

ORDINANCE (1997) 227 ZC 423
Effective: November 5, 1997

Z-57-97 Fairview Road, south side, between Glenwood Avenue and Scales Street, being Tax Map 1704 57 2552 and 1565. Approximately .2 acre rezoned to Shopping Center Conditional Use.

Conditions: (9-27-97)

- A. The building lot coverage will not exceed 5,200 square feet.
- B. The maximum floor area gross will not exceed 10,000 square feet.
- C. The site will be developed with a single building.
- D. The height of the proposed building not to exceed 40 feet as measured from the top of the curb at Fairview Road.
- E. There shall be no dumpsters at this site.
- F. The usage shall be limited to those listed under the designation "Office" in Section 10-2071 of the Raleigh City Code.
- G. Upon issuance of the certificate of occupancy, control gates at the alley on Glenwood Avenue and any pedestrian and vehicular entrances along Fairview Road will be installed.
- H. Upon issuance of the certificate of occupancy, there shall be posted signs indicating that the gates for the parking lot will be locked at 9:00 P.M.
- I. Development of this property will comply with Planning Commission Certified Recommendation 7107, stormwater runoff controls.