

## **EXHIBIT C**

### **SPECIAL PLANNING DISTRICTS**

The following areas are designated as special planning districts (refer to Exhibit B):

- The Commercial area south of Main Street and north of the High School property, (Currently owned by Lieds).
- The Commercial and Industrial areas north of Silver Spring and south of the developed portion of the High School property, (Currently owned by Hamilton School District, Hyland, Loser and Gengler).
- The Commercial area on the southeast corner of Highway 74 and Lisbon Road, (Currently owned by Glass Trust).
- The Mixed Use area north of Lisbon Road, (Currently owned by Mindemann, PAMF Transition Trust, Nettesheim, Buechs Trust, Reinhardt, Peil, Chaney, Ludan, and Steen).

Both the Village of Sussex and Town of Lisbon desire to have a smooth visual transition from one community to the next. Therefore, any buildings approved in these areas are to be constructed to match the design and feel of already existing businesses in the abutting areas of the Village of Sussex. To that end, the Town of Lisbon, in the implementation of the comprehensive development plan, will adopt zoning regulations and design standards comparable to those in the Village of Sussex for these areas. Said zoning and design standards shall be reviewed and approved by the Joint Plan Committee whose approval shall not be unreasonably withheld. The design for specific buildings, including but not limited to, landscaping and parking, in these designated areas shall be submitted to the Joint Plan Committee and must be approved by said Committee before building permits are issued.

Until zoning and design standards are approved by the Joint Plan Committee for the Special Planning Districts, the current Village of Sussex zoning categories BP-1 and B-5 and the Sussex design standards as referenced in Chapter 18 of the Land Division and Development Ordinance for the Village of Sussex Code shall be used by the Joint Plan Committee in its review and approval of specific buildings in these areas. If the Joint Plan Committee cannot reach agreement, the arbitration process as described in the border agreement shall be utilized to resolve the impasse.