



# STAFF REPORT

<b>Council Meeting Date:</b>	September 19, 2023
<b>Agenda Title:</b>	Zoning Ordinance Text Amendment - Assembly Uses in the Industrial District
<b>Requested Action:</b>	Hold a Work Session
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Heather Jenkins, Zoning Administrator

## EXECUTIVE SUMMARY

---

Article 3, Section 3-4.12 – *Industrial District* currently permits several uses as by-right Permitted Uses where people gather for social, entertainment, cultural, educational and recreational purposes, such as Conference Centers, Institutional Buildings, and Private clubs, lodges, meeting halls, labor unions, fraternal organizations and sororities. The Building Code classifies Churches as an Assembly use, the same category as Conference Centers, Meeting Halls, Lodges, and other uses listed in the Ordinance as by-right Permitted Uses in the Industrial District. However, Churches are not listed as either a Permitted Use or a Permissible Use in the Industrial District.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) is a federal law that prohibits a locality from imposing undue burdens or restrictions on land use for churches and other religious institutions through zoning regulations. Treating churches or other places of worship differently from other, similar uses, is a recognized claim of discrimination under RLUIPA.

Town Council initiated a text amendment to Section 3-4.12 Industrial District on May 9, 2023, to authorize staff to research possible changes to the Ordinance to address Assembly uses in the Industrial District. Potential ordinance changes include:

- a. Adding Churches as a Permitted (by-right) Use in the Industrial District so that the use requires administrative approval by the Zoning Administrator and/or Building Official; *or*
- b. Modifying the Ordinance to state that all Assembly-type uses in the Industrial District are Permissible Uses that require the approval of a Special Use Permit by Town Council through the public hearing process; *or*
- c. Removing all Assembly-type uses from the list of Permitted and Permissible Uses so that these uses are prohibited altogether in the Industrial District; *or*
- d. Making no change to the Ordinance, so that Churches are not an allowable use in the Industrial District in contrast with other Assembly-type uses.

## UPDATE - SEPTEMBER 19, 2023

On August 22, 2023 the Planning Commission held a work session to discuss a proposed Zoning Ordinance text amendment to Article 3, Section 3-4.12 – *Industrial District*, regarding assembly uses in the district. During the work session additional information was requested to inform the Commission in their discussion and staff's preparation of draft Ordinance language.

**BACKGROUND**

A Church (or place of religious worship) is defined in Article 12 of the Ordinance as:

*A building or structure, or group of buildings or structures, which by design and construction are primarily intended for activities that people regularly attend to participate in or hold religious services, meetings, and other activities. The term “church” shall not carry a secular connotation and shall include buildings in which religious services of any denomination are held.*

Section 3-4 Requirements for Base Zoning Districts allows Churches in all zoning districts except the Industrial district, as follows:

Ordinance Section	Zoning District	Approval Process
3-4.1	R-15 Residential District	Permissible with the approval of a Special Use Permit
3-4.2	R-10 Residential District	Permissible with the approval of a Special Use Permit
3-4.3	R-6 Residential District	Permitted with administrative approval
3-4.4	RT Residential Townhouse District	Permissible with the approval of a Special Use Permit
3-4.5	RMF Residential Multifamily District	Permissible with the approval of a Special Use Permit
3-4.6	R-40 Residential District	Permissible with the approval of a Special Use Permit
3-4.7	R-E Residential District	Permissible with the approval of a Special Use Permit
3-4.8	RO Residential Office District	Permissible with the approval of a Special Use Permit
3-4.9	PSP Public-Semi-Public Institutional District	Permitted with administrative approval
3-4.10	C Commercial District	Permitted with administrative approval
3-4.11	CBD Central Business District	Permitted with administrative approval
3-4.12	I Industrial District	Not Permitted

The Ordinance currently allows other assembly-type uses in the Industrial District. Section 3-4.12.2 includes Conference Centers, Institutional Buildings, and Private club, lodge, meeting hall, labor union or fraternal organization or sorority as Permitted Uses (by-right), where these uses are classified as assembly uses.

Use categories that are listed as Permitted Uses (by-right) within the Ordinance require administrative approvals prior to commencement of the use. Administrative approvals include approval of a Site Development Plan per Article 10, approval of a Building Permit for any changes to existing structures or construction of new buildings, and approval of a Zoning Permit for any new or altered use within an existing structure.

