

gardens, internal open space, keeping of household pets, or Home Occupations which produce no customer or client traffic and are in strict accordance with LDR Section 218-13(HH) without variance. There shall be no Home Businesses, Home Daycares, Accessory Dwellings, Personal Care Homes, short-term rentals, nor any other LDR defined permitted or conditional uses allowed.

(2) All new dwellings within the development shall contain at least 1,400-sf heated GFA, with all architectural designs and use of materials for any new construction or exterior physical alterations being specifically approved by the Historic Preservation Commission (HPC). The two (2) existing historic single-family dwellings within the site shall be fully renovated/relocated on Lots 9-10 as approved by the HPC. All accessory buildings and structures within the development shall be approved by the HPC, with all buildings or roofed structures observing the same minimum setback requirements as the principal buildings. All other applicable development standards and permitting requirements shall be followed.

(3) As depicted on the approved master plan, the development shall include an internal shared private "Common Area" which provides vehicular and utilities access to the interior portions of the subdivision. This Common Area shall include a shared private access roadway within a minimum 40' wide path that includes a minimum 22' pavement width, and is built to City standards as approved by the City Engineer. Shared access easements connecting individual shared residential drives to the Common Area, shall be permitted as depicted on the approved master plan with additional shared access drive(s) being permitted onto West Cranford Avenue. The Common Area shall also include a shared mailbox kiosk for the development, guest parking for at least 4 vehicles, and one or more decorative internal streetlights at a pedestrian scale. The use of decorative/pervious pavers for driveways and all parking areas is encouraged. The Common Area shall also include a public utilities easement for water and sewer services, and privately maintained stormwater management facilities for the development, with the final design and boundary layout of these easements and facilities being approved by the City Engineer. Internal walkways or sidewalks within the development shall be considered optional.

(4) Parking shall only be allowed within the designated shared parking spaces of the Common Area, or within the paved private driveways or carports/garages of the individual Lots. There shall be no parking within the travel way of the shared internal private road, nor along the abutting external public streets, nor on any unpaved surfaces. There shall be no outdoor parking or storage of any recreational vehicle or trailer, nor any overnight parking of any commercial vehicle.

(5) Lots 1-7 shall be collectively enclosed by a minimum 7' high decorative opaque wall/fence combination as depicted on the submitted graphics. There shall be no direct access from these Lots to North Oak Street. There shall be no more than two (2) shared/unshared driveways through this wall to West Cranford Avenue via decorative gates. The exterior sides of this wall feature along North Oak Street and West Cranford Avenue shall be landscaped with trees and shrubs, including the use of preserved existing trees and transplanted Camelias or other existing shrubs from the property, as approved by the City Arborist and City Engineer. Maintenance of the vegetation within these abutting public right-of-way portions shall be borne by the individual lot owners or HOA in perpetuity.

(6) All existing City "canopy trees" under the jurisdiction of the City Arborist (within or overhanging public rights of way) shall be preserved and maintained at the discretion of the City Arborist. Specimen Trees within the development shall be determined and designated by the City Arborist, with the preservation of these being encouraged and given special consideration where feasible. Existing significant small trees and large shrubs, including the site's historic camelias, shall also be preserved or relocated at the discretion of the City Arborist.