



# City of Grand Island

Tuesday, September 26, 2017

Council Session

## Item E-2

**Public Hearing on 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)**

*Council action will take place under Ordinances item F-2.*

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** September 26, 2017

**Subject:** Rezone from LLR to B2 Zone

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This is an application requesting a change of zoning for land proposed for platting as Lots 1 and 2 of Meadow Lane Seventh Subdivision, in Hall County but within the zoning jurisdiction of Grand Island from LLR Large Lot Residential to B-2 General Business. This land is located on the north of U.S. Highway 34 and west of Shady Bend Road.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held September 6, 2017 this item was considered following a public hearing.

A 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 Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska. (C-33-2017GI)

O'Neill opened the public hearing.

Nabity said this rezoning is different than the one the commission saw in June that rezoned all the property to B2. This new proposal retains four housing lots along the north bordering Goldenrod Drive and Conrad Drive. There would be two lots on the south for B2 General Business. Nabity said Lot 1 would have an access onto Highway 34 from the southwest corner and there would be an access easement to Lot 2. Lot 2 would also retain a legal access onto Conrad, but the county is forbidding truck traffic from that access. Nabity said there is already B2 zoned property to the east.

Linda Uhrich, 3126 Goldrod Drive, spoke against the rezoning. She had concerns about water drainage in the subdivision.

Judy Herzog, 3415 Conrad Drive, spoke against the rezoning. She said ongoing flooding is a problem. Septic tanks in the subdivision are affected. She said she wants her house saved. She submitted flooding pictures to the commission to review.

Rainforth asked if the area is in the floodplain. Nabity said the Wood River Flood Diversion project removed it from the floodplain, but the area has high groundwater. Nabity said septic tanks there are required to be mound systems.

Ray Dooley, 3060 Roselawn, spoke against the rezoning. He questioned why Lot 2 has a Conrad access. Nabity said every lot created must front onto a road. Dooley said rural fire protects the area and they aren't that quick. He opposes additional housing. He said there's no place for rainfall to go.

Commissioners asked questions about the condition of existing ditches and culverts. Residents in the subdivision said ditches are blocked and not all driveways have culverts. Robb and Rainforth suggested that the NRD be contacted to clean out culverts. O'Neill said he lives to the northeast and drainage in the area has been a problem for years.

Elaine Dooley, 3060 Roselawn, spoke against the rezoning. She said the subdivision has had drainage problems for 40 years. It leads to standing water and mosquitoes. She said two property owners have impaired water flow by not installing culverts in their driveways. She said the groundwater is high. She said water is intended to drain to the northeast, but it does not. She doesn't want to see businesses come into the area, which she said would be spot zoning, as there are only three businesses there now. She said traffic is a problem on Highway 34 and more business will make it worse. She reminded the commission that she submitted a petition at the previous meeting with 73 opponents to any rezoning that allows business in what is now a residential area.

Mary Jo Cook, 3311 Roselawn Drive, spoke against the rezoning. She is concerned about the additional houses with a lack of drainage already. Homeowners have already had to sandbag their homes. She said more water has come into the subdivision since the Wal-Mart was built in the area. Mosquitoes are a problem and the Health Department comes out regularly to do treatment.

Christi DePoorter, 3321 Conrad Drive, said she and her family own the area to be rezoned. She also built a house in the subdivision. She said at the last meeting, there were two potential buyers for commercial use, but both have backed out after the negative reaction from the neighbors. Her family has tried to respond to the concerns by making residential lots on the north to keep the character of the neighborhood, yet still have commercial use along the highway. She said her family does drainage for a living and understands how it works. She said she did not put a culvert in her driveway at the suggestion of the Hall County Public

Works Department, which is close to having a paving district prepared for the subdivision that now has dirt roads. She said her driveway will likely be redone as part of the paving district. She said new houses there would likely be built up and be a buffer to the slough. In response to questions, DePoorter said the proposed commercial lots are currently planted to alfalfa and if not rezoned for commercial use, could be used for the construction of 20 homes on the existing Large Lot residential zoning. She said the two commercial lots just make sense along Highway 34 as a highway corridor.

Suzie Schank, 3040 Roselawn Drive, spoke against the rezoning. She is concerned that some customers will try to exit the commercial lots via Conrad. She raised concerns about noise pollution, air pollution, traffic, water drainage and a lowering of property values.

Jane Richardson, 47 Kuester Lake, said she represents the Fifth District in Hall County. She said this area has had water drainage problems since her father represented the area. She said there needs to be a balance between commercial and residential property rights. Many people have lived in the subdivision for 40 years, she said.

