

ORDINANCE NO. (2021) 192 ZC 183

Z-35-20 – 2607, 2611, 2615, and 2619 Wade Avenue, located on the south side of Wade Avenue between its intersections with Gardner Street and Canterbury Road, being Wake County PINs 0794862380, 0794863279, 0794864184, and 0794864371. Approximately 1.91 acres are rezoned to Residential Mixed Use - 3 stories - Conditional Use (RX-3-CU).

Conditions dated: November 2, 2020

1. Residential development is limited to a maximum of 24 units.
2. Only residential and attendant accessory and/or special uses shall be permitted.
3. Dormitory, fraternity, and sorority uses as defined in the UDO shall be prohibited.
4. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
5. The facades of the building shall be constructed from one or more of the following materials: wood, glass, metal, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, pre-cast concrete, architectural concrete, cast-in-place concrete, and finished concrete.
6. There shall be one roof element such as a gable or dormer on each unit.
7. Garage doors must contain windows, decorative details or carriage-style adornments.
8. All exterior windows shall have decorative trim on all four sides.
9. No rooftop terraces shall be permitted.
10. The peak stormwater runoff leaving the site shall be collected and discharged to the predevelopment rate via standards promulgated by the City of Raleigh for containing a 25-year storm event.
11. Each unit shall have an individual garbage receptacle with a dedicated trash day pick up area.
12. Where the UDO requires a wall or fence in a transitional yard along the boundaries of Wake County PINs 0794866209 and 0794866165, the wall or fence shall be constructed 8' in height.