

second amendment to the lincoln executive center preliminary development plan development stipulations

plan west inc.

preliminary development plan

lincoln executive center

general

THIS PRELIMINARY DEVELOPMENT PLAN (P.D.P.) FOR LINCOLN EXECUTIVE CENTER SUPERSEDES THE AMENDED P.D.P. FOR JUSTIN EXECUTIVE PARK APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 8, 1993 AND THE P.D.P. FOR JUSTIN EXECUTIVE PARK II APPROVED ON APRIL 7, 1993.

THE USE AREA AGREES DERIVED FROM PLANNING READINGS AND ARE APPROXIMATIONS. EXACT AREAS WILL BE DETERMINED AT PLATTING AND FLOOR AREA RATIOS WILL BE BASED ON THE PLATTED AREAS.

THIS P.D.P. ILLUSTRATES PROPOSED LAND USES, VEHICULAR CIRCULATION, SITE DATA, AND DEVELOPMENT STIPULATIONS. THIS DOCUMENT IS GENERAL IN CHARACTER AND IS INTENDED TO ALLOW CHANGES IN SUBSEQUENT FINAL DEVELOPMENT PLANS (F.D.P.).

FINALIZATION AND REVIEW OF EACH USE AREA IS REQUIRED, AND IS IMPLEMENTED THROUGH PUBLIC PROCESSING IN ARAPAHOE COUNTY OF SUBSEQUENT FINAL PLATS(S) AND FINAL DEVELOPMENT PLAN(S).

dedications

DEDICATED STREETS WILL BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY ARAPAHOE COUNTY OR COLORADO DEPARTMENT OF HIGHWAYS, WHICHEVER IS APPROPRIATE. PUBLIC STREETS WILL BE IMPROVED TO THE WIDTHS SHOWN ON THE P.D.P. SOUTH LINA STREET IS PRESENTLY CONSTRUCTED AT WIDTHS LESS THAN SHOWN ON THE P.D.P. AND WILL BE RECONSTRUCTED TO THE RECOMMENDED WIDTHS WHEN TRAFFIC VOLUMES IN LINCOLN EXECUTIVE CENTER WARRANT RECONSTRUCTION. NO VEHICULAR ACCESS SHALL BE PERMITTED FROM ARAPAHOE ROAD DIRECTLY TO ANY LOT. ALL LOTS WILL BE SERVED FROM INTERNAL STREETS.

UTILITY EASEMENT REQUIREMENTS WILL BE REVIEWED AT FINAL PLATTING.

yard requirements

MINIMUM BUILDING SETBACKS FROM PROPERTY OR RIGHT-OF-WAY (R.O.W.) LINE, RELATED TO BUILDING HEIGHT: (OR AS SHOWN ON P.D.P. NEAR NORTH PROPERTY LINE OF LINCOLN EXECUTIVE CENTER)

BUILDING HEIGHT (DEFINED BELOW):	35' or less	Over 35' to 55'	Over 55' to 100'
EAST ARAPAHOE RD. & SO. PIEDRA ST. R.O.W.	35'	40'	50'
INTERNAL STREET R.O.W.	30'	35'	40'
PROPERTY LINE OTHER THAN R.O.W.	25'	20'	25'

PARKING STRUCTURES WILL CONFORM TO THE MINIMUM BUILDING SETBACKS EXCEPT WHEN ADJACENT LANDOWNERS CAN AGREE. IN WRITING, THAT A LESSER PARKING STRUCTURE SETBACK IS MUTUALLY BENEFICIAL. USING SETBACKS COULD RESULT IN ATTEMPTING TWO SEPARATELY OWNED PARKING STRUCTURES, AVOIDING THE NARROW UNATTRACTIVE SPACE THAT WOULD OTHERWISE BE CREATED. THESE EXCEPTIONS WILL BE APPROVED IN DETAIL BY THE ARCHITECTURAL REVIEW COMMITTEE, AND SUCH APPROVALS (ACCOMPANIED BY WRITTEN LANDOWNERS' AGREEMENT) SHALL BE REFLECTED ON INDIVIDUAL F.D.P.'S APPROVED BY ARAPAHOE COUNTY.

