

**ORDINANCE (1996) 849 ZC 386 CORRECTED COPY**

Effective: April 2, 1996

**Z-37-96 Oberlin Road**, west side between Wade Avenue and Mayview Road, being Map 1704.09 05 6661 and 6666. Approximately .48 acre amending the existing O&I-1 Conditional Use District and removing the existing Neighborhood Conservation Overlay District.

Conditions: 12/13/96

- a. The following uses shall be prohibited; parking deck or garage.
- b. The front yard setback shall be in within 10% of the median setback of the buildings on the same block face and be no less than 30 feet.
- c. Access will be limited to no more than one driveway.
- d. Any additional right-of-way requested to be conveyed on Oberlin Road shall be at R-10 values.
- e. Upon development the rate of storm water run-off will comply with C.R. 7107.
- f. No parking shall be permitted within the front yard setback facing Oberlin Road.
- g. All parking areas will be in the rear of the building adjacent to parcel PIN 1704.09-05-3840 and on the north side adjacent to parcel PIN 1704.09-05-6746.
- h. Screening material must separate any garbage disposal areas from the major street and the adjacent residential use.
- i. The Floor Area Gross of the building shall not exceed 7300 square feet.
- j. The building must have at least one entrance facing Oberlin Road.
- k. The building must have a pitched roof no less than 5/12.
- l. The building must have a porch no less than 4 feet deep and 10 feet wide on the side facing Oberlin Road.
- m. The building must be faced with brick.
- n. Any gables must be faced with wood siding or a product which resembles wood siding or stucco or a synthetic material which resembles stucco.
- o. The roof must be metal or shingle.
- p. A 6 foot high closed fence shall be installed adjacent to parcel PIN 1704.09-05-6577.
- q. Building shall be limited to no more than two (2) stories, not to exceed a maximum median roof height of 35 feet.