Marlin Sekutera, 3521 Primrose Drive, spoke against the rezoning. He said he has lived in the subdivision for 14 years and drainage is a problem. He said whether the property is residential or commercial didn't much matter to him, but the land is at a confluence of water and that needs to be addressed.

Steve Spaulding, 3204 S. Shady Bend Road, said he is a new buyer of 12 acres to the north of Conrad and east of Shady Bend Road. He said he was there to better learn and understand the issues. He said drainage is difficult and groundwater is the problem as its only 6 feet below the surface.

Rick Plambeck, 3217 Roselawn, said his property fronts the commercial lot. He is concerned about noise and pollution from a commercial use. He said property owners are on private wells in that area.

O'Neill closed the public hearing. The commission continued its discussion.

A motion was made by Ruge and seconded by Robb to approve the rezoning and find that the rezoning is consistent with Grand Island's Comprehensive Plan.

The approval motion deadlocked in a tie with six members in favor (Apfel, Ruge, Robb, Rainforth, Rubio and Sears) and six members voting no (Allan, O'Neill, Maurer, Monter, Randone and Kjar) and no one abstaining.

A motion was made by Monter and seconded by Maurer to deny the rezoning.

The denial motion failed with two members voting in favor (Monter and Maurer) and nine members voting no (Apfel, O'Neill, Ruge, Robb, Rainforth, Rubio, Sears, Randone, and Kjar) and one member (Allan) abstaining.

No consensus was reached so a recommendation of no recommendation is forwarded to the Grand Island City Council.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

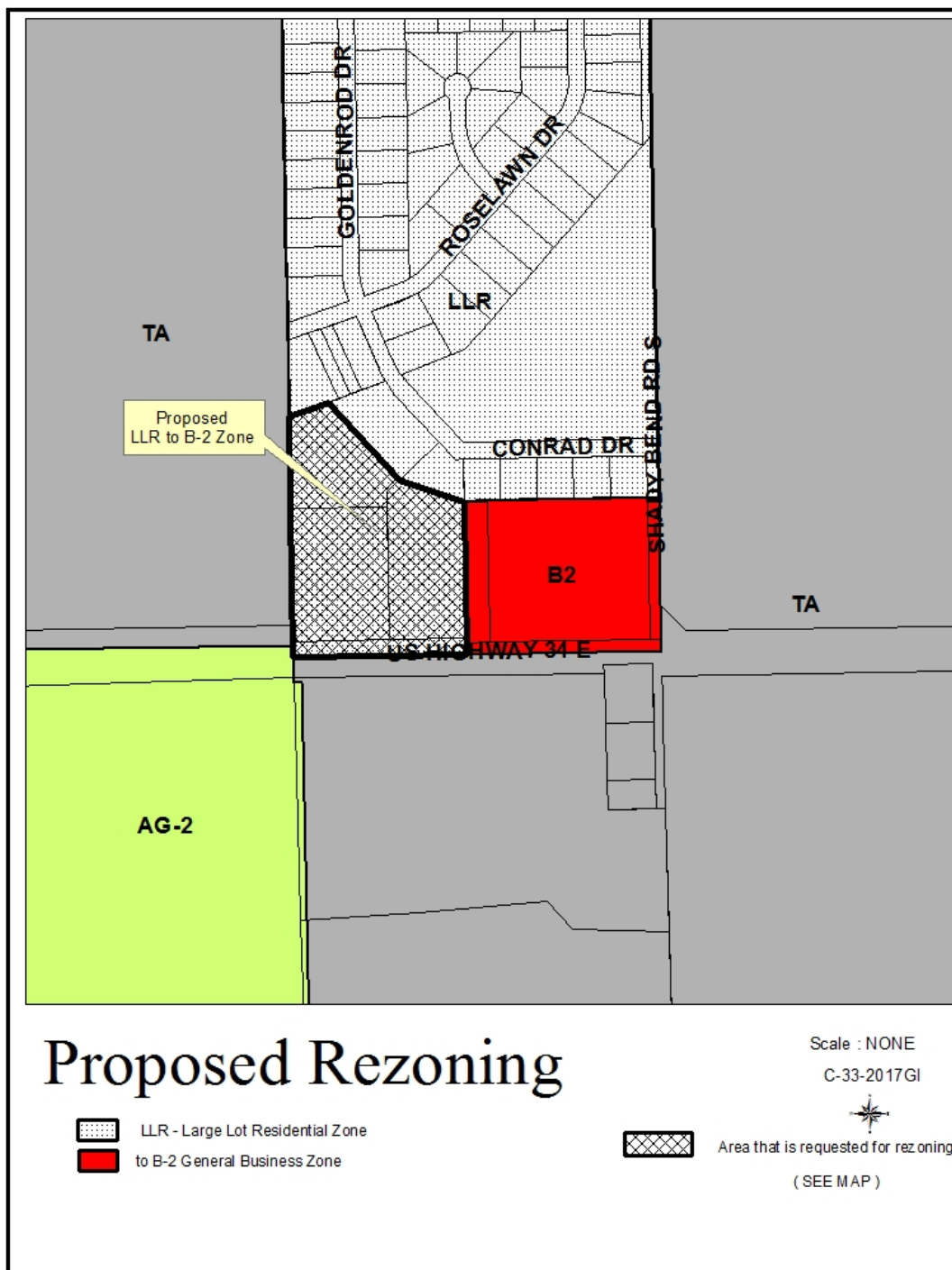
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Refer the item back to Planning Commission for further study and a recommendation
4. Postpone the issue

