

**REZ-23-07, W. Young Street**  
**Conditions of Approval**  
**March 19, 2024**

1. The proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Uses Prohibited).
2. No more than seven (7) upper-story dwelling units shall be permitted on the Property.
3. Nonresidential uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 30,000 square feet of gross floor area.
4. A traffic impact analysis shall be required for a Site Development Plan that includes at least 20,000 square feet of gross floor area of Office and Medical Uses as defined in LDO Section 5.1.1.