

EXHIBIT "C"
31 STEEL ROAD
CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a Warehouse/Distribution use within the Light Industrial District

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Light Industrial 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 31 Steel Road shall be in accordance with Section III below and the zoning exhibit / site plan (attached).

III. SPECIAL CONDITIONS:

1. The following uses as defined in the April 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property:
 - a. Office Showroom/Warehouse
 - b. Warehouse/Distribution Center
2. The zoning exhibit / site plan (attached) shall serve as the Site Plan for the 31 Steel Road development. Approval of the Special Use Permit shall act as site plan approval.