

**Z-89-95 Lynn Road**, south side, between Hilburn Road and Pleasant Pines Drive, being Map 0787.14, Block 42, Parcel 5677. Approximately 2.17 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (Dated 11/7/95)

- a. Any development will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.
- b. No more than one (1) access point (cut) shall be permitted onto Lynn Road, and said access point shall be right-in, right-out only.
- c. Construction on the property shall be limited to an F.A.R. of .33.
- d. Minimum 30-foot transition yard along the entire eastern and entire southern property lines shall be maintained.
- e. A six-foot solid wood privacy fence shall be installed along the entire southern property line, subject to the provisions of the City Code 10-2082.9 (g).
- f. Building heights shall be limited to 30 feet.
- g. The following uses, as defined in Part 10 of the Code of Ordinances, otherwise permitted in the Thoroughfare District, shall be prohibited:
  1. Adult establishment, bar, nightclub, tavern and lounge;
  2. Automotive service and repair facility, and gas sales;
  3. Bottling plant, incinerator, machine shop, gas plant or asphalt plant;
  4. Eating establishment, except for carry-out-only food preparation without drive-through window, which shall be permitted.
  5. Exterior storage facility;
  6. Grocery store, convenience store, department store;
  7. Hotel/motel;
  8. Kennel/cattery;
  9. Movie theater of any kind;
  10. Recreational use (indoor or outdoor) facilities as described under "Land Use" heading set forth in Sec. 10-2071, Schedule of Permitted Uses in Zoning Districts;
  11. "Residential uses as described under "Land Use" heading set forth in Sec. 10-2071, Schedule of Permitted Uses in Zoning Districts.
  12. Riding stable; and
  13. Transportation terminal facility, railroad roadhouse and depot.
- h. All refuse container(s) and heating ventilation and air-conditioning units shall be screened so as not to be visible from the Lynn Road right-of-way or adjacent residentially zoned property.