

Land Use ~~Definitions~~Categories

This Plan identifies several types of non-residential land use categories. ~~Specific uses~~General descriptions of ~~for~~ each category have been provided. This list may not be all-inclusive. Other ~~similar~~ non-residential uses, of a similar nature and impact, ~~which are less detrimental than the other recommended uses, should~~ may also be permitted. ~~if the applicant shows that the proposed land use:~~

- ~~• Meets the intent of the recommended land use;~~
- ~~• Does not generate more traffic than the other recommended uses;~~
- ~~• Is compatible with surrounding land uses; and~~
- ~~• Is suitable to existing environmental conditions.~~

Office

- ~~1. Business and professional offices.~~
- ~~2. Banks and other financial institutions.~~
- ~~3. Medical and dental offices, clinics and facilities, with or without accessory sales of pharmaceutical or medical supplies.~~
- ~~4. State-licensed day care center, preschool or nursery.~~

Office uses typically include business and professional offices, medical and dental offices, and banks and financial institutions. Areas designated for office may also be developed for day care centers, preschools or nurseries.

Research & Development

- ~~1. Business and professional offices.~~
- ~~2. Research and development facility.~~
- ~~3. Laboratory.~~
- ~~4. Caretaker/security unit accessory to principal use.~~

Research and Development uses are similar to office uses with the allowance for laboratories, testing facilities, and manufacturing of prototypes. Areas designated for Research and Development may also be developed for office use. Caretaker/security units accessory to the principal use are also allowed.

Light Industrial

- ~~1. All Office, and Research and Development uses.~~
- ~~2. Light manufacturing, processing or fabrication of commodities.~~
- ~~3. Warehousing of commodities manufactured, processed, or fabricated on the premises.~~
- ~~4. Wholesale sales and warehousing, including mini-warehouses or indoor storage of any commodity except live animals, explosives, storage of liquids, gases, oxidizers, junk, and inoperable vehicles or machinery.~~
- ~~5. Repair and servicing of equipment used in the manufacturing, processing, or fabrication of permitted commodities.~~
- ~~6. Wholesale or retail sale of commodities manufactured, processed, fabricated or warehoused on the premises.~~
- ~~7. Veterinary hospital.~~

- ~~8. Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.~~
- ~~9. Caretaker/security unit accessory to principal use.~~
- ~~10. All Light Industrial uses are conducted indoors. Outdoor storage is prohibited.~~

Light industrial uses are industrial uses that have minimal impacts outside of the building in which the use is contained, such as light manufacturing, processing or fabrication of commodities, warehousing, repair and servicing of equipment, shops for custom work to include electrical plumbing, air conditioning, and similar type shops. Limited screened outdoor storage may be permitted. Office and Research and Development uses are also allowed in areas designated for light industrial

Limited Commercial (LC)

- ~~1. No single retail business/tenant should exceed 5,000 square feet of gross leaseable area.~~
- ~~2. Health and fitness clubs of less than 5,000 square feet of gross leaseable area.~~
- ~~3. All Office and Research and Development land uses, no square footage limit.~~
- ~~4. Retail shopping facilities~~
- ~~5. Convenience service establishments (including barber and beauty shops, cleaners, shoe repair shops, and laundries, and excluding gas stations, fast food restaurants, and auto repair facilities)~~
- ~~6. Specialty goods and services~~
- ~~7. Banks and other financial institutions, with or without drive-thru facilities~~
- ~~8. State-licensed day care center, preschool or nursery~~
- ~~9. Restaurants~~
- ~~10. Medical supply and drug store.~~
- ~~11. Convenience grocery store up to 10,000 square feet gross leaseable area.~~

Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, grocery stores up to 10,000 square feet, small restaurants and fitness centers, convenience service uses such as beauty salons and cleaners, and retail businesses that are typically less than 5,000 square feet in size. Gas stations, auto repair and service facilities, and fast food restaurants are discouraged within areas recommended for Limited Commercial.

Neighborhood Commercial (NC)

- ~~1. No single retail business/tenant should exceed 24,000 square feet of gross leaseable area.~~
- ~~2. All Limited Commercial land uses~~
- ~~3. Grocery stores up to 50,000 square feet.~~
- ~~4. Gas stations, fast food restaurants, and automobile repair facilities.~~

Commercial uses intended to serve the local neighborhood. These include all Limited Commercial Uses, grocery stores typically up to 75,000 square feet, retail businesses and small theaters typically less than 24,000 square feet, fast food restaurants,

neighborhood taverns and nightclubs, and automobile repair facilities and gas stations. May include shops for custom work such as electrical, plumbing, air conditioning and similar type shops, with no outdoor storage.

Large Scale Commercial (LSC)

- ~~1.No single retail business/tenant should exceed 75,000 square feet of gross leaseable area.~~
- ~~2.All Neighborhood Commercial uses~~
- ~~3.Health clubs, no square footage limitation~~
- ~~4.Hotels and motels~~

Commercial uses that may have a regional draw. This includes retail and office uses of any size, hotels and motels, hospitals, and automobile dealerships.

~~Regional Scale Commercial (RSC)~~

- ~~1. All uses allowed in LSC, no maximum square footages.~~

Automotive

- ~~1.All Neighborhood Commercial and research and development uses.~~
- ~~2.Motor and recreation vehicle sales, leasing or rental.~~
- ~~3.Parking and storage of motor vehicles.~~
- ~~4.Auto repair facilities.~~
- ~~5.Storage of boats, trailers, recreational vehicles and other similar recreation equipment.~~
- ~~6.Gas station, service station, and car wash.~~

Typical automotive uses include sales, rental, storage, repair and/or service of motor and recreational vehicles or equipment. Areas designated for automotive uses may also be developed with Neighborhood Commercial and Research and Development uses.

Industrial

- ~~1.All light industrial, research and development, and office uses.~~
- ~~2.Manufacturing, processing or fabrication of any commodity.~~
- ~~3.Warehousing of commodities manufactured, processed, or fabricated on the premises.~~
- ~~4.Wholesale or retail sale of commodities manufactured, processed, fabricated or warehoused on the premises.~~
- ~~5.Repair and servicing of equipment used in the manufacturing, processing, or fabrication of recommended commodities.~~
- ~~6.Water storage.~~
- ~~7.Caretaker/security unit accessory to principal use.~~

Industrial uses include uses such as manufacturing, processing or fabrication of commodities, warehousing, repair and servicing of equipment, and sale of commodities manufactured, processed, fabricated or warehoused on the premises. Screened outdoor storage is allowed. Light Industrial, Office, and Research and Development uses are also allowed in areas designated for industrial

Mixed Use Development

- ~~1. Neighborhood commercial~~
- ~~2. or mMulti-family uses.~~
- ~~2. Single building or a single development of more than one building and use.~~
3. ~~The different types of land uses are in close proximity~~the same building, ~~A mixture of residential and non-residential uses~~ planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.

Mixed Use Building

Residential unit(s) located in the same building as non-residential uses.