



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item F3

Rezoning of proposed Meadow Lane 7th

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING November 22, 2017

SUBJECT: Rezoning at Meadow Lane Subdivision west of Shady Bend Road and north of U.S. Highway 34.

The Grand Island City Council considered this item at its meeting on September 26, 2017. Council held a public hearing and considered testimony from those present and considered the recommendation of the planning commission from its meeting on September 6, 2017.

At the September planning commission meeting, the Regional Planning Commission was unable to pass a vote recommending that council either approve or deny the request to rezone. A motion to recommend approval of the rezoning failed with a vote of 6 members in favor and 6 members opposed. A motion to recommend denial of the rezoning also failed with a vote of 3 members in favor and 9 members opposed. At the time, discussion was held about the recommendation and a question came up about retaking a vote. It was determined that action had been taken on both motions that could be offered on the subject and that the item would be sent forward to council with a recommendation of no recommendation.

Council held its own public hearing and considered the testimony of those in attendance and decided that it would be in the best interest of all concerned to send the item back to the planning commission for further discussion and a possible recommendation. The applicant presented a plan to create small detention cells at the north end of the commercial lots. The fill from these would be used to build pad sites for the residential and commercial development. While the cells would be shallow, they would provide both storage for water and a buffer between the highway-fronted commercial development and the residential development along Goldenrod Drive at the north end of the development.

Planning commission will hold a new public hearing on this topic to gather additional information and can consider the information presented to Council at its hearing on September 26. If you wish to view the Council hearing and discussion you can follow this link http://grand-island.granicus.com/MediaPlayer.php?view_id=2&clip_id=904 and select agenda items E2 for the hearing and F-2 for the rezoning.

#9654 - Consideration of Request to Rezone Part of Lot 1 and all of Lot 2 of Proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and West of Shady Bend Road from LLR Large Lot Residential to B-2 General Business (Niedfelt Property Management, LLC)

This item was related to the aforementioned Public Hearing.

Motion by Haase, second by Stelk to refer Ordinance #9654 back to the Planning Commission.

A lengthy discussion was held regarding a solution to the drainage problem on the north side of this property. Also mentioned were traffic problems and no turning lanes on Highway 34.

Discussion was also held regarding stipulations on the zoning change. Mr. Nabity said the Planning Commission could not negotiate zoning changes but a majority of the issues regarding drainage related to maintenance. The drainage plan could be a part of the subdivision agreement.

Motion by Stelk, second by Jones to amend the motion to have the Planning Commission review the drainage problems and make recommendations to the Council. Upon roll call vote, Councilmembers Steele, Fitzke, Hehnke, Haase, Jones, and Stelk voted aye. Councilmembers Minton, Donaldson, and Nickerson voted no. Motion adopted.

The proposed access easement on the south side of the property was mentioned. Christie DePoorter stated they had originally planned this property as large lot residential but were looking at the best possible use of this property and drainage control. Steve Spaulding commented on concerns of retention cells and mitigating water problems on this property. Ray Dooley commented on water coming down on Highway 34.

Upon roll call vote of the main motion, Councilmembers Steele, Fitzke, Donaldson, Hehnke, Haase, Jones, Stelk, and Nickerson voted aye. Councilmember Minton voted no. Motion adopted.

The proposed hearing scheduled for November 1 was pulled from the agenda at the request of the developer to allow time to consider solutions to the drainage concerns. Subsequent meetings were held with Hall County Engineer Steve Riehle, Chad Nabity, Steve Spaulding, Christy DePoorter and Barry Niedfelt to discuss the issues. Upon developing a preliminary plan to address the drainage concerns a neighborhood meeting was scheduled for and held on November 21, 2017 in the community meeting room at City Hall. About 12 people were in attendance at that meeting from 6:30 to 8:30. Mr. Riehle answered a number of questions and presented a proposed plan for cleaning ditches along Golden Rod and Conrad and cleaning out the slough that crosses the Meadow Lane subdivision. A copy of his presentation is included.

Based on the referral back to the planning commission this item needs to be reconsidered. The planning commission can consider recommending approval or denial as submitted or alternately can make recommendations to the developer regarding actions that could be taken to make the application acceptable. This application has already been modified from the original application to minimize the impact on the residential neighborhood and the developer has suggested additional modifications to the property that they would be willing to undertake as part of this development.

_____ Chad Nabity AICP, Planning Director

An aerial photograph of a residential subdivision, likely Meadow Lane Subdivision, showing a grid of streets and individual lots. The image is used as a background for the title slide.

