

**Attachment C – Special Use Permit Conditions
Dated December 19, 2023**

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: December 19, 2023

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 is subject to Architectural Review Board Certificate of Appropriateness (COA) and the Town of Warrenton Guide to Historic Resources. No structures shall be modified or erected until a COA has been issued.
4. A Site Development Plan is required with all Special Use Permits unless waived by the Zoning Administrator.
5. Disturbance in excess of 10,000 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 principle dwelling, nor contain less than five hundred (500) square feet of floor area; and
7. The ADU shall have separate Water and Sewer taps from the Main Residence; and

8. The ADU shall have a separate address and signage from the Principle 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 lighting shall be reviewed during the Certificate of Approval process and at time of permitting in accordance with the Zoning Ordinance.