

EXHIBIT "C"

Flytrex Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a drone delivery use within the Commercial Corridor district.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the drone delivery development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The development will have an approximately 115' X 50' area (as depicted on Exhibit B) with 4' X 4' plastic launch pads screened by an ornamental metal fence at a minimum of 6' in height.
2. A maximum of 14 drones shall be allowed to be operating from the site.
3. A maximum 18' X 16' storage shed shall be allowed on site.
4. Hours of operation shall be limited to between 8:00am and 9:30pm
5. All aircraft "drones" utilized shall be approved by the Federal Aviation Administration (FAA) for commercial delivery.
6. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.
7. Should the proposed use cease operations for more than 180 days, the SUP shall expire and the zoning shall revert to the base Commercial Corridor zoning.