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:

- 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.