

Z-84-95 Oberlin Road, west side, between Wade Avenue and Mayview Road, being Map 1704.09, Block 05, Parcels 6661 and 6666, approximately .48 acre rezoned to Office and Institution-1 Conditional Use District.

CONDITIONS:

1. The following uses shall be prohibited: parking deck or garage
2. 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.
3. Access will be limited to no more than one driveway.
4. Any additional right-of-way requested to be conveyed on Oberlin Road shall be at R-10 values.
5. Upon development the rate of stormwater runoff will comply with C.R. 7107.
6. No parking shall be permitted within the front yard setback facing Oberlin Road.
7. 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.
8. Screening material must separate any garbage disposal areas from the major street and the adjacent residential use.
9. The Floor Area Gross of the building shall not exceed 7300 square feet.
10. The building must have at least one entrance facing Oberlin Road.
11. The building must have a pitched roof no less than 5/12.
12. The building must have a porch no less than 4 feet deep and 10 feet wide on the side facing Oberlin Road.
13. The building must be faced with brick.
14. Any gables must be faced with wood siding or a product which resembles wood siding or stucco or a synthetic material which resembles stucco.
15. The roof must be metal or shingle.
16. A 6 foot high closed fence shall be installed adjacent to parcel PIN 1704.09-05-6577.