Hall County Regional Planning Commission

Wednesday, June 2, 2021
Regular Meeting Packet

Commission Members:

Judd Allan	**Hall County**	
Tony Randone	**Grand Island**	
Derek Apfel	**Grand Island**	
Hector Rubio	**Grand Island**	
Leonard Rainforth	**Hall County**	
Carla Maurer	**Doniphan**	
Dean Kjar	**Wood River**	
Robin Hendricksen	**Grand Island**	
Jaye Monter	**Cairo**	**Vice Chairperson**
Pat O'Neill	**Hall County**	**Chairperson**
Greg Robb	**Hall County**	
Leslie Ruge	**Alda**	**Secretary**

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.

Hall County Regional Planning Commission

Wednesday, June 2, 2021
Regular Meeting

Item A1

Agenda

Staff Contact:

THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING
Wednesday, June 2, 2021
6:00 p.m.
City Hall Council Chambers — Grand Island

1. **Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them. The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.**

   The Commission will discuss and may take action on any item listed on this agenda.

   The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of the May 5, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed CRA Area #32- Grand Island** Proposed CRA Area #32 located west of North Road on either side of Old Potash Highway. (C-16-2021GI)

5. **Public Hearing – Proposed Rezoning – Doniphan** Proposed rezoning of a portion of SE ¼ of Section 5, Township 9 North, Range 9 West of the 6th PM. This property is located north of the intersection of Cedar Street and York Street in the Village of Doniphan. Request is to rezone from I-2 Heavy Industrial Zone to R-3 Multiple Family Residential.

6. **Public Hearing – Zoning Text Change – Grand Island** Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone and the Zoning Matrix (Attachment A)

7. **Directors Report**

8. **Next Meeting July 7, 2021.**

9. **Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

Staff Recommendation Summary
For Regional Planning Commission Meeting
June 2, 2021

4. **Public Hearing – Proposed Substandard and Blight** Concerning a study to determine if the proposed CRA Area #32 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #32 is approximately 43 acres of property in northwest Grand Island west of North Road on either side of Old Potash Highway. (C-16-2021GI). **See Full Recommendation** (Hearing, Discussion Action)

4. **Public Hearing – Proposed Rezoning – Doniphan** Proposed rezoning of a portion of SE ¼ of Section 5, Township 9 North, Range 9 West of the 6th PM. This property is located north of the intersection of Cedar Street and York Street in the Village of Doniphan. Request is to rezone from I-2 Heavy Industrial Zone to R-3 Multiple Family Residential. (C-17-2021D) **See Full Recommendation** (Hearing, Discussion Action)

5. **Public Hearing – Zoning Text Change – Grand Island** Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone and the Zoning Matrix (Attachment A). These changes are based on a request from the Railside Business Improvement District and a review of the uses in the district by staff. (C-18-2021GI) **See Full Recommendation** (Hearing, Discussion Action)

Next Meeting July 7, 2021.

Hall County Regional Planning Commission

Wednesday, June 2, 2021
Regular Meeting

Item E1

Meeting Minutes May 5, 2021

Staff Contact:

THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes
for
May 5, 2021

The meeting of the Regional Planning Commission was held Wednesday, May 5, 2021 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on April 24, 2021.

Present: Leslie Ruge, Pat O'Neill, Leonard Rainforth, Nick Olson, Darrell Nelson, Hector Rubio, Tony Randone, Tyler Doane, Robin Hendricksen

Absent: Jaye Monter, Greg Robb, Judd Allan

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the April 7, 2021 meeting.

A motion was made by Rubio and second by Randone to approve the minutes of the April 7, 2021 meeting.

The motion carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Rubio, Hendricksen, Randone and Doane) and one abstaining (Rainforth)

3. Request Time to Speak.

4. Public Hearing –Redevelopment Plan Amendment-Grand Island –Bosselman Realty LLC. Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office Property south of State Fair Blvd. and east of Locust Street. This is an amendment to change the proposed hotel to a quick serve restaurant west of the corporate office. Resolution 2021-03 (C-13-2021GI)

O'Neill opened the public hearing:

Nabity stated the amendment is to change the proposed hotel to a quick serve restaurant. The original redevelopment plan was approved September 8, 2015. Changes in the market for hotel space have caused Bosselman's to reexamine the plan. The change goes from $8,000,000 hotel project to a $500,000 quick serve restaurant. No changes will be made to the contract. The project is consistent with the existing zoning and the future land use plan for this area.

No member of the public had comments.

O'Neill closed the hearing:

A motion was made by Ruge and second by Hendricksen to approve amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office Property south of State Fair Blvd. and east of Locust Street. Amendment to change the proposed hotel to a quick serve restaurant west of the corporate office and Resolution 2021-03

The motion carried with five members voting yes (Nelson, O'Neill, Ruge, Hendricksen and Doane) and four members voting no (Olson, Rainforth, Randone and Rubio).

5. Public Hearing – Redevelopment Plan Amendment-Grand Island. Public Concerning an amendment to the redevelopment plan for CRA Area No. 6 for 722 N. Eddy St., former Hal Maggiore Studio, south of 8th Street and west of Eddy Street. The request calls for redevelopment and renovation of the commercial space at this location. Resolution 2021-04 (C-14-2021GI)

O'Neill opened the public hearing:

Nabity stated Miller Tire has purchased the Hal Maggiore Photo Studio at 722 N. Eddy Street proposing to redevelop this commercial property as an expansion to Miller Tire. Adam Miller's plan is to tear down the existing building and putting a 9 bay shop moving his shop quarters from across the street. The area is planned for mixed use commercial and is zoned B-2 General Business the proposed use is consistent with the current zoning and future land use of the property. This project is consistent with the comprehensive plan.

No members of the public had comments

O'Neill closed the hearing:

A motion was made by Nelson and second by Randone to recommend approval of the amendment to the redevelopment plan for CRA Area No. 6 for 722 N. Eddy St., former Hal Maggiore Studio, south of 8th Street and west of Eddy Street and Resolution 2021-04.

The motion carried with eight members voting yes (Nelson, Ruge, Olson, Rainforth, Rubio, Hendricksen, Randone and Doane) and one member abstaining (O'Neill).

6. **Public Hearing – Zoning Change-Grand Island**. Public Hearing to consider a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business. This property is located south of Brookline Drive and east of Bellwood Drive extended (C-15-2021GI)

O'Neill opened the public hearing:

Nabity stated the property is located on Brookline Drive east of Bellwood Drive.
The Future Land Use Map shows the proposed property has been designated possible commercial uses. The request is a change of zoning from R2 –Low Density Residential to B2 General Business Zone. The proposal is consistent with the comprehensive plan and staff recommends approval.

No members of the public had comments

O'Neill closed the hearing:

A motion was made by Ruge and second by Olson to recommend approval of a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business.

The motion carried with nine members voting yes (Nelson, O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, Randone and Doane) and no members voting no.

Consent Agenda:

7. **Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).

8. **Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).

9. **Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).

A motion was made by Rainforth and second by Rubio to approve all items on the consent agenda.

The motion was carried with nine members voting in favor (Nelson, O'Neill, Ruge, Olson, Rainforth, Rubio, Hendricksen, Doane and Randone) and no members voting no.

10. Director's Report

Community Beautification Award

11. Next Meeting June 2, 2021

O'Neill adjourned the meeting at 6:15 p.m.

_____

Leslie Ruge, Secretary
By Norma Hernandez

Hall County Regional Planning Commission

Wednesday, June 2, 2021
Regular Meeting

Item F1

Public Hearing - Proposed CRA Area #32 - Grand Island - Proposed CRA Area #32 located west of North Road on either side of Old Potash Highway

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
May 21, 2021

SUBJECT: *CRA Blight Study (Proposed CRA Area 32) C-16-2021GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "Grand Island NE, Blighted and Substandard Study Area 32". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 32. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. The Planning Commission recommendation must be forwarded to the Grand Island City Council within 30 days of making the recommendation. This study is revised from the one that was reviewed at the March 2021 meeting.

OVERVIEW

This study is approximately 45 acres of property located between Highway west of North Road and including property both north and south of Old Potash Highway in western Grand Island (Study Area).

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

18-2109.3 Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

18-2109. Redevelopment plan; preparation; requirements; planning commission or board; public hearing; notice; governing body; public hearing; notice.

(1) An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.

(2) Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is

substandard and blighted and shall submit the question of whether such area is substandard and blighted to the planning commission or board of the city for its review and recommendation. The planning commission or board shall hold a public hearing on the question after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to this subsection. The planning commission or board shall submit its written recommendations to the governing body of the city within thirty days after the public hearing.

(3) Upon receipt of the recommendations of the planning commission or board, or if no recommendations are received within thirty days after the public hearing required under subsection (2) of this section, the governing body shall hold a public hearing on the question of whether the area is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared substandard and blighted or information on where to find such map and shall provide information on where to find copies of the substandard and blighted study or analysis conducted pursuant to subsection (2) of this section. At the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration. After such hearing, the governing body of the city may make its declaration.

(4) Copies of each substandard and blighted study or analysis conducted pursuant to subsection (2) of this section shall be posted on the city's public web site or made available for public inspection at a location designated by the city.

~Reissue Revised Statutes of Nebraska

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103
Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

(3) Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;

*(31) **Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 5 to 13 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 32 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Substantial number of deteriorating structures**
  - Within the study are 100.00% of the structures were deemed to be in normal condition or worse.

- **Deterioration of site or other improvements**
  - Curb and gutter are missing throughout the study area.
  - The study area has what is considered rural section (ditches) and the drainage areas appear to be silting in.
  - Streets through most of the study area were an average or excellent condition.
  - Sidewalks are missing within the entire study area.

- **Diversity of Ownership**
  - There are many different property owners within the study area including the City of Grand Island.
  - The diversity of ownership may be a barrier to future development.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years.**
  - 8 (80.0%) buildings or improvements were determined to be 40 years of age or older.
  - 2 (20.0%) buildings or improvements were determined to be less than 40 years of age.
  - The average age based upon a cumulative age calculation is 41.8 years.

The other criteria for Blight were not present in the area, these included:

- Factors Which Are Impairing And/or Arresting Sound Growth
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Stable or decreasing population based on the last two decennial censuses.
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Summary

Nebraska State Statute requires that "…*an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration,* ***age*** *or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"*

This Study Area meets the defintion of Substandard as defined in the Revised Nebraska State Statutes.

Findings for Blight and Substandard Study Area #32

Blight Study Area #32 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Substantial number of deteriorated or deteriorating structures.**
- **Condition of Structures**
- **Diversity of Ownership**
- **Average age of the residential or commercial units in the area is at least 40 years.**

Substandard Conditions

- **Average age of the structures in the area is at least forty years.**

RECOMMENDATION:

Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

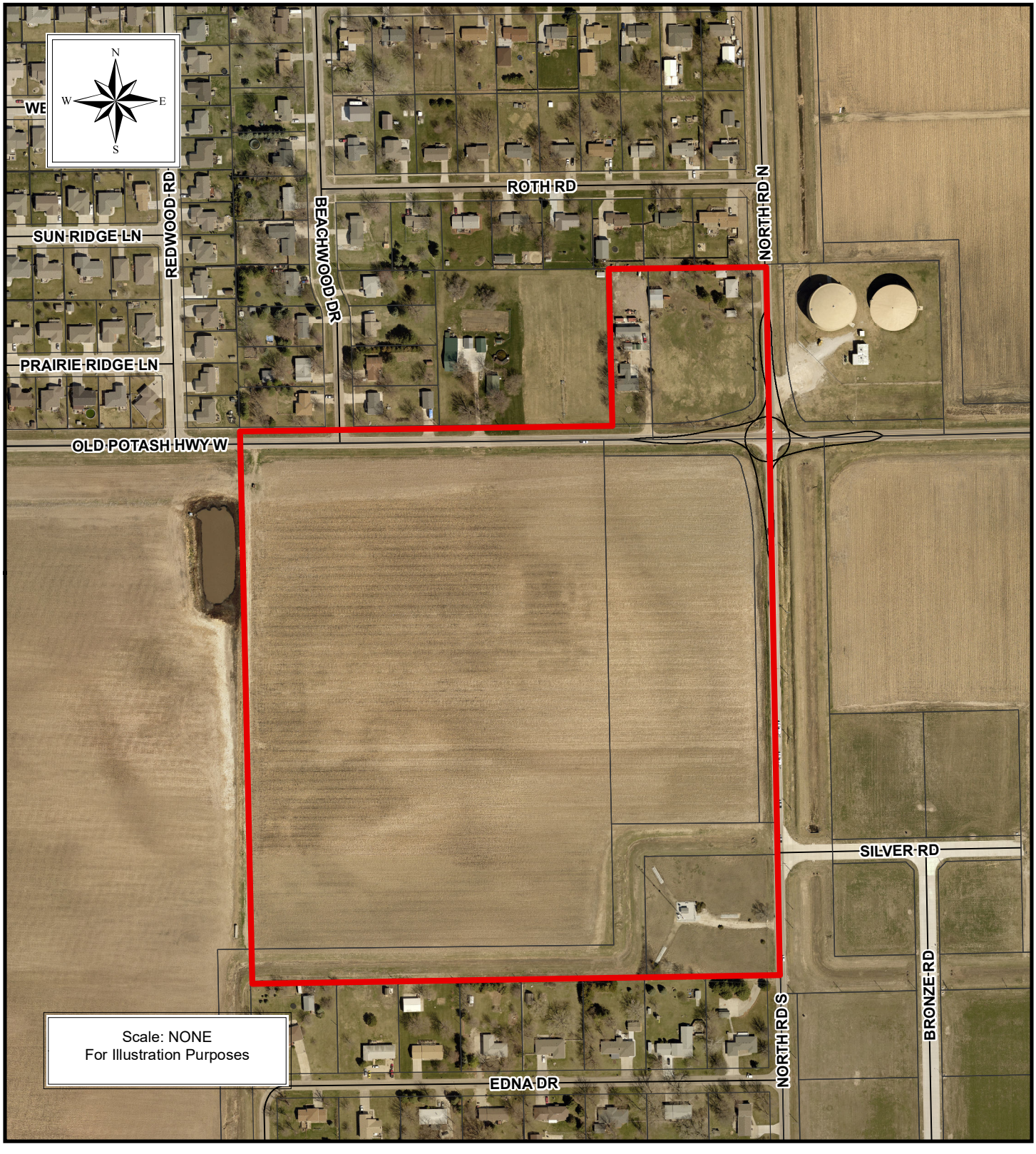
Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director

