

**Ordinance: 863 ZC 766**

**Effective: July 3, 2018**

**Z-5-18 – Hillsborough Street and Turner Street**, southeast of the Hillsborough Street and Gorman Street intersection, being Wake County PINs 0794338236, 0794338360, 0794338395, 0794338424, 0794339442, and 0794339499, approximately 1.72 acres rezoned to Neighborhood Mixed Use-5 Stories-Urban Limited-Conditional Use with Special Residential Parking Overlay District (NX-5-UL-CU w/SRPOD)

Conditions dated: June 1, 2018

1. The maximum number of bedrooms for any dwelling unit shall be three (3).
2. The facades of the building shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, and pre-cast concrete.
3. Synthetic stucco (EIFS) and vinyl shall be prohibited as building siding materials.
4. No bedroom shall be rented separately from the other rooms within the same dwelling unit.
5. Building height on that portion of the property located south of the 50-foot wide CP&L transmission line easement shall be limited to three stories and fifty (50) feet. Also, no building constructed on the south side of the 50-foot wide CP&L transmission line easement shall be attached to a building taller than three (3) stories and fifty (50) feet in height.
6. "Retail Sales", "Personal Service" and "Eating Establishment" uses shall be limited to a total of 60,000 square feet gross floor area.