Staff was approached by a property owner seeking to lease an existing building located within the Industrial district to a group that desire to establish a Church. As the Zoning Ordinance does not list Churches as either a permitted or permissible use in the district, staff is not able to process and approve a change of use permit. Staff has been advised by legal counsel that the Ordinance must be amended to permit a Church within the Industrial district prior to the issuance of any administrative approval to allow the commencement of a Church use.

Town Council's initiation of a text amendment to Article 3 was the first step in the process to revise the Ordinance as prescribed in Article 11, Section 11-3.9 *Zoning Amendments*. Following the work session by the Planning Commission, the next step in the text amendment process is to schedule the item for public hearing where the Planning Commission may hear public input and make a recommendation of approval or denial. Per Section 11-3.9.7 *Planning Commission Review*, the planning commission must make a recommendation to Town Council within 100 days after the first public hearing. Upon recommendation by the Planning Commission, the text amendment will then be placed on the Town Council agenda for public hearing and final decision.

### UPDATE - SEPTEMBER 19, 2023

During the work session, members of the Commission asked for additional information for discussion. The questions and summaries are provided below.

#### ***Undeveloped Parcels in the Industrial District***

There are currently 76 industrial-zoned parcels within the Town, totaling approximately 290 acres of industrial-zoned tax parcel land. There are a total of 18 parcels that are either undeveloped or are currently developed with structures but are likely candidates for redevelopment. These 18 parcels total approximately 151 acres of industrial-zoned land, or approximately 52 percent of all industrial zoned parcel area within the Town. The 151 acres includes the Walker Drive rezoning area and the Amazon Data Services property, where legislative approvals have been granted but no site plan approvals or building/zoning permits have been issued to vest the use. A tabulation of the undeveloped parcels along with location, ownership, and acreage, has been provided as Attachment A.

#### ***Benchmark Communities - Assembly Uses in Industrial Districts***

The Town currently allows several uses within the Industrial District that are categorized as Assembly uses by the Statewide Uniform Building Code, to include recreational facilities, conference centers, and clubs; however, the Town does not allow Churches within the Industrial District, which is a religious assembly use. Staff reviewed other jurisdictions within the region, and found that most jurisdictions either allow assembly uses, as well as religious assembly uses, within their respective industrial zoning districts, or, do not allow any type of assembly use to be established in an industrial-zoned district. Similar to the Town, Fauquier County allows several assembly uses such as recreational facilities, museums, and restaurants within industrial-zoned areas, but churches (*Places of Worship*) are not permitted. A tabulation of five other benchmark towns and cities, as well as Fauquier County, has been provided as Attachment B, to show whether assembly uses and religious assembly uses are allowed in industrial-zoned areas, as well as the general approval process.

#### ***Permitted and Permissible Uses in the Industrial District***

Article 3 of the Zoning Ordinance states the intent of the Industrial District as:

---

*It is the intent of this district to implement the Town's Comprehensive Plan by providing for a variety of **light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses** appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, **business and service uses are limited primarily to those which will be useful to employees in the district** and future residential uses are restricted. [emphasis added]*

---

The list of permitted and permissible uses found in Sections 3-4.12.2 and 3-4.12.3 include uses that align with main intent of the District as stated above as '*light manufacturing, fabricating, processing, wholesale distributing, and warehousing*', to include such listed uses as Contractor's Office and Warehouse, Laboratories, Light Manufacturing, Fuel Distribution Storage Yards, and Lumber and Building Supply. The list of permitted and permissible uses also include those use categories that are '*useful to employees in the district*' such as Cafeteria or Snack Bar for Employees, Restaurant, Health and Fitness Facilities, and Mobile Food Vendors.

There are permitted and permissible use categories listed in Sections 3-4.12.2 and 3-4.12.3 which do not appear to strictly align with the stated intent of the Industrial District, nor do they appear to be limited to those businesses that would be *useful to employees*, to include Private Club, Lodge or Meeting Hall, Institutional Buildings (museums, libraries, art galleries), or Conference Center. The list of permitted and permissible uses found in the Ordinance also include use categories that do not appear to align with the stated intent of the district for *light manufacturing, fabricating, processing, wholesale distributing, and warehousing*, to include Medical or Dental Clinics, and Business, Professional or Administrative Offices. A tabulation of all Permitted and Permissible Uses as allowed in Sections 3-

4.12.2 and 3-4.12.3, along with the associated Uniform Statewide Building Code Use Group, is provided as Attachment C.

