

**Ordinance: 258 ZC 694**  
**Effective: January 7, 2014**

**Z-23-13 - Ebenezer Church Road, Conditional Use** - located on the west side, south of its intersection with Barefoot Industrial Road, being Wake County (PIN 0777-69-6704). Approximately 1.0 acre to be rezoned from IND-1 CUD, to IX-3-CU.

**Conditions Dated: 11/7/13**

Narrative of conditions being requested:

Removal of rezoning conditions placed on this parcel (PIN 777-69-6704) as per approved case #Z-52-95 and replace with the following conditions:

1. No billboards or off-premise signs will be erected on site.
2. Any ground-mounted sign erected on the site will be low profile.
3. The following uses will not be permitted for this property:
  - i. Bank
  - ii. Bar, nightclub, tavern or lounge
  - iii. Adult establishment
  - iv. Eating establishment with drive-through
  - v. Overnight lodging
  - vi. Movie theatres
  - vii. Shooting range
  - viii. All residential uses listed in UDO Article 6.2
  - ix. Passenger terminals
  - x. Pawnshops
  - xi. Detention centers, jails, prisons
4. Business hours of operation to be limited to the hours between 7 am and 10 pm.
5. The floor area ratio for the property shall not exceed 0.23.
6. All site lighting fixtures shall be full-cutoff type.
7. A street protective yard a minimum of 50 feet wide and vegetated at least to SHOD-1 standards shall be maintained along the site's Ebenezer Church Road frontage except where impacted by the following:
  - i. A single access drive not to exceed 24' in width measured from back of curb to back of curb
  - ii. Tree conservation areas
  - iii. The existing structure located near the southeastern portion of the site having approximate dimensions 25' x 30'.
  - iv. Concrete sidewalk for pedestrian connectivity between the site, existing structure and Ebenezer Church Road.