MINIMUM DISTANCE BETWEEN HABITABLE BUILDINGS SHALL BE 20'

MINIMUM SURFACE PARKING SETBACK FROM PROPERTY OR R.O.W. LINE: (OR AS SHOWN ON P.D.P. NEAR NORTH PROPERTY LINE OF LINCOLN EXECUTIVE CENTER)

EAST ARAPAHOE RD. & SO. PIEDRA ST. R.O.W.	20'
INTERNAL STREET R.O.W.	15'
PROPERTY LINE OTHER THAN R.O.W.	10'

MINIMUM OPEN SPACE PER LOT IN RELATION TO BUILDING FLOOR AREA RATIOS (F.A.R.) ACTUALLY PLATTED:

MINIMUM OPEN SPACE	BUILDING F.A.R.
20%	2:1 - 5:1
25%	5:1 - 7.5:1
30%	7.5:1 - 1:1.1
35%	1:0.1 - 1:5:1

MAXIMUM BUILDING HEIGHT

AS SHOWN ON P.D.P. BUT NOT TO EXCEED ELEVATION 5,770' IN CAMPUS 2 AND 5,820' FOR THE OTHER AREAS. HEIGHT OF BUILDINGS TO BE DETERMINED BY UTILIZING STANDARD ARAPAHOE COUNTY BUILDING DEPARTMENT CRITERIA.

architectural development

AN ARCHITECTURAL REVIEW COMMITTEE WILL BE ESTABLISHED TO REVIEW NEW DESIGNS AND MAINTAIN LONG TERM ARCHITECTURAL QUALITY AT LINCOLN EXECUTIVE CENTER. ARCHITECTURAL STYLES, MATERIALS, COLORS, TEXTURES, AND SHAPES SHALL BE APPROVED IN DETAIL BY THE ARCHITECTURAL REVIEW COMMITTEE, AND THE SAME BUILDING ELEMENTS SHALL BE REFLECTED ON INDIVIDUAL F.D.P.'S APPROVED BY ARAPAHOE COUNTY.

THE PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE VERSION OF THE UNIFORM BUILDING CODE AS MODIFIED BY ARAPAHOE COUNTY. THE BUILDINGS, ARRANGEMENTS OF BUILDINGS, AND PARKING STRUCTURES/GARAGES, AS WELL AS OTHER PERTINENT STRUCTURES, SHALL CONFORM TO REQUIREMENTS OF THE ARAPAHOE COUNTY BUILDING DEPARTMENT AND THE ARCHITECTURAL REVIEW COMMITTEE.

site development

drainage
DOMINANT NATURAL DRAINAGE PATTERNS WILL BE PRESERVED AND/OR IMPROVED TO PASS ON HISTORIC FLOODS BY MEANS OF SOUND ENGINEERING DESIGN. DRAINAGE PLANS WILL BE SUBMITTED WITH SUBSEQUENT FINAL PLAT(S) OR FINAL DEVELOPMENT PLAN(S).

screens and walls
SCREENS AND WALLS MAY BE USED TO ENCLOSE SMALL OUTDOOR SPACES AND TO MASK SERVICE AND UTILITY AREAS. LONG, UNBROKEN LENGTHS OF SCREENS AND WALLS SUCH AS MAY SOMETIMES BE FOUND ALONG PROJECT BOUNDARIES SHALL BE DISCOURAGED. SCREENS AND WALLS SHALL FUNCTION AS DESIGN FEATURES CAREFULLY INTEGRATED INTO THE ARCHITECTURE AND LANDSCAPE. SCREENS AND RETAINING WALLS WILL BE OF MATERIALS AND COLORS TO COMPLEMENT ARCHITECTURAL FORMS, COLORS, AND MATERIALS OF THE PRIMARY STRUCTURES OF THE DEVELOPMENT.

lighting

THE GOAL OF THE AREA LIGHTING SCHEME SHALL BE TO MAINTAIN AN ADEQUATE BUT CONTROLLED LIGHT LEVEL FOR AESTHETIC, SAFETY, AND SECURITY PURPOSES. TO ACCOMPLISH THIS GOAL, LIGHT FIXTURE TYPES TO BE CONSIDERED SHALL INCLUDE:

1. HIGH PRESSURE METAL HALIDE OR SODIUM FIXTURES THAT PROVIDE SHARP LIGHT PATTERN CUT-OFFS FOR AREA LIGHTING.
2. LOW INTENSITY AND LOW PROFILE LIGHTS TO PROVIDE GENERAL ILLUMINATION ALONG PEDESTRIAN AND VEHICULAR AREAS.
3. DECORATIVE LIGHT FIXTURES, MOUNTED ON POLES OR MASTS, THAT EMIT LOW INTENSITY LIGHT FOR DECORATIVE LIGHTING AND LIGHTING OF VARIOUS LANDSCAPE FEATURES.

