

Southeast Area Plan Land Use Categories

This Plan identifies several types of non-residential land use categories. General descriptions of typical 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.

D. Limited Commercial (LC)

Commercial uses limited to a size range and impacts that are appropriate in close proximity to residential uses. These types of uses include professional and medical office uses, 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 and fast food restaurants are discouraged within areas recommended for Limited Commercial.

E. Neighborhood Commercial (NC)

Commercial uses intended to serve the local neighborhood. These include all Limited Commercial Uses, grocery stores that are typically up to 75,000 square feet, neighborhood taverns and nightclubs, retail businesses typically less than 24,000 square feet, and gas stations, fast food restaurants, and automobile repair facilities.

F. Large Scale Commercial (LSC)

Commercial uses intended to serve the surrounding community and may have a regional draw. This includes retail of any size, hotels and motels, hospitals, and automobile dealerships.