

**Ordinance (1995) 554 ZC 358**  
**Effective: 2-7-95**

\*Corrected (Z-4-95 added conditions 5 & 6)\*

**Z-4-95 Blue Ridge Road**, west side, at its southern intersection with Holly Lane, being Parcel 8976, Block 37, Tax Map 0795.06. Approximately 2.05 acres rezoned to Residential-6 Conditional Use.

Conditions:

1. No more than eight residential units shall be built upon the property.
2. Building setback shall be the same as for R-4.
3. Residential units constructed on the property shall have no less than 2,000 square feet of heated space in each unit.
4. Reimbursement value for widening of Blue Ridge Road will remain at R-4 values.
5. Should the property be developed for multi-family development, no building or part thereof shall be constructed within 20 feet of any portion of the western property line.
6. Should the property be developed for multi-family development, an undisturbed land area shall be retained on the northern portion of the property. The undisturbed area shall be more particularly defined as all of that area north of a line drawn across the property in a somewhat parallel fashion to Blue Ridge Road, the eastern-most point being on the eastern property line 105' from the northeast property corner and the western-most point being on the western property line 135' from the northwest property corner. This condition shall not be applicable to necessary storm water and utility improvements.