

**Ordinance (1999) 643 ZC 465**  
**Effective: 10/6/99**

**Z-91-99 Falls of Neuse Road**, east side, north of Stonegate Drive, being Wake County PIN 1718.62 6970. Approximately .47 acre rezoned to Office & Institution-1 Conditional Use.

Conditions: (09/29/99)

A. Development will comply with the Planning Commission Certified Recommendation 7107.

B. The office development of this property shall be limited to the following:

1. Maximum floor area ratio (FAR) of .33.
2. Maximum building height of 2 stories (29 feet).
3. Maximum building lot coverage of 20 per cent for one (1) story buildings and 15 per cent for two (2) story buildings.
4. The exterior building and parking lot lighting shall be shielded so as to produce no direct glare onto adjoining properties zoned as residential district and all freestanding exterior lighting shall not exceed 20 feet in height.

C. A transitional protective yard 50 feet deep shall be provided along the rear property line common to lot with PIN# 1718647747.

D. A cross access agreement shall be provided for the subject property and to the adjacent property to the north PIN# 1718628949 and to the south PIN# 1718625892 at the time of site plan submittal.

E. A maximum of one (1) driveway access shall be permitted for the property.

F. Reimbursement for future right-of-way dedication for Falls of Neuse Road shall be based on R-4 value.

H. The office development shall be of a residential character with sloped roofs of a minimum 4 in 12 pitch or a pitch associated with residential development.

I. Trees 8 inches in caliper or larger shall be preserved that are existing in the street yard.