

## **519 S. Main Street Rezoning**

### **Exhibit 2 – Proposed Zoning Conditions**

1. Only Vehicle Minor Service Use shall be permitted.
2. Parking shall be determined at the time of site plan review but must, at a minimum, comply with the standards established in Section 10 of the LDO as determined by the proposed use.
3. Signage: The signage for the property shall be no more than two (2) signs that are four (4) feet long in height located along South Main Street.
4. Landscaping improvements: A Type 3 - 25' landscape buffer in accordance with Section 6 of the LDO shall be maintained in perpetuity on the subject property adjacent to existing residential development.
5. There will be no outside storage.
6. Lighting improvements shall be designed such that light does not spill onto adjacent properties nor exceed 0.5 foot candles when measured at the property lines.
7. Any future change of use, subject to those procedures outlined above, will result in additional conditions of approval above and beyond those listed here.