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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 17, 2012
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes of December 3, 2012 meeting.

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

5. **UNFINISHED BUSINESS**

A. Application #12-033: Approval for the preliminary plat for the Villas at Mosley with Residential Design Development Designation.

Applicant: William Levinson
Benton Homebuilders
1000 Executive Parkway, Suite 106
Saint Louis, MO 63141

6. **NEW BUSINESS**

None

7. **WORK AGENDA**

A. NAICS Update: "PC" and "MX" Districts – Discussion Only

B. Distribution of Form-Based Code materials

8. **OTHER BUSINESS**

A. Planning Division Report

- Review of Draft 2013 Meeting Calendar

B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, DECEMBER 3, 2012
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, December 3, 2012, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. Gary Eberhardt
 Mr. James Faron
 Ms. Cynthia Kramer

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of November 19, 2012

Mr. Faron moved approval of the draft minutes. Ms. Kramer seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. Application #12-033: A request for approval of the preliminary plat for 10 single family homes on four acres for the Villas at Mosley Subdivision with Residential Design Development (RDD) Designation. REQUEST FOR CONTINUANCE

Mr. Eberhardt motioned to approve the request for a continuance. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

6. NEW BUSINESS

A. Application #12-034: A request for approval of a minor site development plan for a basketball sports court and 10-foot black netting fence at 24 Oak Park Drive.

Applicant: Michael Karasick
24 Oak Park Drive
Creve Coeur, MO 63141

Mr. Michael Karasick, 24 Oak Park Drive, explained that he applied for a building permit for his swimming pool and included the sports court at the same time. Mr. Karasick received final approval from the building inspectors and was unaware there was approval needed from Planning and Zoning for the sports court. Mr. Karasick stated his neighbors were complaining to the City about sporting goods in their yard, which is what prompted the application, but the neighbors do not want a fence built now. Mr. Karasick showed an illustration of the property and pointed out the sport court and the existing fencing and how it relates to Spoede Road, and also pointed out where the neighbors live.

Mr. Faron asked if the neighbors were present, and Mr. Karasick replied they were, as well as the neighborhood trustees. Mr. Faron pointed out, for the record, the packet indicates Mr. Karasick is east of Spoede, but in actuality, Mr. Karasick is west of Spoede.

Mr. Faron asked Staff if the fence is causing a height issue. Ms. Kelly, City Planner, stated the code does specify that private recreation facilities, such as swimming pools, tennis courts, and bath houses, are required to have a fence of up to 6 feet and no less than 4 feet, and Mr. Karasick's sport court falls under this rule. Ms. Kelly pointed out that a 10 foot high fence can be approved by Planning and Zoning, for a tennis court, but it has to be 20 feet back from the property line. Mr. Karasick stated what currently exists is not a fence; it is a netting that goes around the court. The project was proposed to make it compliant with Creve Coeur standards, however, since the application was applied for, the neighbor's have recanted and are against the fence.

Mr. Chris Schneider, 28 Oak Park Drive, informed the Commission there are no subdivision requirements for a fence from an indenture standpoint.

Ms. Ellen Kelly, 23 Oak Park Drive, identified herself as the neighbor who made the original complaint, and now states she has no issues with the court and would prefer no fence.

Mr. Eberhardt asked Staff if the application was withdrawn, is the Commission still asking for a condition of the existing structure to not have lighting. Ms. Kelly stated she believed the application should not be withdrawn and also reiterated that fencing is required for private recreation facilities and stated the dimensions of the fence that can be approved. Ms. Kramer asked for clarification in regards to additional fencing or just being able to vote on the existing fence. Ms. Kelly stated what the code requires, which is a minimum of a 4 foot high fence. Mr. Eberhardt asked if that meant the fence had to be all around the sports court, or if the existing fence was sufficient. Ms. Kelly's interpretation is that the sports court should be enclosed. Ms. Kramer asked if it is always applied that a basketball court is equivalent to a tennis court. Ms. Kelly replied it was the Commission's discretion to make that call,

however, Staff is asking that there be something in writing that states, no lighting is allowed for the court.

Mr. Karasick asked to amend the application to not have a fence at all, as opposed to withdrawing the application to resolve the issue. Mr. Karasick said the code does not address sports court at all, and the reason he built the court was so the basketball was not bounced in the driveway 15 feet from his neighbor's window. Mr. Karasick stressed the point that no one wants this fence, not himself or his neighbors. Mr. Karasick explained the net fence that exists is only because it runs along Spoeede Road and it is a busy road.

Mr. Eberhardt motioned to approve the site plan for the basketball court, deleting the words sports court and the 10-foot high black netting fence around the facility, to say the existing basketball court and existing 10 foot high fence be approved to remain and that no night lighting be installed for the basketball court. Ms. Kramer seconded the motion.

Mr. Faron asked if the motion affected the permit being requested. Mr. Langdon explained that the fence that exists is over six feet high and the code is clear that any fence over six feet high requires Planning and Zoning approval. Mr. Langdon said, if the fence is not approved, then Mr. Karasick would have to take down what currently exists. Mr. Langdon stated that, based on past history where free standing courts have been built, issues have arose, but this application does not as it sits today. Mr. Langdon suggests, for clarity and certainty, that the motion simply be that court and fence are approved as they exist.

Mr. Eberhardt amended his motion based upon Mr. Langdon's recommendation, including the lighting. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

B. PUBLIC HEARING

Application #12-035: A request for a conditional use permit for a 2,368 square-foot eating and drinking establishment, at 12637 Olive Boulevard within the West Park Retail Center.

Applicant: Anitha Koppara
Anis, L.L.C.
1212 Cold Springs Drive
O'Fallon, MO 63368

Ms. Anitha Koppara, 1212 Cold Springs Drive, presented the application for an authentic Indian food restaurant, Anis Hyderabad. Ms. Koppara stated they serve authentic Indian cuisine, at reasonable prices, and they strive to be efficient and courteous. The plan for the restaurant is to provide 48 seats and 5 employees. Ms. Koppara explained the hours of operations, which are 10 am to 2pm (lunch) weekdays, 5pm to 9:30pm (dinner) weekdays and 11am to 2:30pm (lunch) weekends, 5pm to 10pm (dinner) weekends.

Mr. Faron asked what the Gashouse Bar & Grill operating hours were, for a similar use comparison. Mr. Mark Youngquist, Altus Properties, stated since they are also a drinking establishment, he believed they closed after 10pm.

Ms. Kramer asked if the applicant was good with the five conditions listed in the staff report. Ms. Koppa stated she understood and was willing to comply.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Ms. Kramer motioned approval of Application #12-035 for a Conditional Use Permit for a eating and drinking establishment located at 12637 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of December 3, 2012. Mr. Eberhardt seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

C. PUBLIC HEARING

Application #12-036: A request for a conditional use permit for a 2,050 square-foot eating and drinking establishment within the Creve Coeur Shopping Center at 11921 Olive Boulevard.

Applicant: Mark Lucas
Fozzie's Sandwich Emporium
1170 S. Big Bend Boulevard
St. Louis, MO 63117

Mr. Mark Kohl, 22 Lemp Road, Kirkwood, MO, representative of the owner of the property, pointed out that he has worked with Mr. Lucas in his review of the property and the overall parking ratios throughout the remainder of the mixture of the retail tenants and have established a number of seats, both indoors and outdoors, based upon an adequate number of parking spaces for the good and successful operation of all the tenants in the center.

Mr. Mark Lucas, 7831 Greensfelder Lane, University City, explained he has a Fozzie's Sandwich Emporium in Richmond Heights and has been looking for another location for a while, and he believes Creve Coeur would be a great place.

Mr. Faron asked if Mr. Lucas was aware of the five conditions contained in the staff report, and Mr. Lucas stated he was aware and they are willing to comply. Mr. Faron also asked about the exterior seating and where it was located. Mr. Lucas explained it was located on the patio area and some seating on the sidewalk at the end of the building.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Faron motioned to recommend approval of Application #12-036 for a Conditional Use Permit for a eating and drinking establishment located at 11921 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the

meeting of December 3, 2012. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

D. Application #12-037: A request for approval of a minor site development plan for landscape and exterior building improvements at 227 N. Lindbergh Boulevard.

Applicant & Property Owner: Quinterra Properties LLC
12935 N Forty Drive, Suite 201
St. Louis, MO 63141

Agent: Brent Crittenden
Central Design Office
4301 McRee Avenue
St. Louis, MO 63110

Mr. Brent Crittenden, 4301 McRee Avenue, presented the minor site development plan to the Commission. Mr. Crittenden said the plans are for a physical therapy center called RACE STL, dedicated to primarily elite athletes. Mr. Crittenden showed some illustrations of the exterior modifications and the layout of the building and gave a little history of the site. Mr. Crittenden stated the proposal includes the existing building being remodeled and taking out a chunk of paved asphalt, reducing the parking area and increasing the greenspace.

Mr. Faron asked if the panels on the top of the building were standing seam. Mr. Crittenden said yes, but only in the place where it is existing and the rest is flat roof.

Mr. Eberhardt asked where the trash enclosure was going to be located, and Mr. Crittenden stated it would be relocated to the northwest corner of the parking lot. Mr. Eberhardt also asked if Mr. Crittenden was okay with the staff report recommendations, and Mr. Crittenden said yes.

Mr. David Caldwell, 257 Brooktrail Court, stated he has cedar on his home and the woodpeckers and bees have made a mess of it, and he hopes the applicant has better luck than he has had.

Mr. Faron motioned to approve the site plan and elevations for the renovation of the building at 227 N. Lindbergh Boulevard submitted with Application #12-037, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report prepared for the meeting of December 3, 2013. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

E. Application #12-039: A request for approval of a boundary adjustment between 10 & 12 West Windrush Creek Lane.

Applicant/Agent: Christopher Laneman
Poehlman and Prost, Inc.
9280 Dielman Industrial Dr.
Saint Louis, MO 63132

Property Owner: Mark and Susan Bronson
14 W. Windrush Creek Lane
Creve Coeur, MO 63141

Ms. Whitney Kelly, City Planner, presented on behalf of the surveyor, for the boundary adjustment between 10 and 12 West Windrush Creek Lane. Ms. Kelly explained the property owners want to exchange square footage with the adjoining property to create a more consistent lot form and eliminate the narrow path along the north boundary of 10 West Windrush Creek Lane to Graeser Road. The lots, that have legally pre-existing but non-conforming lot areas, would still have the same total areas.

Ms. Kramer motioned to approve the 10 and 12 West Windrush Creek Lane boundary adjustment attached to the staff report on application #12-039 dated November 29, 2012, subject to the condition that a final drawing be prepared for signature and recording. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Ms. Kramer – aye

Mr. Eberhardt – aye

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated at the next meeting The Villas at Mosley will be back, NAICS code will be discussed, and they will be revisiting the Downtown Plan.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 7:45 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #12-033 FOR APPROVAL FOR THE PRELIMINARY PLAT FOR VILLAS AT MOSLEY WITH RESIDENTIAL DESIGN DEVELOPMENT DESIGNATION

FOR THE MEETING OF: December 17, 2012

LOCATION: 842, 834 and 828 Mosley Road

REQUEST: William Levinson, of Benton Homebuilders, has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road. The proposal includes the development of ten single family homes with a "RDD" Residential Design Development designation.

ADDITIONAL INFORMATION: Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The properties are zoned "C" Single Family Residential. The applicants have revised the Site Development Plan to increase the lot size to a minimum of 10,559 sq. ft. and an average lot size of 11,760 sq. ft.

APPLICANTS: William Levinson
Benton Homebuilders
1000 Executive Parkway, Suite 106
Saint Louis, MO 63141

OWNER: Benton Homebuilders
1000 Executive Parkway,
Suite 106
Saint Louis, MO 63141

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

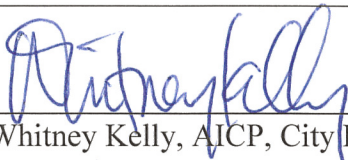
- Chapter 410: Subdivision and Development of Land

Zoning Code References

- Section 405.270: "C" Single Family Residential
- Section 405.450.C: Residential Designed Development Procedure



REPORT PREPARED BY:

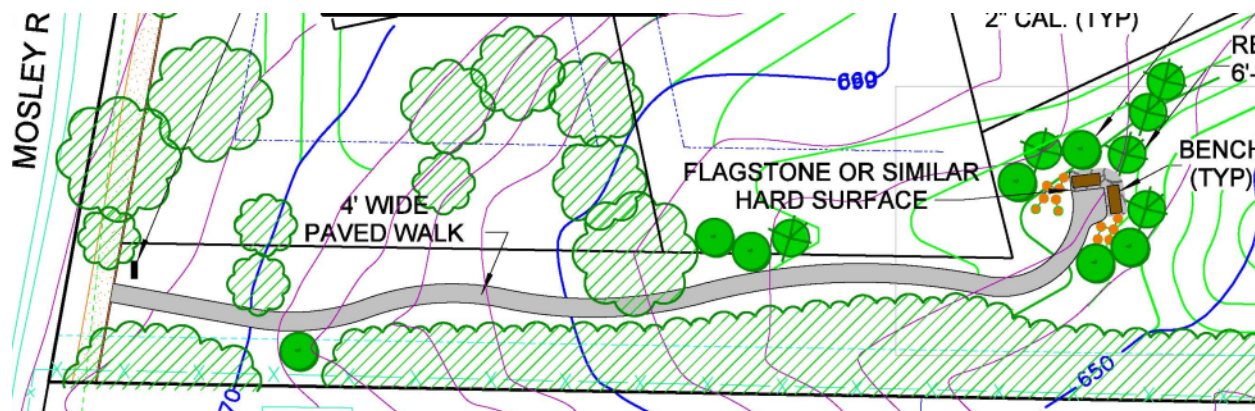

Whitney Kelly, AICP, City Planner


Date

ATTACHMENTS: Draft Ordinance
Applicant's revised Materials received December 5, 2012
Public Comment received by December 14, 2012
November 19, 2012 Staff Report

UPDATED INFORMATION

The applicant has submitted a site development plan revising the lot layouts with 20 foot front yards, nine-foot side yards, and 22.5-foot rear yards, while maintaining 10 lots. The lot sizes have been increased to a lot minimum of 10,559 with an average lot size of 11,760 square feet. The Landscape Plan has been revised to include street trees along the new cul-de-sac road. The common ground has been increased to 32,451 sq. ft.(or 0.74 acre) to include a walking path and reading garden area next to the landscaped, stormwater basin as a public benefit.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

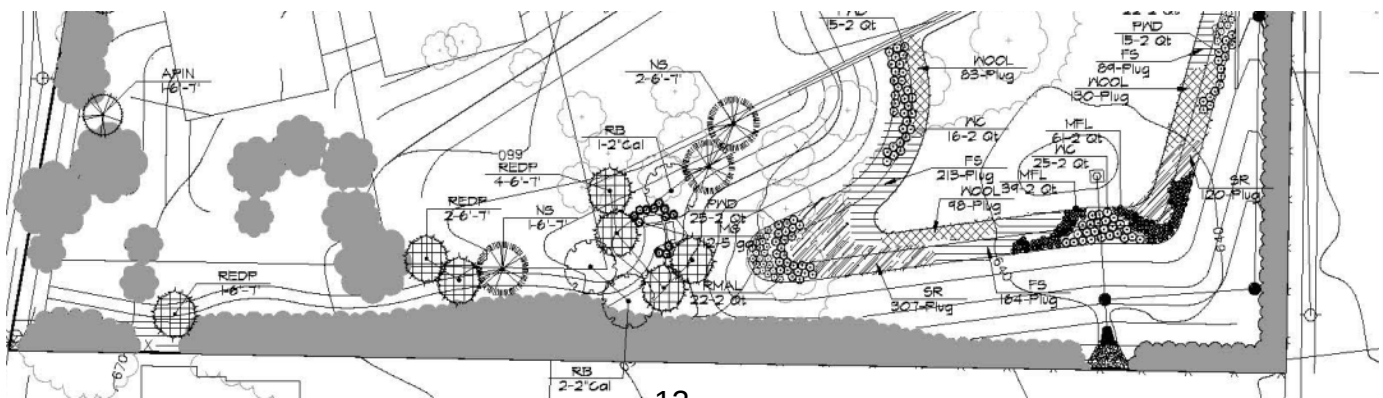
DIRECTION	USE	ZONED	SEPARATED BY
North	Retail strip center and Future Goddard School	"GC" General Commercial	NA
South	Single-family detached residences	"C" Single-family Residential	N/A
East	Single-family detached residences	"C" Single-family Residential	N/A
West	Office building and single-family detached residences	"CB" Core Business and "B" Single-family Residential	Mosley Rd.