Meadow Lane Drainage

Tuesday

November 21, 2017

Grand Island Community Meeting Room

An aerial photograph of a residential subdivision, likely Meadow Lane Subdivision, showing a grid of streets and individual lots. The image is used as a background for the content slide.

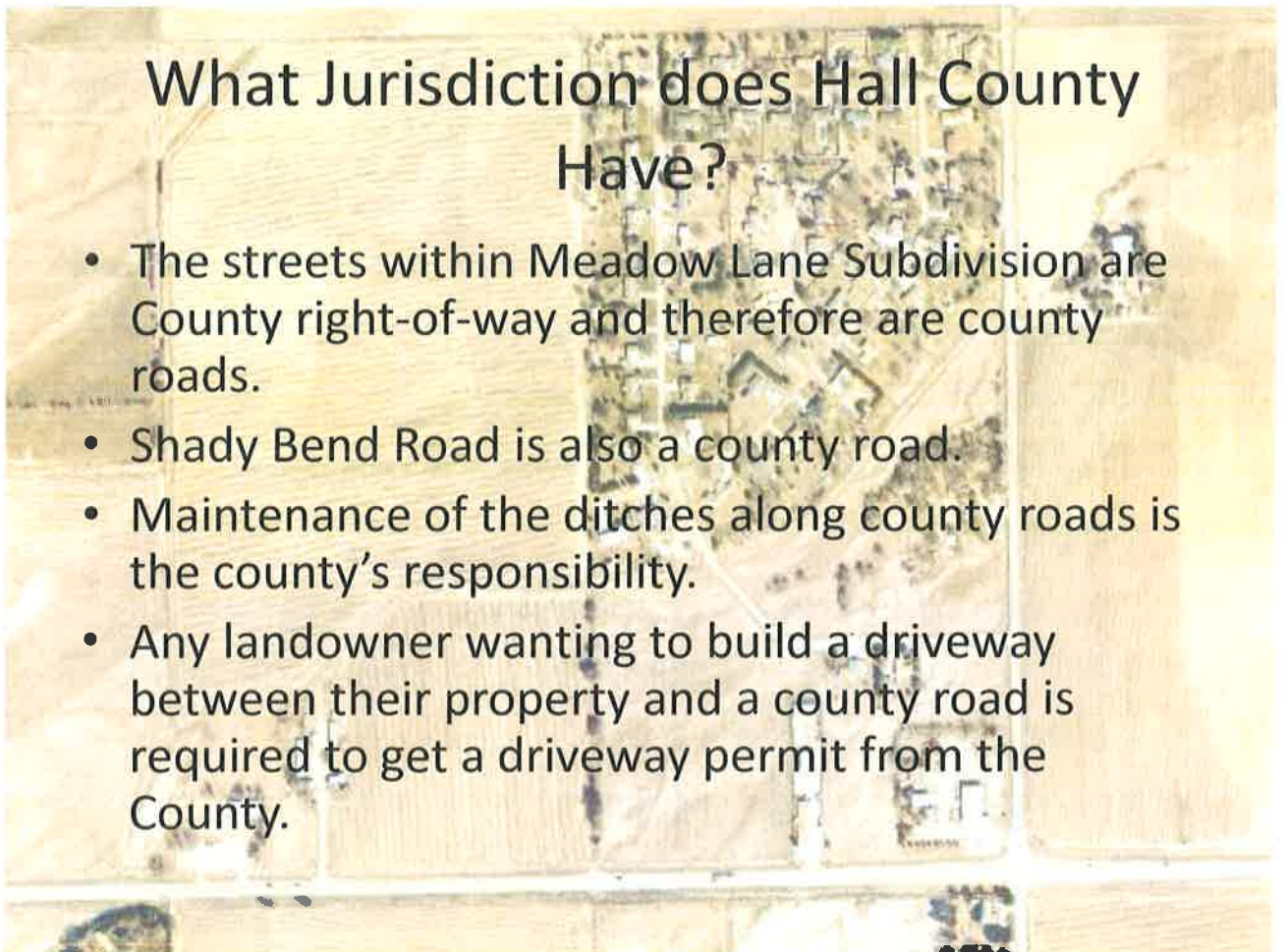
Why We are here

- The Regional Planning Commission (RPC) received a request to rezone property in the southwest corner of Meadow Lane Subdivision.
- The RPC heard concerns from a number of neighbors.
- The Grand Island City council sent the request back to the RPC so that drainage concerns could be better looked at.
- Thus we are here tonite!



