

## **STEALTH BTS**

### **EXHIBIT “B”**

#### **CONDITIONS FOR SPECIAL USE PERMIT**

##### **I. PURPOSE:**

The purpose of this special use permit is to allow for the Warehouse / Distribution Center use within the Light Industrial District.

##### **II. GENERAL CONDITIONS:**

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021 and amended April 2022), except as specifically provided herein.
2. The design and development of the Warehouse / Distribution Center shall be in accordance with Section III below and the Zoning Exhibit (Exhibit “C”).

##### **III. SPECIAL CONDITIONS:**

1. The following listed use as defined in Article 5 of the Zoning Ordinance (adopted as of April 2021) and as depicted in the Zoning Exhibit (Exhibit “C”) shall be allowed by-right:
  - a. Warehouse / Distribution
  - b. General Office
  - c. Office Showroom / Warehouse
  - d. Light Assembly & Fabrication
  - e. Industrial (Inside)
2. The subject property shall be developed in conformance with all regulations of the Light Industrial Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, above
3. Design criteria shall be in conformance with Light Industrial Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:

- a. Façade offsets to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building.
- b. Landscaped screening shall be provided on the north side of the loading area along West Alanis Drive.