

**McCreary FM 544 Addition Lot 2R, Block 1**

**EXHIBIT "B"**

**Conditions For Special Use Permit**

**I. PURPOSE:**

The purpose of this Special Use Permit is to allow for the continued use and expansion of a mini-warehouse (self-storage) use as shown on the Zoning Exhibit (Exhibit C).

**II. GENERAL CONDITIONS:**

1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
3. The design and development of the McCreary FM 544 Addition, Lot 2R Block 1 development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

**III. SPECIAL CONDITIONS:**

1. The mini-warehouse (self-storage) use shall be allowed as a condition of the SUP and as generally depicted on the zoning exhibit.
2. The self-storage use shall be limited to a maximum of one story or 15' in height even in the event of sale, remodel, or rebuild for any reason.
3. Section 4.3.E of the Zoning Ordinance (Landscaping) shall not apply. Required landscaping shall be generally as currently exists, being a minimum of 15% of the site.
4. A minimum of 5 parking spaces shall be required as shown on the Zoning Exhibit (Exhibit C).