PROPOSED BLIGHT & SUBSTANDARD AREA #32
LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

City of Grand Island, NE

Blight and Substandard Study Area #32

May 2021

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within Study Area 32 of the city of Grand Island. This study has been commissioned by the Rhoads Enterprises, Inc. in order to analyze the possibility of declaring the area as blighted and substandard within this specific study area.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

> *"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."*

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program; disaster assistance; effect. The statute reads,

> *"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."*
>
> *"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."*

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

> "***Blighted area*** *means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the*

sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

***"Extremely blighted area** means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"*

*"**Substandard area** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare; and"*

***"Workforce housing** means:*

(a) Housing that meets the needs of today's working families;

(b) Housing that is attractive to new residents considering relocation to a rural community;

(c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;

(d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and

(e) Upper-story housing."

This Blight and Substandard Study is only for a portion of the corporate limits of the city which has not previously been so designated. The Study is intended to give the Grand Island CRA, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

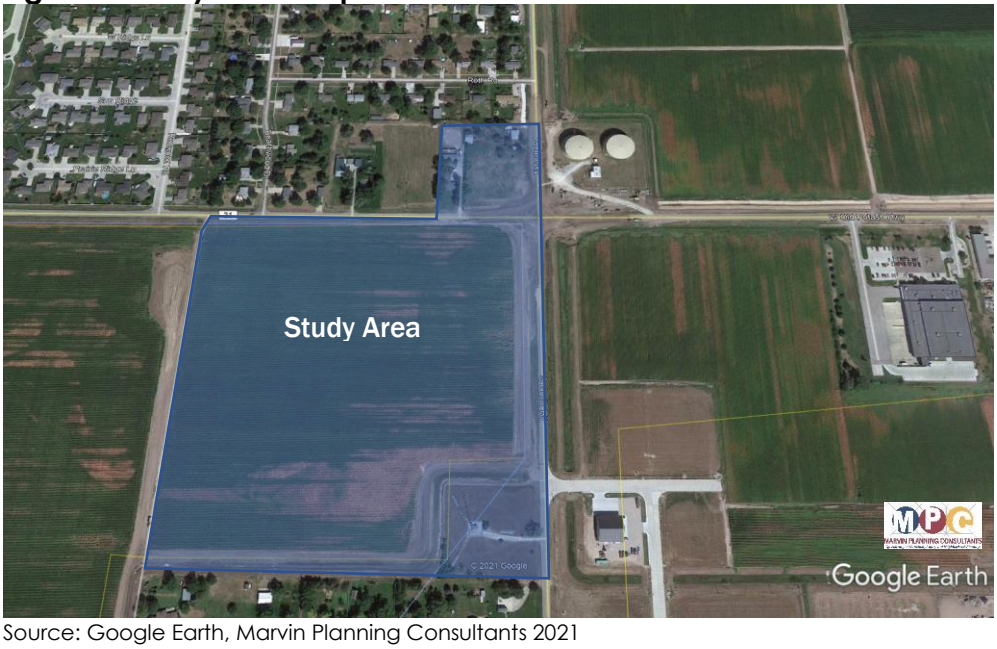
This study targets the specified area indicated in Figure 1 of this report. The existing uses in this area includes several uses including, residential, commercial, industrial, and public uses.

Through the redevelopment process, the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City is intended to redevelop and improve areas of the community. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within the City of Grand Island.
Point of beginning is the intersection of the centerlines of Old Potash Road and North Road; thence, northerly along the centerline of North Road to the extended north property line of a tract referred to as Miscellaneous Tracts 14-11-10 PT SE 1/4 SE 1/4 2.72 AC (124 North Road North; thence, westerly along the said north property line and continuing along the north property of a tract referred to as Pontious Sub Part Lot 1 100' X 185.47' & All of Lot 2, at the northwest corner of said lot, thence boundary turns south along the west property line of said lot and continuing to the intersection with the centerline of Old Potash Street; thence westerly along the centerline of Old Potash Road to the intersection with the extended west line of the NE ¼ of the NE1/4 of 23-11-10; thence, southerly along said west line of the NE ¼ of the NE1/4 of 23-11-10 to the southwest corner of a tract referred to as Misc tract to the City of Grand Island S ½ NE ¼ NE ¼ 23-11-10; thence, easterly along said south property line and continuing onto the south property line of a tract referred to as Misc Tracts 23-11-10 Pt NE ¼ NE ¼ 2.29 AC and continuing to the intersection with the centerline of North Road; thence, Northerly along said centerline to the POB. A total of 43.29+/- acres

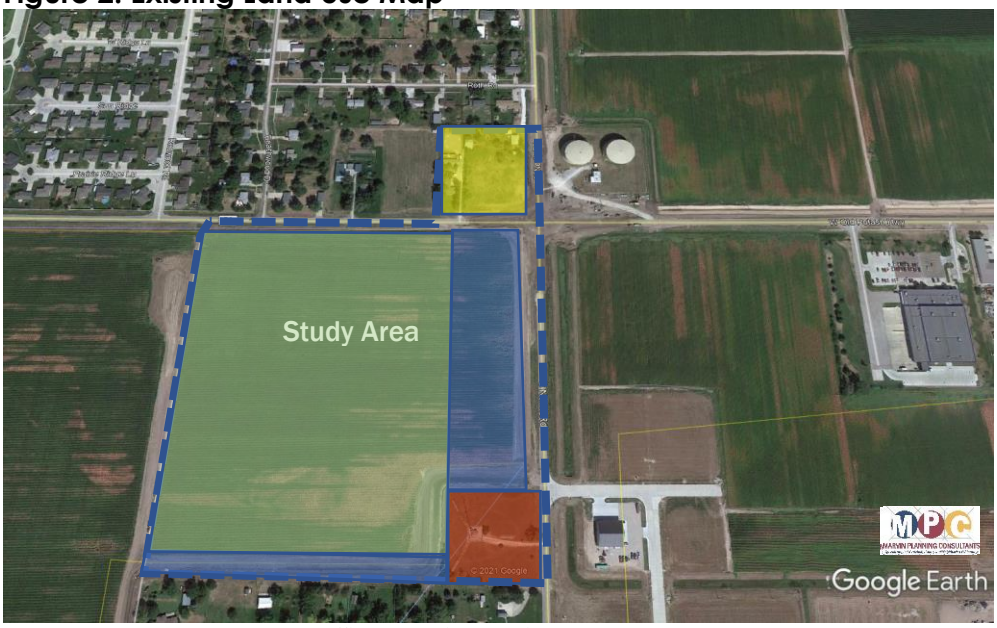
Study Area

Figure 1: Study Area Map



Source: Google Earth, Marvin Planning Consultants 2021

Figure 2: Existing Land Use Map

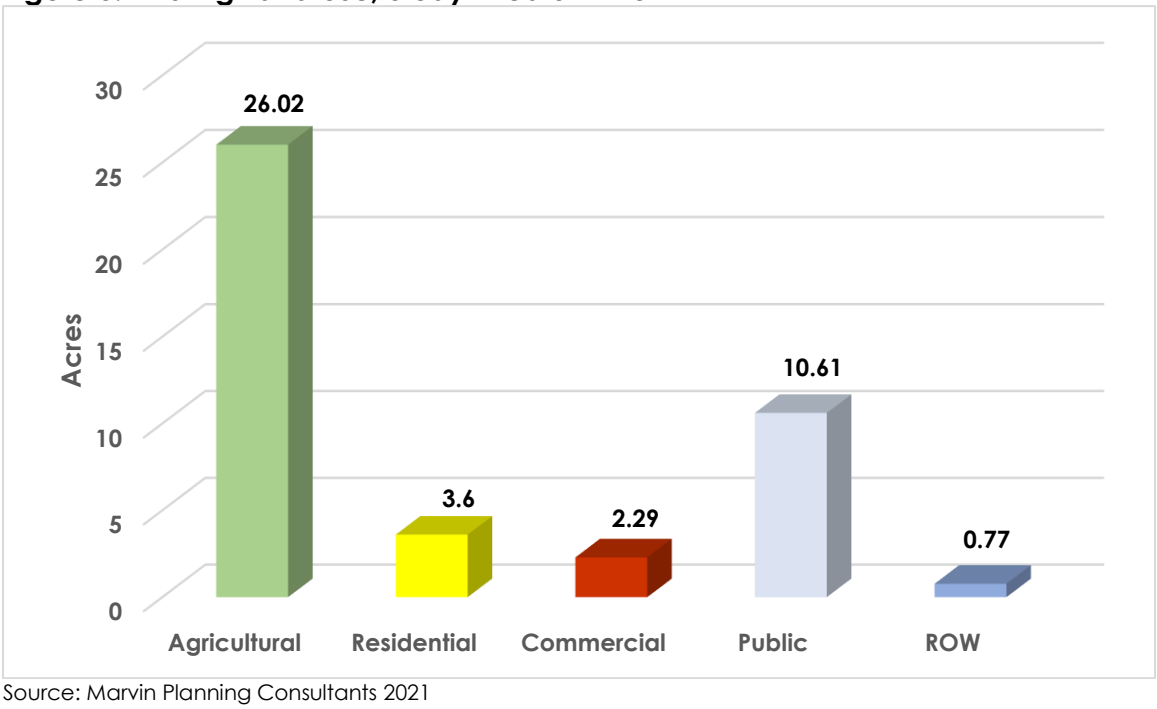


Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Figure 3: Existing Land Use, Study Area 32 – 2021



Source: Marvin Planning Consultants 2021

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs. Figures 2 and 3 shows the different uses present within the corporate limits of the during development of the Comprehensive Plan. The different uses also have the overall percent of the total area.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions to be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Excellent, Very Good, Above Normal, Normal, Below Normal, Poor or Very Poor. The data and rating system come from the Hall County Assessor's database and is the same database used to value properties in the area. According to the data there are 10 structures in the study area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- **0 (0.00%) structures rated as Excellent**
- **0 (0.00%) structure rated as Very Good**
- **0 (0.00%) structures rated as Above Normal**
- **10 (100.00%) structures rated Normal**
- **0 (0.00%) structures rated Below Normal**
- **0 (0.00%) structures rated Poor**
- **0 (0.00%) structure rated as Very Poor**

Based upon these data, an assumption has been made that normal conditions in combination with the age of structures or a condition less than normal may constitute the possibility of some or considerable deterioration. It is common for older structures to need more maintenance and upkeep in order to maintain a good or higher condition. Even a structure rated as normal will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.00% of the structures in this study area are considered as a normal condition.