GROUND AND BUILDING LIGHTING SHALL BE CONFINED TO THE PROPERTY AND SHALL NOT CAUSE DIRECT GLARE OR ADJACENT PROPERTIES. OUTDOOR LIGHTING WITHIN 100' OF A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE, EXCEPT FOR SIGNAGE PURPOSES, SHALL BE TURNED OFF BY 11:00 P.M. LIGHTING BEYOND 100' OF A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE MAY BE LEFT ON ALL NIGHT.

POLE FIXTURE LOCATIONS SHALL ACCOMMODATE SNOW REMOVAL AND SNOW STORAGE, SHALL BE INTEGRATED WITH BUILDING AND LANDSCAPE DESIGN, AND ALL WIRING SHALL BE CONCEALED UNDERGROUND OR WITHIN STRUCTURES. MAXIMUM POLE HEIGHT SHALL BE: 18' HIGH WHEN WITHIN 100' OF A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE. 24' HIGH WHEN FURTHER THAN 100' FROM A CURRENTLY EXISTING RESIDENTIAL PROPERTY LINE.

trash disposal

ENCLOSURES SHALL BE PROVIDED TO ATTRACTIVELY CONCEAL TRASH DUMPSTERS, OR OTHER CONTAINERS. THESE ENCLOSURES SHALL BE CONSTRUCTED BY USING MATERIALS AND COLORS SELECTING THE PRIMARY STRUCTURES. THE ENCLOSURES SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO RESIST DAMAGE FROM DUMPSTER UNLOADING. TRASH ENCLOSURE LOCATIONS WILL BE SHOWN ON FINAL DEVELOPMENT PLANS. LOCATIONS WILL HAVE MINIMUM AESTHETIC IMPACT ON RESIDENTS TO THE NORTH.

parking and circulation

PARKING AREAS AND DRIVES WILL CONSIST OF A HARD SURFACE SUCH AS ASPHALT OR CONCRETE. BERMED LANDSCAPE ISLANDS AND BUFFER STRIPS WILL BE INCORPORATED TO SOFTEN PARKING AREAS, AND TO PROVIDE SCREENING AND SHADE. CIRCULATION WILL BE DESIGNED SO AS TO MOVE VEHICLES AND PEDESTRIANS AS EFFICIENTLY AND SAFELY AS POSSIBLE ON SITE.

RECOMMENDED MINIMUM PARKING RATIOS PER BUILDING GROSS FLOOR AREA (G.F.A.)

GENERAL OFFICE	3 spaces/1,000 s.f. G.F.A.
LIGHT INDUSTRIAL/OFFICE SHOWROOM	2 spaces/1,000 s.f. G.F.A.
WAREHOUSE	1 space/1,000 s.f. G.F.A.
RETAIL	3 spaces/1,000 s.f. G.F.A.

THE ABOVE RECOMMENDED RATIOS ARE INTENDED TO ALLOW MODIFICATIONS ON FINAL DEVELOPMENT PLANS ACCORDING TO PARTICULAR USES.

PARKING AREAS IN CAMPUS 2 CLOSER THAN 50' TO THE NORTH PROPERTY LINE OF LINCOLN EXECUTIVE CENTER SHALL BE EXTENSIVELY SCREENED WITH FENCING AND LANDSCAPING. THE RESIDENTIAL AREAS TO THE NORTH ARE HIGHER THAN THE GROUND IN CAMPUS 2, AND TOTAL SCREENING IS NOT POSSIBLE. REASONABLE AND APPROPRIATE DESIGN EFFORTS WILL BE MADE TO MINIMIZE THE IMPACT OF THESE PARKING AREAS ON THE RESIDENCES TO THE NORTH.

NO ON-STREET PARKING WILL BE PERMITTED.

outdoor storage

OUTDOOR STORAGE WILL BE PERMITTED ONLY AS SHOWN IN THE AREAS SHADDED ON SHEET 1. MONITORING, DISCUSSING, AND RESTRICTING OUTDOOR STORAGE APPEARS ON SHEET 1 INSIDE THE SHADDED AREAS.

