

**Ordinance: 238 ZC 693**  
**Effective: November 5, 2013**

**Z-25-13 – Oberlin Road Conditional Use** - located on the west side, in the southwestern quadrant of its intersection with Van Dyke Avenue, being Wake County PIN(s), 1704043542 and 1704043588. Approximately .53 acre to be rezoned from O&I-1 to OX-3-UL.

**Conditions Dated: 10/2013**

Narrative of conditions being requested:

1. The following principal uses shall be prohibited on the property:
  - (i) Stand-alone telecommunication tower
  - (ii) Landfill – all types
  - (iii) Electrical substation
  - (iv) Light Manufacturing set forth in section 6.5.3.A.2
2. Hours of operation for service of trash/recycle facilities shall be limited to the hours between 7:00 am and 7:00 pm, Monday through Friday.
3. If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials compatible to the principal building(s) located on the property in terms of texture, quality, material, and color.
4. With regard to traffic generation, the following shall apply:
  - (i) residential development on the properties shall not exceed 6 dwelling units;
  - (ii) office development on the “rezoned land (815 Oberlin Parcel, PIN 1704043542 and Deed Book 13263, Page 0158 and 817 Oberlin Parcel, PIN 1704043588 and Deed Book 13263, Page 0154) shall not exceed 0.86 floor area ratio (FAR);
  - (iii) in the event that the rezoned land is developed for any mix of uses, the combined number of trips for the rezoned land shall not exceed 40 am Peak Primary Vehicle Trips or 112 pm Peak Primary Vehicle Trips; and
  - (iv) vehicle trips shall be measured by the most recent version of the ITE Trip Generation Manual, and deductions for internal capture and pass-by trips will be allowed by
5. No drive-through window shall be permitted on the properties. This shall not prohibit any porte-cochere covered drive aisle or other similar feature used for the drop-off or pick-up of passengers.
6. No more than 50% of the total number of dwelling units located within any single “group housing development,” “apartment house,” “multi-family dwelling development,” or “multi-unit living” as defined by the Raleigh City Code shall contain more than two bedrooms.
7. Conditions (2) through (6) of this rezoning ordinance shall only apply upon redevelopment of the property that is initiated by a site plan. The current use of the properties

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shall be allowed to remain in place and operation until redevelopment of the property commences.