

3. **Z-34-24 - 118, 122, and 126 Clarendon Crescent**, located approximately 500 feet north of the intersection of New Bern Avenue and Clarendon Crescent/Farris Court, being Wake County PINs 1713799523, 1713798692, 1713798742. Approximately 1.76 acres rezoned to Residential-4-Conditional Use with a Transit Overlay District (R-4-CU w/TOD).

Conditions dated: November 21, 2024

1. The following uses shall be prohibited: Boardinghouse, Telecommunication Tower(<250ft), and Telecommunication Tower (≥250ft)
2. Residential uses shall be limited to 38 dwelling units, exclusive of ADUs
3. Building Height shall be limited to 3 Stories, not to exceed 45 feet in height

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

**Section 5.** That this ordinance shall become effective as indicated below.

**Adopted:** February 4, 2025

**Effective:** February 9, 2025

**Distribution:** Planning and Development

Inspections

City Attorney