OUTDOOR STORAGE IS DEFINED AS: THE STORAGE OF ANY MATERIAL OUTSIDE OF THE PRINCIPAL PERMITTED STRUCTURE ON ANY PARCEL, WHICH MATERIAL IS EITHER WHOLLY OR PARTIALLY VISIBLE, AND SHALL BE APPURTENANT TO THE PRIMARY USE OF THE PRINCIPAL STRUCTURE.

service areas and mechanical equipment

EXTERIOR AREAS FOR PICK-UP AND DELIVERY OF MATERIALS, EQUIPMENT, INVENTORY ITEMS, AND MERCHANDISE WILL BE ARCHITECTURALLY CO-ORDINATED TO INSURE THE DESIGN INTEGRITY OF THE DEVELOPMENT. THESE AREAS WILL BE SCREENED FROM GENERAL VIEW BY WALLS, OTHER BUILDINGS, FENCING, OR LANDSCAPING AS REQUIRED.

ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND VIEW USING ARCHITECTURALLY INTEGRATED SCREENING. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH WALLS, OTHER BUILDINGS, FENCES OR LANDSCAPING AS REQUIRED.

open space and landscaping

PRIVATE OPEN SPACES AND LANDSCAPED PORTIONS OF DEDICATED RIGHTS-OF-WAY SHALL BE IMPROVED AND MAINTAINED BY INDIVIDUAL PROPERTY OWNERS. INSTALLATION AND MAINTENANCE OF LANDSCAPING IN COMMON AREAS WILL BE DESCRIBED IN COVENANTS PROVIDED BY THE DEVELOPER. LANDSCAPE PLANS WILL BE INCLUDED ON FINAL DEVELOPMENT PLANS. EAST CALEY AVENUE IN THE AREA OF CONTIGUOUS CREEK FLOODPLAIN WILL BE LANDSCAPED WITH MINIMUM 4 FOOT TALL PLANTINGS AND OR BERMS IN ORDER TO BLOCK UNDESIRABLE GLARE FROM NEIGHBORING RESIDENCES, TO BE REVIEWED AT THE TIME OF F.D.P.

signage

SIGNAGE SHALL BE FOR THE PURPOSE OF IDENTIFICATION, LOCATION, SAFETY AND CIRCULATION CONTROL, AND WILL CONFORM TO THE ARAPAHOE COUNTY ZONING RESOLUTION OR AS MODIFIED HEREIN. SIGNS MAY BE ILLUMINATED INTERNALLY OR EXTERNALLY WITH MINIMAL CONTRIBUTION TO NEARBY LIGHT LEVELS.

PROJECT IDENTIFICATION AND PROJECT DIRECTORY SIGNS FOR LINCOLN EXECUTIVE CENTER WILL BE PERMITTED AT PROJECT ENTRANCES FROM ARAPAHOE ROAD AND FROM SOUTH PIEDRA STREET. PROJECT IDENTIFICATION SIGNS WILL NOT EXCEED 72 SQUARE FEET ON TWO SIDES OR 5 FEET IN HEIGHT. PROJECT DIRECTORY SIGNS WITH VEHICLE PULL-OUTS, WILL NOT INTERFERE WITH TRAFFIC AND WILL NOT EXCEED 40 SQUARE FEET ON ONE SIDE OR 5 FEET IN HEIGHT.

SITE IDENTIFICATION SIGNS WILL BE PERMITTED AT EACH DRIVEWAY TO AN INDIVIDUAL SITE AND WILL NOT EXCEED 64 SQUARE FEET ON TWO SIDES OR 5 FEET IN HEIGHT.

BUILDING AND TENANT IDENTIFICATION SIGNS INTERIOR TO A SITE WILL BE SHOWN ON SUBSEQUENT FINAL DEVELOPMENT PLANS. THESE SIGNS WILL BE REFLECTIVE OF THE RESTICTION OF THE PRIMARY STRUCTURES THROUGH THE USE OF SIMILAR MATERIALS, COLORS, AND PROPORTIONS.

uses permitted all areas

ACCESSORY USE: IN ANY BUILDING CONTAINING A MINIMUM OF 35,000 SQUARE FEET, LIMITED RETAIL AND SERVICE BUSINESS USES WILL BE PERMITTED. EXAMPLES OF SUCH ACTIVITIES WOULD BE (BUT NOT LIMITED TO): PRINTING SHOPS, BEAUTY AND BARBER SHOPS, TOBACCO SHOPS, NEWS STANDS, TRAVEL AGENCIES, AND EMPLOYEE/TENANT CAFETERIAS. THESE APPURTENANT BUSINESSES WOULD BE FOR THE PRIMARY USE OF THE BUILDING TENANTS.

