

**ORDINANCE (1996) 951 ZC 395**  
**Effective: September 3, 1996**

**Z-81-96 Lead Mine Road**, west side, south of Charles Drive, opposite Crabtree Valley Baptist Church, being Map 0796.19 60 5951, 6822, and Map 0796.19 61 Parcels 4168, 4182, 3102, 4224 and 5022. Approximately 3.5 acres rezoned to Office and Institution-1 Conditional Use.

Conditions: 8/15/96

1. Right-of-way dedication on Lead Mine Road shall be reimbursed at R-4 value.
2. Stormwater control shall be in accordance with Raleigh Planning Commission CR 7107.
3. A minimum of a 10' wide protective yard shall be provided along the common property line of Northhampton Apts. (PIN# 0796.19-60-0898) and will include plant screening of initial height and width of at least 5' at no less than 6' intervals.
4. Freestanding exterior lighting located upon the property will not exceed twenty feet in height and will not cause illumination of more than 4/10s foot-candles at the property line.
5. No construction shall take place in excess of four stories (52') in height.
6. Uses shall be restricted to:
  - a. office or studio of professional, business, agent, political, labor or service associations and uses accessory or incidental thereto;
  - b. parking lot or parking garage (ground floor parking under the building permitted);
  - c. bank, library, art gallery or museum;
  - d. church, synagogue, or religious educational building;
  - e. recreational use restricted to membership (profit and non-profit); and,
  - f. single family detached and attached dwellings and townhouses not to exceed ten units per acre.
7. The owners of Northhampton Apts. (PIN# 0796.19-60-0898) shall be notified by the applicant by certified mail of any site plan filed with the City of Raleigh.