

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