

**Ordinance: 366ZC703**

**Effective: 11-5-14**

**Z-26-14 - Hillsborough Street**, located on the north side, west of its intersection with Logan Court, being Wake County PIN 0794910704. Approximately 0.21 acre to be rezoned from Shopping Center Conditional Use District with Pedestrian Business and Special Residential Parking overlay districts (SC CUD w/ PBOD & SRPOD) to Neighborhood Mixed Use-5 stories-Shopfront-Conditional Use with Special Residential Parking Overlay District (NX-5-SH-CU w/ SRPOD).

**Conditions Dated: 10/01/14**

**Narrative of conditions being requested:**

1. All building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious stucco, cementitious siding, including lap and panel products, native and manufactured stone, pre-cast concrete, and metal sidings. The following building siding material shall be prohibited in such areas: vinyl siding, fiberboard siding, pressure treated wood, synthetic stucco (EIFS); however EIFS shall be allowed for trim applications such as roof cornices, header details, or banding elements. Window frames, door frames, soffits, and trim may be constructed of wood, fiberglass, metal, or vinyl.
2. Canopies may be backlit, may be retractable and will be made of canvas, vinyl, metal, or translucent materials.
3. Not any building type constructed on this property containing residential uses shall allow/provide four bedroom (or more) unit types.
4. Construction on this site/property shall be limited to Mixed-Use Building types.