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for subdivisions that are adjacent to the proposed Mosley Manor subdivision:

	Villas at Mosley	Fairways (zoned "B")	Wir-Don Meadows	Generic "C" Zoning District
Acres	4 ac.	18 ac. (approx.)	18 ac. (approx.)	varies
Area of proposed ROW	24,263 sq. ft.	0	0	NA
Net area	150,051sq. ft.			
No. of Units	10 d.u.	29 d.u.	41 d.u.	varies
Units / Acre (excluding ROW)	2.9	1.6 (approx.)	2.3 (approx.)	2.9
Lot Size (sq.ft.)	10,559 (min.) 11,760 average	20,000+	12,000+.	15,000 (min.)
Common Ground / Open	0.74 ac.	0	0	varies

Space				
Lot Frontage	60 ft. (min.)	120 ft. (min.)	50 ft. (min.) (excluding cul-de-sac lots; non-conforming)	75 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	40 ft. (non-conforming)	45 ft.
Side Yard Setback	9 ft.	15 ft.	12 ft.	12 ft.
Rear Yard Setback	22.5 ft. (min.)	30 ft.	30 ft.	30 ft.
Yr. Platted	N/A	1958	1955	N/A



In walking the site, there is evidence that the proposed location of the stormwater basin was once a pond and that the current water patterns flow to this area. The rehabilitation of this natural feature along with the proposed trail would provide a unique natural area for the surrounding community. However, Staff is aware that the neighbors directly to the south do not wish to have the walking path so close to their homes, and have suggested that the walking path extends from the new cul-de-sac between the homes instead. However, this would limit the public benefit of the feature. Further, the drawings indicate that the path would not meet with the American's with Disability Act (ADA) due to the slope of the grade, and any project approved by the City has to comply with access requirements.

Again, as stated in the prior discussion, the key question is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions and the commercial development along Olive Boulevard that is appropriate in its context and whether or not this makes it "compatible" with the residences around it.

The neighbors have also asked that the developer provide a wooden, sight proof fence along the southern boundary that would further separate the new development from the surrounding properties. A conditional to this effect has been added to the draft ordinance. The applicant has indicated on the drawings that a fence is existing, but as shown in the attached photos, it is open wire and virtually nonexistent.

ZONING ANALYSIS

The applicant has requested building setback requirements different from the "C" District regulations, and lot coverage and FAR requirements be applied over the entire development, rather than on individual lots. The maximum lot coverage will be 43%, with total site coverage for the development of 40%. This is permitted through the RDD procedure, as approved by the City Council and set out on the Preliminary Subdivision Plat.

The proposed subdivision is generally in keeping with the prior history and council actions on these properties. While Staff has questioned the reasoning for the "RDD" designation, the common area and stormwater facility does provide for a large amount of greenspace and greater public amenity to the surrounding community. The proposed path might add an amenity for the greater public, but creates a concern for the neighbors to the south. If the Commission believes that public space is needed to better justify the RDD, they should consider either allowing the path, or directing the applicant to amend the plan with the path in a different location or provide greenspace in place of a residential lot. In Staff's opinion, accepting the transition between the commercial development to the north and the lower residential density to the south as a sufficient public benefit, or the conversion of one lot to green space are the preferred outcomes. Staff doubts that any path location can meet ADA requirements.

ACTION

If the Planning and Zoning Commission finds that the proposed development meets with the requirements of the RDD and finds that the Preliminary Plat draft ordinance and site development plan are in substantial conformance with the purposes and regulations of the Comprehensive Plan, Zoning Code, and Subdivision Code, it may vote on a recommendation to the City Council.

Staff recommends that conditions of approval include the following, and are incorporated in the draft ordinance:

- A condition shall be included that individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank," may be permissible with the Zoning Administrator's approval.
- The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
- The applicant shall provide a six-foot high wooden fence along the southern and eastern boundaries of the development.
- The development of the trail shall be built to the recommended guidelines by the Americans with Disabilities Act and remain open to the public.
- Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney, as required by Section 410.310.

If not, the Commission Members should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions for this application:

- 1) "I move to recommend approval of the Preliminary Plat for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of December 17, 2012" (conditions may be added, eliminated, altered, and modified).
- 2) "I move to recommend approval of the Residential Designed Development for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of December 17, 2012" (conditions may be added, eliminated, altered, and modified).
- 3) "I move to recommend approval of the Site Development Plan for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of December 17, 2012" (conditions may be added, eliminated, altered, and modified).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

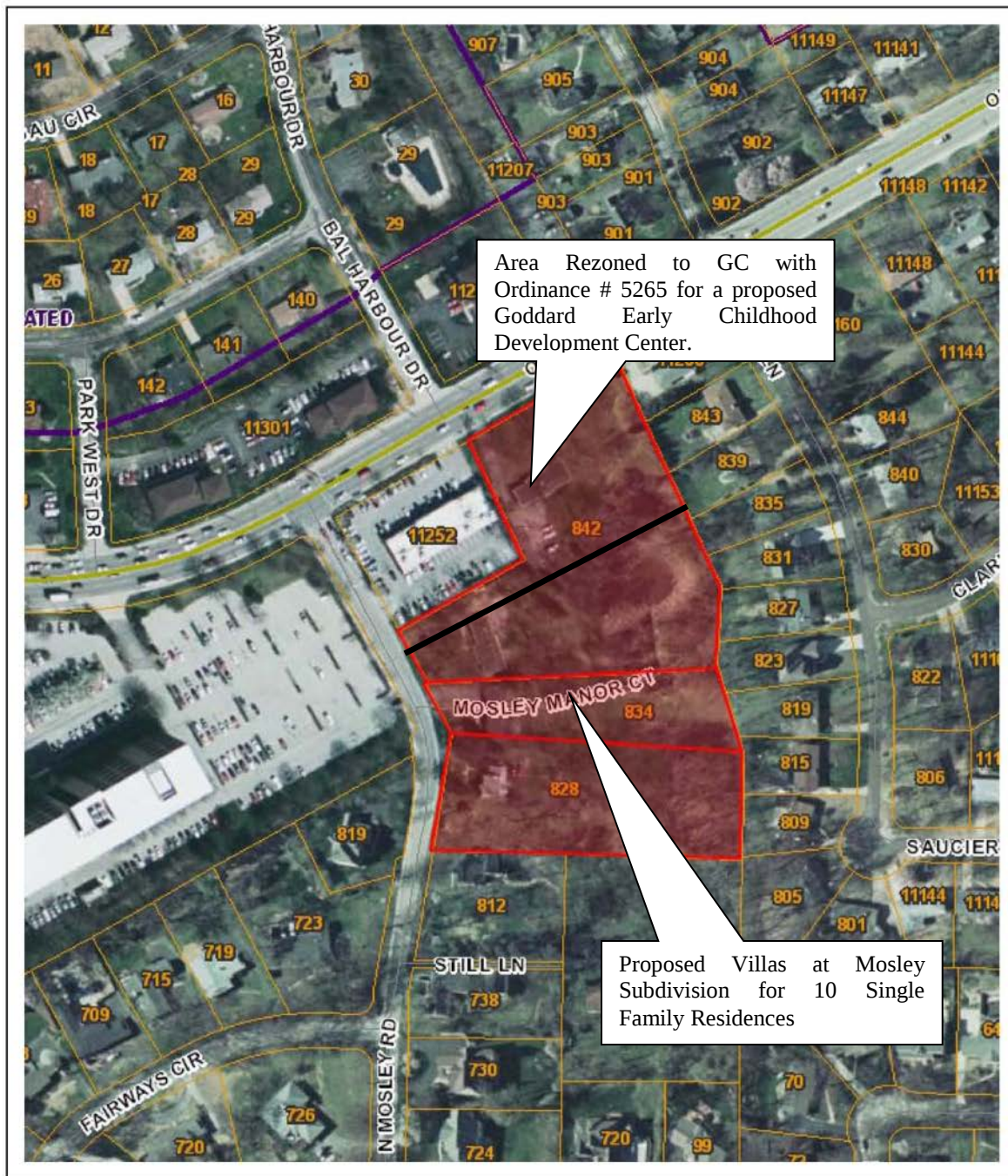
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP



St. Louis County Property Viewer



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APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 12/15/2012
	Description: Picture of the existing fence along the southwest corner of the lot.
	Description: View of the area of the proposed location of the storm water that the current runoff flows and is naturally wet. The neighbor believes that it was once a pond, prior to the current development.
	Description: View of the property looking east at the house at 834 Mosley where the new road would be generally located.



Description: View area designated for the trail next to the residence at 812 Mosley Road.



Description: View of the existing basin that is located at the northeastern corner of the property.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED VILLAS AT MOSLEY SUBDIVISION, ON 4 ACRES OF LAND LOCATED SOUTH OF OLIVE BOULEVARD AND EAST OF MOSLEY ROAD.

WHEREAS, William Levinson, of Benton Homebuilders, has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road, zoned "C" Single Family Residential District, and

WHEREAS, in accordance with Sections 405.270, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan and Preliminary Plat to the Department of Planning for the Villas at Mosley subdivision, including 10 lots on the 4 acres, with residential designed development (RDD), and

WHEREAS, On November 19 and December 17, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by ___ vote recommended approval thereof on the condition that the property be developed in accordance with the Site Development Plan/Preliminary Plat, received December 5, 2012, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions, and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 5, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A residential designed development permit is hereby granted for the Villas at Mosley Subdivision, approximately 4 acres of land located south of Olive Boulevard and east of Mosley Road and legally described as follows:

A tract of land being Lot 3 and part of Lots 1 and 2 of "Kraemer Acres", a Subdivision according to the plat thereof recorded in Plat Book 87, Page 20 of the St. Louis County Records and part of U.S. Survey 1962 and Fractional Section 2, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Southeastern right-of-way line of Olive Street Road, 90 feet wide, at its intersection with the Western line of Lot 1 of "Wir-Don Meadows" a Subdivision, according to the plat thereof recorded in Plat Book 69, Page 21 of the St. Louis County Records, thence Southwardly, along the Western line of said Lot 1 and the

Western line of Lots 2 through 10 of said Wir-Don Meadows, South 25 degrees 41 minutes 00 seconds East 362.25 feet to a point; thence South 02 degrees 06 minutes 00 seconds West 117.70 feet to a point; thence South 18 degrees 08 minutes 30 seconds East 127.13 feet to a point; thence South 00 degrees 58 minutes 00 seconds West 152.83 feet to the Southeastern corner of property conveyed to Daniel T. and Diane R. Sims by deed recorded in Deed Book 12704, Page 2165, of the St. Louis County Records; thence Westwardly, along the Southern line thereof, North 89 degrees 02 minutes 00 seconds West 439.93 feet to its intersection with the Eastern right-of-way line of Mosley Road, variable width; thence Northwardly, along the Eastern right-of-way line thereof, North 10 degrees 14 minutes 00 seconds East 165.30 feet to a point; thence Northwesterly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 89.62 feet to a point; thence North 86 degrees 28 minutes 00 seconds East 5.58 feet to the most Southern corner of said Lot 3 of Kraemer Acres, as aforementioned; thence Northwesterly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 85.44 feet to the most Western corner of said Lot 3; thence Northeasterly, along the Northwestern line of said Lot 3, North 59 degrees 14 minutes 00 seconds East 205.64 feet to its intersection with the Southwestern line of said Lot 2 of Kraemer Acres, as aforementioned; thence Northwesterly, along the Southwestern line of said Lot 2; North 25 degrees 41 minutes 00 seconds West 186.05 feet to its intersection with the Southeastern right-of-way line of Olive Street Road, as aforementioned; thence Northeasterly, along the Southeastern right-of-way line thereof, North 59 degrees 17 minutes 00 seconds East 5.400 acres, more or less.

Excepting therefrom the following:

A tract of land being part of Lots 1, 2 and 3 of "Kraemer Acres", a subdivision according to the plat thereof recorded in Plat Book 87 page 20 of the St. Louis County Records, in U.S. Survey 1962, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Southeast right-of-way line of Olive Street Road, 90 feet wide, and the West line of Lot 1 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County Records; thence Southwardly along said West line of Lot 1 and the West line of Lots 2 and 3 of said "Wir-Don Meadows" South 25 degrees 41 minutes 00 seconds East 222.98 feet to a point; thence South 59 degrees 14 minutes 00 seconds West 442.97 feet to a point in the East line of Mosley Road, variable width; thence Northwardly along said East line of Mosley Road, variable width, North 29 degrees 52 minutes 00 seconds West 37.00 feet to the Westernmost corner of aforesaid Lot 3 of "Kraemer Acres"; thence Northeastwardly along the Northwest line of said Lot 3 North 59 degrees 14 minutes 00 seconds East 205.64 feet to a point in the West line of aforesaid Lot 2 of "Kraemer Acres"; thence Northwardly along said West line of Lot 2 North 25 degrees 41 minutes 00 seconds West 186.05 feet to a point in the aforesaid Southeast right-of-way line of Olive Street Road; thence Northeastwardly along said Southeast right-of-way line North 59 degrees 17 minutes 00 seconds East 240.02 feet to the point of beginning and containing 1.398 acres according to a survey by Volz Incorporated.

The above-described property contains 4.002 acres according to calculations by Volz Incorporated on September 21, 2012.

BILL NO. _____

ORDINANCE NO. _____

SECTION 2: The Villas at Mosley RDD shall conform to the Site Development Plan/Preliminary Plat and Landscape Plan, received December 5, 2012, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
2. The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
3. The applicant shall provide a six-foot high wooden fence along the southern and eastern boundaries of the development.
4. The development of the trail shall be built to the recommended guidelines by the Americans with Disabilities Act (ADA) and remain open to the public.
5. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2012

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2012

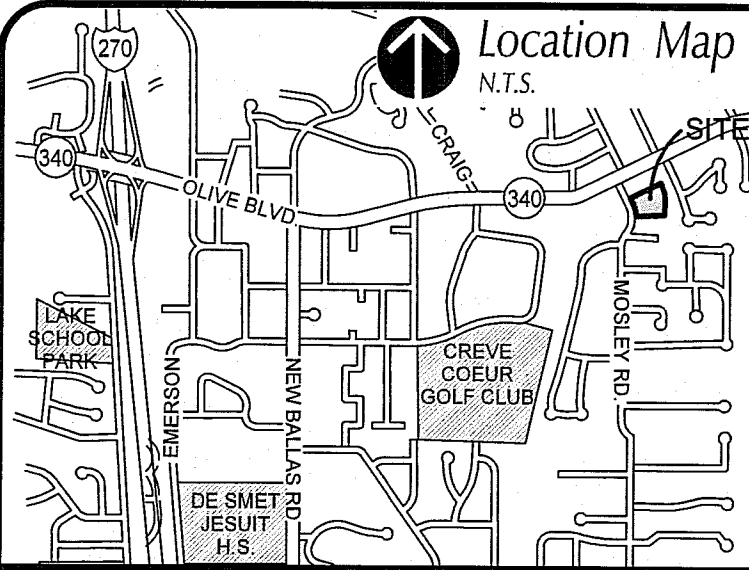
BARRY GLANTZ
MAYOR

BILL NO. _____

ORDINANCE NO. _____

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



SYMBOL	DESCRIPTION
	BUILDING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREE LINE
	PROPOSED TREE LINE
	TREES TO REMAIN

Typical Lot		
9' SIDE YARD	10,500 sf MINIMUM INDIVIDUALLY	22.5' REAR YARD (TYPICAL)
9' SIDE YARD	11,760 SF +/- AVG FOR ALL 10 LOTS	9' SIDE YARD
20' BUILDING LINE		60' MINIMUM
50' ROW		5' SIDEWALK (typ.)
28' P.V.M.T.		

TOTAL SITE AREA	4.0 ACRES - (174,327 SF)
AVERAGE LOT SIZE	11,760 SF
AVERAGE LOT IMPERVIOUS AREA	5,000 SF
AVERAGE LOT COVERAGE	5,000 SF 43% MAXIMUM LOT COVERAGE
TOTAL SITE COVERAGE	
AVERAGE LOT IMPERVIOUS AREA	5,000 SF x 10 LOTS = 50,000 SF
PAVEMENT & WALK IMPERVIOUS AREA	19,587 SF
TOTAL IMPERVIOUS AREA	69,587 SF
TOTAL SITE COVERAGE	69,587 SF 40% TOTAL SITE COVERAGE

PROPERTY DESCRIPTION - 4 ACRE TRACT

A TRACT OF LAND BEING LOT 3 AND PART OF LOTS 1 AND 2 OF "KRAEMER ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS AND PART OF U.S. SURVEY 1962 AND FRACTIONAL SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF LOT 1 OF "WIR-DON MEADOWS" A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHWARDLY, ALONG THE WESTERN LINE OF SAID LOT 1 AND THE WESTERN LINE OF LOTS 2 THROUGH 10 OF SAID WIR-DON MEADOWS, SOUTH 25 DEGREES 41 MINUTES 00 SECONDS EAST 382.75 FEET TO A POINT; THENCE SOUTH 02 DEGREES 06 MINUTES 00 SECONDS WEST 117.70 FEET TO A POINT; THENCE SOUTH 18 DEGREES 08 MINUTES 30 SECONDS EAST 127.13 FEET TO A POINT; THENCE SOUTH 00 DEGREES 58 MINUTES 00 SECONDS WEST 152.83 FEET TO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO DANIEL T. AND DIANE R. SIMS BY DEED RECORDED IN DEED BOOK 12704, PAGE 2165, OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY, ALONG THE SOUTHERN LINE THEREOF, NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 439.93 FEET TO ITS INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF MOSLEY ROAD, VARIABLE WIDTH; THENCE NORTHWARDLY, ALONG THE EASTERN RIGHT-OF-WAY LINE THEREOF, NORTH 10 DEGREES 14 MINUTES 00 SECONDS EAST 165.30 FEET TO A POINT; THENCE NORTHWESTERLY, CONTINUING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MOSLEY ROAD, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 89.62 FEET TO A POINT; THENCE NORTH 86 DEGREES 28 MINUTES 00 SECONDS EAST 5.58 FEET TO THE MOST SOUTHERN CORNER OF SAID LOT 3 OF KRAEMER ACRES, AS AFOREMENTIONED; THENCE NORTHWESTERLY, CONTINUING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MOSLEY ROAD, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 186.05 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERN LINE OF SAID LOT 3; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERN LINE OF SAID LOT 3, NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 205.64 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERN LINE OF SAID LOT 2 OF KRAEMER ACRES, AS AFOREMENTIONED; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERN LINE OF SAID LOT 2, NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST 186.05 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE THEREOF, NORTH 59 DEGREES 17 MINUTES 00 SECONDS EAST 5.400 ACRES, MORE OR LESS.

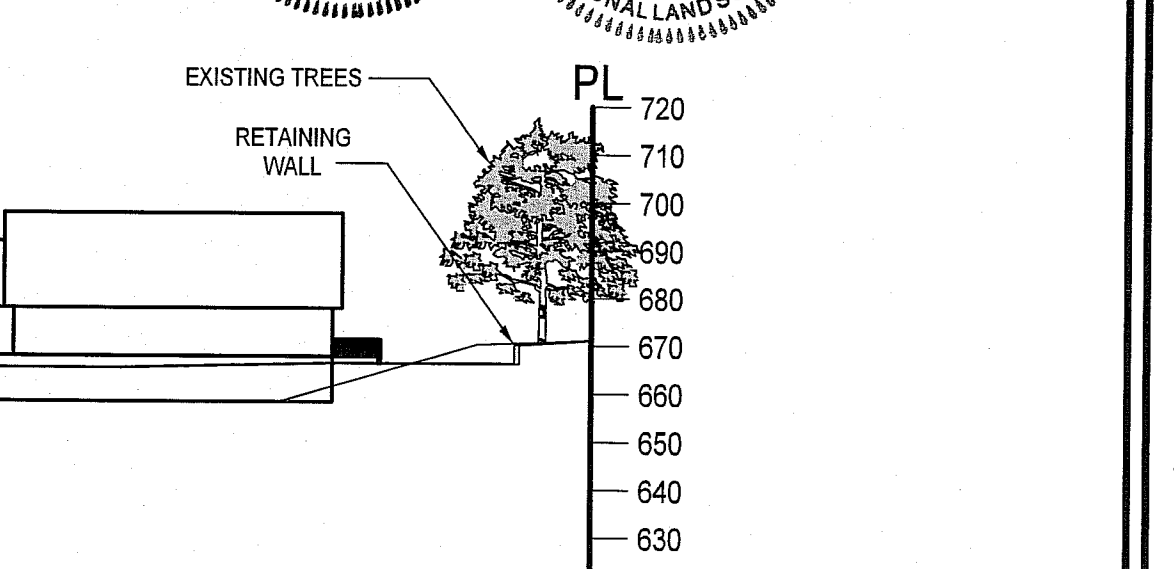
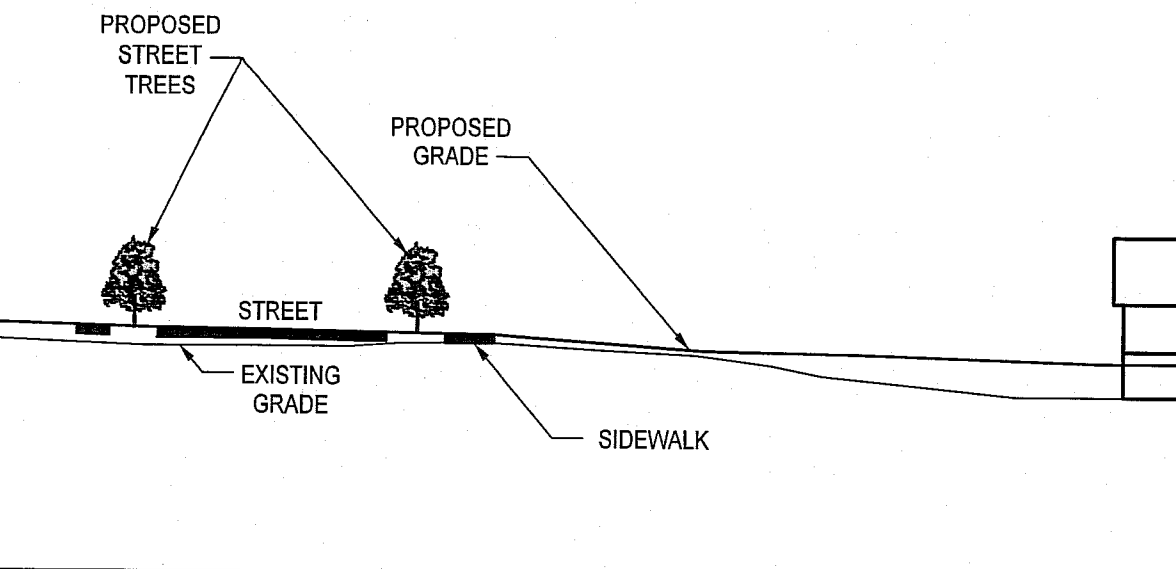
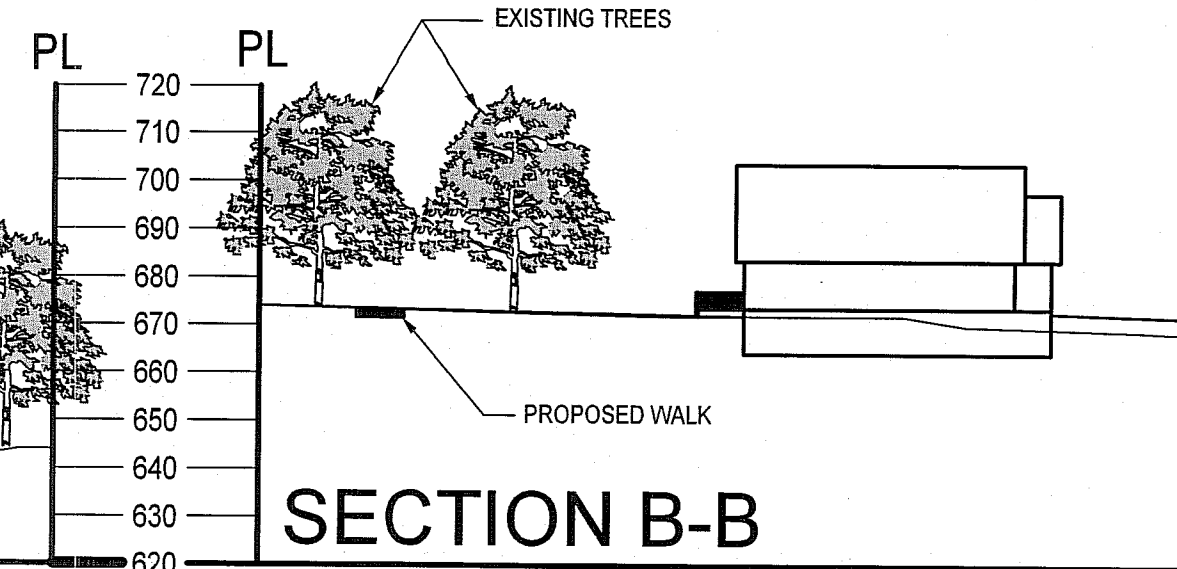
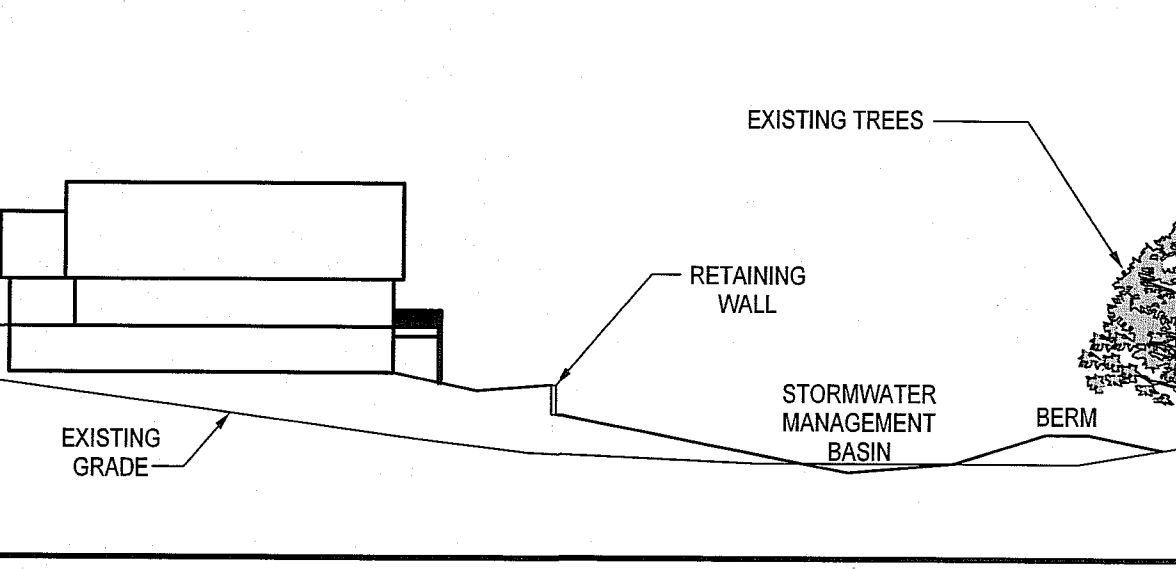
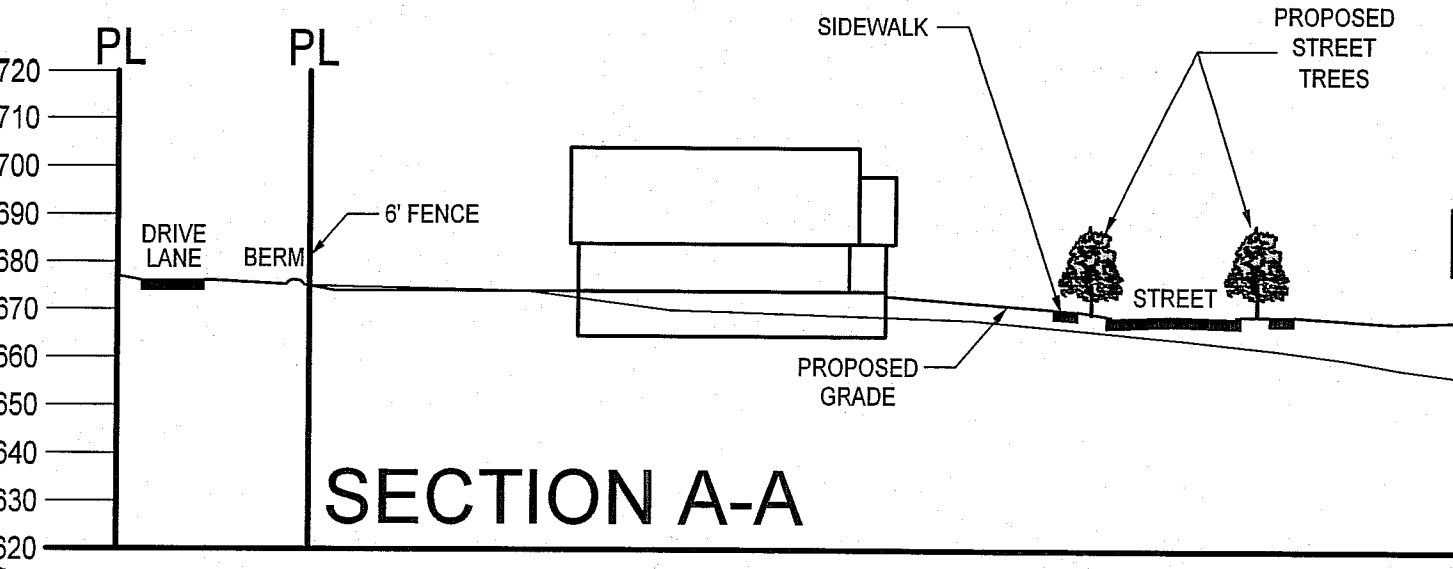
EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND BEING PART OF LOTS 1, 2 AND 3 OF "KRAEMER ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87 PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AND THE WEST LINE OF LOT 1 OF "WIR-DON MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF LOT 1 AND THE WEST LINE OF LOTS 2 AND 3 OF SAID "WIR-DON MEADOWS" SOUTH 25 DEGREES 41 MINUTES 00 SECONDS EAST 222.98 FEET TO A POINT; THENCE SOUTH 59 DEGREES 14 MINUTES 00 SECONDS WEST 442.97 FEET TO A POINT ON THE EAST LINE OF MOSLEY ROAD, VARIABLE WIDTH; THENCE NORTHWARDLY ALONG SAID EAST LINE OF MOSLEY ROAD, VARIABLE WIDTH, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 37.00 FEET TO THE WESTERNMOST CORNER OF AFORESAID LOT 3 OF "KRAEMER ACRES"; THENCE NORTHEASTWARDLY ALONG THE NORTHWEST LINE OF SAID LOT 3 NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 205.64 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 2 OF "KRAEMER ACRES"; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 2 NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST 186.05 FEET TO A POINT IN THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE NORTH 59 DEGREES 17 MINUTES 00 SECONDS EAST 240.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.398 ACRES ACCORDING TO A SURVEY BY VOLZ INCORPORATED.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 4.002 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED ON SEPTEMBER 21, 2012.

MOSLEY READING GARDEN
PUBLIC WELCOME
(TRAIL NOT ADA COMPLIANT)



PROJECT NOTES:	
LOCATOR NUMBERS AND ADDRESSES:	17N 51 0654 - 842 N. MOSLEY ROAD 17N 51 0269 - 834 N. MOSLEY ROAD 17N 51 0182 - 828 N. MOSLEY ROAD
OWNER OF RECORD:	DANIEL T. & DIANE R. SIMS 12654 CLARK MANOR CIRCLE, ST. LOUIS, MISSOURI 63141
PREPARED BY:	VOLZ INCORPORATED 10849 INDIAN HEAD IND'L BLVD. ST. LOUIS, MISSOURI 63132
PREPARED FOR:	BENTON HOMEBUILDERS 1000 EXECUTIVE PARKWAY, SUITE 106, ST. LOUIS, MO 63141
AREA OF SITE:	4.0 ACRES
EXISTING ZONING:	C - SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING:	C - RDD (RESIDENTIAL DESIGN DEVELOPMENT PROCEDURE)
PROPOSED USES:	RESIDENTIAL
DENSITY CALCULATIONS:	AREA OF SITE: 174,314 S.F. R.O.W.: 24,263 S.F. NET AREA: 150,051 S.F.
	150,051 S.F. (NET AREA) 10 LOTS (10 LOTS PROPOSED) 15,000 S.F.
STORMWATER MANAGEMENT CALCULATIONS:	TOTAL ACRES: 4.0 ACRES EXISTING IMPERVIOUS: +/- 14% = 1.87 PI PROPOSED IMPERVIOUS: +/- 35% = 2.28 PI DIFFERENTIAL RUNOFF: 4.0 ACRES (2.28 - 1.87) = 1.64 CFS
	WATER QUALITY (WQV): SITE DISTURBANCE = 3.5 ACRES REQUIRED DUE TO MORE THAN 1.0 ACRE CHANNEL PROT. (CPV): SITE LESS THAN 5 ACRES - NOT REQUIRED FLOOD PROTECTION (OP): DIFFERENTIAL RUNOFF OF 1.64 CFS IS LESS THAN 2.0 CFS - NOT REQUIRED
PARKING CALCULATIONS:	2 SPACES PER LOT AT 10 LOTS = 20 SPACES
GREEN SPACE:	AREA OF SITE: 4.0 ACRES = 174,314 S.F. IMPERVIOUS AREA: 1.40 ACRES = 60,984 S.F. GREEN SPACE: 2.60 ACRES = 113,330 S.F.
	113,330 S.F. 174,314 S.F. = 65% GREEN SPACE
AVERAGE UNIT SIZE:	2500 S.F. TO 3500 S.F.
AVERAGE LOT SIZE:	117,600 S.F. / 10 LOTS = 11,760 S.F.
TREE PRESERVATION:	EX. TREES MASS 0.596 ACRES = 25,973 S.F. 25,973 S.F. X 0.25 = 6,493 S.F. REQUIRED TO REMAIN PROPOSED TREE MASS TO REMAIN = 8,349 S.F. (32%) INDIVIDUAL 8" TREES EXISTING = 83 TREES 83 X 0.25 = 21 TREES ARE REQUIRED TO REMAIN PROPOSED INDIVIDUAL TREES TO REMAIN = 21 TREES
BENCHMARK:	ST. LOUIS COUNTY BENCHMARK 13-197, "L" ON SIDEWALK AT THE NORTHWESTERN CORNER OF A ONE STORY BRICK BUILDING 70' EAST OF MOSLEY ROAD AND 100' SOUTH OF OLIVE STREET ROAD. ELEVATION = 679.36' (NGVD '29)

GENERAL NOTES:

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING AND DRAINAGE SHALL BE PER CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS.
- LANDSCAPING WILL BE PROVIDED AS REQUIRED BY CITY OF CREVE COEUR.
- SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF CREVE COEUR STANDARDS.
- SETBACKS FOR RDD REQUIREMENTS TAKE PRECEDENCE OVER "SPECIAL USE" SETBACK REQUIREMENTS.
- THE PROPOSED LIGHT STANDARDS SHALL BE IN COMPLIANCE TO THE CITY OF CREVE COEUR'S LIGHTING CODE.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

DISTRICTS:	UTILITY SERVICE AREAS:
METROPOLITAN ST. LOUIS SEWER DISTRICT	AMEREN USE
CREVE COEUR FIRE PROTECTION DISTRICT	LACLEDE GAS COMPANY
PARKWAY SCHOOL DISTRICT	MISSOURI AMERICAN WATER COMPANY
CREVE COEUR CREEK WATERSHED	CHARTER COMMUNICATIONS (CABLE TV)
	AT&T TELEPHONE COMPANY

BY ORDER OF BENTON HOMEBUILDERS, WE HAVE PREPARED A PRELIMINARY PLAT, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY PLAT - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

Timothy J. Meyer
PROFESSIONAL ENGINEER
PE-24665

Eric J. Kirby
PROFESSIONAL LAND SURVEYOR
P.L.S. #200500074

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

VOLZ
Incorporated

10849 INDIAN HEAD BLVD.
ST. LOUIS, MISSOURI 63132
314.426.6212 Main
314.890.1260 Fax
WWW.VOLZINC.COM

Benton Homebuilders
1000 Executive Parkway
Suite 106
St. Louis, MO 63141
314-336-5555

SITE DEVELOPMENT PLAN/
PRELIMINARY PLAT

11166-0

10-15-2012

REVISIONS

1



- PROPOSED SHRUB IN ADJACENT PROPERTY
- ⊗ PROPOSED EVERGREEN TREE IN ADJACENT PROPERTY
- EXISTING TREE TO REMAIN & BE PROTECTED
- ⊙ EXISTING TREE TO BE REMOVED

REVISIONS BY	
11/30/12	RMM

landscape
TECHNOLOGIES

411 South Central Expressway
St. Charles, Missouri 63304
Tel: (636) 422-1453
Fax: (636) 422-1453
MO Landscape Architectural Corporation #2008009762

STATE OF MISSOURI
JAN 11 2013
REGISTERED

RANDALL W. HARDS
NUMBER 018
DATE 11/30/12

PLANTING PLAN FOR THE PROPOSED
Villas at Mosley
CREVE COEUR, MISSOURI

DRAWN
R. HARDS

CHECKED
RMM

DATE
10/17/12

SCALE
1"=30'-0"

JOB NO.
2012-164

SHEET
L-1

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
- A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
- B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- 11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

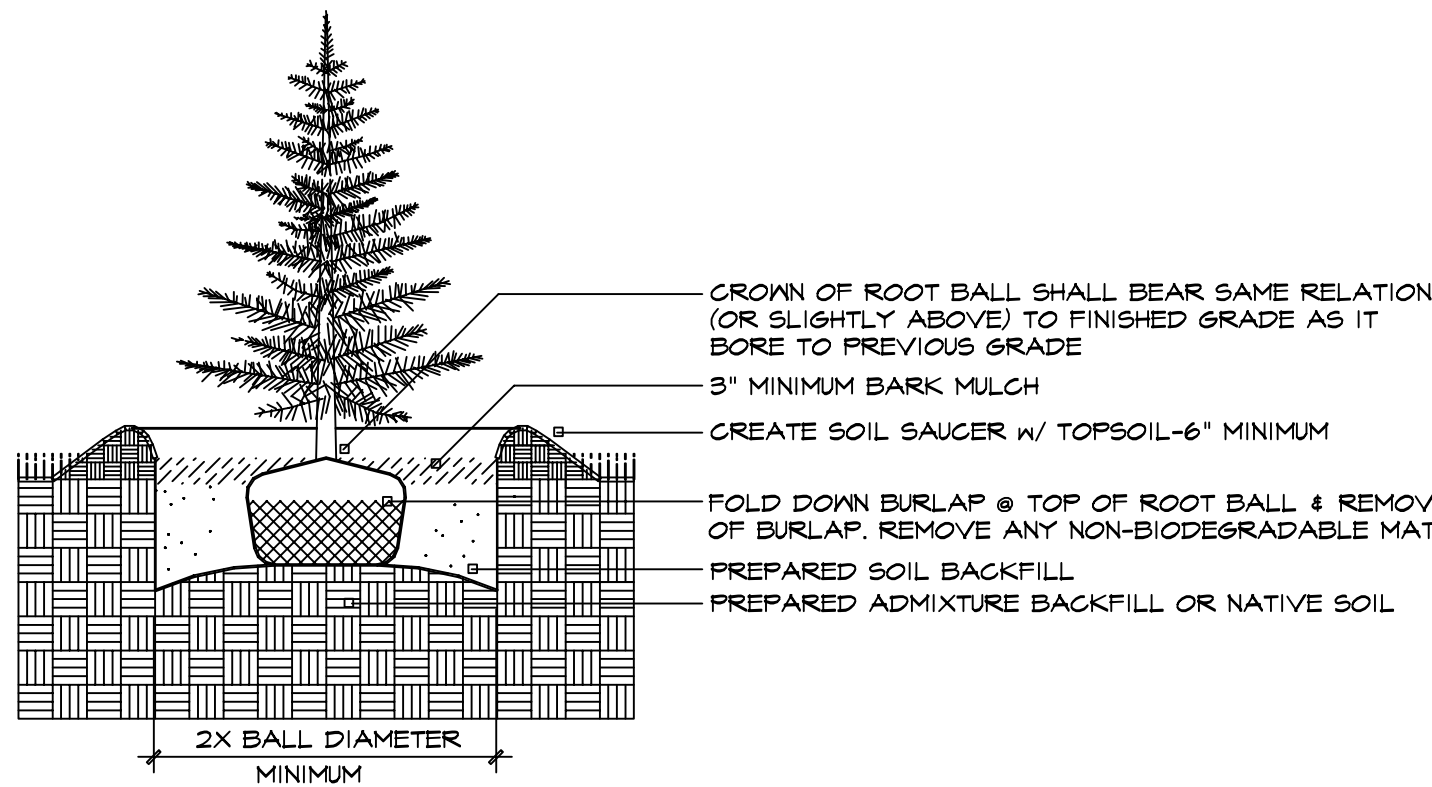
- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

SIGHT TRIANGLES:

- 1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2.) The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side lot lines a distance of 40' minimum along said front and side lot lines and connecting the points so established to form the sight triangle area.
- 3.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed as outlined in Note #2 above by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 25' and connecting the points so established to form the sight triangle area.



EVERGREEN TREE PLANTING

N.T.S.

TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

- 1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 3.) All sod shall be placed a maximum of 24 hours after harvesting.
- 4.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 5.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

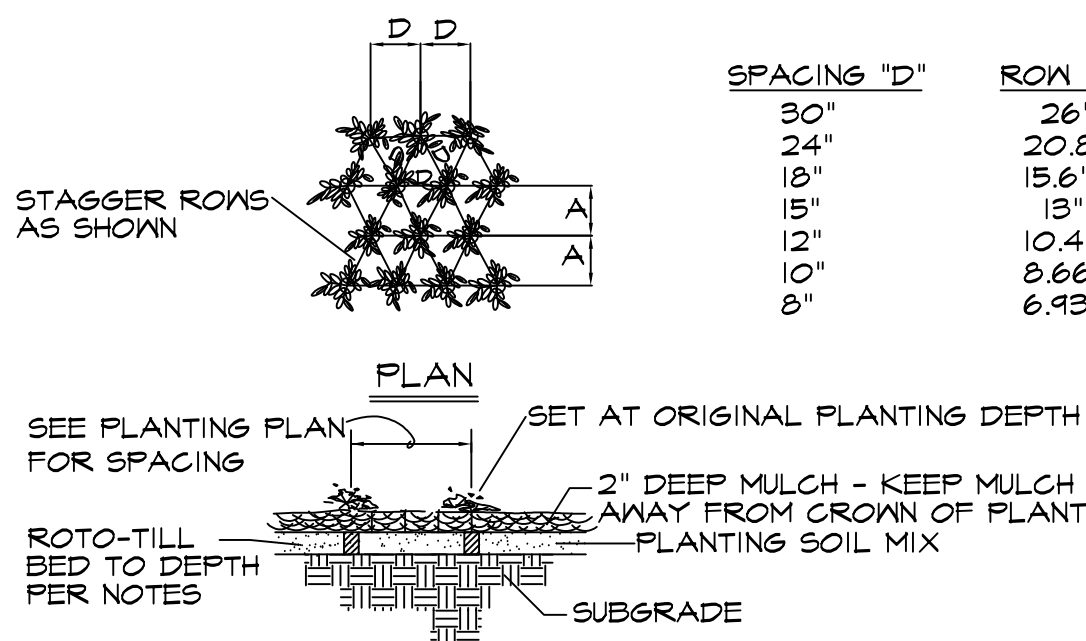
- 1.) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, DS T5 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

- 1.) All plugs to be 4-1/2" deep X 2" diameter minimum.
- 2.) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- 3.) Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
- 4.) Obtain plugs from a reputable nursery.
- 5.) Water plugs upon completion of planting so that soil is moist but not saturated.
- 6.) If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

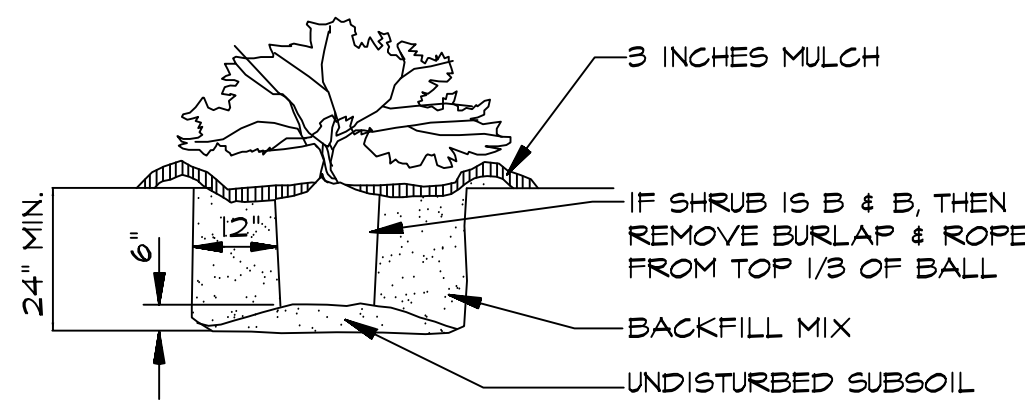
WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



FORB/GRASS PLANTING DETAIL

N.T.S.



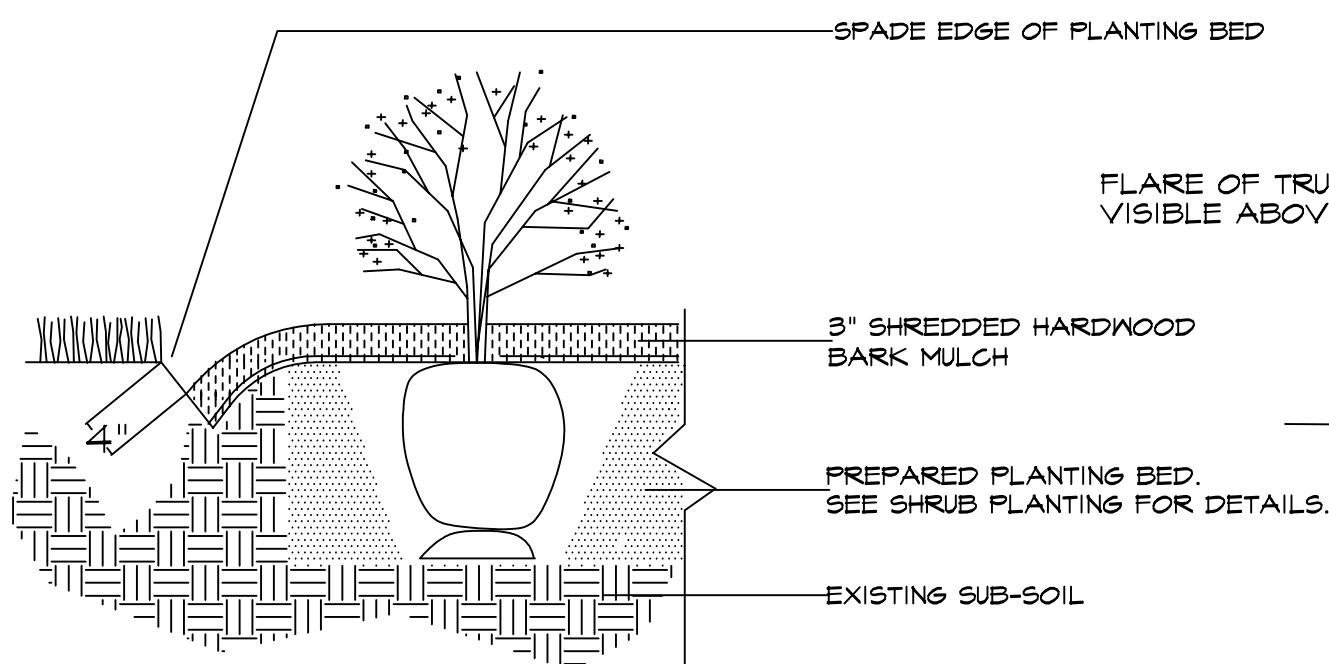
SHRUB PLANTING

N.T.S.

OF PLANTS PER SQ. FT.
0.16
0.25
0.45
0.64
1.00
1.44
2.25

PERENNIAL / ANNUAL PLANTING

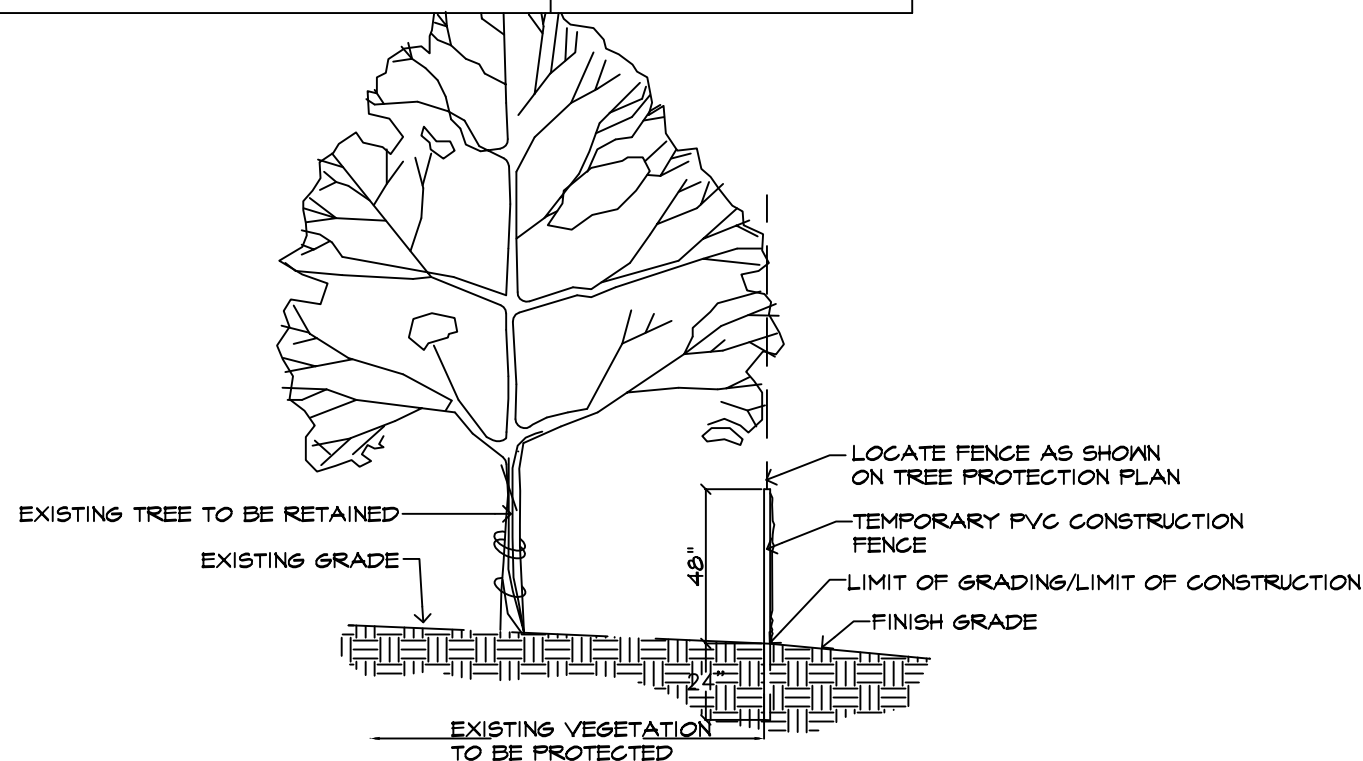
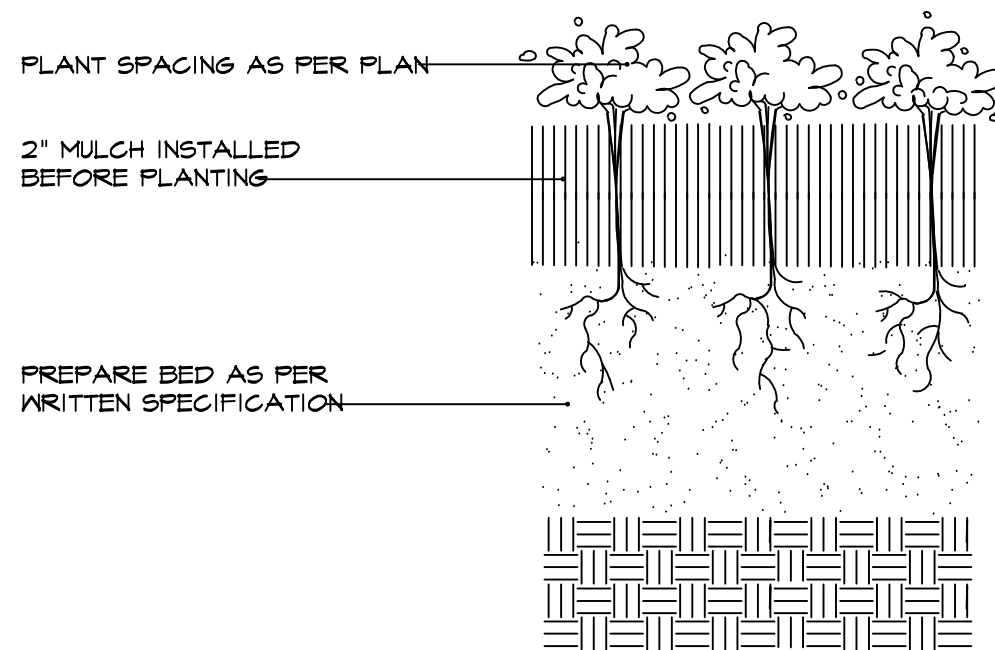
N.T.S.



SPADE-CUT EDGE DETAIL

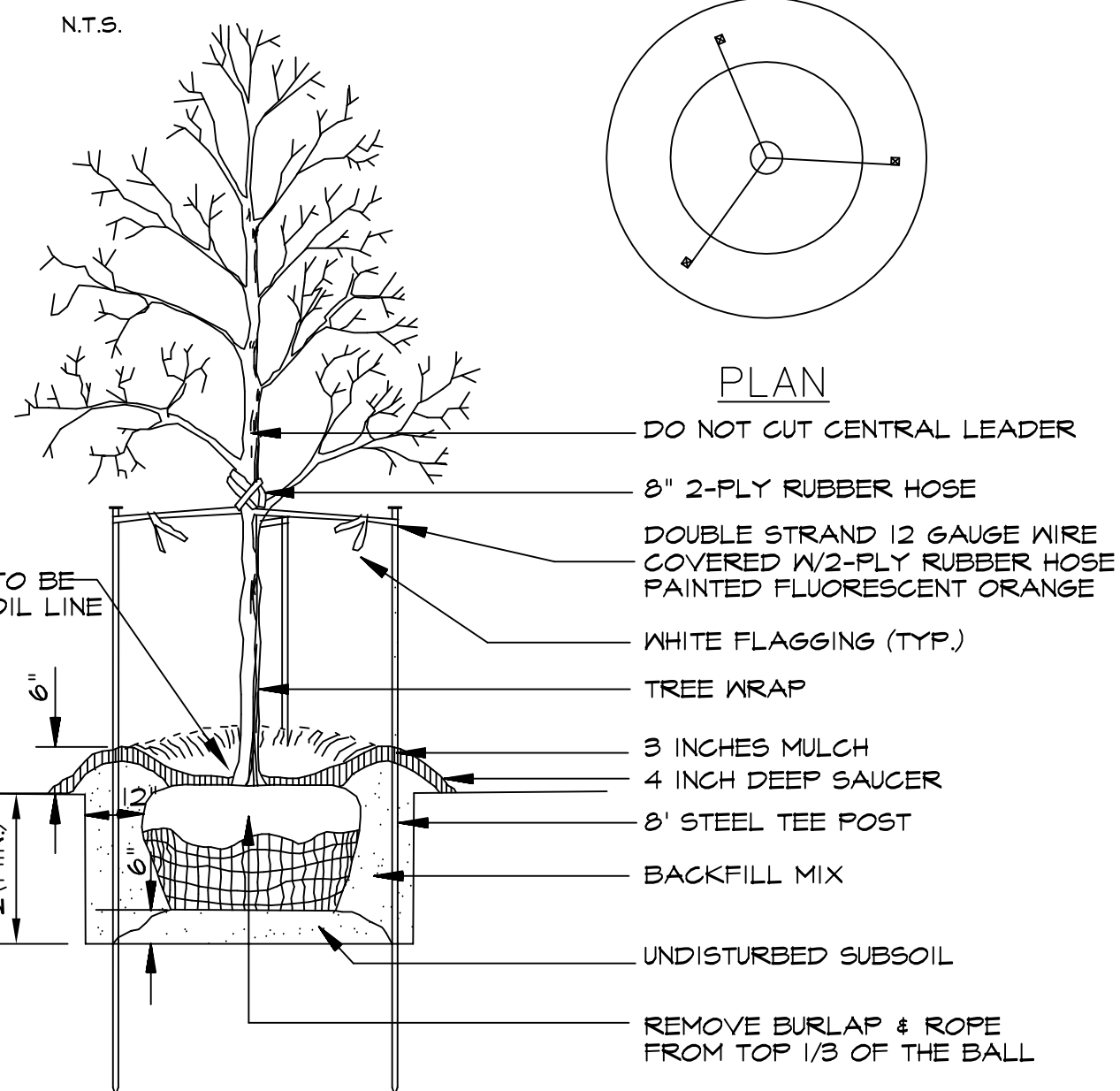
N.T.S.

PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CRB	4	Heritage River Birch / Betula nigra 'Cully'	10'-12'
RSM	2	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5'Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
APIN	5	Austrian Pine / Pinus nigra	6'-7'
NS	6	Norway Spruce / Picea abies	6'-7'
REDP	10	Red Pine / Pinus resinosa	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RB	5	Redbud / Cercis canadensis	2'Cal
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
MFL	100	Monkeyflower / Mimulus ringens	2 Qt
PWD	55	Pickereel Weed / Pontederia cordata	2 Qt
RMAL	44	Rose Mallow / Hibiscus lasiocarpus	2 Qt
WC	41	Wild Canna / Thalia dealbata	2 Qt
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
MG	12	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	1,005 sf	Fringed Sedge / Carex crinita	Plug @ 18" oc
	924 sf	Soft Rush / Juncus effusus	Plug @ 18" oc
	671 sf	Wool Grass / Scirpus cyperinus	Plug @ 18" oc



TREE PROTECTION DETAIL

N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

N.T.S.

REVISIONS	BY
11/30/12	RYM

landscape TECHNOLOGIES

4410 South Central Expressway
St. Charles, Missouri 63304
Tel: (636) 422-4466
Fax: (636) 422-4469
MO Landscape Architectural Corporation #2000009762

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

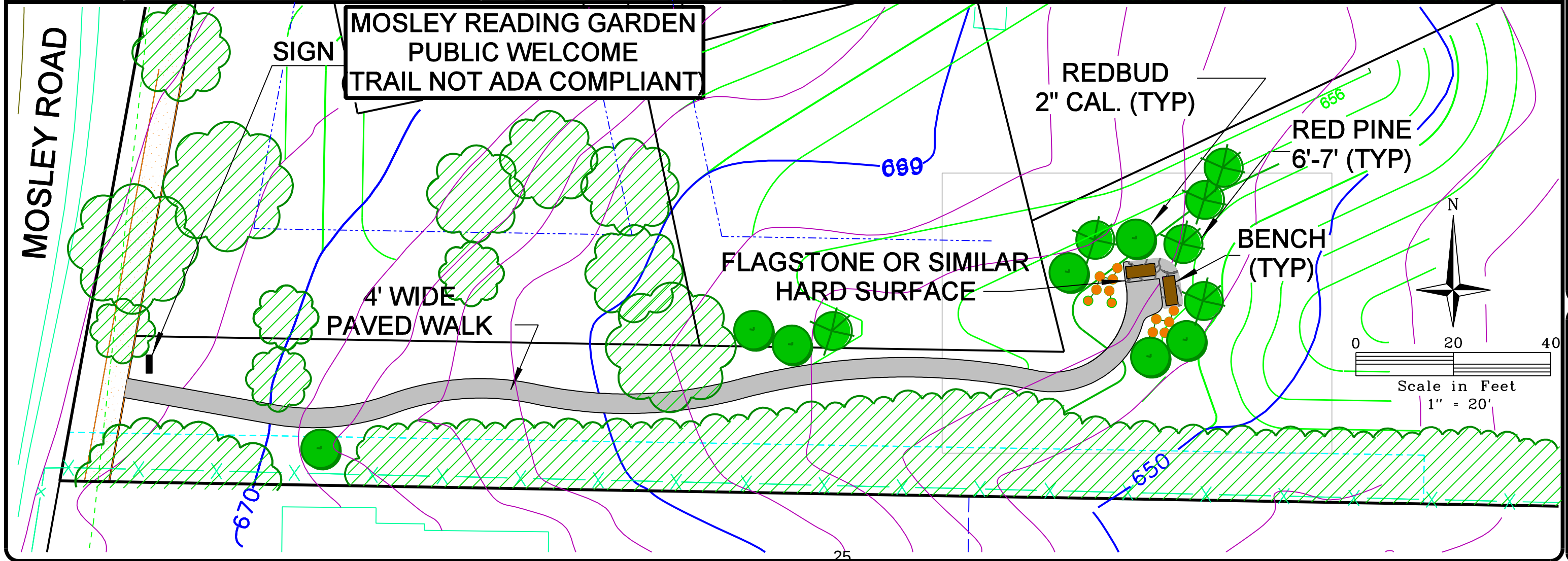
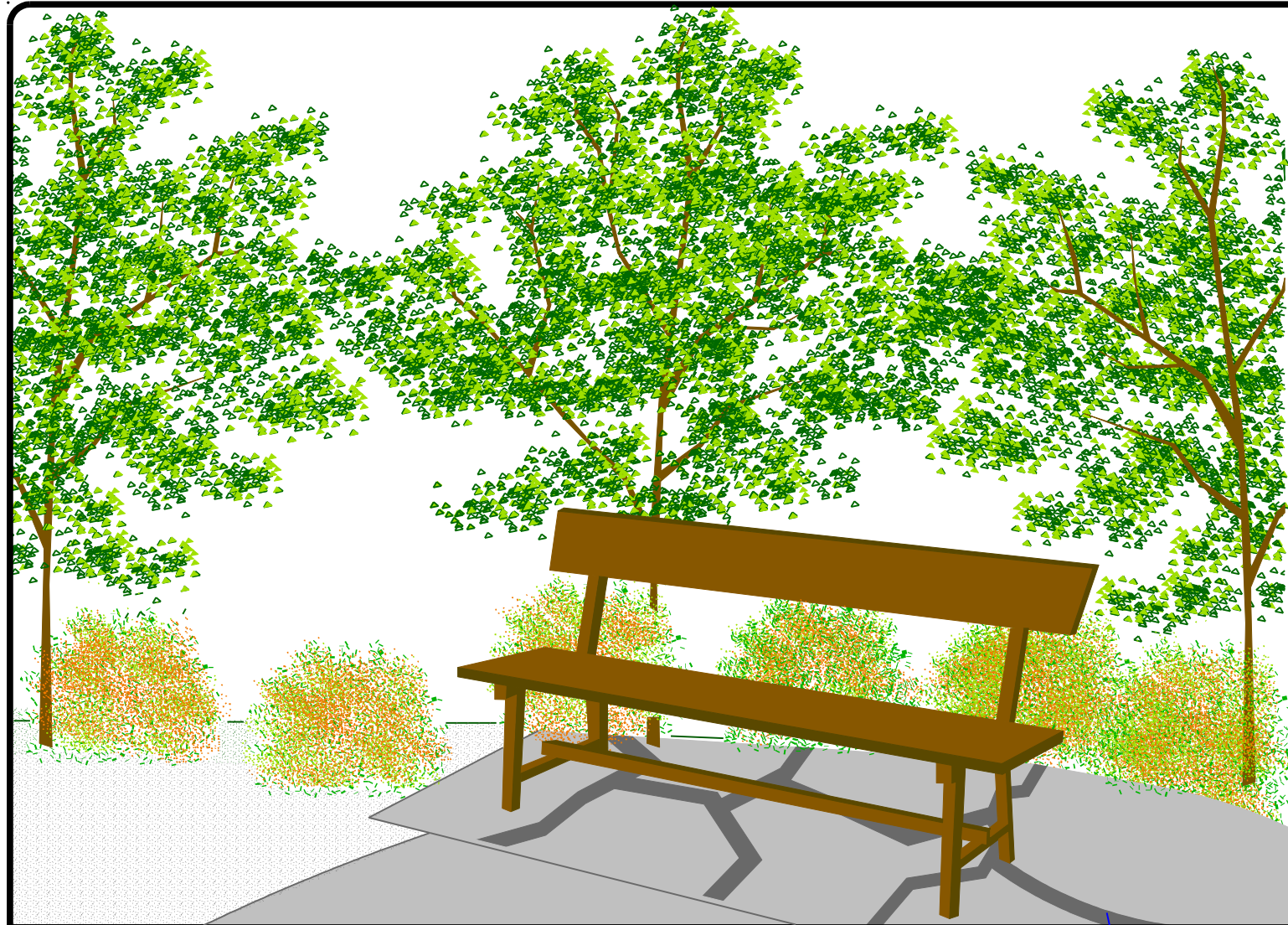
RANDALL W. HARDS
NUMBER 012
DATE: 11/30/12