***Existing Businesses Located in the Industrial District***

A tabulation of the existing businesses that are located within the Industrial District areas is provided as Attachment D. As shown in this tabulation, there are numerous professional offices and medical/dental clinics located in the Industrial-zoned area that extends from Academy Hill Extended, to East Lee Street (Area B on the included map). Of the existing businesses that are established within the Industrial-zoned area that extends from Old Meetze Road to the southern boundary of the Town, these existing businesses are primarily those that are more closely aligned with industrial-type activities, such as warehousing, contracting businesses, and fuel storage.

***Walker Drive Rezoning - Proposed Use Chart***

The area of the Walker Drive rezoning, divided into six land bays, extends from Academy Hill Road to East Lee Street. The project was approved as Planned Unit Development District (PUD), overlaying parcels located within the Industrial District per Ordinance Section 3-5.2. The approved rezoning, case number ZMA-2016-01, included a list of proposed uses within each land bay. The proposed uses, listed as general office, retail, restaurant, entertainment, multi-family, and health club, include uses that are categorized as Assembly-type uses per the Statewide Uniform Building Code, specifically *restaurant* and *entertainment*. This project has received the required legislative approval, however has not yet received site development plan approval or building/zoning permit issuance to vest the project; as such, any changes to Section 3-4.12 - *Industrial District* as a part of this text amendment may affect this project. A copy of the chart of proposed uses for the Walker Drive Rezoning as well as the land bay map has been included as Attachment E.

**STAFF RECOMMENDATION**

---

Staff is requesting that the Planning Commission hold the work session, and provide guidance to staff on what ordinance language is most appropriate to promote the health, safety and general welfare of the public as required by Section 15.2-2283 of the Code of Virginia, and to ensure that public necessity, convenience, general welfare and good zoning practice is achieved as stated in Ordinance Section 11-3.9.1 *Authority for Change*.

**UPDATE - SEPTEMBER 19, 2023**

Staff requests that the Planning Commission provide guidance on the following:

1. What draft ordinance language is preferred by the Commission members, such as options a-d, or otherwise?
  - a. Adding Churches as a Permitted (by-right) Use in the Industrial District so that the use requires administrative approval by the Zoning Administrator and/or Building Official; or
  - b. Modifying the Ordinance to state that all Assembly-type uses in the Industrial District are Permissible Uses that require the approval of a Special Use Permit by Town Council through the public hearing process; or
  - c. Removing all Assembly-type uses from the list of Permitted and Permissible Uses so that these uses are prohibited altogether in the Industrial District; or
  - d. Making no change to the Ordinance, so that Churches are not an allowable use in the Industrial District in contrast with other Assembly-type uses.
2. Should the stated intent of the Industrial District, as found in Section 3-4.12.1 - Legislative Intent, be revised to reflect the mix of uses that are allowed or established in the district?
3. Given guidance on the above two questions, is this text amendment ready to proceed to public hearing?

**Service Level / Policy Impact**

None

**Fiscal Impact**

None

**Legal Impact**

Ordinance Section 3-4.12 Industrial District allows several assembly-type uses as Permitted Uses (by-right) with administrative approval. Treating churches or other places of worship differently from other, similar uses, is a recognized claim of discrimination under the Religious Land Use and Institutionalized Persons Act.