Zoning Jurisdiction

- The property being considered for re-zoning is outside the corporate limits for the City of Grand Island.
- But the property is within the Extra Territorial Jurisdiction (ETJ) for the city.
- The city ETJ covers
 - Zoning – Land Use
 - Building Permits



What Jurisdiction does Hall County Have?

- The streets within Meadow Lane Subdivision are County right-of-way and therefore are county roads.
- Shady Bend Road is also a county road.
- Maintenance of the ditches along county roads is the county's responsibility.
- Any landowner wanting to build a driveway between their property and a county road is required to get a driveway permit from the County.

Why do I need a Driveway Permit from the County?

- The City sets Zoning and will issue a building permit for the structure.
- The County will issue a driveway permit for the driveway.
 - We will determine if a culvert is needed.
 - We will size the culvert.
 - And many times, we will stake the flow line elevation for the culvert.

What has Hall County done to help with Drainage?

- The county did some ditch cleanout work in the area in 2011
 - Project 2
 - Cleaned out east ditch of Sunflower Drive
 - Cleaned out west ditch of Roselawn Drive
 - Cleaned out south ditch of Primrose to Shady Bend Rd
 - Project 1
 - Cleaned out west ditch of Shady Bend Road up to Stolley Park Road
 - Cleaned out south ditch of Stolley Park Road for approx 3,000' east of Shady Bend Road



What can Hall County do to Further help with Drainage

- Ditches along Conrad Drive haven't been cleaned out for quite some time (some say since 1994). We will clean out the Conrad Avenue ditches this winter or early spring 2018.
- The slough along the backside of the Meadow Lane Subdivision needs cleaned out.
 - The slough is private property, but the landowner has agreed to allow the slough to be cleaned out.
 - The property owner east of Shady Bend has also agreed to allow the ditch to be cleaned out through the pasture east of Shady Bend Road for approx 600'



Longer Term Drainage Project

- Larger and more comprehensive drainage project:
 - Project limits might be:
 - WalMart to the west
 - Up to Gunbarrel to the East
 - Partners would include
 - Abutting property owners
 - Hall County
 - Central Platte Natural Resources District



Drainage from further Development of Meadow Lane Subdivision

- We've been talking with the landowners about the possibility for on-site detention and green space in conjunction with the development of their property
- A detention cell can provide:
 - Ensure that post-development Q's are not more that pre-development Q's into the slough south of the subdivision
 - A buffer to the backyards of existing homes



Steve Riehle
Hall County Engineer
SteveR@HallCountyNE.gov
Phone: (308) 385-5126

?’s

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 6, 2017

SUBJECT: *Zoning Change (C-33-2017GI)*

PROPOSAL: This application includes approximately 9.8 acres of land north of U.S. Highway 34 and west of Shady Bend Road. This is the vacant property located immediately east of the property zoned B-2 General Business on the corner of U.S. Highway 34 and Shady Bend Road. The property is located within the two-mile extra-territorial zoning jurisdiction of the City of Grand Island.

The applicant is requesting to change the zoning on most of Lot 1 and all of lot 2 of the proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential Zone to B-2 General Business.

OVERVIEW:

Site Analysis

Current zoning designation:
Intent of zoning district

LLR: Large Lot Residential.

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

Permitted and conditional uses:

LLR: Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of 1 unit per 20,000 square feet.

Comprehensive Plan Designation:

Designated for future medium density residential to office development the area immediately to the east is planned and zoned for highway commercial uses and Council previously amended the future land use map and rezoned the Mile Bridge school ¼ mile to the east for commercial uses.

Existing land uses.

Undeveloped property

Adjacent Properties Analysis

Current zoning designations:

East: B-2 General Business Zone

South: TA-Transitional Agriculture Zone,

North and West: TA-Transitional Agriculture.

Intent of zoning district:

B-2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will

have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

TA: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

Permitted and conditional uses:

TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture.

Comprehensive Plan Designation:

North: Designated for future low to medium density residential development.

East: Highway Commercial.

West: Medium Density Residential.