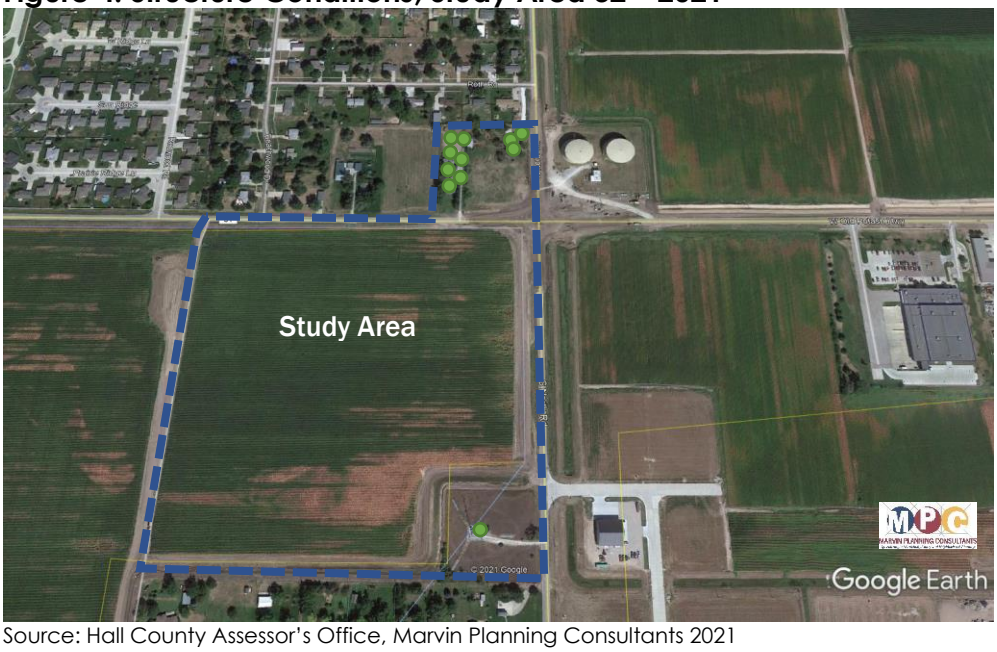
Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Deterioration of Site or Other Improvements

Sidewalk Conditions

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off heavily traveled streets.

Figure 4: Structure Conditions, Study Area 32 – 2021



Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on five categories: Excellent, Good, Average, Fair, Poor, and missing completely.

Within the study area there is approximately 3,000 lineal feet or .57 miles of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

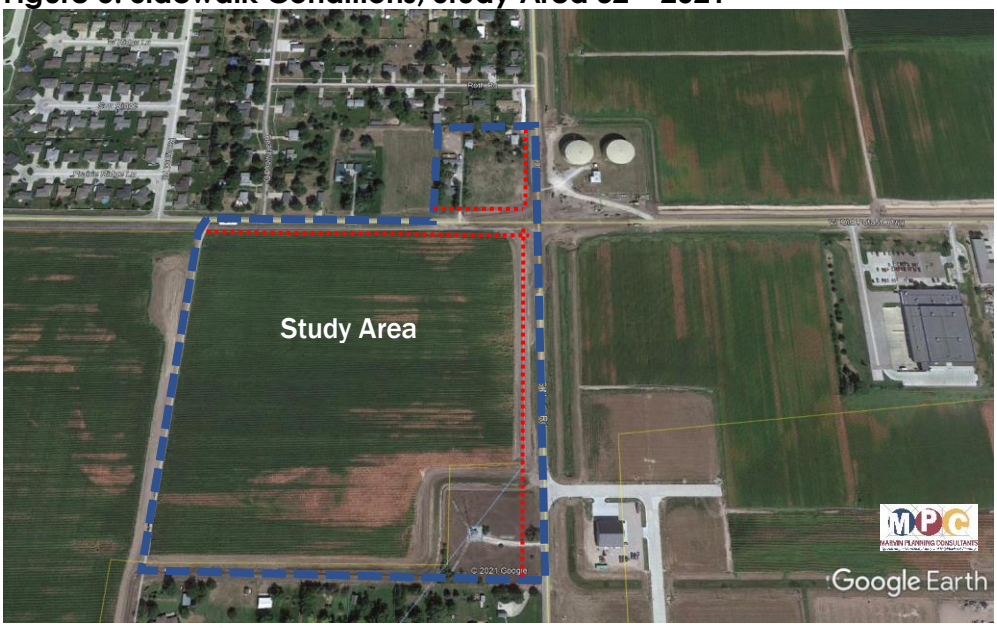
- **0 (0.00%) lineal feet of Excellent sidewalk**
- **0 (0.00%) lineal feet of Good sidewalk**
- **0 (0.00%) lineal feet of Average sidewalk**
- **0 (0.00%) lineal feet of Fair sidewalk**
- **3,000 (100.00%) lineal feet of Poor or Missing sidewalk**

The study area does not contain any sidewalks either along Old Potash Road or North Road. Sidewalk is critical to the overall pedestrian movement of an area, long-term. Even sidewalk constructed which at present goes nowhere will eventually connect to several portions of the community.

Due to the lack of sidewalk, sidewalks are considered a direct contributing factor.

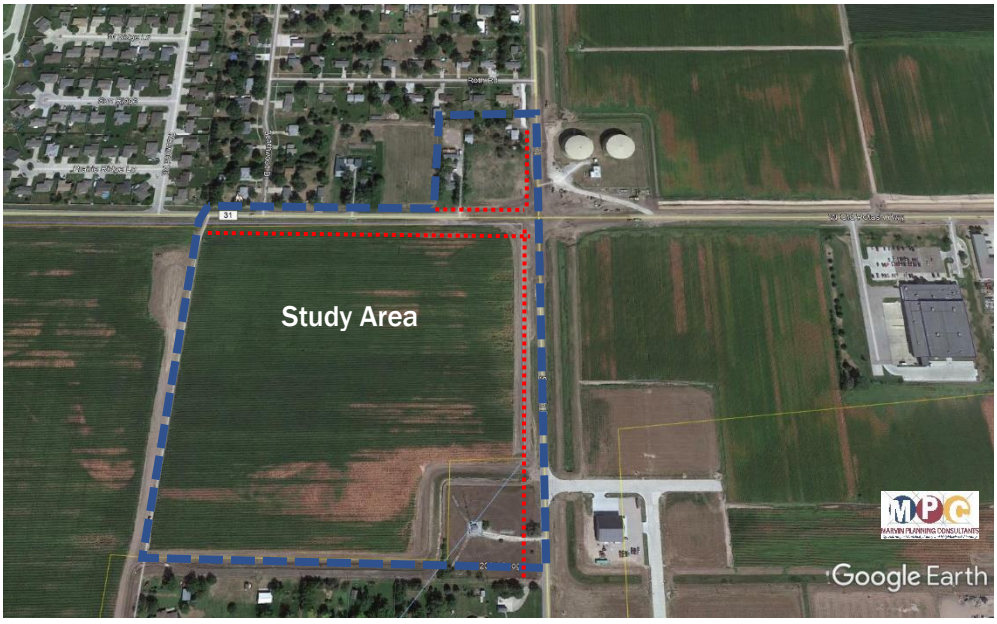
Source: Grand Island GIS/Street View, Marvin Planning Consultants 2021

Figure 5: Sidewalk Conditions, Study Area 32 – 2021



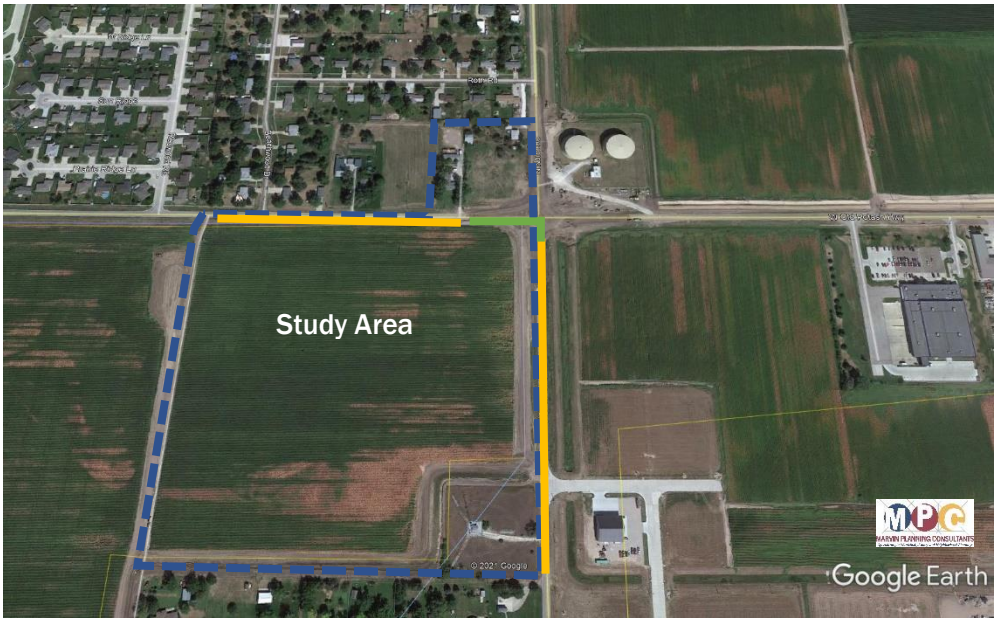
Source: Marvin Planning Consultants 2021

Figure 6: Curb and Gutter Conditions



Source: Marvin Planning Consultants 2021

Figure 7: Street Conditions



Source: Marvin Planning Consultants 2021

Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in communities. Their primary function is to be a barrier to collect and direct water to be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

Curb and gutter for the Study Area were examined similarly to sidewalks. The curb and gutter were graded as either Excellent, Good, Average, Fair, Poor and Missing. There is no curb and gutter within the study area. And is considered rural section drainage.

Within the study area there is approximately 3,000 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- **0 (0.0%) lineal feet of Excellent curb and gutter**
- **0 (0.00%) lineal feet of Good curb and gutter**
- **0 (0.00%) lineal feet of Average curb and gutter**
- **0 (0.00%) lineal feet of Fair curb and gutter**
- **3,000 (100.00%) lineal feet of Poor or Missing curb and gutter**

The majority of the community's streets and drainage have been designed and constructed in a manner referred to as rural section. A rural section street/road is one where water drains directly from the driving surface into ditches paralleling the street. This approach is adequate; however, this design typically sees the ditches begin to silt in and/or have tall grass growing in them. These factors quickly deteriorate the ability of the ditch to adequately drain away water from the driving surface and this typically leads to localized flooding and ponding.

Due to the large amount of deteriorating and missing curb and gutter, the curb and gutter conditions would be a direct contributing factor.

Streets

Streets within a community are essential to moving people and vehicles from place to place. Their condition and construction have an impact on the appearance of a community, which leads directly to how a community is perceived by the outside world.

Within the study area there is approximately 2,630 lineal feet or .49 miles of street possible. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- **425 (16.2%) lineal feet of Excellent street**
- **0 (0.0%) lineal feet of Good street**
- **2,205 (83.8%) lineal feet of Average street**
- **0 (0.0%) lineal feet of Fair street**
- **0 (0.0%) lineal feet of Poor street**

The streets within the Study Area are in either excellent condition or average condition. Overall, 83.8% are considered to be in average condition; thus, making streets a contributing factor. Similar to sidewalks and curb and gutter, a rating of average is considered the beginning of deterioration and may continue to decline over the next few years.

Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

Table 1: Average Structural Age, By Method – 2021

Number	Year	Age		Cumulative
2	1950	61	122	122
1	1975	46	46	168
5	1979	42	210	378
1	1989	32	32	410
1	2013	8	8	418
10				**418**
				41.8

Source: Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structure

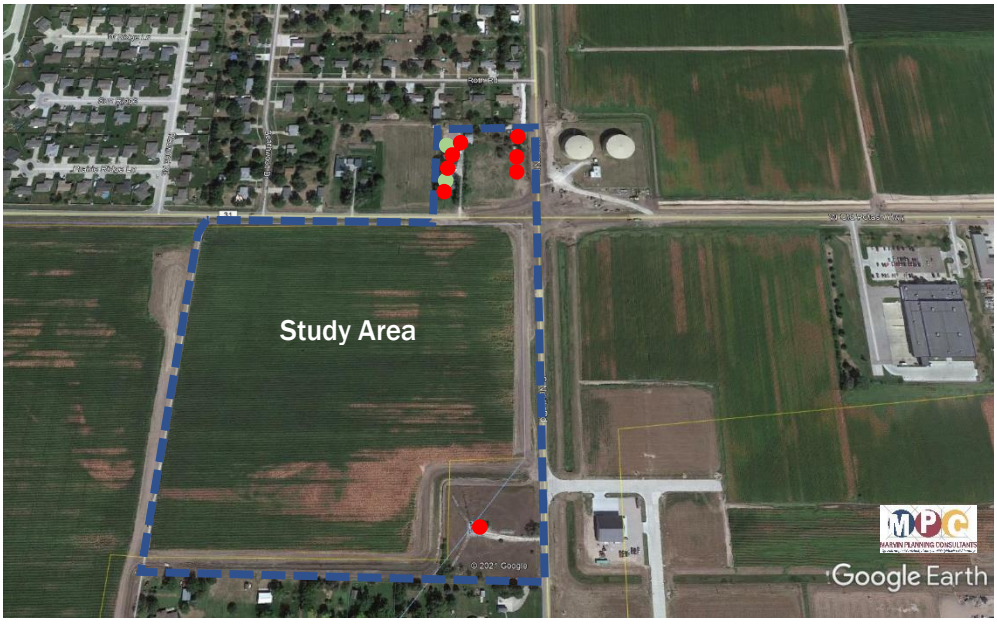
Within the study area there are 10 structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 8 (80.0%) unit was determined to be 40 years of age or older.
- 2 (20.0%) unit was determined to be less than 40 years of age.

