

Z-101-99 North Tarboro Street, west side, north of East Lane Street, being Wake County PIN 1714.17 10 9364. Approximately .18 acre rezoned to Office & Institution-1 Conditional Use.

Conditions: (10/27/99)

A. Development shall comply with the provisions of CR-7107 of the Raleigh Planning Commission.

B. Permitted Uses.

The following General uses shall be permitted:

1. School (elementary, middle, and high) including colleges, technical and vocational institution and specialty school.
2. Single family detached dwelling unit.

The following Conditional uses shall be permitted:

1. Private or parochial school (elementary, middle, and high)
2. Office, agency, and studio of a professional or business or political, labor or service association listed as allowed in the Schedule of Permitted Land Uses in Zoning Districts Code Section 10-2071.
3. Other professional or service office, studio or agency not otherwise listed as permitted in item C2 above.

C. Prohibited Uses.

All uses not identified as permitted uses in Condition B above shall be prohibited.

D. Hours of activity shall be limited to the time period between 8:00 AM and 10:00 PM.

E. Off street parking shall not be located between the principal building on this lot and North Tarboro Street.

F. If the existing structure is ever demolished or removed, any new replacement structure shall be residential in character with:

- 1) a pitched roof (minimum of 4/12 pitch),
- 2) building material of brick or clapboard siding,
- 3) at least 75% of all fenestration shall be double hung windows,
- 4) a maximum height of thirty (30) feet, and
- 5) a maximum of 25% building lot coverage.