

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

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Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Delia Alvarado, (Zoning Docket W-3336). The site shall be developed in accordance with the conditions approved by the Council and the following uses: approved by the Winston-Salem City Council the 5th day of September, 2017 and signed, provided the property is developed in accordance with requirements of the PB-L (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Combined Use; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Funeral Home; Offices; Services A; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Child Care Drop-In; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; and School, Vocational or Professional) zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. New building(s) shall have a maximum setback of fifteen (15) feet from both Sprague Street and Dacian Street. Parking shall be located to the north of any new building(s).
- b. New building(s) shall have windows and doors facing the public streets with at least one principal building entrance oriented to the street. Building walls with street frontage shall emphasize pedestrian-oriented architectural features such as facade articulation, windows, awnings, porticoes and similar features. Exterior façade materials shall exclude metal siding and concrete block and all rooftop

HVAC equipment shall be screened from view of Sprague Street. Final building elevations shall be reviewed and approved by Planning staff.

- c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Lighting shall be installed per approved lighting plan and certified by an engineer.

- **OTHER REQUIREMENTS:**

- a. Electronic Message Board Signs shall not be permitted.