

IV. PERMITTED LAND USES

The following land uses shall be permitted on Parcel 8:

Gasoline Sales

Includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sales of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial with gas sales.

Banks and Financial Services

Includes financial institutions including: banks and trust companies; lending and thrift institutions; credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of "Personal Services."

Business Support Services

Includes establishments within buildings, providing other businesses with services including maintenance, repair and services, testing, rental, etc. Also includes:

- blueprinting
- business equipment and repair services (except vehicle repair)
- commercial art and design (production)
- computer-related services (rental, repair, maintenance)
- equipment rental businesses within buildings
- film processing laboratories
- mail advertising services (reproduction and shipping)
- outdoor advertising services
- photocopying
- photo-finishing



Commercial Recreation

Includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Types:

Amusement Center. includes public places of amusement or public places of business in which four (4) or more coin-operated amusement devices are installed and Includes any place open to public, whether or not the primary use of the premises is devoted to the operation of such devices.

Indoor Entertainment, includes predominantly spectator uses conducted within an enclosed building, excluding Adult Entertainment uses. Typical uses include motion picture theaters, community assembly, and dance halls.

Indoor Sports and Recreation, includes predominantly participant sport and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.

Eating and Drinking Establishments

Includes establishments primarily engaged in the sale of prepared food and beverages for on-premise consumption, but excludes bars. Types:

Fast Food with Drive Through, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.

Convenience, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.

Full Service, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which include sales of alcoholic beverages as an accessory or secondary service. Typical uses include full service restaurants.

Maintenance and Repair

Includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

Medical Services

Includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis service. Typical uses include medical offices, dental laboratories, medical laboratories, health maintenance organizations, immediate care facilities, and offices for physical therapists, chiropractors, and acupuncturists.

Neighborhood Commercial

Includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items and services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the

above criteria. Typical uses include neighborhood grocery stores, drug stores, and beauty salons.

Offices, Professional

Includes professional or government offices. Typical uses include:

- accounting, auditing, and bookkeeping services
- advertising agencies
- architectural, engineering, and surveying services
- attorneys
- court reporting services
- data processing and computer services
- detective agencies and similar services
- secretarial and word processing services
- governmental offices including agency and administrative office facilities
- insurance agencies
- management, public relations and consulting services
- photography and commercial art studios
- real estate agencies
- writers and artists offices outside the home

Personal Services

Includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services. Typical uses include: barber shops; beauty salons; tailors; shoe repair shops; massage parlors; tattoo studios; automated teller machines; and dry cleaning pick up stations.

Retail Sales and Services

Includes establishments primarily engaged in the sales of goods and merchandise. Typical uses include:

- Auto parts
- Bakeries, retail
- Bicycle sales
- Department stores
- Drug and discount stores
- Furniture stores
- Hardware
- Orthopedic supplies
- Photography studios
- Self service laundries
- Sporting goods and equipment

Specialized Education and Training

Includes private establishments providing training or educational programs. Typical uses include:

Vocational Schools, includes business secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts communications, and management, as examples).

Specialty Schools, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Automotive and Equipment - The following automotive and equipment uses are permitted with approval of a Conditional Use Permit:

Automotive Sales, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.