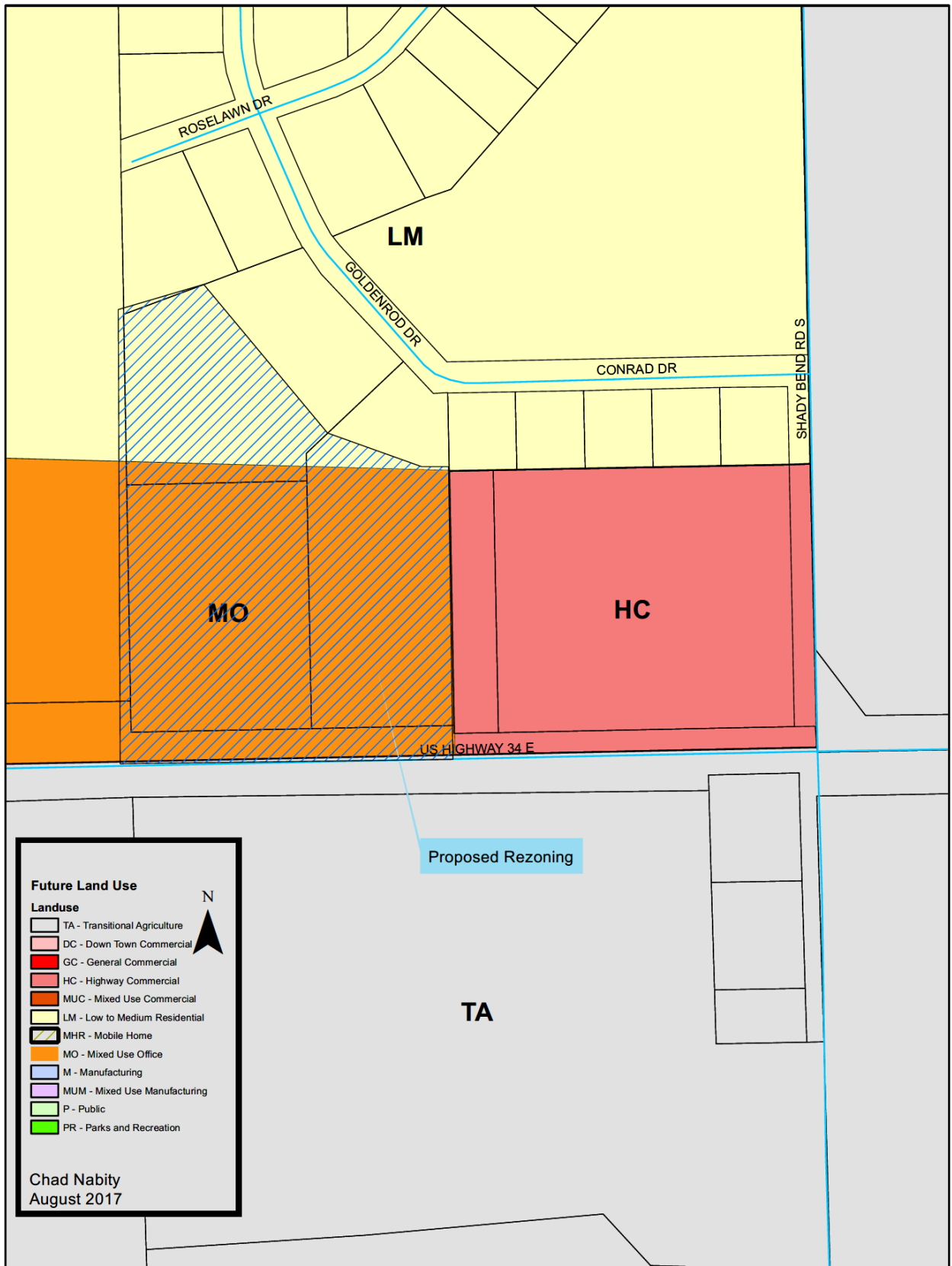
South: Transitional Agriculture.

Existing land uses:

East: Commercial.

North: Vacant and Residential.

South and West: U.S. Highway 34 and Agricultural land.



Future Land Use Map from Grand Island Comprehensive Plan

Future Land Use Map Descriptions and Policies

MO - Medium Residential to Office

This land use area is intended to provide for a mixture of single-family housing units with multi-family housing alternatives such as townhouse, condo or apartment buildings. Residential densities of more than 15 dwelling units per acre. In addition to residential uses in the MO, limited commercial in the form of offices is also allowed. This area has a higher density of dwellings per acre as compared to the LM land use district.

The MO district will tend to bring more vehicles, potentially wider streets and faster traffic, and more opportunity for a diversity of uses. Therefore, a development must be effectively sited, landscaped, and buffered, as well as having adequate provisions for open space. Architectural features will also be a key element in blending the mix of residential densities and limited office uses. The Medium Density Residential/Office Area is appropriate for smaller scale mixed residential/office use development where a variety of densities can be accomplished.

HC - HIGHWAY COMMERCIAL

This land use area is intended to accommodate uses that serve a more regional clientele that come from miles away. These uses are typically accessible only by car, and include hotels and motels, large retailers, malls, office and business parks, etc.

The Highway Commercial classification designates areas for retail, service and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development.

