

## APPENDIX E – NONRESIDENTIAL LAND USE DENSITIES

---

### Non-Residential Land Use Densities

Type of Use	Density
<b>Agriculture</b>	
<b>Agricultural processing</b>	One person per 200 sq. ft. gross floor area, plus one person per 1000 sq. ft. outdoor processing area
<b>Agriculture - grazing and outdoor crops</b>	One person per acre of gross land area
<b>Agriculture - greenhouse culture,</b>	Ten persons per acre of gross land area livestock raising
<hr/>	
<b>Carwash - Mechanical</b>	Twenty persons
<b>Self serve</b>	Six persons
<hr/>	
<b>Food &amp; Beverage Service, Indoor Entertainment</b>	One person per 60 sq. ft. gross floor area.
<hr/>	
<b>Hospitals</b>	Two persons per bed
<hr/>	
<b>Indoor-Outdoor Uses</b>	
<b>Auto dismantling, scrap dealers,     recycling centers</b>	One person per 5000 sq. ft. of gross land area
<b>Equipment rental, contractor's yards, gas     distributors - containerized, govt.     agency or corporation yards</b>	One person per 1000 sq. ft. of gross land area
<b>Service stations</b>	One person per 500 sq. ft. of gross land area
<hr/>	
<b>Laboratories</b>	One person per 200 sq. ft. gross floor area
<hr/>	
<b>Libraries and Museums</b>	One person per 50 sq. ft. gross floor area
<hr/>	
<b>Manufacturing</b>	One person per 400 sq. ft. gross floor area, plus one person per 1000 sq. ft. outdoor manufacturing or storage area
<hr/>	
<b>Offices</b>	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 un known whether meeting rooms will be included, one person per 100 sq. ft. gross floor area
<hr/>	
<b>Outdoor Entertainment</b>	
<b>Stadiums</b>	One person per seat or per 10 sq. ft. of spectator area
<b>Swimming pools (public)</b>	One person for each 70 sq. ft. of pool surface
<b>All other</b>	One person per 300 sq. ft. outdoor use area

<b>Type of Use</b>	<b>Density</b>
<b>Public Assembly</b>	Uses One person per seat or per 12 sq. ft. of gross floor area
<b>Residential Uses</b>	Residential use - non-residential density does not apply
<b>Retail Sales</b>	One person per 300 sq. ft. of gross floor area, plus one person per 1000 sq. ft. outdoor sales/storage area
<b>Schools</b>	One person per 45 sq. ft. gross floor area
<b>Service Uses</b>	One person per 200 sq. ft. gross floor area
<b>Transient Lodgings</b>	
<b>Hotels, motels, bed and breakfasts</b>	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
<b>Hostels</b>	One person 100 sq. ft. gross floor area
<b>Transportation Uses</b>	One person per 200 sq. ft. gross floor area (excluding garage), plus one person for 700 sq. ft. enclosed garage
<b>Warehousing, Mini-storage, Moving Company</b>	One person per 1000 sq. ft. gross floor area
<b>Wholesaling and Mail-Order Houses</b>	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

Use Category	Specific Uses Included
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
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.)

**Use Category****Specific Uses Included**

---

	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
Service Uses (continued)	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

---