

EXHIBIT "C"

CONDITIONS OF ZONING

1. Nation Land Company, LLC and any future owner or lessee must not operate Short-Term Rental Homes, Bed and Breakfast Homes, or any other transient accommodations on the property.
2. Nation Land Company, LLC, and any future owner or lessee may only conduct the following B-2 Community Business District uses on the property:
 - a. Permitted uses:
 - i. Catering establishments.
 - ii. Eating and drinking establishments.
 - iii. Education, specialized.
 - iv. Educational institutions.
 - v. Farmers markets.
 - vi. General merchandising.
 - vii. General office.
 - viii. Nurseries (flowers or plants), provided, that all incidental equipment and supplies, including fertilizers and empty cans, are kept within enclosed buildings.
 - ix. Parking lots, which may include solar energy facilities that are installed on overhead canopies or structures, and may provide power to other lots.
 - x. Personal and business services.
 - xi. Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area, provided that such uses shall be approved by the appropriate planning commission as conforming to the intent of the B-2 Community Business District.
 - b. Accessory uses:
 - i. One or more dwelling units located above or below the first floor of a permitted use.
 - c. Special uses:
 - i. None.

RECEIVED AT PSLU MEETING ON 11/20/19
(COMMITTEE CHAIR PALTIN)