Internal street networks with access roads serving multiple developments and landscaping are required within this land use designation.

LM - LOW TO MEDIUM RESIDENTIAL

The Low to Medium Residential land use would encompass residential uses with a density up to 15 dwelling units per acre. City services such as water and sewer should be provided in areas where densities with one dwelling unit per acre.

This land use area is intended to allow for the continuation of some typical density subdivision developments, similar to those that exist along the edges of the community.

EVALUATION:

Positive Implications:

- *Would not negatively impact traffic on Highway 34:* Access to both businesses would be a shared access at the west end of the property.
- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long-term medium density residential to office development, but is immediately adjacent to an area planned for and zoned for commercial development. The Grand Island City Council amended the future land use map to designate Mile Bridge School for commercial development in December 2004, so it is likely that this stretch of U.S. 34 will develop to support commercial uses. Especially those uses aimed at people traveling to and from Grand Island. Maintaining the residential buffer along Goldenrod and Conrad at the north end of the property will minimize impacts to the residential neighborhood to the north.

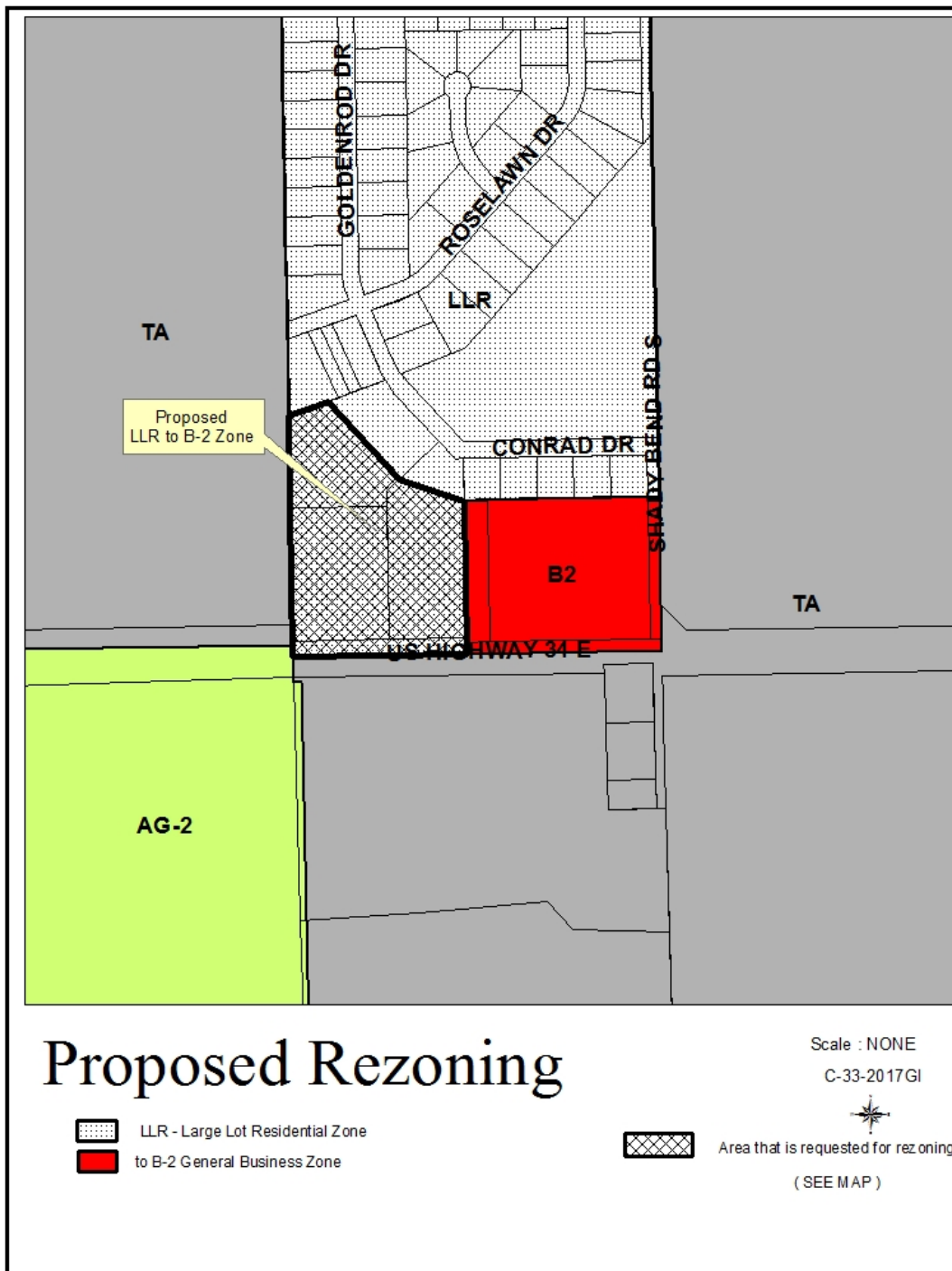
Negative Implications:

