



## MA15-04 CONDITIONAL ZONING

Rezoning Case Number: **MA15-04 (Supersedes MA14-04)**

DATE: February 23, 2015

PROPERTY/DESCRIPTION: 519 South Main Street

WAKE COUNTY PIN NUMBER: 1758.07 68 7482

ZONING/ACREAGE: CO-CZ

### ZONING CONDITIONS:

1. Uses: Only the following uses shall be permitted on the subject property, and only after the appropriate approval is granted as noted below:

#### Subject to Site Plan Approval by the Town Board of Commissioners:

- Any Professional Office Uses
- Low Impact Retail Uses
- Medical/ Dental Clinic, Lab or Treatment Facility
- Outpatient Facility
- Conference or Training Center
- Business, Financial, Professional, Sales Offices
- Physical Therapy Facility
- Business School / Skills Training Facility
- Government Offices
- Medical Clinic / Offices
- Hair Salons, Spas, Barber Shop
- Non-Profit Charitable Office Use
- Physical Health/Exercise Services
- Public or Private Preschool/Kindergarten/Elementary/Middle School/High School Educational Learning Centers
- Lawyers, Accountants, Engineers or Architects
- Veteran Rehabilitation Day Services

#### Subject to Special Use Permit Approval by the Town Board of Commissioners:

- ***Single Family Dwelling***
- Music, Dance, Art or similar Fine Arts Studio and/or Sales
- Telecommunication Facility
- Adult Day Care /Rehabilitation Facility
- Furniture Restoration & Upholstery
- Furniture Retail/Wholesale/Antique Furniture Repair & Sales
- Retail Clothing Boutique
- General Merchandise Store

- Daytime Retail Sales & Service: Sales Oriented/Personal Service Oriented/Repair Oriented
2. Parking shall be determined at the time of site plan or special use permit review but must, at a minimum, comply with the standards established in Section 10 of the UDO as determined by the proposed use.
  3. Signage: The signage for the property shall be no more than two (2) signs that are four (4) feet long and six (6) feet in height located along South Main Street.
  4. Landscaping improvements: A Type A landscape buffer in accordance with the section 14 of the Town of Rolesville UDO shall be maintained in perpetuity on the subject property adjacent to existing residential development.
  5. There will be no outside storage for non-residential uses.
  6. Lighting improvements shall be designed such that light does not spill onto adjacent properties nor exceed 0.5 foot candles when measured at the property lines.
  7. Home occupation, in accordance with section 9.4 of the Town of Rolesville UDO, is a permitted accessory use where a single-family dwelling has been authorized by special use permit approval.
  8. Hours of operation for any non-residential use approved on this property shall be limited to 5:00AM – 10:00PM Monday-Thursday and 5:00AM – 11:00PM Friday – Sunday.
  9. Any future change of use, subject to those procedures outlined above (site plan or special use permit) could result in additional conditions of approval above and beyond those listed here.

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Frank Eagles  
Town of Rolesville Mayor

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Leslie Rudd  
Town of Rolesville Clerk

Reviewed and acknowledged by the property owner or applicant:

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Printed Name

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Signature

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Date