

Exhibit C

Development Regulations

1. Use and development of Tract 1 (1.76 acres) of the subject property shall conform to Section 146-87 "O-1" - Neighborhood Office District of the Zoning Ordinance, and as amended.
2. Use and development of Tract 2 (5.19 acres) of the subject property shall conform to Section 146-83 "NC" - Neighborhood Convenience District of the Zoning Ordinance, and as amended, except as follows:
 - a. The following uses shall be allowed:
 1. Bakery or confectionary (retail)
 2. Florist or flower shop
 3. Veterinarian (no outside runs)
 - b. The following uses shall be allowed with approval of a Specific Use Permit (SUP):
 1. Day-care
 2. Carwash
 - c. Residential uses shall be prohibited on the subject property.
3. Use and development of Tract 3 (2.27 acres), Tract 4 (3.62 acres), and Tract 5 (2.40 acres) of the subject property shall conform to Section 146-85 "BG" - General Business District of the Zoning Ordinance, and as amended, except as follows:
 - a. The following uses shall be prohibited:
 1. Residential uses
 2. Auto painting or body shop
 3. Automobile trailer, light truck, tool rental
 4. Automobile, motorcycle, boat (sales, repair, or storage)
 5. Bait shop
 6. Building material sales or monument sales
 7. Bus station
 8. Cleaning plant, laundry
 9. Creamery (dairy products)
 10. Farm implement sales and service
 11. Frozen food lockers
 12. Funeral homes and mortuaries
 13. Garage, auto repair
 14. Halfway house
 15. Pawnshops

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16. Railroad track or right-of-way
17. Recreational vehicle sales
18. Sexually oriented business

- b. Mini-warehouse uses shall only be permitted on Tract 4, and development of said use shall generally conform to the attached concept plan, and shall meet the following requirements:
 1. No overhead bay doors or loading areas shall be visible from an adjacent use or public right-of-way.
 2. Mini-warehouse buildings shall conform to the attached architectural elevations and shall be covered with 100 percent masonry materials (brick or stone).
 3. Mini-warehouse buildings located directly adjacent to residential uses or zones shall be limited to a single story.
 4. Mini-warehouse buildings located directly adjacent to single family residential uses or zones shall feature a pitched roof (minimum 4:12 slope).
 5. The 12' tall walls of the mini-warehouse buildings and the associated 8' tall masonry walls connecting said buildings (as depicted on the east elevation) shall act as the required screening device between the subject property and the adjacent residential properties to the east.
4. Each wall of all buildings (except for mini-warehouse buildings specified above) constructed on the subject property shall be finished with at least 75 percent masonry (brick, stone, or synthetic stone), calculated exclusive of doors and windows.
5. One canopy tree shall be provided every 30 linear feet along all street frontages of the subject property, as each site develops.