

Ordinance: 366ZC703

Effective: 11-5-14

Z-18-14 – Sandy Forks Road located on the south side between Six Forks and Spring Forest roads, being Wake County PINs 1706786531 and 1706787613. Approximately 1.42 acres are to be rezoned from Residential-4 (R-4) to Office Mixed Use-3 stories - Conditional Use (OX-3-CU)

Conditions Dated: 09/28\14

Narrative of conditions being requested:

1. The following principal uses, as listed in Section 6.1.4 "Allowed Principal Use Table", shall be prohibited on the property:
 - a. Multi-unit living
 - b. Cottage court
 - c. Group living - all types
 - d. Emergency shelter - all types
 - e. Cemetery
 - f. Civic club
 - g. Police, fire, EMS station
 - h. Major utilities - all types
 - i. Health club
 - j. Outdoor recreation - all types
 - k. Overnight lodging - all types
 - l. Parking - commercial parking lot and remote parking lot
 - m. Passenger terminal - all types
 - n. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium
 - o. Eating establishment
 - p. Retail sales
 - q. Detention center, jail, prison
2. The maximum floor area ratio shall be 0.50.
3. The maximum height for any principal building on the property shall be two stories and forty (40) feet.
4. The hours of dumpster service shall be limited to the hours between 8:00 AM to 5:00 PM.
5. Any pole-mounted lighting fixtures shall be of full cut-off design, and, unless a more restrictive height is required by the Unified Development Ordinance, the maximum height of any pole-mounted lighting shall be eighteen (18) feet in height.

6. The siding materials of any principal building shall be brick, stone, stucco (EIFS), fiber-cement siding or a combination thereof.