

**Attachment C – Special Use Permit Conditions
Dated January 9, 2024**

**Proposed Conditions
Owner/Applicant(s): James & Nell Lawrence
Special Use Permit (SUP): 2023-03
Address: 226 E. Lee Street
GPIN: 6984-52-4022-000
Special Use Permit Area: +/- 1.33 acres
Zoning: R-6
Date: January 9, 2024**

In approving a Special Use Permit (SUP), the Planning Commission may impose such conditions, safeguards and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Planning Commission may require a guarantee or bond to ensure compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. This Special Use Permit is issued covering the entire Property pursuant to the provisions of §11-3.10 of the Town of Warrenton Zoning Ordinance.
2. The Property shall be developed in substantial conformance with the Special Use Permit Plan with the label “taken from survey provided by James H Harris & Associates April 10, 1986 with the seal of Laura Gargagliano Bartee, Architect dated November 3, 2023.” Minor adjustments may be made to entrances, parking, dimensions and location of any required SWM facilities, the exact configuration and location of the building footprints, and other similar features, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.
3. The site is located within the Historic District and therefore is subject to the Town of Warrenton Guide to Historic Resources and any exterior changes or alterations require the submission of a Certificate of Appropriateness (COA) and review and approval by the Architectural Review Board (ARB). No structures shall be modified or constructed until a COA has been issued, per §3-5.3 of the Zoning Ordinance.
4. A Site Development Plan is required with all Special Use Permits, §11-3.7 of the Zoning Ordinance.
5. Disturbance in excess of 2,000 square feet will require a Land Disturbance Permit.

6. The Accessory Dwelling Unit (ADU) shall not exceed twenty-five (25) percent of the total floor area of the principal dwelling, nor contain less than five hundred (500) square feet of floor area; and
7. If the property is subdivided in a manner that results in the ADU becoming its own parcel, separate water and sewer taps from the primary residence shall be required by the Applicant/Property Owner.
8. The ADU shall have a separate address and signage from the Principal Residence so as to distinguish the ADU as a separate dwelling to fire, police, and emergency services; and
9. The ADU shall contain adequate parking spaces and driveway configuration in order to allow for proper access from fire, police, and emergency services.
10. Proposed light fixtures and exterior attachment methods shall be reviewed during the Certificate of Appropriateness (COA) process and in accordance with the Zoning Ordinance.