

Exhibit “C”

Awadalla Flex Space

Conditions For Special Use Permit

(Ordinance 2025-XX)

I. PURPOSE:

The purpose of this Special Use Permit is to create a flex space / warehouse facility for small businesses.

II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (as of August 2025), except as specifically provided herein.
2. The design and development of the Awadalla Flex Space development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The underlying zoning for this development shall be Community Retail (CR). All by-right uses allowed in CR as of the date of this Ordinance shall be allowed. In addition, the Office / Warehouse Showroom (5.2.I.7) use is allowed by-right.
2. The parking ratio for the entire site shall be 1 space for every 700 square feet of building area.
3. The building setbacks of the development shall generally conform to those as generally depicted in Zoning Exhibit “B”.