

8221 Bradburn Drive: Allowed Uses

- **Current Zoning:** T-1 (Transitional)
- **Current Comp Plan Designation:** Neighborhood Office
- **Assessor Record (Adams County):** Office Building (1962)

Currently Allowed Uses Under the Comp Plan:

Primary Uses:

Professional Offices, defined as offices used for:

- Accounting
- Auditing and bookkeeping services
- Advertising
- Architectural, engineering, and surveying services
- Attorneys
- Data processing and computer services
- Educational, scientific, and research organizations
- Employment, secretarial, and word processing services
- Insurance agencies
- Government offices including agency and administrative facilities
- Physicians, dentists, counseling services
- Public relations and consulting services
- Photography and commercial art studios
- Writers and artists offices outside the home
- Does not include offices that are incidental and accessory to another business or sales activity that is the principal use.

Secondary Uses:

Secondary uses may be allowed through the city's development review process when developed in conjunction with, and accessory to, office buildings. Please review Page 31 of the Comprehensive Plan to understand allowances related to Secondary Uses.

- Support Commercial (eating establishments; pharmacies, personal and business services, office supply)
- Medical Facilities

(Continued on next page)

Currently Allowed Uses Under the T-1 Transitional Zoning Category:

T-1 Residential Uses: **None**

T-1 General Uses: **All listed uses shown as permitted in T-1 are allowed**

T-1 Office and Similar Uses: **All listed uses shown as permitted in T-1 are allowed**

EXCEPT:

- Aerobics, art, ballet, dance, exercise instruction studios
- Bank & financial institution
- Fraternal & service club
- Radio / TV / recording studio
- Research and testing laboratory

T-1 Business and Commercial Uses: **None**

T-1 Industrial Uses: **None**

T-1 Open & Agricultural Uses: **None**

IMPORTANT:

- *ALL land uses may be subject to requirements for bringing the site to current development standards, including, but not limited to, landscaping, lighting, drainage, and parking improvements.*
- *ALL land uses may be subject to requirements for bringing the existing building to current building code standards.*
- *ALL land uses may be subject to requirements for bringing utilities serving the site to current standards,*
- *Any desired land use not shown in the allowed uses lists above would require a Comprehensive Plan Amendment, a Zoning Amendment, or both.*