

0 MAIN STREET, 201 MAIN STREET & 200 SCHOOL STREET
REZONING CONDITIONS

1. No more than 250 dwelling units shall be permitted on the property.
2. The following Principal Uses otherwise listed as Permitted or Special uses in the Principal Use Table of Section 5.1 shall be prohibited: (i) College/University; (ii) Lodging; and (iii) Artisanal Manufacturing.
3. Nonresidential Principal Uses shall be permitted only within 300' of the S. Main Street right-of-way.
4. In accordance with Town's Community Transportation Plan, Developer shall dedicate that portion of the future right-of-way shown on the Property. Developer shall construct that portion of the future right-of-way north of the Harris Creek tributary. For that portion of the future right-of-way extending from the Harris Creek tributary buffer to the shared boundary line with PIN 1768-09-8727, Developer shall pay a fee-in-lieu of right-of-way construction. The delineation between construction sections and fee-in-lieu sections of the future right-of-way are shown on the attached concept plan.