## Appendix 1

### Non-Residential Land Use Densities

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture</strong></td>
<td></td>
</tr>
<tr>
<td>Agricultural processing</td>
<td>One person per 200 sq. ft. gross floor area, plus one person per 1000 sq. ft. outdoor processing area</td>
</tr>
<tr>
<td>Agriculture – grazing and outdoor crops</td>
<td>One person per acre of gross land area</td>
</tr>
<tr>
<td>Agriculture – greenhouse culture, livestock raising</td>
<td>Ten persons per acre of gross land area</td>
</tr>
<tr>
<td><strong>Carwash – mechanical</strong></td>
<td>Twenty persons</td>
</tr>
<tr>
<td>Self serve</td>
<td>Six persons</td>
</tr>
<tr>
<td><strong>Food &amp; Beverage Service, Indoor Entertainment</strong></td>
<td>One person per 60 sq. ft. gross floor area.</td>
</tr>
<tr>
<td><strong>Hospitals</strong></td>
<td>Two persons per bed</td>
</tr>
<tr>
<td><strong>Indoor-Outdoor Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Auto dismantling, scrap dealers, recycling centers</td>
<td>One person per 5000 sq. ft. of gross land area</td>
</tr>
<tr>
<td>Equipment rental, contractors’ yards, gas distributors – containerized, government agency corporation yards</td>
<td>One person per 1000 sq. ft. of gross land area</td>
</tr>
<tr>
<td>Service stations</td>
<td>One person per 500 sq. ft. of gross land area.</td>
</tr>
<tr>
<td><strong>Laboratories</strong></td>
<td>One person per 200 sq. ft. gross floor area</td>
</tr>
<tr>
<td><strong>Libraries and Museums</strong></td>
<td>One person per 50 sq. ft. gross floor area.</td>
</tr>
<tr>
<td><strong>Manufacturing</strong></td>
<td>One person per 200 sq. ft. gross floor area, plus one person per 1000 sq. ft. of gross land area or</td>
</tr>
<tr>
<td>person per 1000 sq. ft. outdoor manufacturing or</td>
<td>storage area</td>
</tr>
<tr>
<td><strong>Offices</strong></td>
<td>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</td>
</tr>
<tr>
<td><strong>Outdoor Entertainment</strong></td>
<td></td>
</tr>
<tr>
<td>Stadiums</td>
<td>One person per seat or per 10 sq. ft. of spectator area</td>
</tr>
<tr>
<td>Swimming pools (public)</td>
<td>One person for each 70 sq. ft. of pool surface</td>
</tr>
<tr>
<td>All other</td>
<td>One person per 300 sq. ft. outdoor use area</td>
</tr>
<tr>
<td><strong>Public Assembly Uses</strong></td>
<td>One person per seat or per 12 sq. ft. of gross floor area</td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td>Residential use – non-residential density does not apply</td>
</tr>
<tr>
<td><strong>Retail Sales</strong></td>
<td>One person per 300 sq. ft. gross floor area, plus one person per 1000 sq. ft. of gross floor area or</td>
</tr>
<tr>
<td>person per 1000 sq. ft. outdoor sales/storage area</td>
<td>storage area</td>
</tr>
<tr>
<td>Type of Use</td>
<td>Density</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Schools</strong></td>
<td>One person per 45 sq. ft. gross floor area</td>
</tr>
<tr>
<td><strong>Service Uses</strong></td>
<td>One person per 200 sq. ft. gross floor area</td>
</tr>
<tr>
<td><strong>Transient Lodgings</strong></td>
<td></td>
</tr>
<tr>
<td>Hotels, motels, bed and breakfasts</td>
<td>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</td>
</tr>
<tr>
<td>Hostels</td>
<td>One person 100 sq. ft. gross floor area</td>
</tr>
<tr>
<td><strong>Transportation Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Transportation Uses (excluding garage)</td>
<td>One person per 200 sq. ft. gross floor area (excluding garage)</td>
</tr>
<tr>
<td>Warehousing, mini-storage, moving company</td>
<td>One person per 1000 sq. ft. gross floor area</td>
</tr>
<tr>
<td>Wholesaling and mail-order houses</td>
<td>One person per 300 sq. ft. gross floor area, plus one person per 1000 sq. ft. outdoor sales/storage area</td>
</tr>
<tr>
<td>Use Category</td>
<td>Specific Uses Included</td>
</tr>
<tr>
<td>------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| **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 |
<table>
<thead>
<tr>
<th>Use Category</th>
<th>Specific Uses Included</th>
</tr>
</thead>
</table>
| 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 |