

**MARPLE ASSOCIATES
PROPOSED ZONING TEXT AMENDMENT AND MAP CHANGE**

**MRPL 0107
MAY 6, 2015**

EXISTING ZONING: O-1 OFFICE	PROPOSED ZONING: HID – HIGHWAY INTERCHANGE DISTRICT
PERMITTED USES	
<p>Business or professional offices, including:</p> <ol style="list-style-type: none"> 1. Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions (but excluding veterinarians), insurance and stock brokers, travel agents and governmental entities, provided that an office or clinic of doctors or dentists shall not exceed 10,000 square feet of gross floor area. 2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use. <p>Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature.</p> <p>Transit stations, public utility facilities.</p> <p>Municipal/Governmental facility.</p>	<p>Supermarket, including a grocery pick-up facility either in a free-standing building or as part of a convenience store or Supermarket.</p> <p>Convenience store with or without a motor vehicle fuel dispensing facility; provided, however, if the fuel dispensing facility includes diesel fuel, it shall be limited to one (1) diesel dispensing station with not more than two (2) hoses, each hose pumping not more than ten (10) gallons per minute.</p> <p>Retail store and services.</p> <p>Restaurants.</p> <p>Banks and financial institutions.</p> <p>Pharmacies.</p> <p>Business or professional offices.</p> <p>Outpatient medical facilities.</p> <p>Hotel, provided the hotel is a minimum of three stories.</p> <p>Cinemas or similar recreational or cultural establishment.</p> <p>Health club, fitness or exercise facilities.</p> <p>Educational establishments or studios for dance, art or music.</p> <p>Nursery schools or day care centers.</p> <p>Civic or municipal facilities</p> <p>Accessory uses customarily incidental to the uses listed above.</p>

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SPECIAL EXCEPTION/CONDITIONAL USES	
<p><i>SPECIAL EXCEPTIONS:</i> Retail commerce, including:</p> <ol style="list-style-type: none"> 1. Stores, supermarkets, general service shops dealing directly with customers, except tattoo parlors (see Table of Permitted Uses, § 300-45). 2. Banks, restaurants excluding drive-in facilities, or other similar establishments. 3. Cinemas or similar recreational or cultural establishments. 4. Exercise or fitness facilities. 5. Studios for dance, art, music or photography. 6. Nursery schools or day-care centers. <p>Hotels, motels or inns.</p> <p>Residences, in mixed-use commercial-residential buildings.</p>	<p><i>CONDITIONAL USES:</i> Restaurants with drive-thru facilities and/or outdoor seating.</p> <p>Banks and financial institutions with drive-thru facilities.</p> <p>Pharmacies with drive-thru facilities.</p>