

Z-20-93 Prospect Avenue, south side, between S. Saunders Street and Green Street, being Parcels 2, 4 and a portion of Parcels 5 and 6, Tax Map 578, Zone Map C-31, Block B-230, rezoned to Business Conditional Use District, according to map on file in the Planning Department.

CONDITIONS:

- A. Residential uses only will be developed in the portion of the site extending 69 feet westward from the existing right-of-way line of Green Street.
- B. Bottling plants; railroad, freight and passenger station and bus station; emergency shelter type A and B; landfill; adult establishment; airfield, landing strip and heliport; riding stable; and bar, nightclub, tavern, lounge (not including eating establishments serving alcoholic beverages) will not be allowed.
- C. Driveway accesses will be limited to Prospect Avenue and Green Street.
- D. A six (6) foot high solid wooden fence will be constructed as a part of the required transitional protective yard between the commercial and residential portions of the property. It will run from the right-of-way line of Prospect Street to the southern property line. It will be positioned 79 feet westward from the existing right-of-way on Green Street and shall run parallel with the Green Street right-of-way. Use of the fence will enable the protective yard to be reduced to a total width of twelve (12) feet.
- E. Site lighting on the commercial portion of the property shall be aimed and/or shielded so as to prevent direct view of the light source from adjacent residentially zoned or used properties. Light poles shall not exceed twenty (20) feet in height and illumination shall not exceed residential public street brightness standards.