

## **Land Use Categories**

This Plan identifies several types of non-residential land use categories. General descriptions of each category have been provided. This list may not be all-inclusive. Other non-residential uses, of a similar nature and impact, may also be permitted.

### **Office**

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**

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.

### **Light Industrial**

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)**

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)**

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)**

Commercial uses that may have a regional draw. These include all Neighborhood Commercial uses, retail, office, and light industrial uses of any size, hotels and motels, hospitals, and automobile dealerships.

**Automotive**

Typical automotive uses include sales, rental, 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**

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**

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.