However, when examining the age based upon a cumulative approach, as in Table 1 the average age of the primary structures is equal to 41.8 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 8: Age of Structures



Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Substantial number of deteriorating structures**
  - Within the study are 100.00% of the structures were deemed to be in normal condition or worse.

- **Deterioration of site or other improvements**
  - Curb and gutter are missing throughout the study area.
  - The study area has what is considered rural section (ditches) and the drainage areas appear to be silting in.
  - Streets through most of the study area were an average or excellent condition.
  - Sidewalks are missing within the entire study area.

- **Diversity of Ownership**
  - There are many different property owners within the study area including the City of Grand Island.
  - The diversity of ownership may be a barrier to future development.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years.**
  - 8 (80.0%) buildings or improvements were determined to be 40 years of age or older.
  - 2 (20.0%) buildings or improvements were determined to be less than 40 years of age.
  - The average age based upon a cumulative age calculation is 41.8 years.

The other criteria for Blight were not present in the area, these included:

- Factors Which Are Impairing And/or Arresting Sound Growth
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Stable or decreasing population based on the last two decennial censuses.
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.

- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

Average age of the residential or commercial units in the area is at least 40 years.

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

Table 2: Average Unit Age, By Method – 2021

Number	Year	Age		Cumulative
2	1950	61	122	122
1	1975	46	46	168
5	1979	42	210	378
1	1989	32	32	410
1	2013	8	8	418
10				**418**
				41.8

Source: Hall County Assessor's and Marvin Planning Consultants 2021

Age of Structure

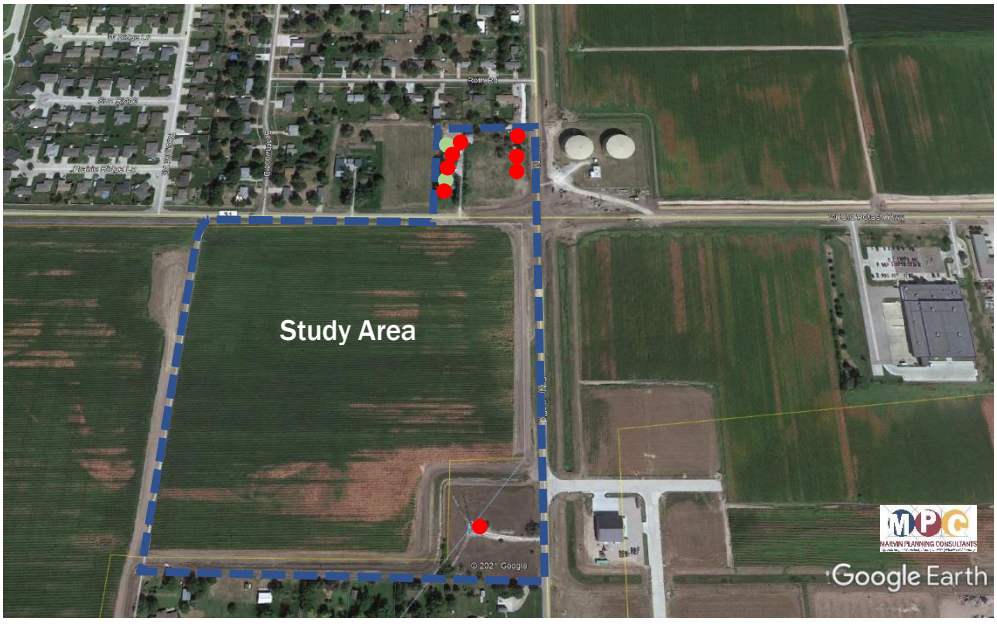
Within the study area there are 10 structures. After researching the structural age on the Hall County Assessor's website, the following breakdown was determined:

- 8 (80.0%) units were determined to be 40 years of age or older.
- 2 (20.0%) units were determined to be less than 40 years of age.

However, when examining the age based upon a cumulative approach, as in Table 2 the average age of the units is equal to 41.8 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 8: Age of Structures



Source: Hall County Assessor's Office, Marvin Planning Consultants 2021

Substandard Summary

Nebraska State Statute requires that "*…an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration,* ***age*** *or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*"

This Study Area meets the defintion of Substandard as defined in the Revised Nebraska State Statutes.

Findings for Blight and Substandard Study Area #32

Blight Study Area #32 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Substantial number of deteriorated or deteriorating structures.**
- **Condition of Structures**
- **Diversity of Ownership**
- **Average age of the residential or commercial units in the area is at least 40 years.**

Substandard Conditions

- **Average age of the structures in the area is at least forty years.**

Resolution Number 2021-05

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Grand Island City Council at its May 11, 2021 meeting, referred **the Blight and Substandard Study for CRA Area 32, commissioned by Josh Rhoads of Horizon Builders LLC** to the Hall County Regional Planning Commission, (the "**Commission"**) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the **"Act"**); and

WHEREAS, the Commission held a public hearing regarding said Blight and Substandard Study at their meeting on June 2, 2021, and:

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: June 2, 2021

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

Hall County Regional Planning Commission

Wednesday, June 2, 2021
Regular Meeting

Item F2

Public Hearing - Proposed Rezoning - Doniphan -

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
May 20, 2021

SUBJECT: *Zoning Change* (C-17-2021D)

PROPOSAL: This application includes a 100' wide strip of property north of Cedar Street at the intersection of York and Cedar Streets.. The property is located within the Village of Doniphan.

The applicant is requesting that the zoning on this property be changed from I2 – Heavy Industrial to R3 Multiple Family Residential. The stated purpose of this rezoning is to allow the applicant to place between 1 and 3 houses on the north side of Cedar Street.

A proposal to change property south of this to I-2 Heavy Industrial was denied by the Doniphan Village Board in 2019 because of the residential nature of the property to the south.

OVERVIEW:

Site Analysis

Current zoning designation:	I-2-Heavy Industrial,
Permitted and conditional uses:	I-2 – Industrial, whole sale and storage activities
Comprehensive Plan Designation:	Designated for residential and recreational purposes.
Existing land uses.	Vacant property
Proposed zoning designation:	R3-Multiple Family Residential,
Permitted and conditional uses:	R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property.
Comprehensive Plan Designation:	Designated for residential purposes
Existing land uses.	Storage uses on the north portion of this property. Property to be rezoned will be subdivided from the larger tract. A majority of this property is vacant.

Adjacent Properties Analysis

Current zoning designations:	**North:** I-2 Heavy Industrial. and R-6 Multiple Family Residential **East**: TA-Transitional Agriculture. **South and West**: R3-Multiple Family Residential
Permitted and conditional uses:	TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres. R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property. R6 - Agricultural uses, a variety of

	residential uses at a density of up to 1 unit per 6000 square feet of property.
Comprehensive Plan Designation:	**North and East** Industrial and Residential **South and West:** Residential
Existing land uses:	**North:** Agricultural and Industrial Truck Parking **East:** Agricultural **South and West:** Residential

EVALUATION:

Positive Implications:

- *Will provide for additional space housing in Doniphan:* Doniphan has limited property available for residential development.
- *Property on the south side of Cedar Street is already being used for Residential purposes and residential uses are planned for property the east and the north.*
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

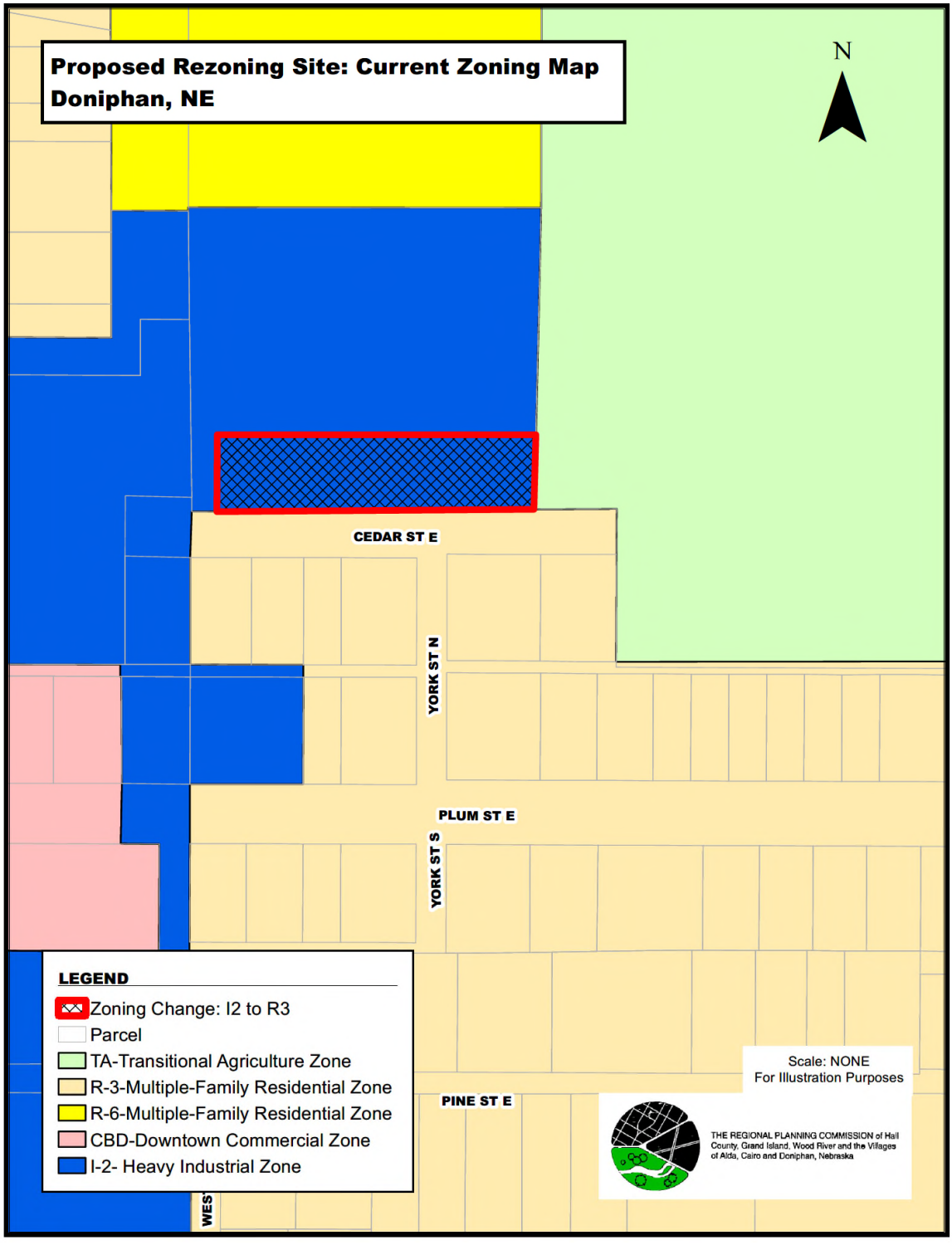
Negative Implications:

- *Could negatively impact existing Industrial property.* This does encroach with residential uses adjacent to the existing industrial uses. The owner of the property that would be most impacted by residential encroachment is the applicant for this change.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Doniphan rezone this site from I2 – Heavy Industrial to R3 Multiple Family Residential.

_____ Chad Nabity AICP, Planning Director


Proposed Rezoning Site: Current Zoning Map
Doniphan, NE
N
CEDAR ST E
YORK ST N
PLUM ST E
YORK ST S
PINE ST E
LEGEND
Zoning Change: I2 to R3
Parcel
TA-Transitional Agriculture Zone
R-3-Multiple-Family Residential Zone
R-6-Multiple-Family Residential Zone
CBD-Downtown Commercial Zone
I-2- Heavy Industrial Zone
Scale: NONE
For Illustration Purposes
THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:
- ☐ City of Grand Island and 2 mile zoning jurisdiction
- ☒ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
- ☐ Hall County

RPC Filing Fee _____
(see reverse side)
*plus Municipal Fee** $50.00
*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Trent Kleier Phone (h) 402-845-6650 (w) 308-379-6056

Applicant Address 319 N First St Apt #1 Doniphan Ne 68832

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address see Atc.

