

## ***EXHIBIT "C"***

### ***CONDITIONS FOR SPECIAL USE PERMIT***

#### **I. PURPOSE**

1. The purpose of this Special Use Permit is to allow for an automobile repair (minor) 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 Articles 4 and 5 of the Comprehensive Zoning Ordinance (adopted June 2023), except as specifically provided herein.
2. The design and development of the Parker European Car Care project shall be in accordance with Section III below and the Zoning Exhibit (Exhibit "B").

#### **III. SPECIAL CONDITIONS**

1. This Special Use Permit shall allow for an automobile repair (minor) use within the Commercial Corridor District.
2. This Special Use Permit shall allow for service and loading areas facing Parker Road, with landscaping provided in accordance with Zoning Exhibit "B".
3. All overnight parking shall be inside or to the rear of the main structure so as not to be seen from the public right-of-way.
4. An eight foot high screening fence shall be built around the three sides of the property not facing Parker Road.
5. The existing metal building with metal frame located on the subject property, shall be demolished prior to the Parker European Car Care development receiving its Certificate of Occupancy.