



MA 19-05
515 South Main Street
Benjamin Orta and Lynda Ruiz-Orta
Rezoning Conditions

DATE: September 23, 2019

PROPERTY/DESCRIPTION: 515 South Main Street, Benjamin Orta and Lynda Ruiz-Orta

PIN NUMBER: 1758689510

REQUESTED ZONING: CO-CZ

CONDITIONAL ZONING PROVISIONS:

- I. Lighting Improvement shall be designed such that light does not spill onto adjacent properties and not exceed ½ foot candles when measured at the property line.
- II. Landscaping improvements and landscape buffers along residential property lines will be made in accordance with the Town of Rolesville Ordinances within Article 14. Signage shall comply with Article 11 of the UDO.
- III. 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 Article 10 of the UDO as determined by the proposed use.
- IV. Hours of operation for any approved use on this property shall be determined at the time of the site plan or special use permit review.
- V. There will be no outside storage.
- VI. The following uses allowed in the CO zoning district are the only permitted uses for this Conditional Zoning District:
 1. Banks
 2. Barber and Beauty Shops
 3. Eating Establishment
 4. Food Truck and Food Truck Uses
 5. Funeral Home and Crematory
 6. Government Facilities
 7. Home Occupations
 8. Kindergarten, Nurseries and Daycares
 9. Library
 10. Medical Clinic
 11. Offices for Business and Professional Services
 12. Parking Lots for Vehicles
 13. Printing, Graphics or Copy Centers
 14. Retailing Establishment (excluding vehicle sales lots)
 15. Schools (public or private)

- 16. Shopping Centers (according to approved uses)
- 17. Signs

VII. The following uses allowed in the CO zoning district are the only special uses for this Conditional Zoning District:

- 1. Above Ground Storage of Petroleum Products (NFPA rules may apply)
- 2. Art, Dance or Photo Studio
- 3. Commercial Commissary
- 4. Dwelling – Single Family
- 5. Electronic Gaming Operation
- 6. Event Venue
- 7. Fitness Center
- 8. Laundromat (use of recycled water only)
- 9. Market and Sales of Produce and Seasonal Goods
- 10. Temporary Uses (with development standards)

Adopted this ___ day of _____, 2019 by the Town of Rolesville Board of Commissioners.

 Frank Eagles
 Town of Rolesville Mayor

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of a special use permit duly adopted at the meeting of the Town Board of Commissioners held on this ___ day of _____, 2019.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ___ day of _____, 2019.

(seal) _____
 Robin Peyton
 Town Clerk

Reviewed and Acknowledged by the Property Owner or Applicant:

 Printed Name

 Signature

 Date