Legal Description: (provide copy of deed description of property)

Lot ____ Block ____ Subdivision Name _____, and/or

All/Part ____ ¼ of Section ____ TWP ___ RGE ___ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes☒) (no☐)
(provide a properly scaled map of property to be rezoned)

From I-2 to R-3

2. Amendment to Specific Section/Text of Zoning Ordinance (yes☐) (no☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

Hoping to move house in a South side of street is R-3

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person Trent Kleier Date 5-13-21

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo.____day.____yr.____Initial____

RPC form revised 10/23/19

Hall County Regional Planning Commission

Wednesday, June 2, 2021
Regular Meeting

Item F3

Public Hearing - Zoning Text Change - Grand Island

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
May 24, 2021

SUBJECT:

Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone and the Zoning Matrix Attachment A (C-18-2021GI)

PROPOSAL:

The Railside Business Improvement district has request changes to the B-3 Heavy Business Zone to allow out door sales on property in the district. Staff has also reviewed the district regulations and is making additional changes to the district to further refine the allowed uses in the district. The changes proposed by staff will also be reflected in the Zoning Matrix.

OVERVIEW:

The proposed changes follow the recommendation. ~~Strikeouts~~ will be removed from the regulation and underlined will be added to the regulations. All changes are shown in red typeface. The proposed change removes some permitted uses and requirements of those uses: Country clubs, Hospitals; nursing homes and convalescent or rest homes; Retail activities of a prescriptive service, the requirement that all business be conducted inside the retail space; and Truck, bush and tree farming. The changes also permit Outdoor retail sales and display of goods on up to 10% of the lot area and specifically permit Restaurants, Bars and Nightclubs.

These changes are also reflected in the Zoning Matrix Attachment A removing some uses from the B3 zone and adding Bars and Nightclubs to the list as permitted in the B1, B2, B2, AC, CD, TD, M2 and M3 zoning districts.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

_____ Chad Nabity AICP, Planning Director

§36-70. (B-3) Heavy Business Zone

Intent: The intent of this zoning district is to provide for the multiple uses within the central business district. Residential uses are permitted at the density of the (RO) Residential Office Zone.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-3) Heavy Business Zoning District.

(1) Agencies as found in the Zoning Matrix [Attachment A hereto]

(2) Boarding and lodging houses, fraternity and sorority houses

(3) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature

(4) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college

(5) ~~Country clubs~~

(~~6~~5) Dwelling units

(~~7~~6) Elderly Home, Assisted Living

(~~8~~7) Group Care Home with less than eight (8) individuals

(~~9~~) ~~Hospitals, nursing homes, convalescent or rest homes~~

(~~10~~8) Hotel and motel uses

(~~11~~9) Mortuaries, funeral homes, and funeral chapels

(~~12~~10) Nonprofit community buildings and social welfare establishments

(~~13~~11) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]

(~~14~~12) Parking Lots

(~~15~~13) Preschools, nursery schools, day care centers, children's homes, and similar facilities

(~~16~~14) Public parks and recreational areas

(~~17~~15) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level

(~~18~~16) Public and quasi-public buildings for cultural use

(~~19~~17) Radio and television stations (no antennae), private clubs and meeting halls

(~~20~~18) Railway right-of-way but not including railway yards or facilities

(~~21~~19) ~~Retail activities of a prescriptive service provided it is limited to being secondary to said use. Retail space is limited to 25% of the total floor area~~ Restaurants, Bars and Nightclubs

(~~22~~20) 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]. Outdoor retail activities and display of goods may occupy not more than 10% of the lot area.

(~~23~~) ~~Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises~~

(~~24~~21) 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

(~~25~~22) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses

(~~26~~23) 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-3) Heavy Business Zoning District as approved by City Council.

(1) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is so used

(2) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery

(3) Stores and shops for the conduct of wholesale business, including sale of used merchandise.

(4) Towers

(5) Automobile body repair; subject to the following minimum standards:

No storage of parts or unlicensed vehicles outside of an enclosed building.

The facility shall meet or exceed all building and fire code requirements.

(6) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

(1) Buildings 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	0	0[1]	0[2]	0	100%	
Conditional Uses	3,000	30	0	0[1]	0[2]	0	100%	

[1] No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

[2] No side yard setback is required, but if provided, not less than 5 feet or unless adjacent to a parcel whose zone requires a side yard setback, then 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

Amended by Ordinance No. 8947, effective 1-5-2005
Amended by Ordnance No. 9166, effective 5-13-2008
Amended by Ordinance No. 9738, effective 7-10-2019

Land Use Categories (as of ~~Oct 2018~~ June 2021)	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
A																									
Abrasive, asbestos, & miscellaneous non-metallic mineral products - manufacturing					P																	C		P	
Abstracting services													P			P	P	P	P	P		P	P	P	P
Accounting & bookkeeping services													P			P	P	P	P	P		P	P	P	P
Accounting, computing & office machines - manufacturing																							P	P	P
Advertising displays & signs - manufacturing																						C	P	P	P
Advertising services, direct mail													P				P	P	P	P		P	P	P	P
Advertising services, general													P			P	P	P	P	P		P	P	P	P
Agricultural, business and personal credit services including credit union													P			P	P	P	P	P		P	P	P	P
Agricultural chemicals & fertilizers - manufacturing	C	C			P																			C	
Agricultural chemical & fertilizers - wholesale	C	C			P												C							P	
Agricultural fertilizers, hazardous & non hazardous - retail																P	P	P		P			P	P	
Agricultural operations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Air conditioning, heating & plumbing contracting services																P	P	P					P	P	P
Air conditioning, refrigerated equipment & supplies - wholesale					P																	P	P	P	P
Aircraft & accessories - retail					P																			P	
Aircraft storage & equipment maintenance																								P	
Airports & flying fields																								P	
Alcoholic beverages, beer & wine - wholesale					P																	P	P	P	P
Alteration, pressing & garment repair services																P	P	P	P	P				P	P
Ambulance services																	P	P					P	P	P
Ammunition manufacturing & complete assembly of guided missiles & space vehicles					P																	P		P	
Ammunition, small arms - manufacturing					P																	P		P	
Amphitheaters																C				C				C	
Amusement, athletic & sporting goods & toys - manufacturing					P																	P	P	P	P
Animal & marine fats & oils including grease & tallow, rendering - manufacturing					C																			C	
Animal hospital services	C	C					C	C								P	P	P		P			P	P	P
Antiques - retail																P	P	P	P	P	P		P	P	P
Apiary farms & processing	P	P	P	P	P		P																		
Apparel & accessories - manufacturing					P																	P	P	P	P
Apparel & accessories - retail																P	P	P	P	P	P		P	P	P
Apparel & accessories - wholesale					P														P				P	P	P
Apparel belts - manufacturing																									P
Apparel findings & related products - manufacturing					P																			P	P

P = Permitted Use C = Conditional Use

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Appliances (household) - manufacturing					P																	P		P	P
Appliances (household) - retail																P	P	P	P	P				P	P
Appliances (electrical), television phonographs, tape players, radio sets - wholesale					P																	P	P	P	P
Appliance repair services																P	P	P	P	P			P	P	P
Aquariums						P														P	P				
Arboretums & botanical gardens						P														P					
Architectural, engineering & planning - professional services					P								P			P	P	P	P	P		P	P	P	P
Arenas & fieldhouses	C					C											C							C	
Armateur rewinding services																	C							P	P
Armed forces reserve center																	C							P	
Art galleries, publicly owned						P											P			P	P				P
Artists - painters, sculptors, composers, & authors	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Asbestos, abrasive & miscellaneous non-metallic mineral products - manufacturing					P																	C		P	
Asphalt felts & coating - manufacturing					P																			P	
Asphalt mixing plants	C	C			C																			C	
Athletic, amusement & sporting goods & toys - manufacturing					P																	P	P	P	P
Athletic field or playfield	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
Auditing, accounting & bookkeeping services													P			P	P	P	P	P			P	P	P
Auditoriums, public						P										P	P	P	P	P			P	P	P
Automatic temperature controls - manufacturing					P																	P	P	P	P
Automobile & other motor vehicle & equipment - manufacturing					P																		P	P	
Automobile & other motor vehicle repair services																P	P	P	C		P			P	P
Automobile & other motor vehicles - retail																	P	P	C					P	P
Automobile & other motor vehicles - wholesale																								C	
Automobile & truck rental services																	P	P						P	P
Automobile equipment - wholesale																	P							P	P
Automobile parts & supplies - retail																P	P	P	P	P	P			P	P
Automobile wash services																P	P	P	C	P	P		P	P	P

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
B																									
Bags except textile bags - manufacturing					P																			P	P
Bait shops																P	P	P	P	P	P			P	P
Bakeries non-manufacturing - retail																P	P	P	P	P				P	P
Banking services													P			P	P	P	P	P	P			P	P
Bar or Nightclub																P	P	P	P	P	P			P	P
Barber services													P			P	P	P	P	P	P			P	P
Batch Plants - temporary	C	C			P												C					C		P	
Beauty services													P			P	P	P	P	P	P			P	P
Bed and breakfast residence								C	C	C	C	C	P			P	P	P							P
Beer, wine & alcoholic beverages - wholesale																	P					P	P	P	P
Bicycles - retail																P	P	P	P	P			P	P	P
Biological products - manufacturing					P																	C		P	
Blacksmith & welding services																								P	P
Blankbooks, loose leaf binders & devices-manuf. of					P																	P		P	P
Blast furnaces, steel works & rolling of ferrous metals					C																			C	
Blueprinting & photocopying services																P	P	P	P	P				P	P
Boarding & rooming houses											C	P	P			P	P		P						P
Boat building & repair services					P																	P		P	P
Boat sales, service and rentals																	P	P						P	P
Boat building & repair, fiberglass					P																	P		P	P
Bookbinding & misc. related work - manufacturing					P																	P		P	P
Bookkeeping, auditing & accounting services													P			P	P	P	P	P			P	P	P
Books, magazines & newspapers distributing - wholesale					P												P	P	P			P		P	P
Books - publishing & printing					P												P					P	P	P	P
Books - retail																P	P	P	P	P				P	P
Boot & shoe cut stock & findings - manufacturing					P																	P		P	P
Botanical gardens & arboretums						P									P					P					
Bottled gas - retail																P	P	P	P	P	P			P	
Bottling & canning soft drinks & carbonated waters					P																	P		P	P
Bowling alleys																P	P	P	C	P				P	P
Boxes and paperboard containers - manufacturing					P																	P		P	
Brandy, brandy spirits & wine - manufacturing	C	C	C	C	P		C																	P	P
Brick & structural clay tile manufacturing					P																	P		P	
Brooms & brushes - manufacturing					P																	P		P	P
Building construction - general contracting services																								P	P
Building materials - retail																	P	P		P				P	P
Building materials & lumber - wholesale																	P			P				P	P
Building paper & building board - manufacturing					P																	P		P	
Bulk petroleum stations & terminals - wholesale					C																			C	
Bus garaging & equipment maintenance																						P			P
Business & management consulting services													P			P	P	P	P	P				P	P
Business offices not elsewhere listed													P			P	P	P	P	P				P	P
Business associations																									

P = Permitted Use C = Conditional Use

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Business forms - manufacturing																									
Butter - manufacturing					P												P					P		P	P
C																									
Cabinet making - manufacturing					P																	P		P	P
Cable TV maintenance yard																	C							P	
Cameras & photographic supplies - retail																P	P	P	P	P	P			P	P
Camp grounds, general	C	C				P	C										C				C			C	
Camp grounds, group	C	C				P	C										C				C			C	
Candy & other confectionery products - manufacturing					P																	P		P	P
Candy, nut, & confectionery - retail																P	P	P	P	P				P	P
Canes, parasols & umbrellas - manufacturing					P																	P		P	P
Canning & preserving of fruits, vegetables & seafood's - manufacturing					P																			P	
Canvas products - manufacturing					P																	P		P	
Carbon black - manufacturing					C																			C	
Cardboard, paperboard & die-cut paper - manufacturing					P																	P		P	
Carpentry & wood flooring services																	P	P	P	P				P	P
Carpet & rug cleaning & repair service													P			P	P	P	P	P			P	P	P
Carpet & rug - manufacturing					P																	P		P	P
Cement (hydraulic) - manufacturing					C																			P	
Cemeteries							P	P																P	
Ceramic wall & floor tile - manufacturing					P																	P		P	P
Cereal preparations - manufacturing					P																	P		P	P
Charitable & welfare services													P			P	P	P	P	P				P	P
Cheese (natural & processed) - manufacturing					P																			P	P
Chemicals & fertilizers -mining																									
Chemicals, agricultural, nonhazardous, wholesale	C	C			C																	C	C	C	
Chemicals, industrial, nonhazardous, wholesale					C																		C	C	
Chemicals, industrial organic & inorganic - manufacturing					C																	C		C	
Chiropractors, optometrists, & other similar health services													P			P	P	P	P	P				P	P
Churches , synagogues & temples	C	C					C	P	P	P	P	P	P		P	P	P	P	P	P					P
Cigarettes & cigars - manufacturing					P																	P		P	P
Civic, social & fraternal associations													C			P	P	P	P	P				P	P
Civil Defense & related activities																									P
Clay, ceramic & refractory minerals - mining	C	C	C	C	C		C																	C	
Clay refractories - manufacturing					P																			P	
Clock, watch & jewelry repair services																P	P	P	P	P				P	P
Clocks, watches, clockwork operated devices & parts - manufacturing					P																	P		P	P
Commercial & industrial machinery, equipment & supplies - wholesale																	P					P		P	P