RESIDENTIAL USE: PERMANENT RESIDENCY WILL NOT BE PERMITTED IN LINCOLN EXECUTIVE CENTER, EXCEPT AS ASSOCIATED WITH HOTEL AND MOTEL ACTIVITIES AND FOR HOUSING OF ON-SITE MANAGERS AND SECURITY PERSONNEL.

F zone district

LAND USES PERMITTED SHALL COMPLY WITH THE 'F' FLOOD PLAIN DISTRICT CATEGORY OF THE ARAPAHOE COUNTY ZONING RESOLUTION WITH THE FOLLOWING ADDITION:

SURFACE PARKING MAY EXCEED 10 FEET INTO THE FLOOD PLAIN PROVIDED THERE IS NO NEGATIVE AFFECT ON THE LEVEL OF THE FLOOD WAY.

gross floor area (g.f.a.) definition

GROSS FLOOR AREA (G.F.A.) IS DEFINED AS THE TOTAL FLOOR AREA OF A HABITABLE BUILDING CONTAINED WITHIN THE OUTSIDE SURFACE OF PERMITTED WALLS, NOT INCLUDING: BASEMENT STORAGE, MECHANICAL AND/OR VENTILATION PENETRATIONS, AND ATTICUS OR LOOSIES, FOR COMMON USE.

floor area ratio (f.a.r.) definition

FLOOR AREA RATIO (F.A.R.) IS DEFINED AS THE G.F.A. DIVIDED BY THE TOTAL SQUARE FOOTAGE OF A PLATTED LOT.

service

821,348 SQUARE FEET OF G.F.A. IS THE MAXIMUM ALLOWED FOR ANY MIX OF THE USES PERMITTED IN THIS USE AREA. 25.57 NET ACRES .74:1 F.A.R.

MAXIMUM % OF TOTAL ALLOWABLE G.F.A. MAXIMUM S.F. OF PERMITTED USE USES PERMITTED ANYWHERE IN THIS USE AREA

100%	821,348	GENERAL OFFICE SUCH AS: - ADMINISTRATIVE AND EXECUTIVE OFFICES; - CONSULTING SERVICE OFFICES, BUSINESS AND PROFESSIONAL; - DESIGN PROFESSIONAL, ENGINEERING, LANDSCAPE ARCHITECT, PLANNER, ARCHITECT; - COMPUTER AND DATA PROCESSING; - FACTORY REPRESENTATIVES AND DISTRIBUTORS.
10%	92,800	MEDICAL AND DENTAL (THIS INCLUDES NET DOCTORS; DRY DOCTORS ARE INCLUDED ABOVE AND NOT LIMITED TO 100'). FINANCIAL INSTITUTION, WITH OR WITHOUT DRIVE-UP FACILITY. STORAGE AVAILABILITY IN ALL OF THE ABOVE USES FOR SUPPLIES, EQUIPMENT, AND ACCESSORY ITEMS MAY BE PROVIDED IN RESERVED SECTIONS OF ANY BUILDING. THESE AREAS WILL NOT BE INCLUDED IN GROSS FLOOR AREA CALCULATIONS.
10%	92,800	BASIC AND APPLIED RESEARCH AND DEVELOPMENT, EXPERIMENTAL AND TESTING, EXCEPT THOSE INVOLVED IN ANY HAZARDOUS PROCESSES OR THAT EMIT NOXIOUS GASES, NOISE, GLARE, DUST OR ODOR.
10%	92,800	OFFICE WAREHOUSE OR SHOWROOM WAREHOUSE.
10%	92,800	WHOLESALE BUSINESS, TO INCLUDE: - MANUFACTURE, FABRICATION, PROCESSING OR ASSEMBLY OF PRODUCTS; - WHOLESALE SALE, MAIL ORDER SALE, OR STORAGE OF ANY COMMODITY; - RETAIL SALE, RENTAL, REPAIR, AND SERVICING OF ANY COMMODITY WHICH THE MANUFACTURE, FABRICATION, PROCESSING, OR WAREHOUSING OF IS PERMITTED.
10%	92,800	SHOPS FOR CUSTOM AND/OR REPAIR WORK TO INCLUDE (BUT NOT LIMITED TO) ELECTRICAL, PLUMBING, AIR CONDITIONING, CABINETRY, PRINTING, AND SIMILAR SHOPS.
10%	92,800	RETAIL SALES OF ITEMS APPURTENANT TO THE PRINCIPAL PERMITTED USES IN THIS AREA SUCH AS: STATIONERY, OFFICE SUPPLIES AND FURNITURE, PRINT OR COPY SHOP.
10%	92,800	EMPLOYEE/TENANT CAFETERIA.

