

**ORDINANCE 382 ZC 438**  
**EFFECTIVE 8/4/98**

**Z-52-98 Collegeview Avenue**, northwest side, Marcom Street, south side, being Wake County Tax Map Parcels 0793.06 38 4516, 3541, 2596, 2545, 2504, 2388, and 2347. Approximately 1.95 acres rezoned to Residential-20 Conditional Use.

Conditions: (07/27/98)

For purposes of the following conditions, the parcels listed in Schedule A are referred to as the "Property."

1. Any development of the Property shall be in compliance with Certified Recommendation 7107 of the Raleigh Planning Commission.
2. Any building constructed upon the Property shall be limited in height to three floors above grade and forty-five (45) feet.
3. Any building constructed upon the Property shall have a pitched roof with a minimum pitch of 3/12.
4. Any building constructed upon the Property shall have a front facade which shall be broken up with minimum four (4)-foot offsets (forward or back) at least every twenty-five (25) feet or minimum ten (10)-foot offsets (forward or back) at least every fifty (50) feet.
5. Any building constructed upon the Property shall be constructed of wood and/or brick and/or a siding material having the appearance of wood.
6. At least eighty percent (80%) of the parking areas upon the Property shall be located to the rear of buildings facing Marcom Street or Collegeview Avenue.
7. Development of the Property for residential purposes shall not exceed a density of (16) dwelling units per acre.
8. Upon development of the Property for residential purposes, there shall be provided upon the Property (4) parking spaces for each dwelling unit constructed upon the Property, which shall exceed the requirements of the Raleigh City Code by one (1) parking space for each such dwelling unit.
9. With respect to each dwelling unit constructed upon the Property, there shall be provided a separate bedroom and separate bathroom for each unrelated person residing in such unit.
10. Along the entire boundary of the Property with tax parcel 0793.06 38 1314 (City of Raleigh), there shall be provided a Type C transitional protective yard a minimum of twenty (20) feet in width. Along the entire boundary of the Property with tax parcel 0793.06 38 1524 (Lewis L. Deitz), there shall be provided a protective yard and average of no less than ten (10) feet in width. Existing trees in each of the foregoing protective yards (other than those that are too close to a building to meet City Code Section 10-2082.5 (f)(2) for tree protection) which are five (5) inches or greater in caliper, measured one-half (1/2) foot above grade, shall be maintained and shall be actively protected during construction. Street yards shall be provided as required by Code along Marcom Street and Collegeview, and shrubs shall be installed therein to meet the SHOD-3 requirements of Code Section 10-2060 (e)(2)a.3.