Proposed Conditions for SUP-18-0032:

1. **Master Plan:** This SUP shall permit the rental of rooms on property located at 3020 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel No. 4710100073 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "SUP-18-0032, 3020 Ironbound Road Rental of Rooms" and date stamped December 21, 2018 (the "Master Plan"), with any deviations considered per section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. **Commencement:** An updated Certificate of Occupancy and evidence of a business license shall be provided to the Director of Planning within twelve (12) months from the issuance of this SUP or this SUP shall become void.

3. **Number of Rental Rooms Occupants:** There shall be no more than two (2) bedrooms available for rent to visitors and no more than four (4) rental occupants total at any one time.

4. **Contracts per Rental Period:** There shall not be simultaneous rentals of the Property under separate contracts.

5. **Signage:** No signage related to the rental of rooms shall be permitted on the Property.

6. **Parking:** Parking shall be limited to the areas shown on the Master Plan. No oversized commercial vehicles, such as but not limited to buses, commercial trucks and trailers associated with rental occupants shall be allowed to park on the Property.

7. **Water Conservation Plan:** Water conservation standards shall be enforced on the Property. Water conservation standards shall be submitted to and approved by the James City Service Authority within six (6) months from the issuance of the SUP.

8. **Lighting:** No additional exterior lighting shall be permitted on the Property, other than lighting typically used at a single-family residence.

9. **Severance Clause:** The SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.