

**EXHIBIT A TO REZONING APPLICATION**

**NARRATIVE OF ZONING CONDITIONS OFFERED**

- 1.a. **The Following Uses Shall be Prohibited on the Properties to be Rezoned (except as otherwise specifically noted in subsection 4 below):**
- 1) Multi-unit supportive housing residence, supporting housing residence;
  - 2) all Group Living uses;
  - 3) all Social Service uses;
  - 4) all Public and Institutional uses (with the exception of a School, public or private K-12 which may be permitted as a Limited Use and subject to additional requirements and conditions outlined below in zoning condition 1.c.8));
  - 5) all Parks, Open Space and Greenways uses;
  - 6) all Major Utilities uses;
  - 7) all Day Care uses;
  - 8) all Telecommunication Tower (less than 250 feet) uses;
  - 9) all Telecommunication Tower (250 feet and more) uses;
  - 10) all Passenger Terminal uses;
  - 11) the following Personal Service uses: funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, and pet crematorium.
  - 12) all Detention center, jail, prison uses; and
  - 13) all Self Service Storage uses.
- 1.b. **The Following Uses Shall be Permitted on the Properties to be Rezoned as Either a Permitted Use or Limited Use as designated in the Allowed Principal Use Table set forth in Section 6.1.4 of the City of Raleigh Unified Development, upon compliance with (i) the applicable definitional terms and use standards set forth in the UDO, (ii) if applicable, zoning conditions 2, 3 and 4 below, and (iii) upon the further satisfaction of additional requirements and conditions as to the following uses:**
- 1) Restaurant/Bar, Tavern, and Lounge (UDO § 6.4.10.A. and B.):
    - i. No nightclub use is permitted which is deemed to include any use which by its nature promotes amplified entertainment, dancing, and/or any other nightclub related activities;
    - ii. Hours of operation limited on Mondays through Saturdays from 7 am to 2:00 am;
    - iii. Hours of operation limited on Sundays from 11 am to 2:00 am;
    - iv. All garbage and recycling storage containers shall be screened from view from any adjacent property via an opaque wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;
    - v. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays;
    - vi. Drive-thru or drive-in facilities are not allowed; and
    - vii. Indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned.
  - 2) Eating Establishment (UDO § 6.4.10.C.):
    - i. No nightclub use is permitted which is deemed to include any use which by its nature promotes amplified entertainment, dancing, and/or any other nightclub related activities;
    - ii. Hours of operation limited on Mondays through Saturdays from 7 am to 2:00 am;
    - iii. Hours of operation limited on Sundays from 11 am to 2:00 am;
    - iv. All garbage and recycling storage containers shall be screened from view from any adjacent property via an opaque

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

<p><b>Owner/Agent Signature</b>  <b>Silverplate Properties, LLC</b>          _____</p>	<p><b>Print Name:</b> James Goodnight, Jr., Manager and Member</p>
--	--

