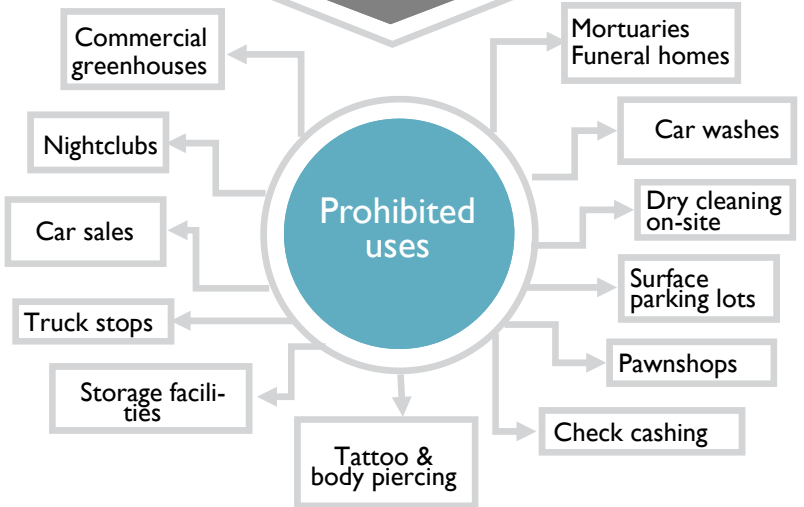


All properties subject to rezoning



Shared Access: Access easement for non-res adjacent uses in MRC-2-C with easement. Also, allowing a 10% parking reduction



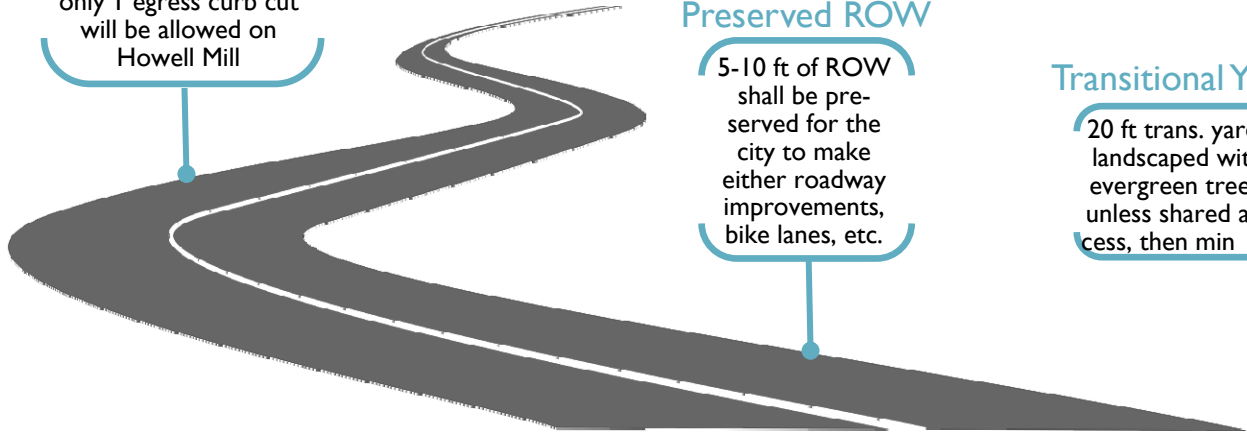
Developments near Berkeley Park & Underwood Hills shall be not exceed, 52' ht. <150' of residential & typ. 80' ht. > 150' of residential.



Within 40' of residential limited to 35' in height



Curb cuts
A max of 1 2-way curb cut or 2 1-way curb cuts allowed on Howell Mill unless the parcel has access to another street in which case only 1 egress curb cut will be allowed on Howell Mill



Medical service facilities & gas station retail may operate 24h; establishments which serve breakfast may open at 5 AM



Otherwise no operation 2:00 - 6:30AM

No outdoor amplified sounds from 11PM to 6:30AM



Preserved ROW

5-10 ft of ROW shall be preserved for the city to make either roadway improvements, bike lanes, etc.

Transitional Yards

20 ft trans. yards landscaped with evergreen trees, unless shared access, then min 10'

