

appendix 1

non-residential land use densities

| Type of Use | Density |
|---|---|
| Agriculture | |
| Agricultural processing person per 1000 sq. ft. outdoor processing area | One person per 200 sq. ft. gross floor area, plus one |
| Agriculture – grazing and outdoor crops | One person per acre of gross land area |
| Agriculture – greenhouse culture, livestock raising | Ten persons per acre of gross land area |
| Carwash – mechanical | Twenty persons |
| Self serve | Six persons |
| Food & Beverage Service, Indoor Entertainment | One person per 60 sq. ft. gross floor area. |
| Hospitals | Two persons per bed |
| Indoor-Outdoor Uses | |
| Auto dismantling, scrap dealers, recycling centers | One person per 5000 sq. ft. of gross land area |
| Equipment rental, contractors' yards, gas distributors – containerized, government agency corporation yards | One person per 1000 sq. ft. of gross land area |
| Service stations | One person per 500 sq. ft. of gross land area |
| Laboratories | One person per 200 sq. ft. gross floor area |
| Libraries and Museums | One person per 50 sq. ft. gross floor area |
| Manufacturing person per 1000 sq. ft. outdoor manufacturing or | One person per 200 sq. ft. gross floor area, plus one storage area |
| Offices | One person per 200 sq. ft. gross floor area, plus one person per 10 sq. ft. of floor area of meeting rooms intended for use by the general public; if it is unknown whether meeting rooms will be included, one person per 100 sq. ft. gross floor area |
| Outdoor Entertainment | |
| Stadiums | One person per seat or per 10 sq. ft. of spectator area |
| Swimming pools (public) | One person for each 70 sq. ft. of pool surface |
| All other | One person per 300 sq. ft. outdoor use area |
| Public Assembly Uses | One person per seat or per 12 sq. ft. of gross floor area |
| Residential Uses | Residential use – non-residential density does not apply |
| Retail Sales person per 1000 sq. ft. outdoor sales/storage area | One person per 300 sq. ft. of gross floor area, plus one |

| Type of Use | Density |
|--|---|
| Schools | One person per 45 sq. ft. gross floor area |
| Service Uses | One person per 200 sq. ft. gross floor area |
| Transient Lodgings | |
| Hotels, motels, bed and breakfasts | 1.8 persons per room or group of rooms to be occupied as a suite; plus one person per 60 sq. ft. floor area of any restaurants, coffee shops, bars, or night clubs; plus one person per 10 sq. ft. of floor area of meeting rooms |
| Hostels | One person 100 sq. ft. gross floor area |
| Transportation Uses | One person per 200 sq. ft. gross floor area (excluding garage), plus one person for 700 sq. ft. enclosed garage |
| Warehousing, mini-storage, moving company | One person per 1000 sq. ft. gross floor area |
| Wholesaling and mail-order houses | One person per 300 sq. ft. gross floor area, plus one person per 1000 sq. ft. outdoor sales/storage area |

INDIVIDUAL LAND USES INCLUDED IN EACH LAND USE CATEGORY

| Use Category | Specific Uses Included |
|-----------------------|---|
| Food and Beverage | Amusement arcades (video games) Bars, taverns Catering services Hot tubs – commercial use Nightclubs, discotheques Restaurants, sandwich shops, food take-out, etc. Skating rinks |
| Indoor-Outdoor Uses | Convalescent hospitals Hospitals |
| Hospitals | Convalescent hospitals Hospitals |
| Hotels | Bed and breakfast inns Hotels and motels |
| Indoor-Outdoor Uses | Auto dismantling, scrap dealers, recycling centers Equipment rental Contractors' yards Gas distributors – containerized Government agency corporation yards Service stations |
| Laboratories | Laboratories – medical or analytical Research and development laboratories |
| Manufacturing Uses | Manufacturing Laundry/dry cleaner: cleaning plant Tallow works Tire recapping |
| Offices | Government offices and meeting rooms Offices – contractors Offices – professional, other than medical or dental Organizations offices and meeting rooms Utility companies: engineering and administrative offices |
| Outdoor Entertainment | Amusement parks, fairgrounds Athletic fields, game courts Circus, carnival, fair, festival, parade Drive-in theatres |
| Public Assembly Uses | Auditoriums, convention/exhibit halls Churches, synagogues, temples, etc. Community meeting rooms Mortuaries Theatres |
| Retail Sales | Feed stores and farm supply stores Retail sales – outdoor sales of building and landscape materials (lumberyards, nurseries) Retail sales – indoor sales of building materials and gardening supplies (floor and wall coverings, stores, etc.) Retail sales – appliances, furniture and furnishings, musical instruments, data processing equipment, business, office, and medical equipment, catalog stores, sporting goods and outdoor supplies Retail sales and repair of bicycles Retail sales and rentals – autos, trucks, RVs, motorcycles, trailers, boats, aircraft, motorhomes Retail sales – auto parts, accessories (including tires and/or batteries) as a principle use Retail sales – convenience markets Retail sales – groceries, liquor and specialized foods (bakery, meats, dairy items, etc.) Retail sales – general merchandise (drug, discount, department, and variety stores) Retail sales – neighborhood grocery market Retail sales – specialties (shoe stores, clothing, stores, book/record/video stores, toy stores, stationery stores, gift shops) and rentals Warehouse ("big box") stores |

| Use Category | Specific Uses Included |
|---------------------|--|
| Residential Uses | Boarding/rooming houses; dormitories Caretaker's quarters Convents and monasteries Dwellings Fraternities and sororities Homeless shelters Mobile home parks |
| Service Uses | Advertising and related services (graphic design, writing, mailing, addressing, etc.) Ambulance services Animal hospitals, boarding and grooming (large or small animals) Athletic and health clubs, gymnasiums, fitness centers, tanning centers Auto repair and related services (body, brake, transmissions, muffler shops, painting, etc.) Banks and savings and loans Broadcast studios Barbers, hairstylists, manicurists Building and landscape maintenance services Cemeteries, mausoleums, columbariums Computer services Credit reporting and collecting Credit unions and finance companies Delivery and postal services Detective and security services Exterminators Employment agencies Florists Insurance service – local Insurance service – regional office Offices – medical or dental Photocopy services Pharmacies – prescription drugs only Photofinishing – retail Photofinishing – wholesale; blueprinting and microfilming services Photographic studios Police and fire stations and training facilities Pool halls and billiard parlors Post offices Printing and publishing Refuse hauling, septic tank/portable toilet services Repair service – small household appliances, locksmiths, seamstresses, shoe repair Repair service – large appliances, electrical equipment, power tools, saw sharpening Laundry/dry cleaner: pick-up point or office Laundry/dry cleaner: self-service Secretarial and related services (court reporting, stenography, typing, phone answering) Telegraph offices Ticket/travel agencies Title companies Utility companies: customer account services |
| Transportation Uses | Bus stations Railroad yards, stations, crew facilities Trucking/taxi services |