**EXHIBIT A TO REZONING APPLICATION**

	<p>wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;</p> <ul style="list-style-type: none"><li>v. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays;</li><li>vi. Drive-thru or drive-in facilities are not allowed; and</li><li>vii. Indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned.</li></ul> <p>3) <u>Food Truck (UDO § 6.4.10.D.):</u></p> <ul style="list-style-type: none"><li>i. No more than one (1) food truck shall be permitted to operate on the property to be rezoned at any time;</li><li>ii. Hours of operation limited on Mondays through Saturdays from 10 am to 11 pm;</li><li>iii. Hours of operation limited on Sundays from 11 am to 11 pm;</li><li>iv. Any food truck shall be located no closer than 40 feet from a single family residential structure which is located on property zoned R-2 though R-20 at the time the subject property is rezoned; and</li><li>v. Any food truck shall be located at and adjacent to the northern lot line of the property at 514 W. Lenoir Street (PIN 1703467650), provided that it shall be outside of any rear yard setback.</li></ul> <p>4) <u>Retail Sales (UDO § 6.4.11.A. &amp; C.):</u></p> <ul style="list-style-type: none"><li>i. The following retail sales use shall be prohibited: fuel (including gasoline and diesel fuel).</li><li>ii. Must be located on the first floor of a building on the property to be rezoned;</li><li>iii. The maximum overall intensity for any Retail Sales use shall be 10,000 square feet gross floor area;</li><li>iv. Hours of operation limited on Mondays through Saturdays from 7 am to 11 pm;</li><li>v. Hours of operation limited on Sundays from 11 am to 7 pm;</li><li>vi. All garbage and recycling storage containers shall be screened from view from any adjacent property via an opaque wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;</li><li>vii. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays;</li><li>viii. Drive-thru or drive-in facilities are not allowed; and</li><li>ix. Indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned.</li></ul> <p>5) <u>Light Industrial:</u></p> <ul style="list-style-type: none"><li>i. The following light industrial use shall be prohibited: bus or rail transit vehicle maintenance or storage facility.</li><li>ii. The maximum overall intensity for any Light Industrial use shall be 10,000 square feet gross floor area;</li><li>iii. Hours of operation limited on Mondays through Saturdays from 7 am to 11 pm;</li><li>iv. Hours of operation limited on Sundays from 11 am to 7 pm;</li><li>v. All garbage and recycling storage containers shall be screened from view from any adjacent property via an opaque wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;</li><li>vi. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays; and</li><li>vii. indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned. Outdoor music until 11:00?</li></ul> <p>6) <u>Light Manufacturing (UDO § 6.5.3):</u></p> <ul style="list-style-type: none"><li>i. The maximum overall intensity for any Light Manufacturing use shall be 10,000 square feet gross floor area;</li><li>ii. Hours of operation limited on Mondays through Saturdays from 7 am to 11 pm;</li><li>iii. Hours of operation limited on Sundays from 11 am to 7 pm;</li><li>iv. All garbage and recycling storage containers shall be screened from view from any adjacent property via an opaque wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;</li></ul>
--	---

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

<p><b>Owner/Agent Signature</b> <b>Silverplate Properties, LLC</b> _____</p>	<p><b>Print Name:</b> James Goodnight, Jr., Manager and Member</p>
--	--

**Exhibit A to Rezoning Application**

**EXHIBIT A TO REZONING APPLICATION**

	<ul style="list-style-type: none"> <li>v. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays; and</li> <li>vi. Indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned.</li> </ul> <p>7) <u>Research and Development (UDO § 6.5.4):</u></p> <ul style="list-style-type: none"> <li>i. The maximum overall intensity for any Research &amp; Development use shall be 10,000 square feet gross floor area;</li> <li>ii. Hours of operation limited on Mondays through Saturdays from 7 am to 11 pm;</li> <li>iii. Hours of operation limited on Sundays from 11 am to 7 pm;</li> <li>iv. All garbage and recycling storage containers shall from view from any adjacent property via an opaque wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;</li> <li>v. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays; and</li> <li>vi. Indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned.</li> <li>vii.</li> </ul> <p>8) <u>School, Public or Private (K-12) (UDO § 6.3.2.A. &amp; E.):</u></p> <ul style="list-style-type: none"> <li>i. The maximum overall intensity for any School use shall be 20,000 square feet gross floor area;</li> <li>ii. Hours of operation limited on Mondays through Saturdays from 7 am to 9 pm;</li> <li>iii. No hours of operation on Sundays;</li> </ul> <ul style="list-style-type: none"> <li>iv. All garbage and recycling storage containers shall screened from view from any adjacent property via an opaque wooden fence or such other material as may be approved in writing by the Planning Director as an acceptable substitute therefore;</li> <li>v. No outdoor playground or other outdoor equipment shall be located closer than 50' from any property zoned R-2 though R-20 at the time the subject property is rezoned;</li> <li>vi. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9 am or after 9 pm Mondays through Saturdays, nor prior to 1 pm or after 6 pm on Sundays; and</li> <li>vii. Indoor music or audio shall be permitted until 2:00 am Mondays through Saturday, and until 2:00 am on Sundays, on the condition that such music or audio shall not be audible from the nearest property line of any property which is zoned R-2 though R-20 at the time the subject property is rezoned.</li> </ul>
2.	Maximum overall density for any multi-unit living residential use shall be limited to 30 units per acre.
3.	Maximum overall intensity for medical, dental office or chiropractor, osteopath, physician, medical practitioner, and medical clinic uses shall be 20,000 square feet gross floor area.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

<p><b>Owner/Agent Signature</b>  <b>Silverplate Properties, LLC</b>          _____</p>	<p><b>Print Name:</b> James Goodnight, Jr., Manager and Member</p>
--	--