

## CONDITIONS OF APPROVAL

REZ-23-04

4502 Vineyard Pine Lane

Date: 04-11-2023

### Proposed Rezoning Conditions:

1. Exhibit A shall govern the Permitted by-right, Permitted by Special Use Permit, and Prohibited principal zoning uses that may be established at the subject property.

Per Exhibit A attached, the following list of 19 otherwise Permitted Principal Zoning Uses in the General Commercial zoning district per LDO Table 5.1. shall be prohibited (not permitted).

- College/University
- Bank
- Carwash
- Funeral Home
- Gas Station
- Golf Course
- Lodging
- Recreation, Outdoor
- Tattoo Establishment
- Vape and Tobacco Store
- Vehicle, Rental and Sales
- Vehicle, Minor Service
- Vehicle, Major Service
- Hospital
- Fulfillment Center
- Major Utility
- Major Transportation Installation
- Telecommunication Tower
- Water Storage Tower

4502 Vineyard Pine Ln --- List of Permitted, Special Use Permit, and Prohibited Zoning Uses.

<b>PERMITTED - 29</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
Bars and Nightclubs	Recreation, Indoor	Animal Care	Assembly/Church	Parks / Public Recreation Facilities	Minor Utility	Artisanal Manufacturing	Dwelling, Upper-Story Unit
Brewery/ Distillery	Retail Sales & Service, Neighborhood	Dental Facility	Cultural Facility	Preserved Open Space	Minor Transportation Installation	Flex	
Commercial Parking	Retail Sales & Service, Community	Medical Facility	Day Care	Public Facility			
Eating Establish.	Retail Sales & Service, Shopping Center	Professional Office	Govt. Office	Public Safety Facility			
Event Center		Urgent Care	Lodge or Private clubs	School (K-12)			
<b>Permitted by Special Use Permit - 1</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
			Social Services				
<b>PROHIBITED - 18</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
Bank	Recreation, Outdoor	Hospital	Colleges / University		Major Utility	Fulfillment Center	
Car wash	Tattoo Establishment				Major Transportation Installation		
Funeral Home	Vape & Tobacco Store				Telecom Tower		
Gas Station	Vehicle, Rental & Sales				Water Storage Tower		
Golf Course	Vehicle, Minor Service						
Lodging							