

House of Vapes

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a Smoke Shop use within the Neighborhood Services Zoning District.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Neighborhood Services District (NS) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the House of Vapes development 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 a Smoke Shop use within the Neighborhood Services zoning district.
2. This Special Use Permit shall be exempt from the following provisions found in Section 5.2.F.26 of the Zoning Ordinance (adopted as of June 2023):
 - a. No smoke shop shall be established within 1,500 feet of another smoke shop.
 - b. Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections.