



City of Grand Island

Tuesday, March 24, 2009

Council Session

Item F2

#9209 - Consideration of Changes to the Grand Island City Code Chapter 36

This item relates to the aforementioned Public Hearing Item E-3.

Staff Contact: Chad Nabity

ORDINANCE NO. 9209

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to amend Sections 36-68, 36-69, and 36-73 to add Recreational Vehicle Pads as a permitted use; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication in pamphlet form and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sections 36-68, 36-69 and 36-73 of the Grand Island City Code are hereby amended to read as follows:

§36-68. (B-2) General Business Zone

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

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

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a

ORDINANCE NO. 9209 (Cont.)

landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties

(13) Public and quasi-public buildings for cultural use

(14) Railway right-of-way but not including railway yards or facilities

(15) Nonprofit community buildings and social welfare establishments

(16) Hospitals, nursing homes, convalescent or rest homes

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

(18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use

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

(20) Group Care Home with less than eight (8) individuals

(21) Elderly Home, Assisted Living

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

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

(24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)

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

(26) Parking Lots

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

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

(1) Recycling business

(2) Towers

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

(C) Permitted Accessory Uses:

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

(2) Recreational Vehicle Pads accessory to Hotel/Motel Uses with the following restrictions:

a) Number of pads shall not exceed 10% of the number of sleeping rooms available at the hotel/motel to a maximum of 15 pads

b) The hotel/motel shall continue to provide all required parking spaces.

c) Water service shall not be provided at the pad

d) Sewer service shall not be provided at the pad. A publicly accessible dump station must be available at the hotel/motel or within ½ mile of the hotel/motel.

e) Pads shall not be located in any required setback

f) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.

g) Pads shall not be accessible from any public way.

(D) Space Limitations:

ORDINANCE NO. 9209 (Cont.)

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

¹ No rear yard setback is required 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 five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

Amended by Ordinance No. _____, effective _____

§36-69. (AC) Arterial Commercial Overlay Zone

Intent: The intent of this zoning district is to provide an overlay of the (B-2) General Business Zoning District in order to require increased front setbacks, landscaping, and the limitation of some uses within areas along entrance corridors of the city. As the name implies, the overlay will be most commonly used along an arterial street corridor.

(A) Permitted Principal Uses: The following principal uses are permitted in the (AC) Arterial Commercial Overlay 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) Dwelling units
- (7) Elderly Home, Assisted Living
- (8) Group Care Home with less than eight (8) individuals
- (9) Hospitals, nursing homes, convalescent or rest homes
- (10) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is so used
- (11) Nonprofit community buildings and social welfare establishments
- (12) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]

ORDINANCE NO. 9209 (Cont.)

- (13) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (14) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (15) Public parks and recreational areas
- (16) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (17) Public and quasi-public buildings for cultural use
- (18) Radio and television stations (no antennae), private clubs and meeting halls
- (19) Railway right-of-way but not including railway yards or facilities
- (20) Specific uses such as: archery range, drive-in theatre, golf driving range
- (21) 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)
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise.
- (23) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (24) 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) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
- (26) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

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

- (1) Towers
- (2) Campgrounds including those serving recreational vehicles subject to following conditions:
 - a) Developer shall submit a diagram of the proposed camp ground including a plot plan of the pads, landscaping plan, utility plan and interior street plan with the application for a conditional use permit
 - b) A minimum of one toilet and one lavatory for each sex shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof.
 - c) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
 - d) Pads shall not be accessible from any public way.

A)

(C) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal uses
- (2) Automotive body repair may be accessory to new or used automotive sales or rental, provided, no outside storage of parts shall be permitted.

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- (3) Recreational Vehicle Pads accessory to Hotel/Motel Uses with the following restrictions:
- a) Number of pads shall not exceed 10% of the number of sleeping rooms available at the hotel/motel to a maximum of 15 pads
 - b) The hotel/motel shall continue to provide all required parking spaces.
 - c) Water service shall not be provided at the pad
 - d) Sewer service shall not be provided at the pad. A publicly accessible dump station must be available at the hotel/motel or within ½ mile of the hotel/motel.
 - e) Pads shall not be located in any required setback
 - f) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
 - g) Pads shall not be accessible from any public way.

(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	5,000	50	20	0 ¹	0 ²	10	80%	55
Conditional Uses	5,000	50	20	0 ¹	0 ²	10	80%	55

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) Procedure:

- (1) An application for an amendment to the arterial commercial zone on the Official Zoning Map shall follow all procedural requirements as set forth in this Section.

(F) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein.
- (2) Only one principal building shall be permitted on any one zoning lot except as otherwise provided herein.
- (3) Landscaping shall be provided and maintained within the 20 foot front yard setback. Landscaping shall mean lawn areas and may also include trees, shrubs, and flowers. Crushed or lava rock, gravel, bark chips, etc. shall not substitute for lawn area.
- (4) All improvements and uses shall be designed to direct primary vehicular and pedestrian traffic to arterial street access and reduce such traffic on adjacent non-arterial streets and alleys.

Amended by Ordinance No. _____, effective _____

§36-73. (M-2) Heavy Manufacturing Zone

Intent: The intent of this zoning district is to provide for the greatest amount of manufacturing, warehousing, wholesaling and business uses. Conditional use permits are required for those uses with more significant health and safety concerns.

