

**ORDINANCE NO. (2024) 616 ZC 879**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:**

**Section 1.** That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 1. Z-57-23 – 2339 Spring Forest Road; 0 , 5621 Atlantic Avenue**, located on the northwest corner of the intersection of Spring Forest Road and Atlantic Avenue, being Wake County PINs 1716882877, 1716883960, 1716884929. Approximately 3.44 acres rezoned to Commercial Mixed Use-3 stories-Conditional Use (CX-3-CU).

Conditions dated: January 11, 2024

1. The following Principal uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the CX- district shall be prohibited: all residential land uses; civic land uses not otherwise listed in Section 6.1.4; cemetery; college, community college, university; school, public or private (K-12); telecommunication tower--all types; adult establishment; outdoor recreation - all types; overnight lodging; heliport - all types; bar, nightclub, tavern, lounge; pawnshop; vehicle fuel sales; vehicle sales/ rental; vehicle repair (major); detention center, jail, prison; light manufacturing; research & development.
2. No on-site parking or vehicular surface area constructed after the effective date of these zoning conditions is permitted between Spring Forest Road and the closest building to Spring Forest Road.
3. No on-site parking or vehicular surface area constructed after the effective date of these zoning conditions is permitted between Atlantic Avenue and the closest building to Atlantic Avenue.
4. Low profile ground signs and medium profile ground signs are permitted. The maximum size of a medium profile ground sign is 7 feet in height and 85 square feet in area. High profile ground signs are prohibited.
5. Office uses on the Property shall be limited to 82,000 square feet.
6. The combined area used for Personal Service, Restaurant/Bar, Retail Sales, and Shopping Center uses on the Property shall be limited to 43,000 square feet.