- *Uses other than those proposed are allowed in the B-2 zoning district:* Potential uses for the site would include a convenience store, night club/bar, restaurant, and strip commercial. A copy of the uses allowed in the B-2 Zoning District is attached.
- *Lack of municipal infrastructure:* Sewer and water are not available to this property. Changing the zoning on this property at this point would likely encourage additional development in this area prior to the development of municipal infrastructure. The proposed uses would not require municipal infrastructure so would fit here.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR Large Lot Residential to B-2 General Business on this site.

_____ Chad Nabity AICP, Planning Director



§36-68. (B-2) General Business Zone

Intent: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-2) General Business Zoning District.

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (13) Public and quasi-public buildings for cultural use
- (14) Railway right-of-way but not including railway yards or facilities
- (15) Nonprofit community buildings and social welfare establishments
- (16) Hospitals, nursing homes, convalescent or rest homes
- (17) Radio and television stations (no antennae), private clubs and meeting halls
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
- (19) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (20) Group Care Home with less than eight (8) individuals
- (21) Elderly Home, Assisted Living
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (23) Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
- (25) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used
- (26) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-2) General Business Zoning District as approved by City Council.

- (1) Recycling business
- (2) Towers
- (3) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Building and uses accessory to the permitted principal use.

(D) Space Limitations:

Uses		Minimum Setbacks						
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	3,000	30	10	0 ¹	0 ²	10	100%	55
Conditional Uses	3,000	30	10	0 ¹	0 ²	10	100%	55

¹ No rear yard setback is required unless bounded by an alley, then a setback of 10 feet is required.

² No side yard setback is required, but if provided, not less than five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

Abstracting services
 Accounting & bookkeeping services
 Advertising services, direct mail
 Advertising services, general
 Agricultural, business and personal credit services including credit union
 Agricultural chemical & fertilizers - wholesale
 Agricultural fertilizers, hazardous & non hazardous - retail
 Agricultural operations
 Air conditioning, heating & plumbing contracting services
 Alteration, pressing & garment repair services
 Ambulance services
 Animal hospital services
 Antiques - retail
 Apparel & accessories - retail
 Appliances (household) - retail
 Appliance repair services
 Architectural, engineering & planning - professional services
 Arenas & fieldhouses
 Armateur rewinding services
 Armed forces reserve center
 Art galleries, publicly owned
 Artists - painters, sculptors, composers, & authors
 Athletic field or playfield
 Auditing, accounting & bookkeeping services
 Auditoriums, public
 Automobile & other motor vehicle repair services
 Automobile & other motor vehicles - retail
 Automobile & truck rental services
 Automobile equipment - wholesale
 Automobile parts & supplies - retail
 Automobile wash services
 Bait shops
 Bakeries non-manufacturing - retail
 Banking services
 Barber services
 Batch Plants - temporary
 Beauty services
 Bed and breakfast residence
 Beer, wine & alcoholic beverages - wholesale
 Bicycles - retail
 Blueprinting & photocopying services
 Boarding & rooming houses
 Boat sales, service and rentals
 Bookkeeping, auditing & accounting services
 Books, magazines & newspapers distributing - wholesale
 Books - publishing & printing
 Books - retail
 Bottled gas - retail
 Bowling alleys
 Building materials - retail
 Building materials & lumber - wholesale
 Business & management consulting services
 Business offices not elsewhere listed

