

## Z-19-1235304 Recommended Conditions

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. The following uses shall be prohibited: Liquor store, late night establishments, night clubs, title pawns, pawn shop, adult entertainment establishments, auto tire sales and repair, car wash, service station, auto sales, temporary outdoor sales. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. Access points are subject to approval by the Transportation Division of the Department of Public Works.
3. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.