

5. **Z-01-24** - 816, 818, 820 and 822 Wake Forest Road, located 500 feet northeast of the intersection of North Person Street and East Franklin Street, being Wake County PINs 1704826974, 1704827919, 1704837042, and 1704837075. Approximately 0.69 acre rezoned to Office Mixed Use-4 stories-Urban Limited frontage-Conditional Use (OX-4-UL-CU).

Conditions dated: April 19, 2024

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX- District shall be prohibited: Cemetery; telecommunications tower (either < 250ft or > 250ft); Outdoor sports or entertainment facility (< 250 seats or > 250 seats); Parking facility; Heliport; Detention center, jail, prison.
2. Any building in excess of 35 feet in height shall be setback at least fifty feet (50') from the southeastern lot line shared with the following adjoining properties to the southeast: PIN Nos. 1704828920, 1704828977, 1704839011.
3. A protective yard with a minimum width of ten feet (10') shall be located along southeastern lot lines shared with the following adjoining properties to the southeast: PIN Nos. 1704828920, 1704828977, 1704839011. The protective yard must include a fence between 6.5 and 9 feet in height.
4. The maximum building height on the Property shall be 50 feet, as measured from average post-development grade along the building elevation most parallel and closest to Wake Forest Road.
5. The following building siding and cladding material shall be prohibited: vinyl siding. Synthetic stucco (EIFS) shall only be permitted on the ground story and shall cover no more than 20% of the total area of the building facades.