

**ORDINANCE (1999) 638 ZC 464**  
**Effective: 9/21/99**

**Z-50-99 Fox Road**, east side, at the eastern terminus of Malone Court, being Wake County Tax Map Parcels 1720.89 90 1380, 1720.89 91 6600, 1726.08 99 3420, 1726.08 99 1512, and 1720.88 98 5400. Approximately 8.7 acres rezoned to Residential-10 Conditional Use.

Conditions (8/11/99):

A. Uses will be limited to a townhouse development, and accessory uses and other uses allowed in R-4 districts, approved under Part 10 of the City Code.

B. Development will comply with CR-7107 limited stormwater runoff to R-4 levels.

C. A building setback of 35 feet shall be maintained from the East property lines. Within this setback, a 25 foot undisturbed natural area shall be maintained. Existing vegetation within tree protections area shall remain undisturbed except for:

1. Storm drainage facilities, erosion control devices, electric, telephone, cable television, and similar installation, gas and/or water, sanitary sewer installations, and similar improvements only as required and approved by the appropriate local governmental authority.

2. Planting of new vegetation to enhance the visual or sound and screening characteristics of the area.

3. Removal of nuisance, diseased, or downed vegetation for example, but not limited to storm damaged trees, trees infested with pests, etc. only as required for safety and enhancement of natural appearance.

D. A building setback of 30 feet shall be maintained at the North property lines.

E. Density of development shall be limited to approximately 8.6 units per acre, or a total of not more than 75 units.

F. Townhouse construction will be limited to buildings 2 stories with a height limit of 32 feet.

G. Developer will provide public street as required by City Engineering Department. Street will serve this property and stub out to property to the South, identified as PIN#1726.88 9752, owned by Eastern Shore Development.