

**Ordinance: 940 ZC 662**

**Effective: 9-6-11**

**Z-11-11 Franklin Street** – is located on the north side of Franklin Street, east of its intersection with North Blount Street, being Wake County PINs, 1704-82-0794, 1704-82-1800, 1704-82-1806, 1704-82-1902, 1704-83-1928, 1704-83-1043, and 1704-82-2908. Approximately 1.34 acres are to rezone property from Shopping Center Conditional Use to Shopping Center Conditional Use with amended conditions.

**Conditions Dated: 8/1/11**

**Narrative of conditions being requested:**

**A. The following uses shall be prohibited:**

Forestry  
Wildlife Sanctuary  
Commercial Indoor Recreation Use  
Riding Stable  
Outdoor Stadium, Theater, Amphitheater, or Racetrack  
Residential Institutions  
Guest House  
Rest Home  
Emergency Shelters  
Cemetery  
Correctional or Penal Facility  
Crematory  
Funeral Home  
Government Building  
Hospital  
Monastery or Convent  
Orphanage  
Veterinary Hospital  
Adult Establishment  
Bank  
Bar, Nightclub, Tavern, Lounge  
Beauty, Nail and Manicure, Cosmetic Art, Barber Shop  
Radio and Television Studio  
Dish Antenna (except antennas one meter (39.37 inches) or less in diameter)  
Telecommunications Tower  
Telegraph Office  
Dance, Recording, Music Studio  
Eating Establishments — All Kinds  
Exterminating Service  
Retail Food Store  
Hotel and Motel  
Kennel and Cattery  
Movie Theater

Post Office  
Retail Sales — All Kinds  
Shopping Area and Shopping Center  
Manufacturing — All Kinds  
Mini Warehouse Storage Facility  
Reservoir and Water Control Structures  
Landfill  
Airfield, Landing Strip, and Heliport  
Transit Station (except bus stops)  
Taxicab Stand and Dispatch Stand  
Power Plant  
Utility Services (except roads, sidewalks, meters, pipes, hydrants, traffic control, cablevision, and telephone and their appurtenances as well as any existing railroad tracks, transmission lines, transformers, and distribution lines)  
Automotive Service and Repair Facilities  
Car Washes

**B. The following conditions shall be applicable to all permitted uses and development, except for (i) General Agriculture, (ii) Restricted Agriculture, (iii) Fish Hatchery and Fish Farm, (iv) Research Farm, (v) Camp, (vi) Christmas Tree, Greens, Ornamental Outdoor Display Area Sales, and (vii) Plant Nursery, Fruit and Vegetable Stand:**

1. Prior to final site plan approval or recording of a subdivision plat, whichever occurs first, a Unity of Development Plan approved by the City of Raleigh will be submitted to assure complementary signage, architectural style, and construction materials.
2. Number of Dwelling Units shall not exceed 26.
3. Buildings will be limited to a maximum height of 50 feet.
4. Free Standing Exterior light fixtures shall be uniform and not exceed 18 feet. Any new street or area lighting shall have uniform poles and fixtures.
5. Buildings shall be located within twenty-five (25) feet of the back-of-curb.
6. All surface parking and loading for the site shall be located to the side or rear of the buildings.
7. Street level structured parking shall be screened by a combination of planters, plantings, decorative features and building elements. Minimum height of combined screening elements shall be 4 feet.

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8. Development shall include a publicly accessible plaza of at least 300 square feet.
9. Public Plaza shall include a minimum of one bike rack, one bench (minimum length of sixty (60) inches), one trash receptacle, and two 2.5-inch caliper trees.
10. Public Plaza shall be located within 10 feet of buildings and connected to adjacent sidewalks.
11. Public Plazas shall be wrapped on at least 2 sides by a building facade.
12. A minimum of 2 points of pedestrian access and a minimum 5 foot wide sidewalk shall be provided along both Blount St. and Franklin St. prior to issuance of Certificate of Occupancy. Pedestrian accesses shall be constructed with a material comparable to either the sidewalk or Public Plaza.
13. Cross-access will be provided to the 7 parcels in this petition in the event that they are recombined into a single parcel prior to site plan approval or subdivisions, or lot recordation, or issuance of building permit, which ever shall incur first.