**ATTACHMENTS**

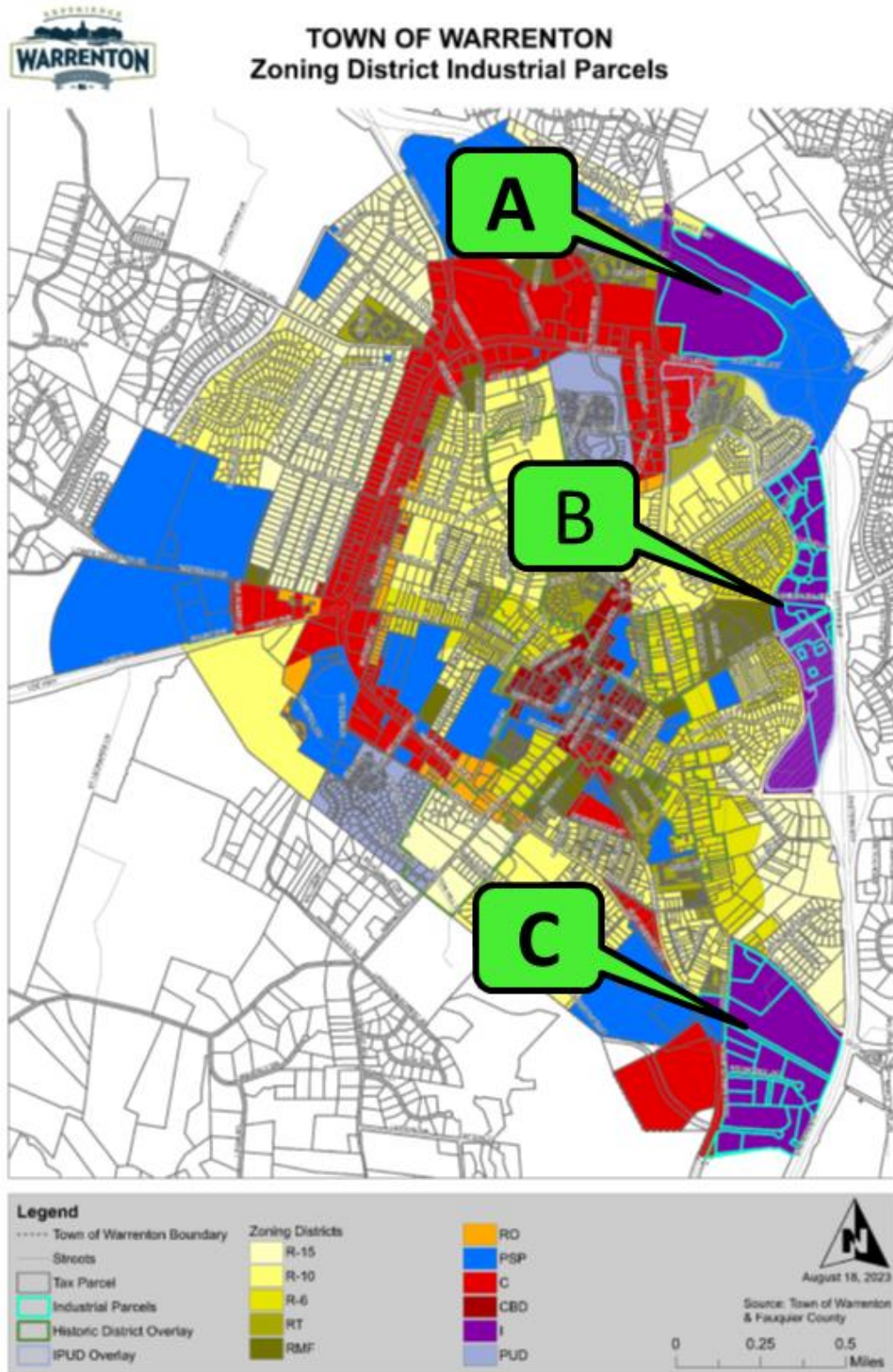
---

1. Attachment A: Undeveloped Parcels in the Industrial District
2. Attachment B: Benchmark Communities – Assembly Uses in Industrial Districts
3. Attachment C: Permitted and Permissible Uses in the Industrial District
4. Attachment D: Existing Businesses Located in the Industrial District
5. Attachment E: Walker Drive Rezoning – Proposed Use Chart



ATTACHMENT A

<b>Undeveloped Parcels In The Industrial District</b>				
<i>See Map on Next Page for Area Location</i>				
<b>Area</b>	<b>Location</b>	<b>Owner</b>	<b>PIN</b>	<b>Acreage</b>
A	Blackwell Road/Woodlands Way	Dobson, David M	6985-60-5718-000	21.7730
A	Blackwell Road/East Lee Highway	Amazon Data Services	6984-69-2419-000	41.7050
			<b>Total Area - Area A</b>	<b>63.4780</b>
B	Walder Drive/Holiday Court	Brandon Land Investments, LLC	6984-76-2606-000	1.1907
B	Academy Hill Ext./Academy Hill Road	Town of Warrenton	6984-74-6947-000	1.9321
B	Academy Hill Extended	Gibson, Lori	6984-74-4879-000	0.4974
B	321 Walker Drive	Walker Drive Investment Group, LLC	6984-74-4588-000	3.5350
B	341 Academy Hill Road	341 Academy Hill Road, LLC	6984-74-7799-000	1.7770
B	Walker Drive	Springfield Properties, LLC	6984-73-7494-000	8.5222
B	387 Portman Drive	Remland, LLC	6984-72-3635-000	11.5655
			<b>Total Area - Area B</b>	<b>29.0199</b>
C*	511 Falmouth Street	Worsham, Suzanne & Worsham, William	6983-69-5456-000	4.2000
C*	511 Falmouth Street	Worsham, Suzanne & Worsham, William	6983-69-7548-000	1.0000
C*	615 Falmouth Street	Premium Business Parks International, LLC	6983-69-8183-000	9.6542
C*	615 Falmouth Street	Premium Business Parks International, LLC	6983-78-1685-000	27.8056
C	Industrial Road/James Madison Highway	Red Road, INC	6983-67-5509-000	2.1722
C	710 Industrial Road	Brown, Ricky	6983-77-3316-000	2.2108
C	819 James Madison Highway	819 JMH, LLC	6983-66-3731-000	3.0000
C	James Madison Highway/Unnamed Road	The Drew Corporation	6983-66-9788-000	6.4760
C	Eastern Bypass	The Drew Corporation	6983-76-5917-000	2.0800
<b>* Redevelopment Potential</b>			<b>Total Area - Area C</b>	<b>58.5988</b>
<b>18</b>	<b>Total Number of Undeveloped Parcels</b>	<b>Total Area - Undeveloped Parcels in the Industrial District</b>		<b>151.0967</b>
<b>76</b>	<b>Total Number of Industrial-Zoned Parcels</b>	<b>Total Area of Industrial-Zoned Tax Parcel Land</b>		<b>~290</b>





