

Z-67-90 Creedmoor Road, (Highway 50), east side, between West Millbrook and Lynn Roads, across from Creedmoor Road Baptist Church, being Parcel 4, Tax Map 378, and Parcel 66, Tax Map 350, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

1. Maximum building height shall be 25 feet as measured from the grade of Creedmoor Road. No building shall be more than three stories high as measured from any side.
2. There shall be a minimum transitional yard of 50 feet extending from rear property line, except where 50 feet exceeds 20 percent of the depth of the lot, in which case the transitional yard shall be equal to 20 percent of the depth of the lot. This minimum transitional yard shall be as defined and regulated in Part 10, Chapter 2 of the Raleigh City Code. No existing healthy tree in the rear protective transitional yard shall be removed unless its retention conflicts with planting plans, building construction, drainage ways, utilities, utility easements, and/or fill slopes.
3. Maximum building lot coverage shall not exceed 25 percent for one-story structures and 15 percent for structures of two or more stories.
4. FARS will not exceed .33.
5. Owners shall execute agreements providing for cross-access between both parcels and adjoining parcels to the north and south and limit access to no more than (2) on Creedmoor Road.
6. On-site lighting will not cause an illumination more than 4/10s foot candles at the property line.
7. Upon development, the developer will comply with CR 7107 regarding stormwater run-off controls.
8. Buildings will be designed with an exterior primarily consisting of wood or brick and pitched roofs (3:12 minimum). Windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations. One or more of the following shall change at least every 80 linear feet of building facade color or texture of exterior building materials, roof line or roof pitch, architectural details, projection of facade.
9. Signage shall either be attached to buildings or detached, in the form of low-profile ground signs. All signage will complement the architectural style of existing and proposed buildings with regard to scale, color, and texture.
10. Hospitals shall be a prohibited use.

ORDINANCE NO. (1991) 794 ZC 294
Effective: 6-4-91

11. The noise standards contained in Sections 12-5001 through 12-5004 of the Raleigh City Code in effect on 1/1/90 are applicable to this site so long as the property remains outside the corporate limits of Raleigh.

12. The developer shall construct at his expense a chain link security fence or 90% opaque wooden privacy fence no more than 6 feet in height along the property line of any adjacent landowner who requests such a fence in writing before an occupancy permit is granted for any building.