

## **Southeast Area Plan Land Use Categories**

This Plan identifies several types of non-residential land use categories. Specific uses for each category have been provided. This list may not be all-inclusive. Other similar non-residential uses, which are less detrimental than the other recommended uses, should 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.

### **A. 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.

### **C. Light Industrial**

1. All Office, and Research and Development uses.
2. Light manufacturing, processing or fabrication of commodities, except those uses which are listed as permitted uses or have impacts similar to permitted uses in the Industrial-One, Industrial-Two, or Industrial-Four Zone Districts of the Zoning Resolution.
3. Warehousing of commodities manufactured, processed, or fabricated on the premises.
4. Wholesale sales and warehousing, including mini-warehouses or 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.

### **D. 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 Light Industrial land uses
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 leasable area.

#### **E. Neighborhood Commercial (NC)**

1. No single retail business/tenant should exceed 24,000 square feet of gross leaseable area.

All Small-Scale Retail land uses

Grocery stores up to 50,000 square feet.

Gas stations, fast food restaurants, and automobile repair facilities.

#### **F. Large Scale Commercial (LSC)**

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

#### **G. Regional Scale Commercial (RSC)**

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

#### **H. Automotive**

1. All light industrial, research and development, and office 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.

#### **I. 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. premises.
5. Wholesale or retail sale of commodities manufactured, processed, fabricated or warehoused on the premises.

6. Repair and servicing of equipment used in the manufacturing, processing, or fabrication of recommended commodities.
7. Water storage.
8. Caretaker/security unit accessory to principal use.

**J. Mixed Use**

1. Neighborhood commercial or multi-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, planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.