Z-29-21/TCZ3-21 – 1701 Jones Franklin Road, east side, located south of 1-40, being Wake County PIN Map 0783.17 00 4544. Approximately 1 acre rezoned to Office Mixed Use-3 Stories-Conditional Use w/Special Highway Overlay District-2 (OX-3-CU w/ SHOD-2) – amended zoning conditions.

**Conditions dated:** February 22, 2000 (Z-17-00)

A. Development shall comply with the provisions of CR-7107 of the Raleigh Planning Commission. Calculations for this provision shall be based on a zoning change from Rural Residential (RR).

B. Reimbursement for future right-of-way dedications shall be based on RR values.

C. Building height shall be limited to thirty-six (36’) feet.

D. Residential development within the zoned area shall not exceed one dwelling unit.

E. The following uses shall be prohibited:
   - Fraternity House;
   - Rest Home;
   - Rooming House, Boarding House, Lodging House, Tourist House;
   - Sorority House;
   - Civic Club;
   - Funeral Home;
   - Hospital;
   - Bed and Breakfast;
   - Movie Theatre-Outdoor;
   - Non-residential Related Service; and
   - Taxicab Stand

**Amended Conditions dated:** May 25, 2021

A. Development shall comply with the provisions of CR-7107 of the Raleigh Planning Commission. Calculations for this provision shall be based on a zoning change from Rural Residential (RR).

B. Reimbursement for future right-of-way dedications shall be based on RR values.

C. Building height shall be limited to fifty (50’) feet.

D. The following uses shall be prohibited:
   - Emergency Shelter Type A
   - College, community college, university
   - Dance, martial arts, music studio or classroom
   - Commercial parking facility
   - Heliport – all
   - Veterinary clinic/hospital
   - Food truck
   - Detention center/jail/prison
   - Research & Development