

Ordinance: 322ZC700

Effective: first reading 6-17-14

Second reading 7-1-14

**Z-2-14 – Hillsborough Street Conditional Use** located on the north side, between its intersection with Horne Street to the east and Pogue Street to the west. Approximately 0.18 acre to be rezoned from Neighborhood Business with Pedestrian Business Overlay District and Special Residential Parking Overlay District to Neighborhood Mixed Use - 7 stories - Shopfront - Conditional Use with Special Residential Parking Overlay District.

**Conditions Dated: 06/04/14**

Narrative of conditions being requested:

1. The following uses shall be prohibited: telecommunication tower - all types; detention center, jail, prison; tattoo parlor, body piercing; emergency shelter; outdoor sports and entertainment facility - all types; vehicle repair (minor).
2. The maximum building height of any building on the property shall be 7 stories/75 feet in height, as measured by UDO section 1.5.7.
3. There shall be no balconies that are associated with individual dwelling units constructed on the northern building façade facing that adjacent tract of land described as “First Tract” in that certain deed recorded in Book 4103, Page 41 Wake County Registry.
4. All pole mounted lighting located between the principal building and the northern property line shall be of full cut-off design, and all light fixtures mounted on the exterior of the north façade of the principal building shall be of full cut off design. The entirety of the required 10% outdoor amenity area shall be located contiguous to the public sidewalk.
5. The building façade facing Hillsborough Street shall provide a building footprint variation (recess or protrusion) of at least eighteen inches (18”) in depth at least twice along the that façade. Also, the building façade facing Hillsborough Street shall incorporate at least two changes in building materials and at least one canopy.
6. An area measuring at least 700 square feet in floor area shall be provided on the ground level of the building for non-residential use, and this area shall be directly accessible by a door located on the north side of the building facing that adjacent tract of land described as “First Tract” in that certain deed recorded in Book 4103 Page 41, Wake County Registry.