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Commodity & securities brokers, dealers & exchanges & services													P			P	P	P	P	P				P	P
Communication equipment - manufacturing					P																	P		P	P
Composting plants					C																				
Concrete brick & block - manufacturing					P																			P	
Concrete products - manufacturing					P																			P	
Concrete, ready-mix plants					P																			P	
Concrete construction & paving services					P																			P	
Confectionery, nut & candy - retail																P	P	P	P	P				P	P
Confectionery - wholesale					P																	P	P	P	P
Construction & lumber materials - wholesale																	P			P		P		P	P
Construction, mining, & materials handling machinery & equipment - manufacturing					P																	P		P	
Construction equipment - retail																		P				P		P	
Construction services - temporary					C								C			C	C	C	C	C	C	C	C	C	C
Convalescent,, nursing & rest home services											C	C	P		P	P	P	P	~~P~~	P					
Convents								P	P	P	P	P	P	P	P	P	P	P							
Convenience store															P	P	P	P	P	P	P			P	P
Cosmetics, perfumes, & other toiletries - manufacturing					P																	P		P	P
Cottage services																									
Country club							P	P	P	P	P	P	P		P	P	P	P		P					
Crating & packing services					P																	P		P	P
Credit reporting, adjustment & collection services													P			P	P	P	P	P			P	P	P
Credit unions & agricultural, business & personal credit services													P			P	P	P	P	P			P	P	P
Crematory, funeral & mortuary services													P			P	P	P	P	P				P	
Curtains, draperies & upholstery - retail																P	P	P	P	P				P	P
Cut stone & stone products - manufacturing					P																	P		P	
D																									
Dairy products - retail																P	P	P	P	P				P	P
Dairy products - wholesale					P												P							P	P
Day care centers							C	C	C	C	C	P	P	C	C	P	P	P	P	P				C	P
Dental equipment & supplies - manufacturing					P																	P		P	P
Dental laboratory services					P											P	P	P	P	P		P	P	P	P
Dental services													P			P	P	P	P	P				P	P
Department stores - retail																P	P	P	P	P				P	P
Detective & protective services													P			P	P	P	P	P			P	P	P
Diaper services																							P	P	P
Direct mail advertising services																P	P	P	P	P			P	P	P
Direct selling organizations - retail																P	P	P	P	P				P	P
Discount & variety stores - retail																P	P	P	P	P				P	P
Disinfecting & exterminating services																	P	P	P					P	P
Disposal site - commercial construction	C	C			C																			C	
Disposal site - hazardous waste					C																			C	

P = Permitted Use C = Conditional Use

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Disposal site - nuclear waste					C																				
Distilling, rectifying, & blending liquors					P																			P	
Dormitories, college								P	P	P	P	P	P	P	P	P	P								
Draperies, curtains & upholstery - retail																P	P	P	P	P				P	P
Drawing, rolling & extrusion of non-ferrous metals - manufacturing					P																			P	
Drug & proprietary - retail													P			P	P	P	P	P				P	P
Drugs, drug proprietaries, & druggist sundries - wholesale																							P	P	P
Dry cleaning & laundering pickup services																							P	P	P
Dry cleaning & laundering, self service																P	P	P	P	P				P	P
Dry cleaning, laundering & dyeing services, except rugs																P	P	P	P	P			P	P	P
Dry goods & general merchandise - retail																P	P	P	P	P				P	P
Dry goods & notions - wholesale																	P		P				P	P	P
Dude ranches	C	C					C																		
Duplicating, mailing, & stenographic services																P	P	P	P	P				P	P
Dwelling, elderly								P																	
Dwelling, mobile home not on permanent foundation														P											
Dwelling, mobile home on permanent foundation														P											
Dwelling, multi-family								P	P	P	P	P	P		P	P	P	P	P						P
Dwelling, single-family	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P						P
Dwelling, two-family								P	P	P	P	P	P	P	P	P	P	P	P						P
Dyeing & finishing of textiles					P																	P		P	P
Dyeing, dry cleaning & laundry services, except rugs																P	P	P	P	P				P	P
E																									
Earthenware, table & kitchen articles - manufacturing					P																	P		P	P
Educational & scientific research services					P																	P	P	P	P
Egg & poultry - retail																	P							P	
Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale																	P							P	P
Electrical contractor services																	P						P	P	P
Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale																	P							P	P
Electrical industrial apparatus - manufacturing					P																	P		P	P
Electrical repair services, except radio & television																P	P	P	P	P				P	P
Electrical supplies - retail																	P		P					P	P
Electrical transmission & distribution equipment - manufacturing					P																	P		P	P
Electric generation plants	C	C	C	C	C																			C	
Electric utility maintenance yard																								P	P
Electricity regulating substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric lighting & wiring equipment - manufacturing					P																	P		P	P
Electrometallurgical products & processing - manufacturing					P																			P	
Electronic components & accessories - manufacturing					P																	P		P	P

P = Permitted Use C = Conditional Use

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Electronic parts & equipment - wholesale					P																			P	P
Electrotyping and stereotyping					P																			P	P
Employment services													P			P	P	P	P	P				P	P
Engineering, planning architectural professional services													P			P	P	P	P	P		P	P	P	P
Engineering, laboratory, & scientific & research instruments & associated equipment - manufactured					P																	P		P	P
Engines & turbines - manufacturing					P																	P		P	
Envelope - manufacturing					P																	P		P	P
Equipment & supplies for service establishments - wholesale					P												P					P	P	P	P
Equipment rental & leasing services																	P					P		P	P
Ethanol plants & mills	C	C			C																			C	
Exhibition halls																	P	P	P	P				P	P
Explosives - manufacturing					C																	C		C	
Exterminating																	P	P					P	P	P
Extracts & flavoring syrups - manufacturing					P																	P		P	P
Extrusion, drawing, & rolling of non-ferrous metals - manufacturing					P																	P		P	
F																									
Fabricated structural metal products - manufacturing					P																	P		P	
Fabricated wire products - manufacturing					P																	P		P	
Fairgrounds	C	C		P													P							P	
Farm machinery & equipment - retail																	P					P		P	
Farm machinery & equipment - manufacturing					P																	P		P	
Farm machinery & equipment - wholesale																						P	P	P	
Farm products warehousing & storage excluding stockyards - nonhazardous																	P					P	P	P	P
Farm supplies - retail																	P							P	P
Farms & ranches - livestock	P	P	P	P	P		P																		
Farms, commercial forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, grain crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, hay & alfalfa	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, fiber crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, fruits, nuts or vegetables	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, nursery stock	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Feeding operation - confined	C	C	C	C	C		C																		
Feed preparation for animals & fowls					P																			P	
Feeds, grains & hay - retail					P												P							P	
Felt goods - manufacturing					P																			P	
Fertilizers, agricultural hazardous - retail																								P	
Fertilizers, agricultural nonhazardous - retail																	P							P	
Fertilizers & chemicals - mining	C	C	C	C	C																				

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Fieldhouses & arenas						P											C							C	
Fire protection & related activities																	P						P	P	P
Fish & seafood's - retail																P	P	P	P	P				P	P
Fish & seafood's - wholesale																	P							P	P
Fish farms	P	P	P	P			P																		
Fish hatcheries	P	P	P	P			P																		
Fishing & hunting clubs	P	P	P	P		P	P																		
Flat glass - manufacturing					P																	P		P	
Floor covering - retail																	P	P	P	P				P	P
Florists - retail																P	P	P	P	P				P	P
Flour & other grain mill products - manufacturing					P																	P		P	P
Flour blending & preparing - manufacturing					P																	P		P	P
Food lockers & storage services																P	P	P	P	P			P	P	P
Foundries, iron & steel - manufacturing					P																			P	
Foundries, nonferrous metals - manufacturing					P																	P		P	
Fraternal, civic & social associations													C			P	P	P	P	P				P	P
Fraternity & sorority houses													P		C	P	P	P	P						
Freight forwarding services					P																		P	P	P
Frozen desserts & ice cream - manufacturing					P																			P	P
Fruits & vegetables (fresh) - wholesale					P												P						P	P	P
Fruits & vegetables - retail																P	P	P	P	P				P	P
Fuel, except fuel oil & bottled gas - retail																P	P	P	P	P	P			P	P
Fuel oil - retail																	P						P	P	
Funeral, mortuary & crematory services													P			P	P	P	P	P				P	
Fur dressing & dyeing - manufacturing					P																	P		P	P
Fur goods - manufacturing					P																	P		P	P
Fur repair & storage services																	P	P	P	P			P	P	P
Furniture & home furnishings - wholesale																	P					P	P	P	P
Furniture (household) - manufacturing					P																	P		P	P
Furniture - retail																	P	P	P	P				P	P
Furniture repair & reupholstery services																P	P	P	P	P				P	P
Furies & fur apparel - retail																	P	P	P	P				P	P
Furs (raw), hides & skins - wholesale					P																			P	
G																									
Garden supplies & landscape nursery - retail																	P	P	P	P				P	P
Garment repair, alteration & pressing services																P	P	P	P	P				P	P
Gas & petroleum (crude) drilling	C	C	C	C	C																				
Gas & petroleum (crude) field services					P																			P	
Gasoline service stations - retail																P	P	P	P	P				P	P
Gas pressure control stations																									
Gas & ethanol production plants					C																				
Gas storage & distribution points																									
Gas utility maintenance yard																								P	
Gelatin & glue - manufacturing					C																			C	

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
General contracting & building construction services					P																			P	P
General stores - retail																P	P	P	P	P				P	P
Gifts, novelties & souvenirs - retail																P	P	P	P	P	P			P	P
Glass & glassware, pressed or blown - manufacturing					P																	P		P	
Glass containers - manufacturing					P																	P		P	
Glass, flat - manufacturing					P																	P		P	
Glass, paint & wallpaper - retail																P	P	P	P	P				P	P
Glue & gelatin - manufacturing					C																			C	
Go-cart tracks						C	C													C				C	
Golf courses, public							P	P	P	P	P	P	P	P	P										
Golf driving ranges																		P	P					P	
Gravel & sand quarrying	C	C	C	C	C	C	C	C														C	C	C	
Grain - wholesale					P																	P		P	P
Grains, feeds & hay - retail																	P	P	P	P				P	
Grain mill products & flour - manufacturing					P																			P	
Greases & lubricating oils - manufacturing					P																			P	P
Green houses	P	P	P	P	P		P	C									P	P		P				P	P
Greeting card - manufacturing					P																	P		P	P
Grist milling services					P																	P		P	P
Groceries - retail																P	P	P	P	P					P
Groceries - wholesale					P													P						P	P
Group Home-(Small)								P	P	P	P	P	P	P	P	P	P	P	P						P
Group Home-(Medium)									C	C	C	C	P		P	C	P	P	P						P
Group Home-(Large)													P		P	C	P	P	P						P
Group care home								C	C	C	C	P	P		C		P	P	P						
Gum and wood chemicals - manufacturing					C																			C	
Guns, howitzers, mortars & re. equipment - manufacturing					C																			C	
Gymnasiums & athletic clubs																	P	P		P					P
Gypsum products - manufacturing					P																	P		P	
H																									
Handbags & other personal leather goods - manufacturing					P																	P		P	P
Hardware - retail																P	P	P	P	P				P	P
Hardware - wholesale					P												P							P	P
Hardwood dimension & flooring - manufacturing					P																	P		P	P
Harvesting services	P	P	P	P			P																		
Hats, caps, & millinery - manufacturing					P																	P		P	P
Hay, grains & feeds - retail																	P							P	
Health resorts													C				P	P	P		P		C	C	P
Health & exercise spas																P	P	P	P	P	P			P	P
Hearing aids, optical goods, orthopedic appliances & other similar devices - retail													P			P	P	P	P	P				P	P

