

MOWRY HILL COMMONS

PC (Planned Corporate) + Economic Growth Overlay District (EGOD) | Buyer & Tenant Use Guide

MARKETING SUMMARY Mowry Hill benefits from two layers of zoning: uses allowed in the underlying PC district remain available, while the EGOD adds additional retail, medical, fitness, restaurant, sports, personal-service and flex-space opportunities.

CATEGORY	POTENTIAL USE	STATUS	ZONING BASIS / MARKETING NOTE
FLEX / INDUSTRIAL	Flex-space building (under 40,000 SF)	BY RIGHT	EGOD expressly permits flex-space buildings under 40,000 SF.
FLEX / INDUSTRIAL	Warehouse, distribution, storage & fulfillment centers	BY RIGHT	PC underlying district.
FLEX / INDUSTRIAL	Light industrial / compatible light assembly	BY RIGHT	PC underlying district; general/heavy industrial is excluded.
FLEX / INDUSTRIAL	Research & development / qualifying pharmaceutical R&D or manufacture	BY RIGHT	PC underlying district; use-specific standards still apply.
OFFICE	Business, professional, government & corporate office	BY RIGHT	PC underlying district; office parks are also permitted.
MEDICAL	Medical or dental office	BY RIGHT	Added as a by-right use by EGOD.
MEDICAL	HMO / outpatient health office / urgent care	BY RIGHT	Added as by-right uses by EGOD.
RETAIL	Retail / showroom use within applicable size limits	BY RIGHT	EGOD permits retail below its size cap; Mowry-scale units are well below the stated caps.
FITNESS / SPORTS	Health & fitness center under 20,000 SF	BY RIGHT	EGOD.
FITNESS / SPORTS	Indoor sports / athletic training facility	BY RIGHT	EGOD, subject to applicable building/parcel size limits.
FOOD	Restaurant / window service / entertainment-alcohol under 7,500 SF	BY RIGHT	EGOD; separate food-service, liquor and other licenses may apply.
FINANCIAL	Bank - with or without drive-thru/window service	BY RIGHT	EGOD.
SERVICES	Child day-care center	BY RIGHT	EGOD.
SERVICES	Dry-cleaning drop-off / pick-up only	BY RIGHT	EGOD.
SERVICES	Personal service establishment	CONDITIONAL	EGOD permits this in a mixed-use building; confirm building/use configuration.
OTHER	Conference center	BY RIGHT	EGOD.
OTHER	Performing arts theater under 320 seats	BY RIGHT	EGOD.
OTHER	Cultural activities / library / museum / gallery	BY RIGHT	PC underlying district.

SPECIAL USE / VERIFY BEFORE MARKETING: Catering establishments, non-truck-terminal storage facilities and automotive body shops are identified as Special Use Permit uses in PC. Contractor/trade establishments, construction services, automotive repair/sales/fueling/car wash should not be represented as by-right without a Town zoning determination. General/heavy industrial, truck terminals and material processing are not permitted in PC.

IMPORTANT: This is a marketing summary, not a municipal zoning determination. Every occupant must obtain any required Town approvals, certificates of occupancy/use, licenses, parking/building/fire approvals, and comply with the approved Mowry Hill development plans and governing documents. A business description can change how the Town classifies a use.

Source: Town of Smithfield Zoning Ordinance, Article 4, Section 4.3 (Table of Uses) and Article 9, Section 9.4 (Economic Growth Overlay District), ordinance materials available from the Town as reviewed August 11, 2026.