

Exhibit "C"
Development Standards

This tract shall develop under the regulation of the Downtown Retail (DTR) District as outlined in the Town's Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Beauty Salon/Barber Shop
- Business Service
- Insurance Office
- Museum/Art Gallery
- Retail Stores and Shops
- Retail/Service Incidental Use

2.0 Landscaping

2.1 The landscaping requirements within this Planned Development District are as follows:

- 5' Landscaping Buffer around the northern, eastern, southern, and western property lines.

3.0 Architectural Standards

3.1 The architectural standards within this Planned Development District are as follows:

- All construction shall have an approved façade plan before issuance of a building permit.
- The primary building material shall be clay fired brick. Natural stones and other masonry materials are encouraged for architectural details and accents.
- Awnings and canopies shall be architectural materials that complement the building such as metal flashing, wood trim, or fabric. Vinyl shall not be permitted.
- Choice of color for the primary façade, various architectural elements, or details shall be compatible with the overall visual qualities existing within the original downtown portion of the town.