Butter - manufacturing
 Cable TV maintenance yard
 Cameras & photographic supplies - retail
 Camp grounds, general
 Camp grounds, group
 Candy, nut, & confectionery - retail
 Carpentry & wood flooring services
 Carpet & rug cleaning & repair service
 Charitable & welfare services
 Chiropractors, optometrists, & other similar health services
 Churches, synagogues & temples
 Civic, social & fraternal associations
 Clock, watch & jewelry repair services
 Commercial & industrial machinery, equipment & supplies - wholesale
 Commodity & securities brokers, dealers & exchanges & services
 Confectionery, nut & candy - retail
 Construction & lumber materials - wholesale
 Construction services - temporary
 Convalescent,, nursing & rest home services
 Convents
 Convenience store
 Country club
 Credit reporting, adjustment & collection services
 Credit unions & agricultural, business & personal credit services
 Crematory, funeral & mortuary services
 Curtains, draperies & upholstery - retail
 Dairy products - retail
 Dairy products - wholesale
 Day care centers
 Dental laboratory services
 Dental services
 Department stores - retail
 Detective & protective services
 Direct mail advertising services
 Direct selling organizations - retail
 Discount & variety stores - retail
 Disinfecting & exterminating services
 Dormitories, college
 Draperies, curtains & upholstery - retail
 Drug & proprietary - retail
 Dry cleaning & laundering, self service
 Dry cleaning, laundering & dyeing services, except rugs
 Dry goods & general merchandise - retail
 Dry goods & notions - wholesale
 Duplicating, mailing, & stenographic services
 Dwelling, multi-family
 Dwelling, single-family
 Dwelling, two-family
 Dyeing, dry cleaning & laundry services, except rugs
 Egg & poultry - retail

Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale
 Electrical contractor services
 Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale
 Electrical repair services, except radio & television
 Electrical supplies - retail
 Electricity regulating substations
 Employment services
 Engineering, planning architectural professional services
 Equipment & supplies for service establishments - wholesale
 Equipment rental & leasing services
 Exhibition halls
 Exterminating
 Fairgrounds
 Farm machinery & equipment - retail
 Farm products warehousing & storage excluding stockyards - nonhazardous
 Farm supplies - retail
 Farms, commercial forestry
 Farms, grain crops
 Farms, hay & alfalfa
 Farms, fiber crops
 Farms, fruits, nuts or vegetables
 Farms, nursery stock
 Feeds, grains & hay - retail
 Fertilizers, agricultural nonhazardous - retail
 Fieldhouses & arenas
 Fire protection & related activities
 Fish & seafood's - retail
 Fish & seafood's - wholesale
 Floor covering - retail
 Florists - retail
 Food lockers & storage services
 Fraternal, civic & social associations
 Fraternity & sorority houses
 Fruits & vegetables (fresh) - wholesale
 Fruits & vegetables - retail
 Fuel, except fuel oil & bottled gas - retail
 Fuel oil - retail
 Funeral, mortuary & crematory services
 Fur repair & storage services
 Furniture & home furnishings - wholesale
 Furniture - retail
 Furniture repair & reupholstery services
 Furies & fur apparel - retail
 Garden supplies & landscape nursery - retail
 Garment repair, alteration & pressing services
 Gasoline service stations - retail
 General stores - retail
 Gifts, novelties & souvenirs - retail
 Glass, paint & wallpaper - retail
 Grains, feeds & hay - retail
 Green houses
 Groceries - retail

Group care home
 Gymnasiums & athletic clubs
 Hardware - retail
 Hardware - wholesale
 Hay, grains & feeds - retail
 Health resorts
 Health & exercise spas
 Hearing aids, optical goods, orthopedic appliances & other similar devices - retail
 Heating, air conditioning & plumbing contracting services
 Heating & plumbing equipment & supplies - retail
 Hobby supplies - retail
 Holding & investment services
 Hospital services
 Hotels, tourist courts, & motels
 Household appliances - retail
 Ice - retail
 Ice skating rinks, indoor
 Insurance agents & brokers services
 Insurance carriers
 Internet service
 Investment & holding services
 Janitorial services
 Jewelry - retail
 Jewelry, watch & clock repair services
 Labor unions & similar labor organizations
 Landscape contracting services
 Landscape nursery & garden supplies - retail
 Lapidary work
 Laundering & dry cleaning, self-service
 Laundering, dry cleaning & dyeing services, except rugs
 Lawn care - services
 Legal services
 Libraries
 Liquor - retail
 Locksmith services
 Lumber & building materials - wholesale
 Lumber yards - retail
 Magazines & newspapers - retail
 Mailing, duplicating, & stenographic services
 Management & business consulting services
 Masonry, stonework, tile setting & plastering services
 Massage services
 Meat & meat packing products - wholesale
 Meats - retail
 Medical clinics, out-patient services
 Medical laboratory services
 Miniature golf
 Manufactured homes on permanent foundation
 Mobile homes & accessories - retail
 Monasteries
 Monuments - retail
 Motels, hotels, & tourist courts
 Motorcycle & bicycle sales, rental & service