NOT TO EXCEED 2 ACRES

GROUND MAINTENANCE FACILITY NOT TO EXCEED TWO (2) ACRES IN SIZE. LOCATED IN THE EAST 400' OF CAMPUS 1 USE AREA. MAINTENANCE EQUIPMENT AND SUPPLIES SHALL BE STORED WHEN NOT STORED WITHIN A BUILDING OR BUILDINGS.

MAXIMUM % OF TOTAL ALLOWABLE G.F.A. MAXIMUM S.F. OF PERMITTED USE USES PERMITTED ANYWHERE IN THIS USE AREA

100%	41,700	GENERAL OFFICES SUCH AS: - ADMINISTRATIVE AND EXECUTIVE OFFICES; - CONSULTING SERVICE OFFICES, BUSINESS AND PROFESSIONAL; - DESIGN PROFESSIONAL, ENGINEERING, LANDSCAPE ARCHITECT, PLANNER, ARCHITECT; - COMPUTER AND DATA PROCESSING; - FACTORY REPRESENTATIVES AND DISTRIBUTORS.
10%	41,700	MEDICAL AND DENTAL (THIS INCLUDES NET DOCTORS; DRY DOCTORS ARE INCLUDED ABOVE AND NOT LIMITED TO 100'). FINANCIAL INSTITUTION, WITH OR WITHOUT DRIVE-UP FACILITY. STORAGE AVAILABILITY IN ALL OF THE ABOVE USES FOR SUPPLIES, EQUIPMENT, AND ACCESSORY ITEMS MAY BE PROVIDED IN RESERVED SECTIONS OF ANY BUILDING. THESE AREAS WILL NOT BE INCLUDED IN GROSS FLOOR AREA CALCULATIONS.
10%	41,700	BASIC AND APPLIED RESEARCH AND DEVELOPMENT, EXPERIMENTAL AND TESTING, EXCEPT THOSE INVOLVED IN ANY HAZARDOUS PROCESSES OR THAT EMIT NOXIOUS GASES, NOISE, GLARE, DUST OR ODOR.
10%	41,700	OFFICE WAREHOUSE OR SHOWROOM WAREHOUSE.
10%	41,700	WHOLESALE BUSINESS, TO INCLUDE: - MANUFACTURE, FABRICATION, PROCESSING OR ASSEMBLY OF PRODUCTS; - WHOLESALE SALE, MAIL ORDER SALE, OR STORAGE OF ANY COMMODITY; - RETAIL SALE, RENTAL, REPAIR, AND SERVICING OF ANY COMMODITY WHICH THE MANUFACTURE, FABRICATION, PROCESSING, OR WAREHOUSING OF IS PERMITTED.
10%	41,700	SHOPS FOR CUSTOM AND/OR REPAIR WORK TO INCLUDE (BUT NOT LIMITED TO) ELECTRICAL, PLUMBING, AIR CONDITIONING, CABINETRY, PRINTING, AND SIMILAR SHOPS.
10%	41,700	RETAIL SALES OF ITEMS APPURTENANT TO THE PRINCIPAL PERMITTED USES IN THIS AREA SUCH AS: STATIONERY, OFFICE SUPPLIES AND FURNITURE, PRINT OR COPY SHOP.
10%	41,700	EMPLOYEE/TENANT CAFETERIA.

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10%	41,700	SHOPS FOR CUSTOM AND/OR REPAIR WORK TO INCLUDE (BUT NOT LIMITED TO) ELECTRICAL, PLUMBING, AIR CONDITIONING, CABINETRY, PRINTING, AND SIMILAR SHOPS.
10%	41,700	RETAIL SALES OF ITEMS APPURTENANT TO THE PRINCIPAL PERMITTED USES IN THIS AREA SUCH AS: STATIONERY, OFFICE SUPPLIES AND FURNITURE, PRINT OR COPY SHOP.
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GROUND MAINTENANCE FACILITY NOT TO EXCEED TWO (2) ACRES IN SIZE. LOCATED IN THE EAST 400' OF CAMPUS 1 USE AREA. MAINTENANCE EQUIPMENT AND SUPPLIES SHALL BE STORED WHEN NOT STORED WITHIN A BUILDING OR BUILDINGS.

