditions:

- a) Convenience stores, filling stations for public use, and adult establishments shall not be allowed.
- b) There shall be no driveway cuts from Atlantic Avenue into this site.
- c) The storm drainage system should be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were zoned R-20, or the rate expected for Industrial-1, whichever is lesser. This guideline should be met for two and ten-year frequency storms.
- d) Buildings constructed on the property shall not exceed three (3) stories in height or forty feet (40') (finished from ground elevation to eave of roof).
- e) Exterior lighting shall be shielded or directed toward the interior of the property, and away from adjoining residential property.
- f) The noise standards contained in Sections 12-5001 through 12-5004 of the Raleigh City Code, in effect on 1/1/90, are applicable to this site.