Mortuary, funeral & crematory services
 Museums
 Musical instruments & supplies - retail
 Newspaper & magazines - retail
 Newspapers, books & magazines distribution - wholesale
 Newspapers publishing & printing
 News syndicate services
 Notions, dry goods - wholesale
 Novelties, gifts & souvenirs - retail
 Nursery stock farms
 Nursing, convalescent & rest home services
 Optical goods, hearing aids, orthopedic appliances & other similar devices - retail
 Optometrists, chiropractors & other similar health services
 Orphanages
 Paint, glass, & wallpaper - retail
 Painting & paper hanging services
 Paper & paper products - wholesale
 Paper hanging & painting services
 Parks, public
 Periodicals, publishing & printing
 Petroleum pipeline R/W
 Pets & pet grooming - retail
 Photocopying & blue printing services
 Photoengraving
 Photofinishing services
 Photographic studios & services
 Photographic supplies & cameras - retail
 Physicians' services
 Planetarium
 Planning, architectural & engineering professional services
 Plastering, masonry, stone work & tile setting services
 Playfields & athletic fields
 Playgrounds
 Play lot or tot lot
 Plumbing & heating equipment & supplies - retail
 Plumbing, heating, & air conditioning contracting services
 Poultry & small game dressing & packing
 Pressing, alteration & garment repair services
 Printing, commercial
 Printing & publishing of newspapers
 Printing & publishing of periodicals
 Private clubs
 Professional equipment & supplies - wholesale
 Professional membership organizations
 Professional offices not elsewhere listed
 Quarrying, gravel, sand & dirt
 Quarrying, stone
 Race tracks & courses - animals
 Radio broadcasting studios
 Radios, televisions, phonographs, recorders, & tape players repair services

Radios, televisions, phonographs, recorders & tape players - retail
 Radio transmitting stations & towers
 Railroad right-of-way
 Real estate agents, brokers & management services
 Recreational vehicles & equipment - retail
 Recreation centers
 Rectories
 Refrigerated warehousing (except food lockers)
 Resorts (general)
 Rest, nursing, & convalescent home services
 Restaurants
 Restaurants, drive-in
 Retirement homes
 Reupholstery & furniture repair services
 Roller skating rinks - indoor
 Roofing & sheet metal contracting services
 Rooming & boarding houses
 Rug & carpet cleaning & repair services
 Sausages & other prepared meat products - manufacturing
 Savings & loan associations
 Schools, art
 Schools, barber
 Schools, beauty
 Schools, business
 Schools, colleges
 Schools, computer
 Schools, correspondence
 Schools, dancing
 Schools, day care
 Schools, driving
 Schools, junior college
 Schools, music
 Schools, nursery
 Schools, pre-primary
 Schools, primary
 Schools, professional
 Schools, secondary
 Schools, stenographic
 Schools, technical
 Schools, trade
 Schools, universities
 Schools, vocational
 Scientific & educational research services
 Second hand merchandise - retail
 Seed and feed sales
 Sheet metal & roofing contracting services
 Shoe repair, shoe shining, & hat cleaning services
 Shoes - retail
 Shoes - wholesale
 Social, civic & fraternal associations
 Social correctional, treatment & counseling services
 Sorority & fraternity houses
 Souvenirs, gifts, novelties - retail
 Sporting goods - retail
 Stadiums
 Stationery - retail

Stenographic, duplicating, & mailing services
 Stone work, masonry, title setting, & plastering services
 Storage - mini
 Storage & warehousing of nonhazardous products
 Storage & warehousing of household goods
 Swimming clubs
 Synagogues, churches, & temples
 Tailoring (custom)
 Taverns
 Taxicab dispatch
 Telegraph communications
 Telephone business office
 Telephone exchange stations
 Telephone maintenance yard
 Telephone relay towers (microwave)
 Television broadcasting studios

Television, radios, phonographs, recorders & tape players repair services
 Television, radios, phonographs, recorders, & tape players - retail
 Television transmitting stations & relay towers
 Temples, churches, & synagogues
 Tennis clubs
 Theaters, legitimate
 Theaters, motion picture, indoor
 Tile setting, masonry, plastering & stone work services
 Tires & inner tubes - wholesale
 Title abstracting services
 Tobacco & tobacco products - wholesale
 Tot lot or play lot
 Tourist courts, hotels, & motels
 Travel arranging services

Truck & automobile rental services
 Utility substations, pumping station, water reservoir & telephone exchange
 Upholstery, draperies, & curtains - retail
 Variety & discount stores - retail
 Vending machine operations - retail
 Veterinarian services
 Wallpaper, paint & glass - retail
 Warehousing & storage of household goods
 Watch, clock, & jewelry repair services
 Water well drilling services
 Welding & blacksmith services
 Welfare & charitable services
 Wine, beer, & alcoholic beverages - wholesale
 Wool & mohair - wholesale