

Exhibit "C"

FWIRE

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a landscaping contractor's maintenance yard.

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 FWIRE 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 Commercial Corridor (CC). All by-right uses allowed in CC as of the date of this Ordinance shall be allowed. In addition, the Contractor Maintenance Yard (5.2.I.2) use is allowed by-right.
2. The Special Use Permit shall expire and zoning revert to the base CC district shall the landscaping contractor's maintenance yard use cease to operate.