

ORDINANCE NO. (2020) 79 ZC 796

Z-2-20 – 1315 Jones Franklin Road, east side, 200 feet north of Penwood Drive, being Wake County PIN 0783121780, approximately 2.8 acres rezoned to Office Mixed Use-3 Stories-Conditional Use with Special Residential Parking Overlay District (OX-3-CU w/ SRPOD).

Conditions dated: February 28, 2020

1. The following principal uses listed in the Allowed Principal Use Table (UDO Sec. 6.1.4) shall be prohibited: telecommunication towers; cemetery; heliport; hospital; schools; detention centers/jails; outdoor sports or entertainment facilities; and restaurants (as a principal use only).
2. Drive thru feature serving any uses shall not be allowed.
3. There shall be a 75' building setback for primary structures from the shared site boundary with property having PIN 0783137158 and being identified in the Wake County Registry at Deed Book 8083, Page 500.
4. The maximum amount of area permitted for commercial uses other than office (UDO Sec. 6.4.4), medical (UDO Sec. 6.4.3), and personal service (UDO Sec. 6.4.9) shall be 10,000 sf.
5. The maximum amount of area permitted for office, medical, and personal service uses, including veterinary clinic/hospital, shall be 35,000 sf.
6. The maximum residential density on the property shall not exceed 14 dwelling units per acre.