(A) Permitted Principal Uses:

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- (1) Administrative, executive, professional, research and similar office use having limited contact with the public
 - (2) Agencies as found in the Zoning Matrix [Attachment A hereto]
 - (3) Agriculture, including the raising of field crops, tree and bush crops, animals and fowl, but not including feed lots, poultry farms, and fur farms
 - (4) Concrete or cement products manufacturing and batching plant
 - (5) Contractors storage yard or plant
 - (6) Gravel, sand or dirt removal, stockpiling, processing or distribution, and batching plant
 - (7) Manufacture, processing, assembly, fabrication and/or storage of non-hazardous products and materials
 - (8) Mortuaries, funeral homes, and funeral chapels
 - (9) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]
 - (10) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
 - (11) Radio and television stations, private clubs and meeting halls
 - (12) Railway right-of-way, including yards and facilities
 - (13) 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]
 - (14) Stores and shops for the conduct of wholesale business, including sale of used merchandise
 - (15) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
 - (16) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
 - (17) 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
 - (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
 - (19) Other uses found 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 (M-2) Heavy Manufacturing Zoning District as approved by City Council.
- (1) Automobile wrecking yard
 - (2) Acid or acid by-products manufacture
 - (3) Ammonia bleaching powder, chlorine, peroxylin or celluloid manufacture
 - (4) Explosives manufacture or storage
 - (5) Garbage, refuse, offal or dead animal reduction or disposal area
 - (6) Glue manufacture, fat rendering, distillation of bones or by-products
 - (7) Meat packing plants, including poultry and animal slaughterhouses and abattoirs
 - (8) Milling or smelting of ores
 - (9) Petroleum refining
 - (10) Motels and hotels

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- (11) Petroleum refining
- (12) Stock or feed yards
- (13) Salvage yard
- (14) Tanning, curing, or storage of hides or skins
- (15) Towers

(C) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal uses
- (2) Recreational Vehicle Pads accessory to Hotel/Motel Uses with the following restrictions:
 - a) Number of pads shall not exceed 10% of the number of sleeping rooms available at the hotel/motel to a maximum of 15 pads
 - b) The hotel/motel shall continue to provide all required parking spaces.
 - c) Water service shall not be provided at the pad
 - d) Sewer service shall not be provided at the pad. A publicly accessible dump station must be available at the hotel/motel or within ½ mile of the hotel/motel.
 - e) Pads shall not be located in any required setback
 - f) All RV pads shall be provided with a landscape buffer yard or street yard as identified in the landscaping section of this code.
 - g) Pads shall not be accessible from any public way.

(D) Specifically Excluded Uses:

- (1) Any residential use
- (2) Manufactured homes, and manufactured home parks
- (3) Churches, schools, institutions and other public and semi-public uses except for trade and vocational schools

(E) 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	6,000	50	10	0 ¹	0 ²	10	65%	-
Conditional Uses	6,000	50	10	0 ¹	0 ²	10	65%	-

¹ None when bounded by an alley, otherwise 10 feet

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

(F) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

Amended by Ordinance No. _____, effective _____

ORDINANCE NO. 9209 (Cont.)

SECTION 2. Sections 36-68, 36-69 and 36-73 as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication in pamphlet form within 15 days according to law.

Enacted: March 24, 2009.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

ATTACHMENT “A” ZONING MATRIX

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	ID	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	P
Accounting & bookkeeping services													P	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	P
Advertising services, direct mail													P		P	P	P	P		P	P	P	P	P
Advertising services, general													P	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	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
Air conditioning, heating & plumbing contracting services														P	P	P						P	P	P
Air conditioning, refrigerated equipment & supplies - wholesale					P															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	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	

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
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
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
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
Athletic field or playfield	C	C	C	C	C	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

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
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
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
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 -					P										P	P	P			P		P	P

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3		
wholesale																									
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							
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	
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																									
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

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	ID	ME	M-1	M-2	M-3	
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	C
Convalescent,, nursing & rest home services											C	C	P	P	P	P	P	P						
Convents								P	P	P	P	P	P	P	P	P								
Convenience store														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						
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	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

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	ID	ME	M-1	M-2	M-3		
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	
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	

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3	
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							
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		
Meats - retail														P	P	P	P	P				P	P	
Medical & surgical instruments & apparatus - manufacturing					P																P	P	P	P

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3	
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	C	P	P	P	
Playgrounds						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	
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	
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	

Land Use Categories																								
	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	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
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	P
Recreation centers						P							P	P	P	P	P	P					P	P
Rectories							P	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	P	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	P	P	P	P	C						
Reupholstery & furniture repair services					P										P	P	P	P				P	P	
Rice milling					P																		P	
Riding stables & academies	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	P	P	P	P						P	

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
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	
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		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		P	P	P	P					P
Schools, pre-primary	C	C					C	C	C	C	C	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
Schools, professional												P	P		P	P	P	P					P
Schools, secondary							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

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3	
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		
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	P	P	P	P	P			P	P	P
Social correctional, treatment & counseling services					P									P		P	P	P	P				P	P
Solid waste transfer stations	C	C			C		C																C	
Sorority & fraternity houses													P	P	P	P	P							

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA-1	LLR	R-1	R-2	R-3	R-4	RO	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3	
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	P
Turbines & engines - manufacturing					P															P	P	P	P	P
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
Upholstery, draperies, & curtains - retail															P	P	P	P					P	P
Upholstery filling & padding - manufacturing					P															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	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, earthenware fillings & bathroom accessories - manufacturing					P															P	P	P		P
Vitreous china, table & kitchen articles - manufacturing					P															P	P	P	P	P
W																								
Wallpaper - manufacturing					P															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

