

**Ordinance No. (1993) 271 ZC 334**  
**Effective: 10-6-93**

**Z-50-93 Garner Road**, east side, opposite Raleigh View Road, being Parcel 7825, Map 1702.12, Block 96 (606-28) rezoned from Office and Institution-1 Conditional Use to Buffer Commercial Conditional Use.

Conditions:

- 1). Maximum Building Height of 25 feet.
- 2). Maximum Floor Area Ratio of .33.
- 3). Maximum building lot coverage will not exceed 20% of the lot.
- 4). Upon development r the rate of stormwater runoff will comply with C.R. 7107.
- 5). For reimbursement purposes, right-of-way and slope easements needed for the future widening of Old Garner Road shall remain at residential value.
- 6). Property owner shall dedicate a greenway easement to the City of Raleigh which measures 50 feet from the bank of the creek.
- 7). All uses allowed in Office and Institution-1 plus a cosmetic art shop (including beauty shop) nails/manicure shop and barbershop.