

EXHIBIT A
DEVELOPMENT INCENTIVE ZONE
Former Capitol Court Mall

USES PERMITTED-REGIONAL SHOPPING

All existing uses at the site and specifically the following:

1. Specialty schools.
2. Governmental structures, excluding transmission towers, not detrimental to the character of the district.
3. Public parks and playgrounds
4. Libraries, art galleries and museums.
5. Community centers. Subject to: Public Hearing and approval by City Plan Commission.
6. Offices.
7. Banks and other financial institutions
8. General retail establishments
9. General purpose grocery store.
10. Office furniture sales.
11. Department stores.
12. Mail order and catalog sales centers.
13. Consumer services
14. Ticket offices and travel agencies.
15. Pet shops without outdoor runs.
16. Lumber yards, building supplies and home improvement centers.
17. Motor vehicle rental offices.
18. Motor vehicle supply stores.
19. Motor vehicle service stations. * Subject to Public Hearing and approval by City Plan Commission for freestanding buildings.
20. Motor vehicle pumping stations. * Subject to Public Hearing and approval by City Plan Commission.
21. Motor vehicle repair centers. * Subject to Public Hearing and approval by City Plan Commission.
22. Parking of motor vehicles, not exceeding 1.5 tons, as a principal or accessory use.
23. Car wash. * Subject to: Public Hearing and City Plan Commission approval.
24. Personal services.
25. Funeral homes.
26. Photographic and art studios or schools.
27. Dance and music halls, studios or schools.
28. Dry cleaning laundry stations.
29. Laundromats.
30. Laundries.
31. Research and testing laboratories.
32. Medical and dental laboratories.
33. Printing and publishing establishments.
34. Commercial hotels.
35. Type "A" restaurants (sit-down restaurants).
36. Taverns.
37. Theatres, except drive-in theatres, adult motion picture theaters or adult coin-operated moving picture premises.
38. Convention centers, sports arenas and other places of assembly or recreation, except drive-in theatres.
39. Bowling alleys.
40. Transportation passenger terminals.