### **Recommendation**

City Administration recommends that the Council approve the proposed changes.

### **Sample Motion**

Move to approve the ordinance and as presented.



## 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.

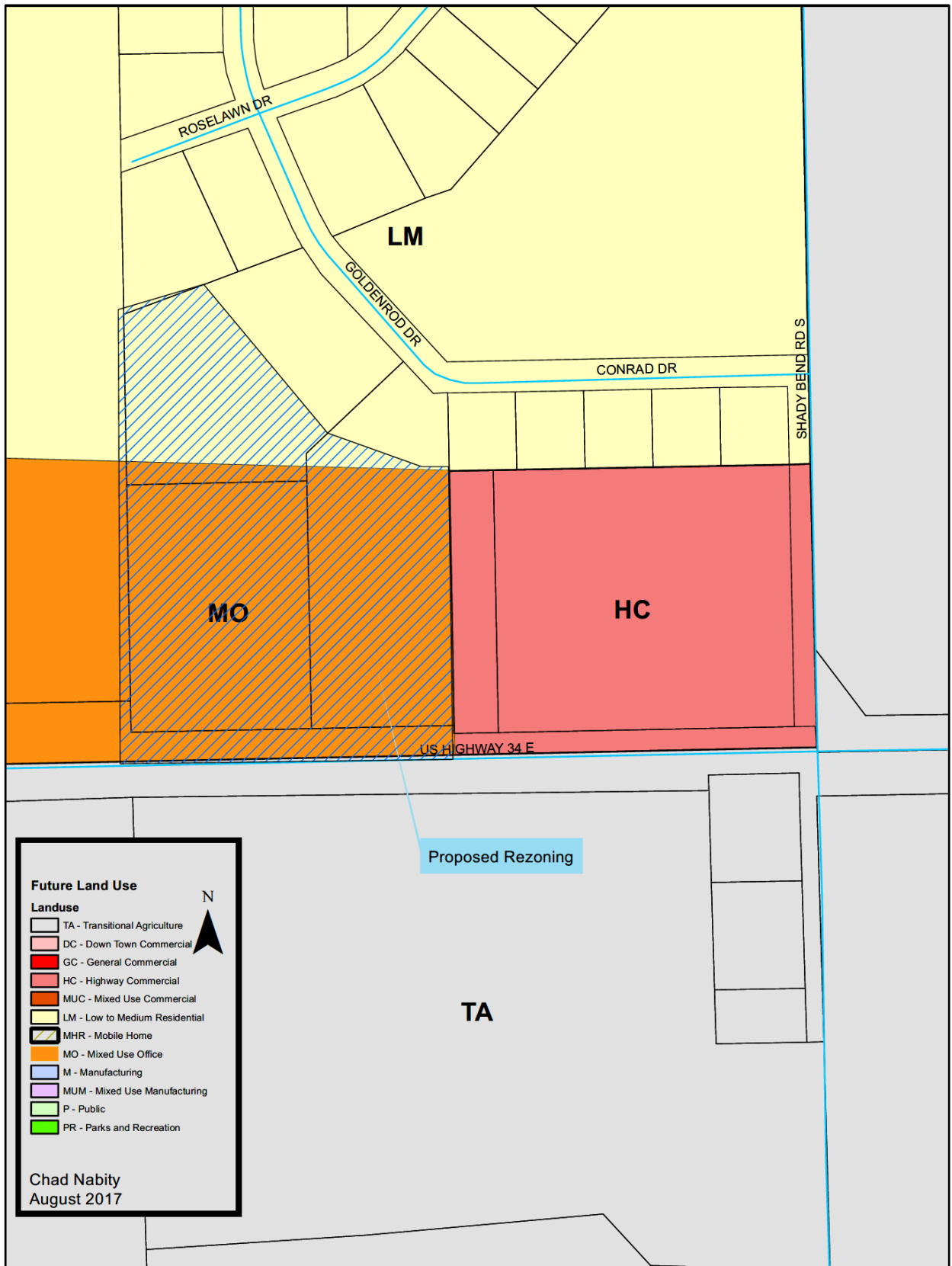
*Existing land uses:*

**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.

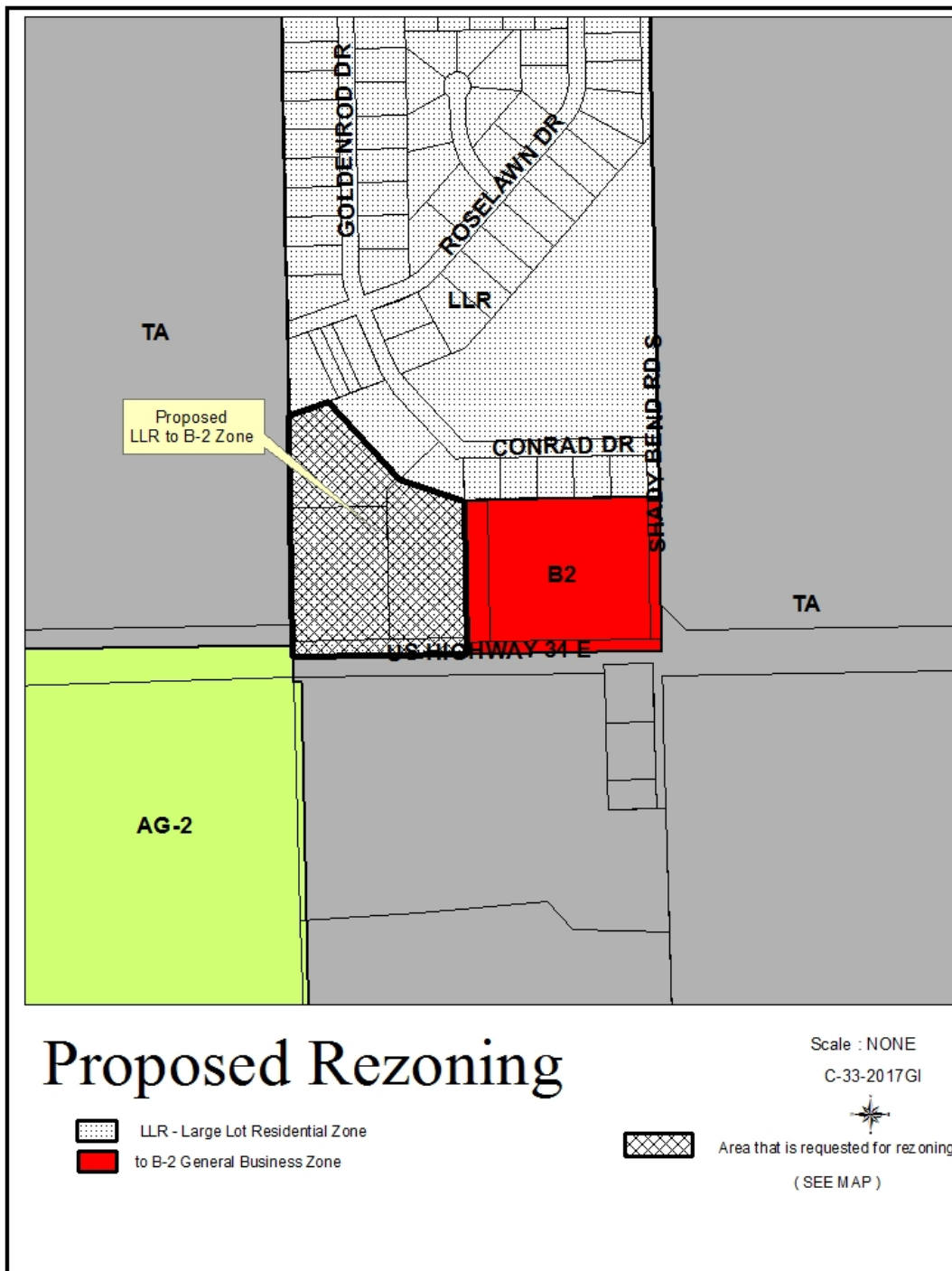
### **Negative Implications:**

- *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 therefor 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)
<b>Permitted Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55
<b>Conditional Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55

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

<sup>2</sup> 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