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Heating, air conditioning & plumbing contracting services																	P						P	P	P
Heating & plumbing equipment & supplies - retail																	P		P	P				P	P
Heating apparatus (except electrical) and plumbing fixtures - manufacturing					P																	P	P	P	P
Heliport pads																								P	
Hides, skins, & raw furs - wholesale					P																			P	
Hobby supplies - retail																P	P	P	P	P				P	P
Holding & investment services													P			P	P	P	P	P			P	P	P
Hospital services													P				P	P	~~P~~	P					
Hotels, tourist courts, & motels																	P	P	P	P	P		C	C	P
House Furnishings, textile (except curtains & draperies) - manufacturing					P																	P		P	P
Household appliances - retail																	P	P	P	P				P	P
Hunting & fishing clubs						P																			
I																									
Ice cream & frozen desserts - manufacturing					P																	P	P	P	P
Ice - manufacturing					P																	P	P	P	P
Ice - retail																P	P	P	P	P	P	P	P	P	P
Ice skating rinks, indoor						P											P			P				P	P
Industrial laundry & lien supply services					P																		P	P	P
Industrial leather belting & packing - manufacturing					P																	P		P	P
Industrial & commercial machinery, equipment & supplies - wholesale					P																	P	P	P	P
Industrial machinery equipment - manufacturing					P																	P	P	P	P
Industrial waste disposal					C																			C	
Instruments for mechanical measuring & controlling except automatic temperature controls - manufacturing					P																	P	P	P	P
Insurance agents & brokers services													P			P	P	P	P	P				P	P
Insurance carriers													P			P	P	P	P	P				P	P
Internet service													P			P	P	P	P	P		P	P	P	P
Investment & holding services													P			P	P	P	P	P				P	P
J																									
Janitorial services																	P		P					P	P
Jewelry & precious metals - manufacturing					P																	P	P	P	P
Jewelry - retail																	P	P	P	P	P			P	P
Jewelry, watch & clock repair services																	P	P	P	P	P			P	P
K																									
Kennels-commercial																								P	
Kennels-private																								P	
Knit goods - manufacturing					P																	P	P	P	P
Kennels-animal shelter non-commercial																							P	P	

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
L																									
Labor unions & similar labor organizations													P				P	P	P	P			P	P	P
Lace goods - manufacturing					P																	P	P	P	P
Lamp shades - manufacturing					P																	P	P	P	P
Landscape contracting services					P												P			P				P	
Landscape nursery & garden supplies - retail																P	P	P	P	P				P	
Lapidary work																P	P	P	P	P				P	P
Laundering & dry cleaning pickup service																							P	P	P
Laundering & dry cleaning, self-service																P	P	P	P	P				P	P
Laundering, dry cleaning & dyeing services, except rugs																P	P	P	P	P				P	P
Lawn care - services																	P	P					P	P	P
Leather & fleece lined clothing - manufacturing					P																	P	P	P	P
Leather gloves & mittens - manufacturing					P																	P	P	P	P
Leather tanning & finishing - manufacturing					C																			C	
Legal services													P			P	P	P	P	P				P	P
Libraries								P	P	P	P	P	P	P	P	P	P	P	P	P					
Lime products - manufacturing					C																			C	
Linen supply & industrial laundry services					P																		P	P	P
Linoleum, asphalt-felt-base, and other hard surface floor cover - manufacturing					P																			P	
Liquid petroleum gas - wholesale					P																			P	
Liquor - retail																P	P	P	P	P				P	P
Livestock feeding operations	C	C	C	C	C		C																		
Livestock-wholesale																								C	
Locksmith services																P	P	P	P	P				P	P
Lubricating oils & greases - manufacturing					P																			C	
Luggage - manufacturing					P																	P	P	P	P
Lumber & building materials - wholesale																	P							P	P
Lumber yards - retail																	P	P	P	P				P	P
M																									
Machine shop - manufacturing					P																	P	P	P	P
Magazines & newspapers - retail																P	P	P	P	P		P	P	P	P
Magazines, books, & newspapers distributing - wholesale																		P	P			P	P	P	P
Mail order houses - retail																								P	P
Mailing, duplicating, & stenographic services																	P	P	P	P				P	P
Malt liquors - manufacturing					P																			P	
Management & business consulting services													P			P	P	P	P	P				P	P
Masonry, stonework, tile setting & plastering services																	P	P	P	P				P	P
Massage services																	P	P	P	P	P			P	P
Matches - manufacturing					C																			C	
Mausoleums																									
Meat & meat packing products - wholesale																	P		P					P	
Meat packing - manufacturing					C																			C	

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Meats - retail																P	P	P	P	P				P	P
Medical & surgical instruments & apparatus - manufacturing					P																	P	P	P	P
Medical clinics, out-patient services													P			P	P	P	P	P				P	P
Medical laboratory services																	P					P	P	P	P
Medical chemicals - manufacturing					C																			C	
Metal cans - manufacturing					P																	P		P	
Metal coating, engraving, and allied services - manufacturing					P																	P		P	
Metal mining services																								P	
Metal ore mining	C	C	C																					C	
Metal products, fabricated structural - manufacturing					P																	P	P	P	
Metals & minerals, except petroleum products & scrap - wholesale					P																	P		P	
Metals, nonferrous, rolling, drawing, & extrusion - manufacturing					P																	P		P	
Metal stamping - manufacturing					P																	P		P	
Metal working machinery & equipment - manufacturing					P																	P		P	P
Millwork - manufacturing					P																	P	P	P	P
Milk processing, fluid only																								P	
Miniature golf																	P	P	P	P	P			P	
Mining	C	C	C				C	C															C	C	
Mobile home parks														P											
Mobile homes - manufacturing					P																	P	P	P	
Mobile homes not on permanent foundation														P											
Manufactured homes on permanent foundation	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P						P
Mobile homes & accessories - retail																	P							P	
Monasteries								P	P	P	P	P	P	P	P	P	P	P							
Monuments - retail																P	P							P	P
Mortician's goods - manufacturing					P																	P	P	P	P
Motels, hotels, & tourist courts																	P	P	P	P	P		C	C	P
Motion picture distribution services					P													P		P		P	P	P	P
Motion picture production studios					P													P				P	P	P	P
Motorcycle & bicycle sales, rental & service																	P	P	P	P	P			P	P
Motor freight garaging & equipment maintenance					P																			P	P
Motor freight terminals																						P		P	P
Mortuary, funeral & crematory services													P			P	P	P	P	P				P	
Museums						P	C						P			P	P	P	P	P	P			P	P
Musical instruments & supplies - retail																P	P	P	P	P				P	P
Musical instruments & parts - manufacturing																						P	P	P	P
N																									
Newspaper & magazines - retail																P	P	P	P	P				P	P
Newspapers, books & magazines distribution - wholesale																	P		P			P	P	P	P
Newspapers publishing & printing																	P		P			P	P	P	P

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Nightclub or Bar																P	P	P	P	P	P			P	P
News syndicate services													P				P	P	P	P		P	P	P	P
Nonmetallic mining, except fuel - services					P																			P	
Noodles, macaroni, spaghetti & vermicelli - manufacturing					P																	P	P	P	P
Notions, dry goods - wholesale					P												P					P	P	P	P
Novelties, gifts & souvenirs - reail																P	P	P	P	P	P			P	P
Nursery stock farms	P	P	P	P	P		P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P
Nursing, convalescent & rest home services											C	C	P		C	P	P	P	~~P~~	C					
Nuts, bolts, screws, rivets, & washers, & screw machine products - manufacturing					P																	P	P	P	P
O																									
Office & store fixtures, partitions, shelving, & lockers - manufacturing					P																	P	P	P	P
Office, computing & accounting machines - manufacturing					P																	P	P	P	P
Office furniture - manufacturing					P																	P	P	P	P
Oilcloth, plastic fabric & vinyl products - manufacturing					C																			C	
Ophthalmic goods - manufacturing					P																	P	P	P	P
Optical goods, hearing aids, orthopedic appliances & other similar devices - retail													P			P	P	P	P	P				P	P
Optical instruments & lenses - manufacturing					P																	P	P	P	P
Optometrists, chiropractors & other similar health services													P			P	P	P	P	P				P	P
Ornamental iron works - manufacturing					P																	P	P	P	P
Orphanages										C	C	P	P			P	P		P		P				
Orthopedic, prosthetic & surgical appliances & supplies - manufacturing					P																	P	P	P	P
Outdoor advertising services																	P				P		P	P	P
P																									
Packing & crating services					P																	P		P	P
Padding & upholstery filling - manufacturing					P																	P	P	P	
Paint, glass, & wallpaper - retail																P	P	P	P	P				P	P
Painting & paper hanging services																	P	P	P					P	P
Paints, varnishes, lacquers, enamels, and allied products - manufactured					C																			C	
Paper & paper products - wholesale					P												P					P	P	P	P
Paperbound containers & boxes - manufacturing					P																	P	P	P	
Paperboard - manufacturing					P																	P	P	P	
Paper coating & glazing - manufacturing					P																	P	P	P	
Paper, except building paper - manufacturing					P																	P	P	P	
Paper hanging & painting services																	P	P	P					P	P
Parasols, umbrellas & canes - manufacturing					P																				P

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Parks, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Partitions, shelving, lockers & office & store fixtures - manufacturing					P																	P	P	P	P
Paunch manure - application, incorporation, stockpiling, disposal	C		C	C	C																				
Periodicals, publishing & printing					P												P		P			P	P	P	P
Petroleum bulk stations & terminal - wholesale					C																			C	
Petroleum pipeline R/W	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Petroleum pressure control stations																									
Petroleum (crude) & gas field services					P																			P	
Petroleum (crude) & natural gas drilling	C	C	C		C																			C	
Petroleum refining					C																			C	
Pets & pet grooming - retail																P	P	P	P	P				P	P
Pharmaceutical preparations - manufacturing					P																			P	P
Photocopying & blue printing services																P	P	P	P	P				P	P
Photoengraving																	P	P	P					P	P
Photofinishing services																P	P	P	P	P				P	P
Photographic equipment & supplies - manufacturing					P																	P	P	P	P
Photographic studios & services																P	P	P	P	P				P	P
Photographic supplies & cameras - retail																P	P	P	P	P	P			P	P
Physicians' services													P			P	P	P	P	P				P	P
Planetarium																	P	P		P	P	P		P	P
Planing mills, general - manufacturing					P																	P	P	P	P
Planning, architectural & engineering professional services													P			P	P	P	P	P			P	P	P
Plastering, masonry, stone work & tile setting services																	P	P	P	P				P	P
Plastic fabric, vinyl products & oilcloth - manufacturing					P																	P	P	P	
Plastic materials & synthetic resins, synthetic rubber, synthetic & other manmad materials - manufacturing					C																			C	
Plastic products - manufacturing					P																			P	
Playfields & athletic fields	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
Playgrounds						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Play lot or tot lot						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Pleating, decorative & novelty stitching & tucking for the trade - manufacturing					P																	P	P	P	P
Plumbing & heating equipment & supplies - retail																	P		P	P				P	P
Plumbing fixtures & heating apparatus (except electrical) - manufacturing					P																	P	P	P	P
Plumbing, heating, & air conditioning contracting services																	P						P	P	P
Plywood & veneer - manufacturing					P																	P	P	P	
Porcelain electrical supplies - manufacturing					P																	P	P	P	P
Pottery - manufacturing					P																	P	P	P	P
Poultry & eggs - retail																		P		P				P	
Poultry & poultry products - wholesale																		P					P	P	

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Poultry & small game dressing & packing					P												C							P	
Poultry hatchery services				P	P																			P	
Prefabricating wooden buildings & structural members - manufacturing																						P	P	P	P
Preserving & canning of fruits, vegetables & seafood's - manufacturing					P																	P	P	P	
Pressed & molded pulp goods - manufacturing					P																	P	P	P	
Pressing, alteration & garment repair services																P	P	P	P	P				P	P
Primary smelting & refining of nonferrous metals - manufacturing					C																			C	
Printing ink - manufacturing					P																			P	P
Printing, commercial																	P	P	P	P		P	P	P	P
Printing & publishing of books					P																	P	P	P	P
Printing & publishing of newspapers					P												P		P			P	P	P	P
Printing & publishing of periodicals					P												P		P			P	P	P	P
Private Prisons					C																			C	
Private clubs							C	C								P	P	P	P	P				P	P
Processing waste & recovering fibers & flock - manufacturing					C																			C	
Professional equipment & supplies - wholesale																	P	P	P	P		P	P	P	P
Professional membership organizations													P			P	P	P	P	P			P	P	P
Professional offices not elsewhere listed													P			P	P	P	P	P			P	P	P
Pulp - manufacturing					P																	P	P	P	
Q																									
Quarrying, gravel, sand & dirt	C	C	C	C	C	C	C	C								C	C	C	C	C	C	C	C	C	
Quarrying, stone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
R																									
Race tracks & courses - animals																	P							P	
Race tracks & courses - vehicle	C			C		C																		C	
Radioactive materials processing & storage - manufacturing					C																			C	
Radioactive waste materials disposal					C																				
Radio broadcasting studios													P			P	P	P	P	P			P	P	P
Radios, television, phonographs, recorders & tape players - manufacturing					P																	P	P	P	P
Radios, televisions, phonographs, recorders, & tape players repair services																P	P	P	P	P				P	P
Radios, televisions, phonographs, recorders & tape players - retail																P	P	P	P	P					P
Radio transmitting stations & towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Railroad equipment & maintenance yard					P																			P	
Railroad - equipment - manufacturing					P																			P	
Railroad freight terminals					P														P					P	P