## ATTACHMENT B

Benchmark Communities – Assembly Uses in Industrial Districts							
Jurisdiction	Assembly Uses Allowed	Religious Assembly Allowed	Religious Assembly By-Right	Special Use Permit Required	Size Limitation	Occupancy Limitation	Notes
Town of Warrenton	Yes	No					Recreational Facilities, Conference Center, Club
Fauquier County	Yes	No					Recreational Facilities, Museum, Restaurant
Town of Culpeper	Yes	Yes	X				Restaurant, Dormitory, Wedding Chapel, Church
Town of Leesburg	Yes	Yes	X Existing Building Only	X			Church
City of Manassas	Yes	Yes		X		Less than 50/50 or More	Assembly, Cultural Facility, Church, Dancehall
Town of Vienna	No	No					
City of Charlottesville	Yes	Yes	X				Convent/Monastery, Theaters, Church, Recreational Facilities





## ATTACHMENT C

<b>Permitted and Permissible Uses in The Industrial District</b>			
<i>Key: General Use-Type per Zoning</i>		<i>Assembly</i>	<i>Light industrial/Office</i>
			<i>Industrial</i>
<b>Use As Listed in the Ordinance</b>		<b>Building Code Group</b>	
<b>Permitted Uses (by-right) – Section 3-4.12.2</b>			
Accessory Buildings			
Active and Passive Recreation and Recreational Facilities		<b>Assembly (Facilities Only)</b>	
Banks and savings and loan offices		<b>Business</b>	
Broadcasting studios and offices		<b>Business Assembly (Audience Only)</b>	
Business and office supply establishments		<b>Business</b>	
Cabinet, upholstery, and furniture shops		<b>Factory</b>	
Cafeteria or snack bar for employees		<b>Assembly</b>	
Clinics, medical or dental		<b>Business</b>	
Commercial uses constituting up to 15% of permitted site or building area		<b>Business</b>	
Conference Centers		<b>Assembly</b>	
Contractor's office and warehouse without outdoor storage		<b>Business or Storage</b>	
Crematory		<b>Business or Factory</b>	
Dwellings for resident watchmen and caretakers employed on the premises		<b>Residential</b>	
Employment service or agency		<b>Business</b>	
Flex Office and Industrial uses		<b>Business</b>	
Health and Fitness Facilities		<b>Assembly</b>	
Institutional buildings		<b>Assembly</b>	
Janitorial service establishment		<b>Business</b>	
Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines		<b>Business</b>	
Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries		<b>Business</b>	
Monument sales establishments with incidental processing to order but not including shaping of headstones		<b>Business</b>	
Motion picture studio		<b>Business or Assembly (Audience Only)</b>	
Nurseries and greenhouses		<b>Business</b>	
Offices- business, professional, or administrative		<b>Business</b>	
Off-street parking and loading subject to Article 7		<b>N/A</b>	
Open space subject to Article 9		<b>N/A</b>	
Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses		<b>Business</b>	
Private club, lodge, meeting hall, labor union, or fraternal organization or sorority		<b>Assembly</b>	
Rental service establishment		<b>Business</b>	

Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use	<b>Business or Mercantile</b>
Rug and carpet cleaning and storage with incidental sales of rugs and carpets	<b>Factory</b>
Security service office or station	<b>Business</b>
Sign fabricating and painting	<b>Factory</b>
Signs, subject to Article 6	<b>N/A</b>
Studios	<b>Business</b>
Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet	<b>Utility</b>
Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit	<b>Utility</b>
Wholesale establishment, storage warehouse, or distribution center. furniture moving	<b>Storage or Mercantile</b>
<b>Permissible Uses (by special use permit upon approval of the Town Council - Section 3-4.12.3</b>	
Automobile body shop	<b>Factory</b>
Automobile and truck repair and service	<b>Factory</b>
Commercial Kennels	<b>Business</b>
Contractor's storage yard	<b>N/A</b>
Farm equipment, motorcycle, boat and sport trailer sales and service	<b>Factory</b>
Fuel, coal, oil distribution storage yards	<b>Utility</b>
Lumber and building supply with undercover storage.	<b>Storage</b>
Maintenance and equipment shops with screened outside storage	<b>Factory</b>
Outdoor storage of any kind	
Plumbing and electrical supply with undercover storage	<b>Business or Storage</b>
Restaurant or cafeteria, drive-thru or otherwise	<b>Assembly</b>
Self-service mini-warehouse	<b>Storage</b>
Temporary fair and show grounds	<b>Assembly</b>
Tire and battery sales and service, tire recapping and retreading	<b>Factory</b>
Transmission and receiving towers of height greater than one hundred twenty-five (125) feet.	<b>Utility</b>
Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings	<b>Utility</b>

