

**Z-79-95** Corporation Parkway, north side, at its western intersection with New Hope Road. Approximately 7 acres rezoned to Thoroughfare District Conditional Use.

**Conditions: (11/17/95)**

1. Upon development, the rate of stormwater runoff will comply with C.R. 7107.
2. The northern one-half (an approximate 30.5' x 625' adjacent to 1274.08 87 7985) of parcel 1274.08 87 6885 shall be utilized as parking and driveway space, utilities, drainage and landscaping only, while the southern one-half (an approximate 30.5' x 625') shall remain as a landscaping buffer whereupon only berms, vegetation, fencing, utilities, drainage and grading may be utilized.
3. There shall not be egress or ingress to or from New Hope Road for parcels 1724.08 87 6519, 1724.08 87 4539, 1724.08 87 7754 and that portion of 1724.08 97 0820 and 1724.08 97 0786 which is located south of a continuation of the southern boundary line of 1724.08 87 7985 to the right-of-way of New Hope Road.
4. The only permitted uses on 1724.08 87 6519, 1724.08 87 4539, 1724.08 87 7754, 1724.08 97 0820, and 1724.08 97 0786 shall be: All banks; beauty, nail and manicure, cosmetic art and barber shops; churches, synagogues or religious education buildings, including monasteries and convents; civic/convention centers and assembly halls - governmental and non-governmental; day-care facilities (child or adult); eating establishments (all kinds); food stores - retail; all dwelling units including residential uses, and their accessory uses and structures; home occupation; life-care communities; funeral homes; funeral homes and crematory; all office uses and their accessory structures; all accessory structures; all charitable institutions; fire stations; post offices; all government buildings and grounds (excluding correctional/penal facilities); hospital (medical/psychiatric/veterinary); library, art gallery or museum; all temporary events, including the seasonal sales of Christmas trees; mixed-use master plan; all retail sales, provided automotive repair or servicing and/or the sale of gasoline shall be confined to Parcel 1724.08 87 4539; all communications (however, telecommunications towers shall not exceed 150 feet, shall be of a self-supporting monopole design, and said towers shall not be placed east of the boundary line running north-south and separating parcels 1724.08 88 5169 and 1724.08 87 7985) and continuing southward to intersect Corporation Parkway; congregate-care structures or congregate-living structures; hotel/motel; manufacturing-specialized; manufacturing-custom; manufacturing-restricted; light manufacturing and assembly (i.e., jewelry, electronics, etc.); movie theaters-indoor; offices, agencies, studios of professional or business agents or political, labor or service associations; office centers; all parking facilities, including parking lot; all recreational uses; all schools; warehousing/distribution centers; wholesaling as defined by the City of Raleigh; accessory fund-raising activities for residential institutions; civic clubs; dance, recording, music studios; plant nurseries, fruit and vegetable stands; shopping areas; shopping centers;

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trade show and temporary retail activities within hotel/motel; mini-warehouse storage facilities; building material or contractors; construction equipment outdoor storage as an accessory use to any permitted land use, but only if totally screened from adjacent property and public streets such that the stored material shall not exceed 12 feet in height and that the storage area is to be enclosed by a twelve (12) foot high closed fence or solid wall; utility substation, but only if totally screened from adjacent property and public streets.

5. The height limit of any building on 1724.08 87 6519, 1724.08 87 4539, 1724.08 87 7754, 1724.08 97 0820, and 1724.08 97 0786 shall not exceed 45 feet. However, should a building be within 100 feet of the right-of-way of New Hope Road, then said building shall be limited to a height of 22 feet for the part of the building within this 100-foot distance.

6. Any lighting on 1724.08 87 6519, 1724.08 87 4539, 1724.08 87 7754, 1724.08 97 0820, and 1724.08 97 0786 shall be aimed and/or shielded so as to prevent direct view of the light source 1724.08 87 7985. Light poles shall not exceed 25 feet in height, and illumination shall not exceed those standards as currently allowed for Thoroughfare District.

7. Unity-of-development criteria shall be established prior to recording any plat with the Wake County Register of Deeds or prior to receiving a building permit, whichever occurs first for all principal or accessory buildings erected on 1724.08 87 6519, 1724.08 87 4539, 1724.08 87 7754, 1724.08 97 0820, and 1724.08 97 0786.

8. The noise levels during the hours of operation of all non-residential principal and accessory uses on 1724.08 87 4539, 1724.08 87 6519, 1724.08 87 7754, 1724.08 97 0820, and 1724.08 97 0786 from 6:00 a.m. to 12:00 p.m. (noon) Sundays shall comply with that of the City of Raleigh's R-6 standards as measured at the St. Mark's property line (1724.08 87 7985).

9. Any right-of-way necessary for improvements to New Hope Road and/or Corporation Parkway shall be reimbursed at Residential R-6 values.