

**Ordinance: 313ZC699**  
**Effective: June 3, 2014**

**Z-9-14 – Friendly Drive, Conditional Use** located on the east side, south of its intersection with Hillsborough Street. Approximately 0.2 acre to be rezoned from Office and Institutional-2 (O&I-2) and Neighborhood Business (NB) with Pedestrian Business Overlay District (PBOD) and Special Residential Parking Overlay District (SRPOD) to Neighborhood Mixed Use-five stories-Urban General Conditional Use (NX-5-UG-CU) with SRPOD.

**Conditions Dated: 05/22/14**

Narrative of conditions being requested:

1. The front elevation of any new building constructed on this site, which faces Friendly Drive, as well as, the sides facing North (towards Hillsborough Street) and South, shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious stucco, cementitious siding, including lap and panel products, native and manufactured stone, pre-cast concrete, and metal sidings. The following building siding material shall be prohibited in such areas: vinyl siding, fiber board siding, pressure treated wood, synthetic stucco (EIFS); however EIFS shall be allowed for trim applications such as roof cornices, header details, or banding elements. Window frames, doors, soffits, and trim may be constructed of wood, fiberglass, metal, or vinyl.
2. Canopies and awning heights shall be a minimum of nine (9) feet above sidewalk grade. Canopies may be backlit, may be tractable and will be made of canvas, vinyl, metal, or translucent materials. The colors will be compatible with the building materials and colors. Under canopy signage will be permitted for pedestrian identification of individual tenants/businesses. Under-canopy signs will be hung a minimum of nine (9) feet unobstructed, above the grade or the sidewalk.
3. The ground floor of any new building constructed on this site shall be able to accommodate retail uses.
4. Any mixed used building containing residential uses constructed on this site shall provide a mix of unit types based on the number of bedrooms per residential unit. Four bedroom (or more) unit types will be limited to 75% of the total number of residential units provided on the property.