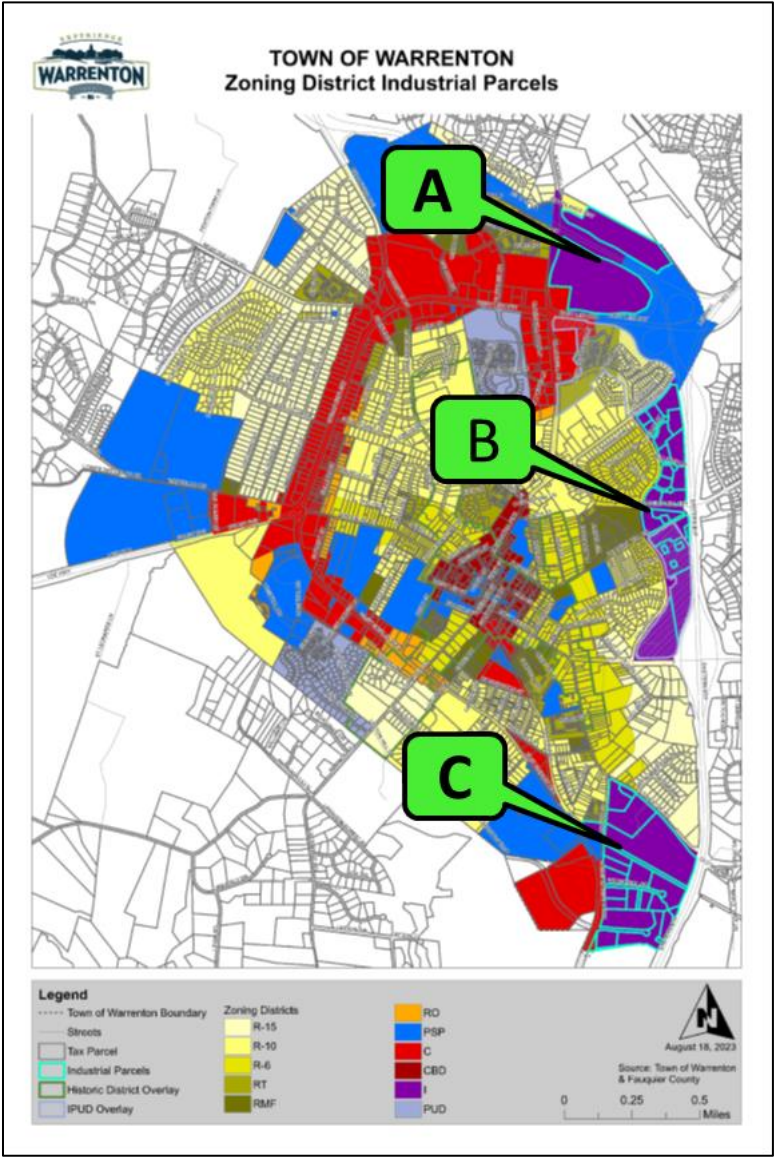


## ATTACHMENT D

<b>Existing Businesses Located in The Industrial District</b>				
<i>See Map on Next Page for Area Location</i>				
<i>Key: General Use-Type per Zoning</i>		Assembly	Light Industrial/Office	Industrial
Area	Business Name	Use Category*	Notes	
<b>Area A – Adjacent to Eastern Bypass Interchange</b>				
A	Currently Undeveloped			
<b>Area B – Alexandria Pike to East Lee Street</b>				
B	VDACS Regional Animal Health Facility	Laboratory, Office	Industrial	
B	Dominion Construction Group	Contractor's Office & Warehouse	Industrial	
B	Palmers Construction Group	Contractor's Office	Industrial	
B	Peak Roofing	Contractor's Office	Industrial	
B	Screen Printing	Printing	Industrial	
B	Piedmont Press	Printing	Industrial	
B	Cube Smart	Mini-Warehouse	Industrial	
B	EMO Agency	Office	Light Industrial/Office	
B	RE/MAX	Office	Light Industrial/Office	
B	Dermatology Institute	Office/Clinic	Light Industrial/Office	
B	Fauquier Health	Office	Light Industrial/Office	
B	Blackcomb Center	Office	Light Industrial/Office	
B	Virginia Social Services	Office	Light Industrial/Office	
B	Warrenton Dental Services	Office	Light Industrial/Office	
B	Progressions Dance School	Studio	Light Industrial/Office	
B	Groups Recover Together	Office	Light Industrial/Office	
B	Woodside Dentistry	Office/Clinic	Light Industrial/Office	
B	Miller Orthodontics	Office/Clinic	Light Industrial/Office	
B	Woodside Pediatric Dentistry	Office/Clinic	Light Industrial/Office	
B	Virginia Sports Chiropractic	Office/Clinic	Light Industrial/Office	
B	Craniofacial Center	Office/Clinic	Light Industrial/Office	

B	Holiday Inn Express	Hotel; Conference Center	Assembly Uses: 206 (conference center); 146 (pool/deck)
B	Old Town Athletic Club & Campus	Health & Fitness Facility	Assembly Use: 16,653 sq.ft. ; 434 max. occupants (1 <sup>st</sup> Floor)
B	PATH	Office; Institutional/Philanthropic	Some Assembly Uses: 78,444 sq.ft.; 390 max. occupancy (Upper Floors)
B	Walker Drive Rezoning PUD	<i>not constructed</i>	Potential Assembly Uses: Restaurant, Entertainment
<b>Area C - Old Meetze Road to Southern Boundary</b>			
C	Pump Station	Utility	Industrial
C	Cube Smart	Mini-Warehouse	Industrial
C	Carter CAT	Contractor's Office & Warehouse	Industrial
C	VAMAC	Contractor's Office & Warehouse	Industrial
C	EW Electrical	Contractor's Office	Industrial
C	Country Deisel	Auto Dealership	Industrial
C	Cecil's Tractor	Farm Equipment Sales & Storage	Industrial
C	Blossman Gas	Bulk Fuel Storage	Industrial
C	Advance Auto	Retail	Light Industrial/Retail
C	Alwyngton Manor	Conference Center	Assembly Use: 300 max. (per SUP)
C	Fauquier FISH	Storage & Distribution; Institutional/Philanthropic	Potential for Future Assembly Use: 26,318 sq.ft.

*\*Note - each business is noted by the **general** use category listed in the Zoning Ordinance that appears to be the best fit; **this is not an official determination.***

