

**Ordinance (1995) 564 ZC 359**  
**Effective: 2-21-95**

**Z-11-95 Wade Avenue**, north side, between Oberlin Road and Baez Street, being Parcels 0655 and 1624, Block 06, Tax Map 1704.09 rezoned to Residential-15 Conditional Use.

Conditions: (2-14-95)

1. A closed fence at least six feet in height shall be erected on the property line adjoining Dylan Heath Townhomes to within twenty feet of Wade Avenue. In addition, a ten-foot natural buffer supplemented with additional planting by the developer will be provided. These plants when installed shall have a minimum height of 1 1/2 feet with an expected height of 6 feet or greater within 5 years after planting and shall be planted so there are no horizontal gaps greater than 10 feet between shrubs as measured along the property lines. Where the existing vegetation on site does not meet the spacing, quantity, or size of plants, then the owner shall be required to plant only those shrubs necessary to meet the requirement. The installation of the plantings and the erection of the fence shall all be completed prior to the issuance of any certificate of occupancy on the rezoned land.
2. No building, loading area, or utility service area, or vehicular surface area shall be located within fifteen feet of any portion of the entire eastern property line of the Dylan Health Townhome Development.
3. Stormwater run-off will comply with CR 7107.
4. Driveway access shall be limited as required by the City or the State whichever is more stringent. If the rezoned property shall obtain access from a street other than Wade Avenue, then the Wade Avenue access shall immediately terminate.