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Railroad passenger terminals					P														P					P	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Railroad switching yards					P																			P	P
Raincoats & other waterproof outer garments - manufacturing					P																	P	P	P	P
Real estate agents, brokers & management services													P			P	P	P	P	P				P	P
Reclaiming rubber					C																			C	
Recreational vehicles & equipment - manufacturing					P																	P	P	P	P
Recreational vehicles & equipment - retail					P												P			P				P	
Recreation centers						P							P			P	P	P	P	P				P	P
Rectories								P	P	P	P	P	P	P	P	P	P	P							
Recycling center					C																			C	C
Refining & smelting (primary) of nonferrous metals					C																			C	
Refining of petroleum																								C	
Refrigerated warehousing (except food lockers)					P												P		P			P	P	P	P
Refuse incineration					C																			C	
Religious camps & retreats	C	C				C	C	C																	
Research, development & testing services					P																	P	P	P	P
Resorts (general)	C	C					C	C									P	P	P					C	
Rest, nursing, & convalescent home services											C	C	P		C	P	P	P	~~P~~	C					
Restaurants																P	P	P	P	P	P			P	P
Restaurants, drive-in																P	P	P	P	P	P			P	P
Retirement homes											C	C	P		C	P	P	P	P	C					
Reupholstery & furniture repair services					P												P	P	P	P			P	P	
Rice milling					P																			P	
Riding stables & acadamies	C	C				C	C	C													C			C	
Roadside stands offering agricultural products for sale on the premises	P	P	P	P	P	P	P	P																	
Roller skating rinks - indoor																P	P	P	P	P				P	P
Rolling, drawing, & extrusion of nonferrous metals - manufacturing					P																	P	P	P	
Rolling of ferrous metals, blast furnaces & steel works					C																	C	C	C	
Roofing & sheet metal contracting services					P												P						P	P	P
Rooming & boarding houses												C	P		C	P	P	P	P						P
Rubber footwear - manufacturing					P																	P	P	P	
Rug & carpet cleaning & repair services																P	P	P	P	P				P	P
Rug & carpet - manufacturing					P																	P	P	P	
S																									
Salvage yard																								C	C
Sand & gravel quarrying	C	C	C	C	C	C	C	C														C	C	C	
Sanitary landfill					C																			C	
Sanitary paper products - manufacturing					P																			P	
Sausages & other prepared meat products - manufacturing																	P						P	P	

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Savings & loan associations													P			P	P	P	P	P	P			P	P
Sawmills, general - manufacturing	C				P																			P	
Schools, art													P				P	P	P	P					P
Schools, barber													P				P	P	P	P					P
Schools, beauty													P				P	P	P	P					P
Schools, business													P				P	P	P	P					P
Schools, colleges													P				P	P	P	P					P
Schools, computer													P				P	P	P	P					P
Schools, correspondence													P				P	P	P	P					P
Schools, dancing													P				P	P	P	P					P
Schools, day care												P	P		C		P	P	P	P		C	C	C	P
Schools, driving													P				P	P	P	P					P
Schools, junior college													P				P	P	P	P					P
Schools, music													P				P	P	P	P					P
Schools, nursery												P	P		C		P	P	P	P					P
Schools, pre-primary	C	C					C	C	C	C	C	P	P		P	P	P	P	P	P					P
Schools, primary	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Schools, professional												P	P				P	P	P	P					P
Schools, secondary							P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Schools, stenographic													P				P	P	P	P					P
Schools, technical													P				P	P	P	P					P
Schools, trade																	P	P	P	P				P	P
Schools, universities													P				P	P	P	P					P
Schools, vocational																	P	P	P	P				P	P
Scientific & educational research services																	P	P	P	P		P	P	P	P
Scrap & waste materials, nonmetallic - wholesale					C																			C	
Screw machine products & bolts, nuts, screws, rivets, & washers - manufacturing					P																	P	P	P	P
Secondary smelting & refining of nonferrous metals - manufacturing					C																			C	
Second hand merchandise - retail																P	P	P	P	P				P	P
Seed treating	P				P																			P	
Seed and feed sales																	P	P	P	P				P	
Sewage sludge drying beds					C																			P	
Sewage treatment facilities																						C	C	P	
Shades & venetian blinds - manufacturing					P																	P	P	P	P
Sheet metal & roofing contracting services																	P						P	P	P
Shelving, partitions, lockers, & office & store fixture - manufacturing					P																	P	P	P	P
Shoe repair, shoe shining, & hat cleaning services																P	P	P	P	P	P			P	P
Shoes - manufacturing					P																	P	P	P	P
Shoes - retail																P	P	P	P	P					P
Shoes - wholesale					P												P	P	P			P	P	P	P
Shortening, table oils, margarine, & other edible fats & oils - manufacturing					P																	P	P	P	

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Signs & advertising displays - manufacturing					P																		P	P	P
Silverware & plated ware - manufacturing					P																		P	P	P
Skeet & trap shooting ranges	C	C				P	C																	C	
Sludge, municipal waste - application, incorporation, stockpiling, disposal	C	C	C	C	C	C	C																	C	
Smelting & refining (primary) of nonferrous metals					C																			C	
Smelting & refining (secondary) of nonferrous metals					C																			C	
Soaps & detergents (except specialty cleaners) - manufacturing					P																		P	P	
Social, civic & fraternal associations								C					P		C	P	P	P	P	P	P		P	P	P
Social correctional, treatment & counseling services					P								P		C		P	P	P	P	P			P	P
Solid waste transfer stations	C	C			C		C																	C	
Sorority & fraternity houses												P	P		C	P	P	P	P						
Souvenirs, gifts, novelties - retail																P	P	P	P	P	P			P	P
Soybean oil milling					P																	P	P	P	
Sporting, toys, amusement & athletic goods - manufacturing					P																	P	P	P	P
Sporting goods - retail																P	P	P	P	P					P
Stadiums																	C			C		C		P	
Stationery - retail																P	P	P	P	P				P	P
Steel pipe & tubes - manufacturing					P																	P	P	P	
Steel wire drawing, steel nails & spikes - manufacturing					P																	P	P	P	
Steel works, blast furnaces & the rolling of ferrous metals					C																			C	
Stenographic, duplicating, & mailing services																	P	P	P	P				P	P
Stock yards	C	C	C	C	C		C																	C	
Stone products & cut stone - manufacturing					P																	P	P	P	
Stone - quarrying	C	C	C	C	C		C															C	C	C	
Stone work, masonry, title setting, & plastering services																	P	P	P	P				P	P
Storage - mini																	P	P	P	P			P	P	P
Storage & warehousing of nonhazardous products					P												P	P	P			P	P	P	P
Storage & warehousing of hazardous products					C																	C	C	C	
Storage & warehousing of household goods					P												P	P	P			P	P	P	P
Store & office fixtures, lockers, partitions & shelving - manufacturing					P																	P	P	P	P
Sugar refining - manufacturing					C																			C	
Surgical & medical instruments & apparatus - manufacturing					P																	P	P	P	P
Swimming clubs																	P	P	P	P				P	
Synagogues, churches, & temples	C	C					C	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Synthetic, resins, synthetic rubber, plastic materials, synthetic & other manmade fibers (except glass) - manufacturing					C																		C	C	
T																									

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Tailoring (custom)																P	P	P	P	P				P	P
Taverns																P	P	P	P	P	P			P	P
Taxicab dispatch																	P	P	P				P	P	P
Taxicab garaging & maintenance																		P	P					P	P
Telegraph communications													P			P	P	P	P	P	P			P	P
Telephone business office													P			P	P	P	P	P	P			P	P
Telephone exchange stations																	P		P				P	P	P
Telephone maintenance yard																	P		P					P	P
Telephone relay towers (microwave)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Television broadcasting studios																	P	P	P	P				P	P
Television, radios, phonographs, recorders & tape players - manufacturing					P																	P	P	P	P
Television, radios, phonographs, recorders & tape players repair services																P	P	P	P	P				P	P
Television, radios, phonographs, recorders, & tape players - retail																P	P	P	P	P				P	P
Television transmitting stations & relay towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temples, churches, & synagogues	C	C					C	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Tennis clubs						P											P	P						P	
Textile bags - manufacturing					P																	P	P	P	
Testing, research, & development services					P																	P	P	P	P
Theaters, legitimate																P	P	P	P	P	P			P	P
Theaters, motion picture, indoor																P	P	P	P	P	P			P	P
Theaters, motion picture, outdoor							C									P								P	P
Threads & yarns - manufacturing					P																	P	P	P	
Tile setting, masonry, plastering & stone work services																	P	P	P	P				P	P
Tire cord & fabric - manufacturing					P																	P	P	P	
Tire & inner tubes - manufacturing					C																	C	C	C	
Tires & inner tubes - wholesale					P												P	P	P	P		P	P	P	
Title abstracting services													P			P	P	P	P	P				P	P
Tobacco & tobacco products - wholesale																	P		P			P	P	P	P
Tobacco & snuff - manufacturing					P																	P	P	P	
Tobacco leaf - wholesale					P																		P	P	
Tobacco stemming & redrying					C																			C	
Tot lot or play lot						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Tourist courts, hotels, & motels																	P	P	P	P	P		C	C	P
Toys, amusement, sporting & athletic goods - manufacturing					P																	P	P	P	P
Transportation equipment and supplies (except motor vehicles)																									P
Trap & skeet shooting ranges	C	C				P	C																	C	
Travel arranging services													P			P	P	P	P	P	P			P	P
Truck & automobile rental services																	P	P	P	P	P			P	P
Truck wash services					P																P	P	P	P	P
Turbines & engines - manufacturing					P																	P	P	P	P

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
U																									
Utility substations, pumping station, water reservoir & telephone exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Upholstery, draperies, & curtains - retail																	P	P	P	P				P	P
Upholstery filling & padding - manufacturing					P																	P	P	P	P
V																									
Variety & discount stores - retail																P	P	P	P	P				P	P
Vegetable oil milling (except cottonseed & soybean)					P																	P	P	P	
Veneer & plywood - manufacturing					P																	P	P	P	
Vending machine operations - retail																	P	P	P	P			P	P	P
Venetian blinds & shades - manufacturing					P																	P	P	P	P
Veterinarian services	C	C			C		C	C					P			P	P	P	P	P				P	P
Vinyl products, plastic fabric & oilcloth - manufacturing					P																	P	P	P	
Vitreous china plumbing fixtures, china, earthward fillings & bathroom accessories - manufacturing					P																	P	P	P	P
Vitreous china, table & kitchen articles - manufacturing					P																	P	P	P	P
W																									
Wallpaper - manufacturing					P																	P	P	P	P
Wallpaper, paint & glass - retail																P	P	P	P	P				P	P
Warehousing & storage of hazardous products					C																	C	C	C	
Warehousing & storage of nonhazardous products					P																	P	P	P	P
Warehousing & storage of household goods					P												P		P	P		P	P	P	P
Watch, clock, & jewelry repair services																P	P	P	P	P				P	P
Watches, clocks, clock work operated devices & parts - manufacturing					P																	P	P	P	P
Water well drilling services					P												P					P	P	P	P
Welding & blacksmith services					P												P							P	P
Welfare & charitable services													P			P	P	P	P	P				P	P
Wet corn milling					P																	P	P	P	
Wind energy installation		C																				C	C	C	
Wine, beer, & alcoholic beverages - wholesale					P												P		P			P	P	P	P
Wine, brandy, & brandy spirits - manufacturing					P																	P	P	P	
Wire products (fabricated) - manufacturing					P																	P	P	P	
Wooden containers - manufacturing					P																	P	P	P	
Wool preserving - manufacturing																									
Wool & mohair - wholesale					P												P		P			P	P	P	P
Worm farms	P	P	P	P	P		P	P																	
Y																									
Yarn & threads - manufacturing					P																	P	P	P	
Z																									

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	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Zoos						P														P	P				
ADDITIONAL LAND USE CATEGORIES																									

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