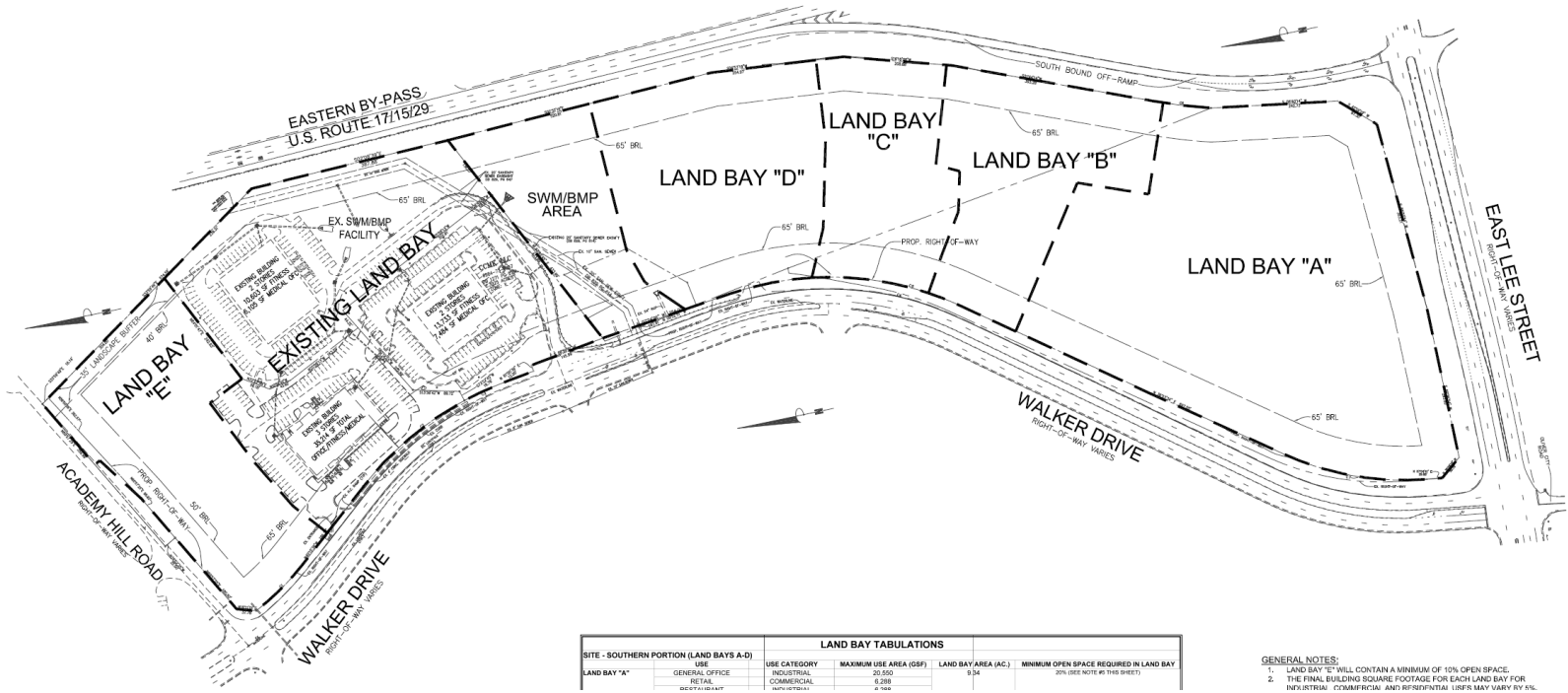




## ATTACHMENT E

### Walker Drive Rezoning – Proposed Use Chart

SITE – SOUTHERN PORTION (LAND BAYS A-D) NORTHERN PORTION (LAND BAY E & EXISTING LAND BAY)			
LAND AREA	USE	USE CATEGORY	MAXIMUM USE AREA (GSF)
LAND BAY “A”	GENERAL OFFICE	INDUSTRIAL	20,550
	RETAIL	COMMERCIAL	6,288
	RESTAURANT	INDUSTRIAL	6,288
	ENTERTAINMENT	COMMERCIAL	35,000
LAND BAY “B”	ENTERTAINMENT	COMMERCIAL	21,000
	RETAIL	COMMERCIAL	14,263
	RESTAURANT	INDUSTRIAL	14,263
LAND BAY “C”	GENERAL OFFICE	INDUSTRIAL	6,703
	RETAIL	COMMERCIAL	15,814
	RESTAURANT	INDUSTRIAL	2,500
LAND BAY “D”	GENERAL OFFICE	INDUSTRIAL	10,103
	RETAIL	COMMERCIAL	7,603
	RESTAURANT	INDUSTRIAL	2,500
	MULTIFAMILY RESIDENTIAL	MIXED USE RESIDENTIAL	76 UNITS (80,824 GSF)
LAND BAY “E”	GENERAL OFFICE	INDUSTRIAL	20,000
	MULTIFAMILY RESIDENTIAL	MIXED USE RESIDENTIAL	40 UNITS (60,000 GSF)
EXISTING LAND BAY	OFFICE/HEALTH CLUB	INDUSTRIAL	73,139



SITE - SOUTHERN PORTION (LAND BAYS A-D)		LAND BAY TABULATIONS			
LAND BAY "A"	USE	USE CATEGORY	MAXIMUM USE AREA (GSF)	LAND BAY AREA (AC.)	MINIMUM OPEN SPACE REQUIRED IN LAND BAY
	GENERAL OFFICE	INDUSTRIAL	20,500	0.34	20% (SEE NOTE #9 THIS SHEET)
	RETAIL	COMMERCIAL	6,288		
	DEVELOPMENT	INDUSTRIAL	2,100		

- GENERAL NOTES:**
1. LAND BAY "E" WILL CONTAIN A MINIMUM OF 10% OPEN SPACE.
  2. THE FINAL BUILDING SQUARE FOOTAGE FOR EACH LAND BAY FOR INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES MAY VARY BY 5%.