

**Z-42-90 Spring Forest Road**, north side, west of the City Fire Station and Exchange Park, being Parcel 120, Tax Map 353, rezoned to Office and Institution-1 Conditional Use.

Conditions:

- a. All uses allowed in O&I-1 except radio and television studios and telecommunications towers for commercial operations, radio telephones, and radio and television stations.
- b. Building height will be limited to no more than 25', excluding basement or other foundation.
- c. The parcel will have no more than one driveway cut onto Spring Forest Road.
- d. Maximum lot coverage for a one-story building shall be 20%, and for a two-story building, 15%.
- e. FAR shall not exceed .33.
- f. On-site lighting shall not cause an illumination of more than 4/10ths footcandles at the property line.
- g. Signage to be either attached to the building or detached in the form of a low-profile ground sign.
- h. Required off-street parking will be confined to the rear yard of the structure.
- i. For reimbursement purposes, any right-of-way needed for the widening of Spring Forest Road (1/2 of 90 feet) will remain at R-4 value.
- j. Any structure located on the property will observe the front-yard setbacks of the R-4 zoning district, will be designed with an exterior primarily consisting of wood or brick and pitched (4:12 minimum) roof(s). Windows will be a minimum of 13% of the front elevation, with no window larger than 20 square feet.