

ORDINANCE (1996) 907 ZC 390
Effective: June 4, 1996

Z-55-96 Charles B. Root Wynd, northeast end, being Map 0785.11 65 4906 and Map 0785.11 66 3049. Approximately 2 acres amending the existing Office and Institution-1 Conditional Uses:

Conditions: (5/29/96)

1. General office uses and the residential use of congregate care facility - listed as conditional uses under O&I-1. Permitted uses are all office uses listed in the City of Raleigh Code 10-2171, congregate care facilities and life care communities. No other residential uses will be allowed.
2. Rear yard setback of the building along the boundary adjoining property PIN# 0785.11-66-6254 - 25' minimum.
3. A protective yard along the northern boundary of the property adjoining property PIN# 0785.11-66-6254 of 25' in width. This strip is to contain evergreen plant material sufficient to meet the transitional protective yard type C as indicated in the City of Raleigh Code 10-2082.9 in order to act as a buffer to the adjacent residential uses. Required new planting shall meet or exceed 65 shrubs and 7 trees per 100 linear feet; existing vegetation as defined in the City of Raleigh Code 10-2082.5(f) and provisions 10-2082.5(f)(2) and (3) shall be credited with a subsequent 50% reduction in the shrub requirement.
4. Maximum building height - 40'.
5. One access point for pedestrian usage shall be permitted into the residential area at the eastern side of the site.
6. Shall only have vehicular access onto the internal street system serving the total commercial and office village area.