PLANTING PLAN FOR THE PROPOSED

Villas at Mosley

CREVE COEUR, MISSOURI

DRAWN	R. HARDS
CHECKED	RYM
DATE	10/17/12
SCALE	N/A
JOB No.	2012-164
SHEET	



Benton Homebuilders
1000 Executive Parkway
Suite 106
St. Louis, MO 63141
314-336-5555

VOLZ
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LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT
10849 Indian Head Trl., Blvd.
St. Louis, Missouri 63132
314-880-1250 FAX
www.volzinc.com

VILLAS AT MOSLEY

READING GARDEN

11166-0

REVISIONS
10-15-2012
2

From: [Currencyex](#)
To: [Kelly. Whitney](#)
Subject: Benton Homebuilders
Date: Friday, December 14, 2012 4:53:11 PM

To whom it may concern,

I am writing this letter of support for the Benton Homebuilders proposal off Mosley Road. I have lived in Creve Coeur for over 30 years and would very much like to stay in Creve Coeur. I am a 66 year old single father who has raised my daughter in this community. She will likely raise a family here as well. I currently live off Mosley and at some point will be looking to downsize and simplify my lifestyle.

My understanding is that Benton Homebuilders is proposing 10 detached villa homes on lots that average 11,250 sq. ft., with common maintenance. I am in favor of replacing the existing rental homes with a well maintained community. I would love to see beautiful homes, with common maintenance that will appeal to “empty nesters” like me. I believe there are others in similar situations, who want to stay in Creve Coeur but find limited options.

Please vote in favor of this project.

Sincerely,

Al Leving
11315 Mosley Forest Dr.
Creve Coeur, MO 63141

From: [Frank Sprich](#)
To: [Kelly Whitney](#)
Subject: Mosley/ Leveinson development
Date: Saturday, December 08, 2012 3:53:18 PM

To Whom It May Concern,

We are opposed to the density proposed for the Levinson/Benton Homebuilders development. The proposal is not in character with the surrounding neighborhood homes which are on larger lots. Building small homes on less than quarter acre lots will only add to traffic congestion and city services. Most of us moved into this neighborhood because of the zoning that was in place. It gives peace of mind that our property values will remain high.

The Goddard school should have never been allowed to access Mosley Road, which is a neighborhood street, not commercial access like Olive. The Mosley to Olive stoplight is timed so that very few cars can access Olive, and it is virtually impossible to get onto Olive during rush hours and lunch hours as the intersection gets blocked by east/west traveling cars. Please reconsider for the sake and property values of the residents.

Thank you,

Diana & Frank Sprich
417 N Mosley Rd

From: [Carol M. Alexander](#)
To: [Kelly Whitney](#)
Subject: Villas on Mosley
Date: Thursday, December 13, 2012 5:19:04 PM

To Whom It May Concern:

We are in favor of the Benton Homebuilders proposal off Mosley Road. Creve Coeur would benefit from beautifully appointed homes in a common maintenance community. Many baby boomers will be looking to downsize and would like to stay in Creve Coeur. We want nice curb appeal, great interior features, and a maintenance free lifestyle. I see no detriment to the existing residents or the surrounding area.

Please vote in favor of this project, and give Creve Coeur residents a housing option that will allow us to stay in the City we love.

Carol and Hank Alexander
345 N. Mosley Rd.
Creve Coeur, Mo. 63141



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #12-033 FOR APPROVAL FOR THE PRELIMINARY PLAT FOR VILLAS AT MOSLEY WITH RESIDENTIAL DESIGN DEVELOPMENT DESIGNATION

FOR THE MEETING OF: November 19, 2012

LOCATION: 842, 834 and 828 Mosley Road

REQUEST: William Levinson, of Benton Homebuilders has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road. The proposal includes the development of ten single family homes with a "RDD" Residential Design Development designation.

ADDITIONAL INFORMATION: Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The properties are zoned "C" Single Family Residential.

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

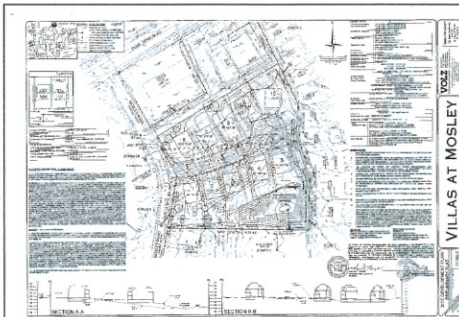
- Chapter 410: Subdivision and Development of Land

Zoning Code References

- Section 405.270: "C" Single Family Residential
- Section 405.450.C: Residential Designed Development Procedure

APPLICANTS: William Levinson
Benton Homebuilders
1000 Executive Parkway, Suite 106
Saint Louis, MO 63141

OWNER: Benton Homebuilders
1000 Executive Parkway,
Suite 106
Saint Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

11/19/2012 Date

ATTACHMENTS: Draft Ordinance
Applicant's Materials submitted October 19, 2012 and revised Site Development Plan received November 16, 2012

BACKGROUND

In April 2008, the City Council authorized a residential designed development (RDD) for the preliminary subdivision plat for the prior proposed subdivision of the 5.4 acres (Ordinance 5035). The RDD allowed for the development of 12 single family homes. The 12th lot was located along Olive Boulevard east of the Mosley Square Shopping Center. That project was ultimately abandoned and the approval lapsed.

On August 28, 2012, the City Council approved of the rezoning of 1.4 acres along Olive Boulevard to "GC" General Commercial for the development of the Goddard School for Early Childhood Development Center. This rezoning also repealed the prior RDD designation for the 5.4 acres with the remaining four acres zoned "C" Single Family Residential. The three lots have been developed with single-family houses that front Mosley Road and are under common ownership. Although there are some new houses in the area (so-called "teardowns"), the majority were built in the 1950s and 1960s. Lot sizes generally conform to the respective districts and none of the adjacent subdivisions are under an RDD overlay.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail strip center and Fire District Admin. Bldg.	"GC" General Commercial and "CB" Core Business	Olive Blvd. (partial)
South	Single-family detached residences	"C" Single-family Residential	N/A
East	Single-family detached residences	"C" Single-family Residential	N/A
West	Office building and single-family detached residences	"CB" Core Business and "B" Single-family Residential	Mosley Rd.

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for subdivisions that are adjacent to the proposed Mosley Manor subdivision:

	Villas at Mosley	Fairways (zoned "B")	Wir-Don Meadows	Generic "C" Zoning District
Acres	4 ac.	18 ac. (approx.)	18 ac. (approx.)	varies
Area of proposed ROW	24,263 sq. ft.	0	0	NA
Net area	150,051 sq. ft.			
No. of Units	10 d.u.	29 d.u.	41 d.u.	varies
Units / Acre (excluding ROW)	2.9	1.6 (approx.)	2.3 (approx.)	2.9
Lot Size (sq.ft.)	10,000 (min.) 11,250 average	20,000+	12,000+.	15,000 (min.)
Common Ground / Open Space	0.63 ac.	0	0	varies
Lot Frontage	60 ft. (min.)	120 ft. (min.)	50 ft. (min.) (excluding cul-de-sac lots; non-conforming)	75 ft. (min.)
Front Yard	15 ft.	45 ft.	40 ft. (non-conforming)	45 ft.

Setback				
Side Yard Setback	5 ft.	15 ft.	12 ft.	12 ft.
Rear Yard Setback	30 ft. (min.)	30 ft.	30 ft.	30 ft.
Yr. Platted	N/A	1958	1955	N/A

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

Given that the application represents no increase in density over the existing zoning of the property, the proposal appears to be meeting this goal. In addition, the section titled Residential Preservation and Economic Development states:

4. *Protect residential areas from encroachment of non-residential uses (p.21).*

This project would result in the development of several acres that are largely greenspace, are adjacent to an existing commercial corner plaza and which already contain one commercial building, and the future Goddard School along Olive Boulevard. If constructed, this project would clearly define the residential area along Mosley, rather than leaving the area available for a future effort to expand the commercial corner. It is common practice in land use planning to separate low-density residential development from commercial development with institutional land uses or medium to high density residential with smaller lots. While the density will not be increased, the lot clustering allowed within an RDD overlay offers smaller lots. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by effectively separating them from each other.

Transportation Improvements

This subdivision benefits from direct access off one of the key north-south collectors: Mosley Road. As such, there is no concern for providing additional north-south connections to adjacent subdivisions. In fact, the section titled “Transportation Improvements” states:

- *Explore opportunities to connect residential streets, where appropriate, to collectors in order to improve traffic flow on major arterials such as Olive and Lindbergh Boulevards (p.29).*

The proposal will relocate the two existing drive-way entrances on Mosley, into a single subdivision entrance where traffic will be directed to the existing collector street which has a traffic signal at Olive Boulevard and at Ladue Road. Any other connections to the east or south are impractical given the size of the development and the pre-existing subdivisions.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
6. *Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage (p.45).*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 10,192 square feet to 17,735 square feet. The common ground and stormwater easement area is 27,429 square feet. 75% of the lot standard for "C" Single Family Residential zoning district would be 11,250 square feet. The average of the lot sizes proposed is 11,250 square feet. However five of the 10 lots have a square footage of less than the recommended allowance. According to the Comprehensive Plan, the property should be developed with individual lots not smaller than 11,250 square feet, and the remaining property set aside as open space. Given the shape of the property and the required size of the stormwater detention area, it may be economically difficult to follow the Comprehensive Plan because it will significantly reduce the yield.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exceptions of minimum lot size and front and side building setbacks. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions and the commercial development along Olive Boulevard that is appropriate in its context and whether or not this makes it "compatible" with the residences around it.

ZONING ANALYSIS

The applicant has proposed utilizing the existing "C" Single-Family Residential District with a Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and density standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. *Residential Designed Development Procedure. The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.*

1. *Variation in number, size of lots. The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and Zoning Commission, when it finds that the residential designed development proposal is*

consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.

- a. *Minimum project area. No residential designed development permit shall be granted for any area of less than four (4) acres.*
 - b. *Gross acreage. The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.*
 - c. *Yards. The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
 - d. *Site and building coverages. The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
2. *Common areas. As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions: ...*
4. *Tree conservation. Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).*

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. The maintenance and protection of the stormwater facilities does not seem to qualify as a natural quality of the site, as it is being relocated from the northeast corner to the southeast corner and is required to allow for the development. The development does not offer the protection, nor provision of a natural resource worth preserving although the common ground does create a comparably large greenspace.

The applicant has requested building setback requirements different from the "C" District regulations, and lot coverage and FAR requirements be applied over the entire development, rather than on individual lots. The average lot will have coverage of 44%, with total site coverage for the development of 40%. This is permitted through the RDD procedure, as

approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.270, "C" Single-Family Residential District of the Zoning Code.

The property has approximately 0.7 acres of tree cover and, if approved, 68% of this mass will be eliminated. The minimum standard is 25% preserved. Therefore at 32% preservation, the applicant exceeds the minimum standards, although it should be noted that allowing the flexibility to reduce the lot sizes has not yielded any great measure of additional tree cover.

ARCHITECTURE AND DESIGN

The proposed homes consist of ranch and 2-story models ranging from 2,500 square feet to 3,500 square feet in size, including lower level finish. The example front elevation submitted is largely stone with wood accents and show rooflines with multiple peaks and will be covered with asphalt shingle. Elevations for all types of the homes were not included in the application and the side and rear elevations were not provided.



Staff recommends a condition that individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" would be permissible. Garage entrances are shown on the plan as front-entry.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 10 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will eliminate two driveway entrances on Mosley Road.
- *Sidewalks*
As required by code, five-foot wide sidewalks are provided along both sides of the street. Construction of a minimum five-foot wide sidewalk along Mosley Road was required with the previous plan and that condition is carried over with the current submittal.

- *Landscaping and Amenities*

The applicant is providing an eight-foot wide undisturbed buffer along the eastern and southern boundaries of the property in addition to the stormwater detention basin at the southeast corner. The proposed landscaping is limited to the boundary of the development. There are sections of this buffer where no trees currently exist, and the applicant has proposed adding trees to fill in these areas. The applicant is not proposing adding any street trees along the proposed cul-de-sac for the subdivision. Staff recommends that a condition of approval include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Section 410.300 of the Subdivision and Development of Land

The site development plan and preliminary plat indicates a subdivision entrance sign at the southern entrance area. Signs for residential developments are permitted by site development plan approval per Section 405.940 Signs in Residential districts, as follows:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in [Section 405.1080](#). Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 0.7 acres of tree cover and, if approved, 68% of this mass will be eliminated. The minimum standard is 25% preserved. Therefore at 32% preservation, the applicant exceeds the minimum standards, although it should be noted that allowing the flexibility to reduce the lot sizes has not yielded any great measure of additional tree cover.

