

**ORDINANCE (1995) 730 ZC 371**  
**Adopted: September 19, 1995**

**Z-64-95 Wake Forest Road**, west side, between St. Alban's Drive and Dresser Court, approximately 3.3 acres rezoned to Office and Institution-2 Conditional Use.

Conditions: (Dated 8/6/95)

1. The only uses permitted will be all uses allowed in the O&I-3 District plus hotels, motels and residential dwellings.
2. The total number of units shall not exceed 133; no buildings will exceed two stories in height with a maximum of 35 feet in height over the inhabitable portions of each building; and, no more than three buildings shall be placed on the zoned land.
3. There shall be no swimming pool, no restaurant, no ABC license and no meeting facility or meeting room in excess of 1,500 square feet in size. The prohibition of ABC permits shall not include limited special occasion permits, special one-time permits or other similar limited permits issued by the North Carolina ABC Commission.
4. The street frontage on Old Wake Forest Road shall include either a streetscape buffer which shall be no less than ten feet (10') in width at any point along the street frontage of Old Wake Forest Road or an earthen berm, with the exception of ingress and egress locations. The streetscape buffer shall include, to the extent possible, the preservation of existing trees.