

**CZ-23-1246655 (2023-1149)**  
**Recommended Modification of Conditions (BOC)**  
**2179 Bouldercrest Road**

(Proposed deletions of previous zoning conditions are in ~~strikethrough~~ and proposed additions are in **bold blue** and include land uses requested by the Planning Commission at the November 2nd public hearing).

1. ~~Use limited to distillery (Alcohol Manufacturing) and accessory uses including tasting room, office, and retail uses.~~ All accessory uses must comply with minimum parking requirements of the *Zoning Ordinance*. ~~No Late Night Establishment or Nightclub use allowed.~~ **The following uses are prohibited:**
  - a. **Late Night Establishment/Nightclub**
  - b. **Salvage Yard (junk yard)**
  - c. **Outdoor storage and/or sales of any kind including equipment, materials, or vehicles**
  - d. **Auto repair**
  - e. **Heavy equipment repair**
  - f. **Crematorium**
  - g. **Service stations**
  - h. **Trailer and RV lots**
  - i. **Heliport**
  - j. **Gas stations**
  - k. **Truckstop or terminal**
  - l. **Sale or repair of firearms and ammunition**
  - m. **Pawn shops**
  - n. **Check cashing establishments**
2. Use shall be limited to the existing building.
3. All parking shall be paved and striped. Expansion of the parking lot is prohibited.
4. ~~Compliance with all County, state and federal regulations relating to Alcohol Manufacturing.~~
5. Provide 6-foot-wide sidewalk and 10-foot-wide landscape strip along Bouldercrest Road with street trees every 50 feet on center prior to the issuance of any certificates of occupancy.