- *Site Grading*

A large part of the existing land will be disturbed with some significant "cut and fill" effort. Most of the significant grading will be undertaken for the proposed detention pond and roadway locations. The applicant has indicated that the street platform is to be 3% maximum for a minimum distance of 60 feet before continuing at a steeper grade. Section 410.240.F.5 requires that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than 150 feet measured from the centerline of the intersecting street, so the final subdivision improvements drawings will have to be corrected accordingly.

- *Stormwater Control*

The applicant proposes to construct a detention area at the southeast portion of the property. The detention area will collect water from the proposed homes and the street and be metered-out into the stormwater system. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

SUMMARY AND ACTION

The proposed subdivision is generally in keeping with the prior history and council actions on these properties. While Staff has questioned the reasoning for the “RDD” designation, the common area and stormwater facility does provide for a large amount of greenspace. If the Planning and Zoning Commission finds that the proposed development meets with the requirements of the RDD and finds that the Preliminary Plat draft ordinance and site development plan are in substantial conformance with the purposes and regulations of the Comprehensive Plan, Zoning Code, and Subdivision Code, it may vote on a recommendation to the City Council. Staff recommended conditions of approval discussed above, and included in the draft ordinance, are:

- A condition shall be included that individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as “Hardi-plank” may be permissible with the Zoning Administrator’s approval.
- The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Section 410.300 of the Subdivision and Development of Land.
- The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.

If not, the Commission Members should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting.

Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions for this application:

- 1) “I move to recommend approval of the Preliminary Plat for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19, 2012” (conditions may be added, eliminated, altered, and modified).
- 2) “I move to recommend approval of the Residential Designed Development for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19, 2012” (conditions may be added, eliminated, altered, and modified).
- 3) “I move to recommend approval of the Site Development Plan for the Villas at Mosley subdivision submitted with Application #12-033, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19, 2012” (conditions may be added, eliminated, altered, and modified).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

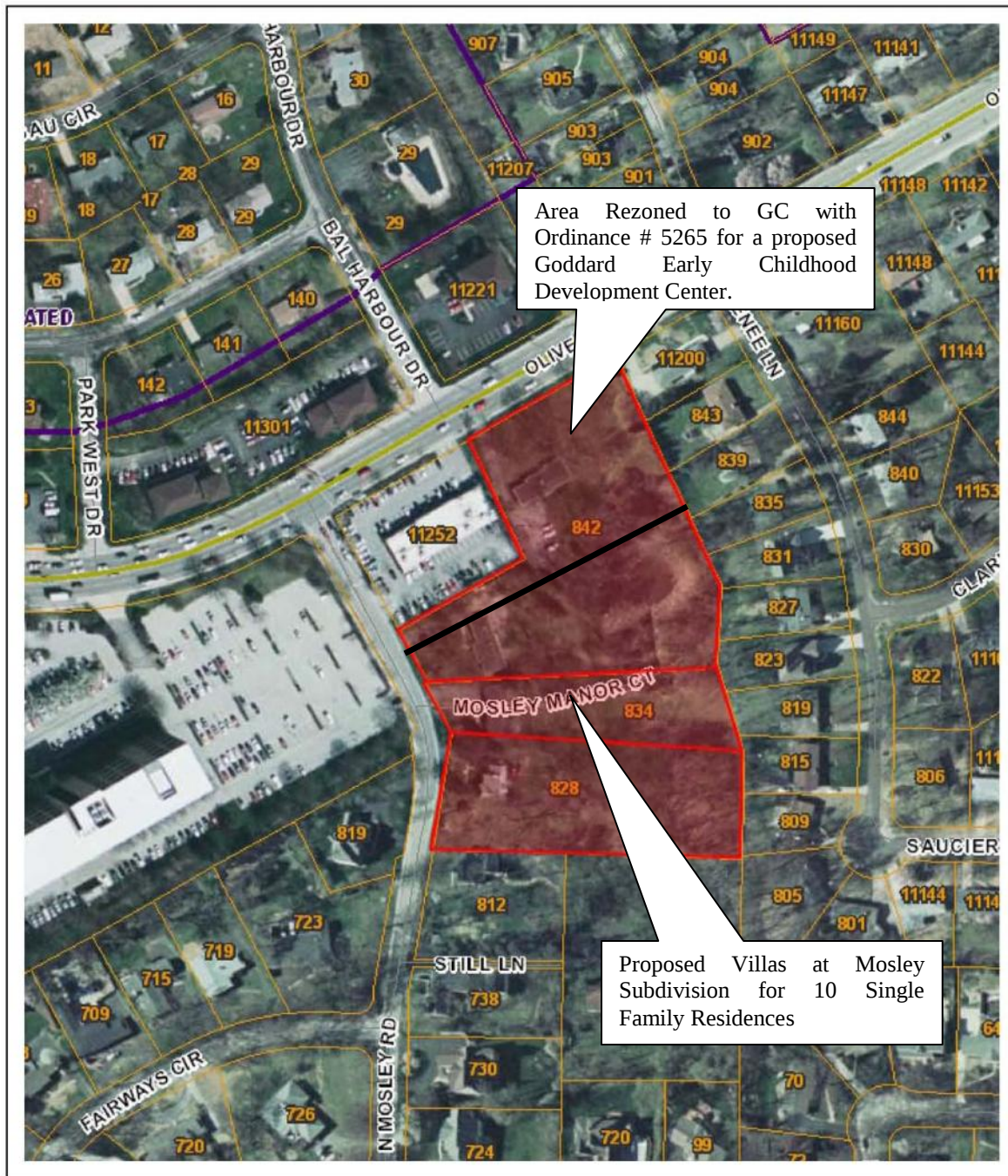
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
(CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)**

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP

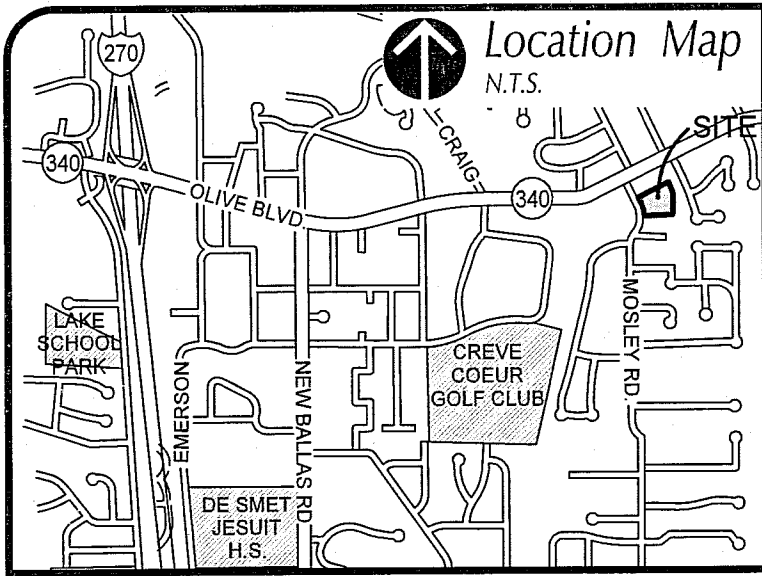


St. Louis County Property Viewer

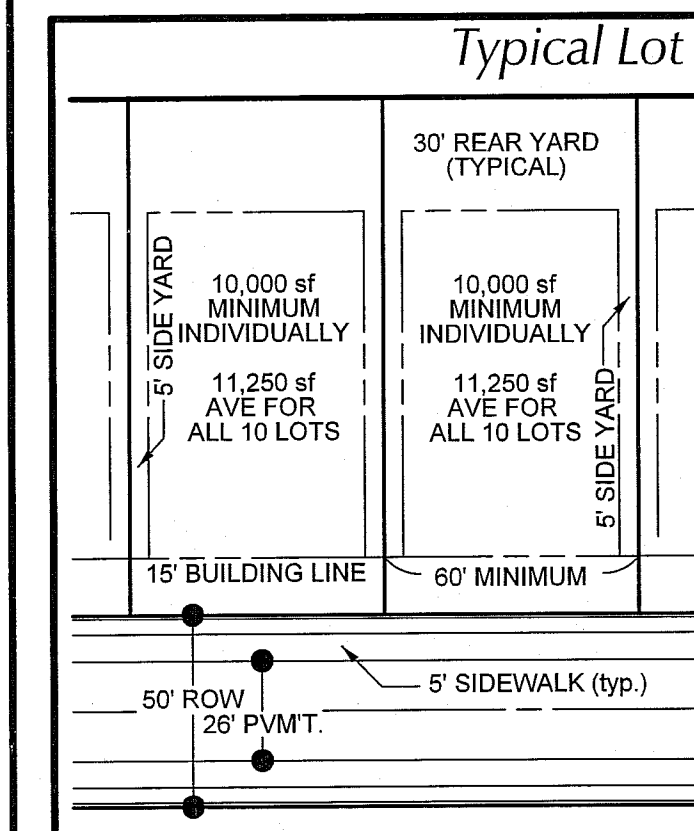


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APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/07/2012
	Description: View looking east from across Mosley Road at the existing home at 842 Mosley Road.
	Description: View looking east from across Mosley Road at the existing home at 834 Mosley Road.
	Description: View looking southeast from across Mosley Road at the existing home at 828 Mosley Road.



SYMBOL	DESCRIPTION
	BUILDING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREE LINE
	PROPOSED TREE LINE
	TREES TO REMAIN



TOTAL SITE AREA	4.0 ACRES = (174,327 SF)
AVERAGE LOT SIZE	11,250 SF
AVERAGE LOT IMPERVIOUS AREA	5,000 SF
AVERAGE LOT COVERAGE	5,000 SF 44% AVERAGE LOT COVERAGE
TOTAL SITE COVERAGE	
AVERAGE LOT IMPERVIOUS AREA	5,000 SF x 10 LOTS = 50,000 SF
PAVEMENT & WALK IMPERVIOUS AREA	19,587 SF
TOTAL IMPERVIOUS AREA	69,587 SF
TOTAL SITE COVERAGE	69,587 SF 40 % TOTAL SITE COVERAGE

PROPERTY DESCRIPTION - 4 ACRE TRACT

A TRACT OF LAND BEING LOT 3 AND PART OF LOTS 1 AND 2 OF "KRAEMER ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS AND PART OF U.S. SURVEY 1982 AND FRACTIONAL SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

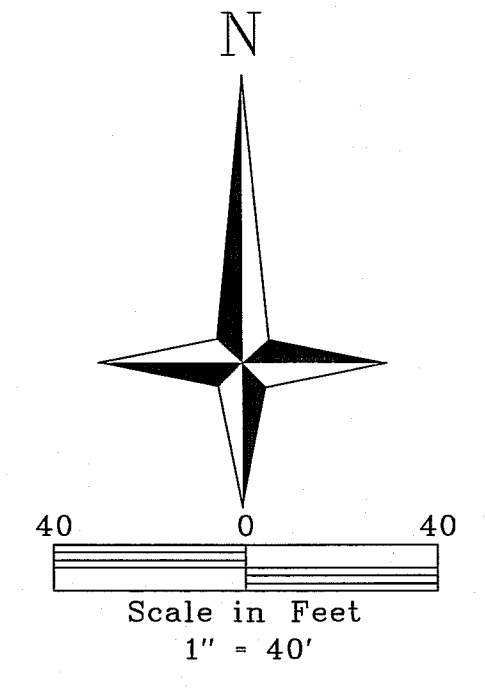
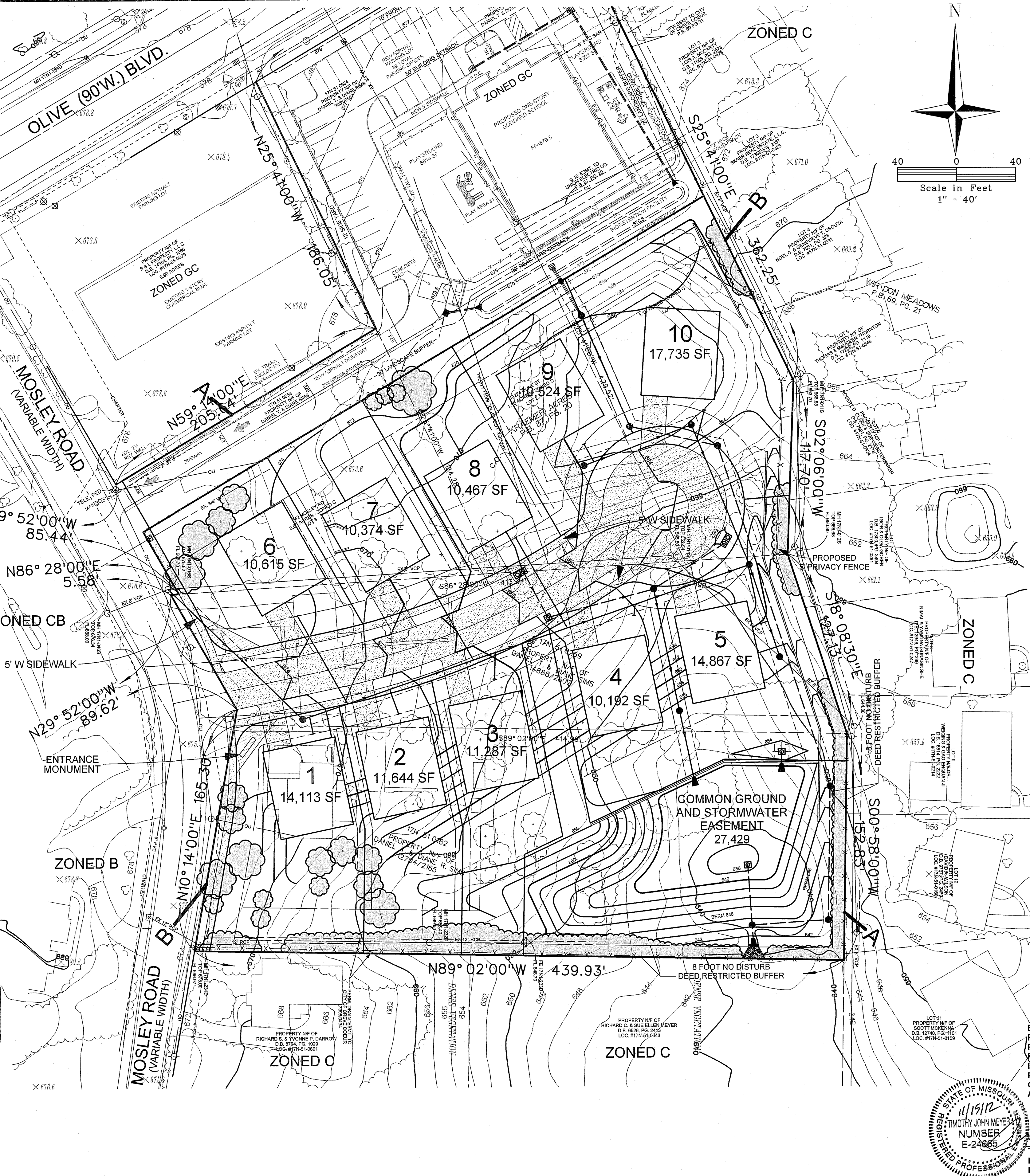
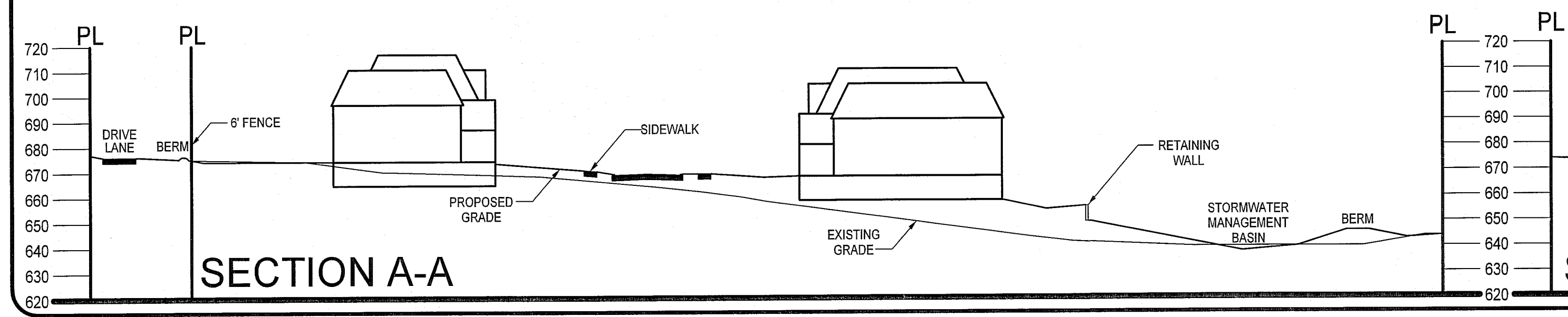
BEGINNING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF LOT 1 OF "WIR-DON MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY, ALONG THE WESTERN LINE OF SAID LOT 1 AND THE WESTERN LINE OF LOTS 2 THROUGH 10 OF SAID WIR-DON MEADOWS, SOUTH 25 DEGREES 41 MINUTES 00 SECONDS EAST 352.25 FEET TO A POINT; THENCE SOUTH 02 DEGREES 08 MINUTES 00 SECONDS WEST 117.70 FEET TO A POINT; THENCE SOUTH 18 DEGREES 08 MINUTES 30 SECONDS EAST 127.43 FEET TO A POINT; THENCE SOUTH 09 DEGREES 58 MINUTES 00 SECONDS WEST 152.83 FEET TO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO DANIEL T. AND DIANE R. SIMS BY DEED RECORDED IN DEED BOOK 12704, PAGE 2165, OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY, ALONG THE SOUTHERN LINE THEREOF, NORTH 89 DEGREES 02 MINUTES 00 SECONDS WEST 439.93 FEET TO ITS INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF MOSLEY ROAD, VARIABLE WIDTH; THENCE NORTHWARDLY, ALONG THE EASTERN RIGHT-OF-WAY LINE THEREOF, NORTH 10 DEGREES 14 MINUTES 00 SECONDS EAST 165.30 FEET TO A POINT; THENCE NORTHWESTERLY, CONTINUING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MOSLEY ROAD, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 85.44 FEET TO THE MOST WESTERN CORNER OF SAID LOT 3; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERN LINE OF SAID LOT 3, NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 205.64 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERN LINE OF SAID LOT 2 OF KRAEMER ACRES, AS AFOREMENTIONED; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERN LINE OF SAID LOT 2, NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST 186.05 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE THEREOF, NORTH 59 DEGREES 17 MINUTES 00 SECONDS EAST 5.400 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND BEING PART OF LOTS 1, 2 AND 3 OF "KRAEMER ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 20 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1982, TOWNSHIP 45 NORTH - RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AND THE WEST LINE OF LOT 1 OF "WIR-DON MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF LOT 1 AND THE WEST LINE OF LOTS 2 AND 3 OF SAID "WIR-DON MEADOWS" SOUTH 25 DEGREES 41 MINUTES 00 SECONDS EAST 222.98 FEET TO A POINT; THENCE SOUTH 59 DEGREES 14 MINUTES 00 SECONDS WEST 142.97 FEET TO A POINT ON THE EAST LINE OF MOSLEY ROAD, VARIABLE WIDTH; THENCE NORTHWARDLY ALONG SAID EAST LINE OF MOSLEY ROAD, VARIABLE WIDTH, NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST 37.00 FEET TO THE WESTERNMOST CORNER OF AFORESAID LOT 3 OF "KRAEMER ACRES"; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID LOT 3 NORTH 59 DEGREES 14 MINUTES 00 SECONDS EAST 205.64 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 2 OF "KRAEMER ACRES"; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 2 NORTH 25 DEGREES 41 MINUTES 00 SECONDS WEST 186.05 FEET TO A POINT IN THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF OLIVE STREET ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE NORTH 59 DEGREES 17 MINUTES 00 SECONDS EAST 240.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.398 ACRES ACCORDING TO A SURVEY BY VOLZ INCORPORATED.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 4.002 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED ON SEPTEMBER 21, 2012.