MAXIMUM % OF TOTAL ALLOWABLE G.F.A. MAXIMUM S.F. OF PERMITTED USE USES PERMITTED ANYWHERE IN THIS USE AREA

100%	41,700	GENERAL OFFICES SUCH AS: - ADMINISTRATIVE AND EXECUTIVE OFFICES; - CONSULTING SERVICE OFFICES, BUSINESS AND PROFESSIONAL; - DESIGN PROFESSIONAL, ENGINEERING, LANDSCAPE ARCHITECT, PLANNER, ARCHITECT; - COMPUTER AND DATA PROCESSING; - FACTORY REPRESENTATIVES AND DISTRIBUTORS.
10%	41,700	MEDICAL AND DENTAL (THIS INCLUDES NET DOCTORS; DRY DOCTORS ARE INCLUDED ABOVE AND NOT LIMITED TO 100'). FINANCIAL INSTITUTION, WITH OR WITHOUT DRIVE-UP FACILITY. STORAGE AVAILABILITY IN ALL OF THE ABOVE USES FOR SUPPLIES, EQUIPMENT, AND ACCESSORY ITEMS MAY BE PROVIDED IN RESERVED SECTIONS OF ANY BUILDING. THESE AREAS WILL NOT BE INCLUDED IN GROSS FLOOR AREA CALCULATIONS.
10%	41,700	BASIC AND APPLIED RESEARCH AND DEVELOPMENT, EXPERIMENTAL AND TESTING, EXCEPT THOSE INVOLVED IN ANY HAZARDOUS PROCESSES OR THAT EMIT NOXIOUS GASES, NOISE, GLARE, DUST OR ODOR.
10%	41,700	OFFICE WAREHOUSE OR SHOWROOM WAREHOUSE.
10%	41,700	WHOLESALE BUSINESS, TO INCLUDE: - MANUFACTURE, FABRICATION, PROCESSING OR ASSEMBLY OF PRODUCTS; - WHOLESALE SALE, MAIL ORDER SALE, OR STORAGE OF ANY COMMODITY; - RETAIL SALE, RENTAL, REPAIR, AND SERVICING OF ANY COMMODITY WHICH THE MANUFACTURE, FABRICATION, PROCESSING, OR WAREHOUSING OF IS PERMITTED.
10%	41,700	SHOPS FOR CUSTOM AND/OR REPAIR WORK TO INCLUDE (BUT NOT LIMITED TO) ELECTRICAL, PLUMBING, AIR CONDITIONING, CABINETRY, PRINTING, AND SIMILAR SHOPS.
10%	41,700	RETAIL SALES OF ITEMS APPURTENANT TO THE PRINCIPAL PERMITTED USES IN THIS AREA SUCH AS: STATIONERY, OFFICE SUPPLIES AND FURNITURE, PRINT OR COPY SHOP.
10%	41,700	EMPLOYEE/TENANT CAFETERIA.

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MAXIMUM % OF TOTAL ALLOWABLE G.F.A. MAXIMUM S.F. OF PERMITTED USE USES PERMITTED ANYWHERE IN THIS USE AREA

5%	146,400	MEDICAL AND DENTAL (THIS INCLUDES NET DOCTORS; DRY DOCTORS ARE INCLUDED ABOVE AND NOT LIMITED TO 100'). FINANCIAL INSTITUTION, WITH OR WITHOUT DRIVE-UP FACILITY.
3%	87,800	STORAGE AVAILABILITY IN ALL OF THE ABOVE USES FOR SUPPLIES, EQUIPMENT, AND ACCESSORY ITEMS MAY BE PROVIDED IN RESERVED SECTIONS OF ANY BUILDING. THESE AREAS WILL NOT BE INCLUDED IN GROSS FLOOR AREA CALCULATIONS.
30%	878,200	BASIC AND APPLIED RESEARCH AND DEVELOPMENT, EXPERIMENTAL AND TESTING, EXCEPT THOSE INVOLVED IN ANY HAZARDOUS PROCESSES OR THAT EMIT NOXIOUS GASES, NOISE, GLARE, DUST OR ODOR.
1%	29,300	RESTAURANT, EXCEPT FAST FOOD OUTLETS.
1%	29,300	DAYCARE CENTER.
10%	439,000	