

EXHIBIT B

DEVELOPMENT STANDARDS

1. Property shall be dedicated to a 106' right-of-way along 3500 South. Dedication must occur within six months of execution of this Agreement.
2. The uses on the Project shall be limited to the following, as defined in Title 7 of the West Valley City Municipal Code:
 - a. Caretaker dwelling incidental to and above or behind a principal commercial use;
 - b. Community use;
 - c. Day care or preschool;
 - d. Greenhouse or garden supply;
 - e. Medical clinic or doctor's offices;
 - f. Neighborhood grocery;
 - g. Neighborhood service establishment;
 - h. Professional office;
 - i. Public utility installation;
 - j. Reception Center as an accessory use to a garden center;
 - k. Restaurant, including on-premise beer retail as part of the restaurant use;
 - l. Retail department or specialty store with no outside storage or display;
 - m. Seasonal fruit/produce vendor stand as a temporary use;
 - n. Signs as permitted by Title 11 of the West Valley City Municipal Code;
 - o. Temporary uses as allowed by Section 7-2-115 of the West Valley City Municipal Code; and
 - p. Uses customarily accessory to a use listed by this Exhibit B.