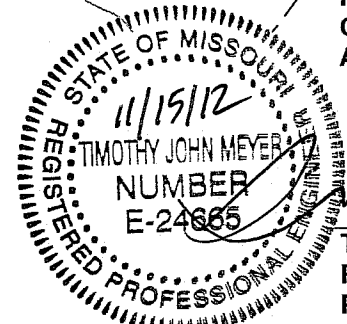


PROJECT NOTES:	
LOCATOR NUMBERS AND ADDRESSES:	17N 51 0654 - 842 N. MOSLEY ROAD 17N 51 0269 - 834 N. MOSLEY ROAD 17N 51 0182 - 828 N. MOSLEY ROAD
OWNER OF RECORD:	DANIEL T. & DIANE R. SIMS 12554 CLARK MANOR CIRCLE, ST. LOUIS, MISSOURI 63141
PREPARED BY:	VOLZ INCORPORATED 10849 INDIAN HEAD IND'L BLVD. ST. LOUIS, MISSOURI 63132
PREPARED FOR:	BENTON HOMEBUILDERS 1000 EXECUTIVE PARKWAY, SUITE 106, ST. LOUIS, MO 63141
AREA OF SITE:	4.0 ACRES
EXISTING ZONING:	C - SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING:	C - RDD (RESIDENTIAL DESIGN DEVELOPMENT PROCEDURE)
PROPOSED USES:	RESIDENTIAL
DENSITY CALCULATIONS:	AREA OF SITE: 174,314 S.F. R.O.W.: 24,263 S.F. NET AREA: 150,051 S.F.
	150,051 S.F. (NET AREA) 10 LOTS (10 LOTS PROPOSED) 15,000 S.F.
STORMWATER MANAGEMENT CALCULATIONS:	TOTAL ACRES: 4.0 ACRES EXISTING IMPERVIOUS: +/- 14% = 1.87 PI PROPOSED IMPERVIOUS: +/- 35% = 2.28 PI DIFFERENTIAL RUNOFF: 4.0 ACRES (2.28 - 1.87) = 1.64 CFS
	WATER QUALITY (WQV): SITE DISTURBANCE = 3.5 ACRES REQUIRED DUE TO MORE THAN 1.0 ACRE CHANNEL PROT. (CPV): SITE LESS THAN 5 ACRES - NOT REQUIRED FLOOD PROTECTION (QP): DIFFERENTIAL RUNOFF OF 1.64 CFS IS LESS THAN 2.0 CFS - NOT REQUIRED
PARKING CALCULATIONS:	2 SPACES PER LOT AT 10 LOTS = 20 SPACES
GREEN SPACE:	AREA OF SITE: 4.0 ACRES = 174,314 S.F. IMPERVIOUS AREA: 1.40 ACRES = 60,984 S.F. GREEN SPACE: 2.60 ACRES = 113,330 S.F.
	113,330 S.F. 174,314 S.F. = 65% GREEN SPACE
AVERAGE UNIT SIZE:	2500 S.F. TO 3500 S.F.
AVERAGE LOT SIZE:	121,818 S.F. / 10 LOTS = 12,182 S.F.
TREE PRESERVATION:	EX. TREES MASS 0.596 ACRES = 25,973 S.F. 25,973 S.F. X 0.25 = 6,493 S.F. REQUIRED TO REMAIN PROPOSED TREE MASS TO REMAIN = 8,349 S.F. (32%)
	INDIVIDUAL 8" TREES EXISTING = 83 TREES 83 X 0.25 = 21 TREES ARE REQUIRED TO REMAIN PROPOSED INDIVIDUAL TREES TO REMAIN = 21 TREES
BENCHMARK:	ST. LOUIS COUNTY BENCHMARK 13-197, "L" ON SIDEWALK AT THE NORTHWESTERN CORNER OF A ONE STORY BRICK BUILDING 70' EAST OF MOSLEY ROAD AND 100' SOUTH OF OLIVE STREET ROAD. ELEVATION = 679.36' (NGVD '29)

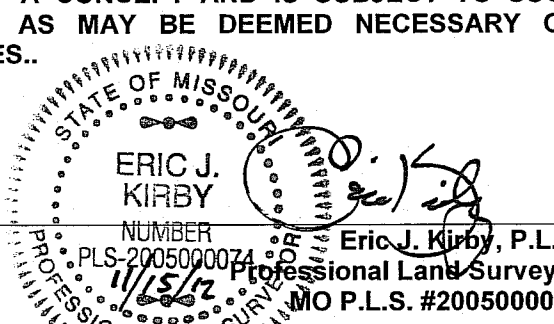
GENERAL NOTES:

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 - GRADING AND DRAINAGE SHALL BE PER CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS.
 - LANDSCAPING WILL BE PROVIDED AS REQUIRED BY CITY OF CREVE COEUR.
 - SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF CREVE COEUR STANDARDS.
 - SETBACKS FOR RDD REQUIREMENTS TAKE PRECEDENCE OVER "SPECIAL USE" SETBACK REQUIREMENTS.
 - DECK CONSTRUCTION TO BE ALLOWED 7 FOOT BEYOND STANDARD SETBACK FOR DECKS.
 - NEW STREET PLATFORM TO BE 3% MAXIMUM FOR A MINIMUM DISTANCE OF 60 FEET BEFORE CONTINUING AT STEEPER GRADE.
 - THE PROPOSED LIGHT STANDARDS SHALL BE IN COMPLIANCE TO THE CITY OF CREVE COEUR'S LIGHTING CODE.
 - THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
PARKWAY SCHOOL DISTRICT
CREVE COEUR CREEK WATERSHED
- UTILITY SERVICE AREAS:
AMEREN UE
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER COMMUNICATIONS (CABLE TV)
AT&T TELEPHONE COMPANY

BY ORDER OF BENTON HOMEBUILDERS, WE HAVE PREPARED A PRELIMINARY PLAT, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY PLAT - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.



TIMOTHY J. MEYER
PROFESSIONAL ENGINEER
PE-24865

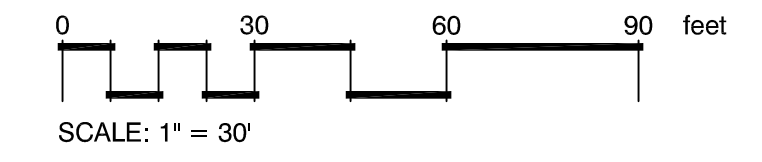
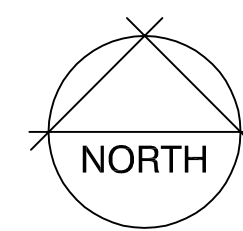
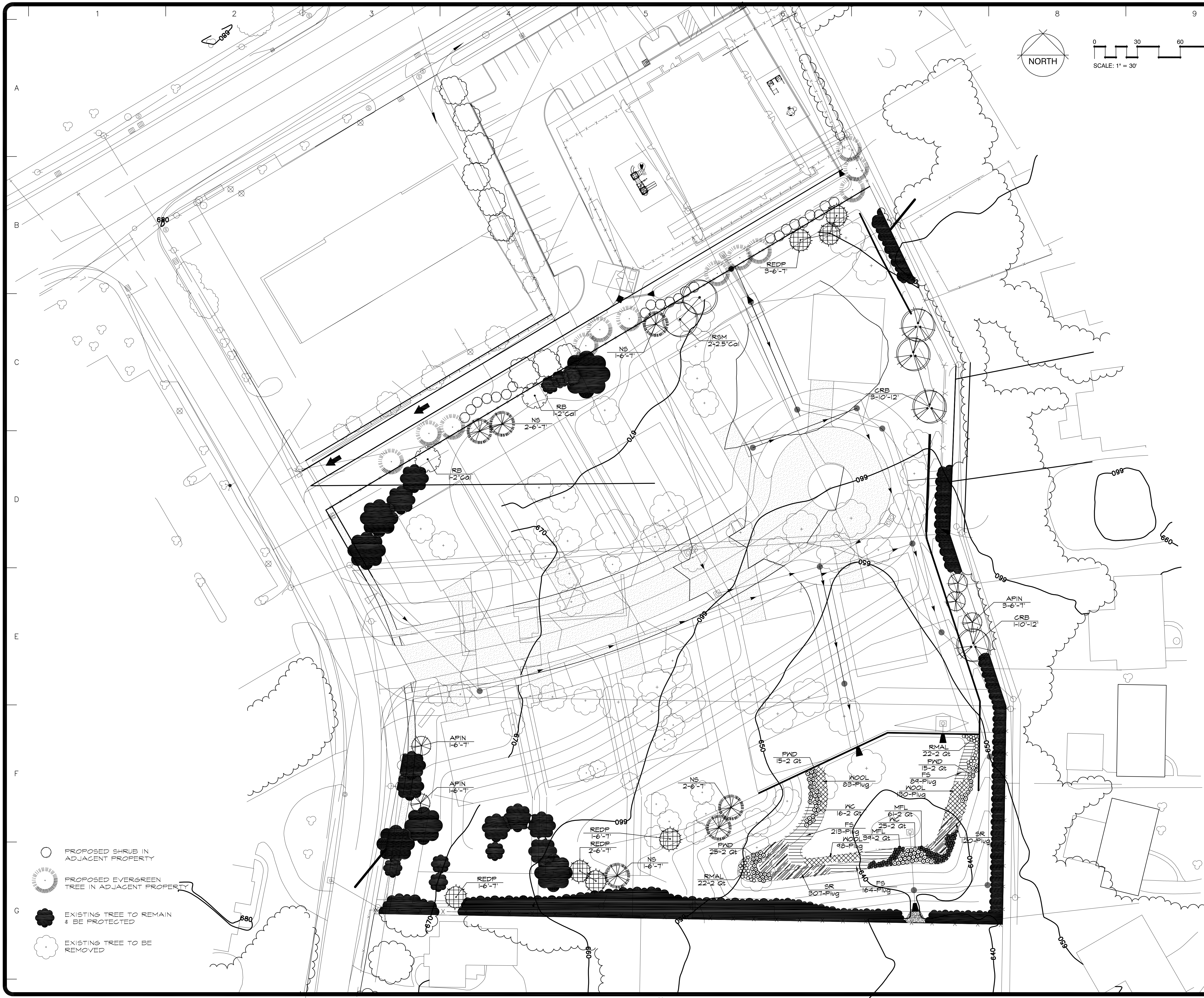


ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
PLS-200500074
NO P.L.S. #200500074

VOLZ
INCORPORATED
10849 Indian Head Ind'l. Blvd.
St. Louis, MO 63141
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com

VILLAS AT MOSLEY

SITE DEVELOPMENT PLAN / PRELIMINARY PLAT
10-15-2012
10-15-2012 CITY COMMENTS
11166-0
1



REVISIONS	BY

landscape
TECHNOLOGIES

(636) 428-1250
67 Jacobs Creek Drive
St. Louis, MO 63114
NO Landscape Architectural Corporation, LLC 020900182

STATE OF MISSOURI
REGISTERED LANDSCAPE ARCHITECT
RANDALL W. MARDIS
NUMBER 019
DATE 10/17/12

PLANTING PLAN FOR THE PROPOSED
Villas at Moseley
CREVE COEUR, MISSOURI

DRAWN
R. MARDIS
CHECKED
R.M.
DATE
10/17/12
SCALE
1"=30'-0"
JOB No.
2012-164
SHEET
L-1

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RI-TE).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- 11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

SIGHT TRIANGLES:

- 1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2.) The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side lot lines a distance of 40' minimum along said front and side lot lines and connecting the points so established to form the sight triangle area.
- 3.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed as outlined in Note #2 above by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 25' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

- 1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 4.) All sod shall be placed a maximum of 24 hours after harvesting.
- 5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 6.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

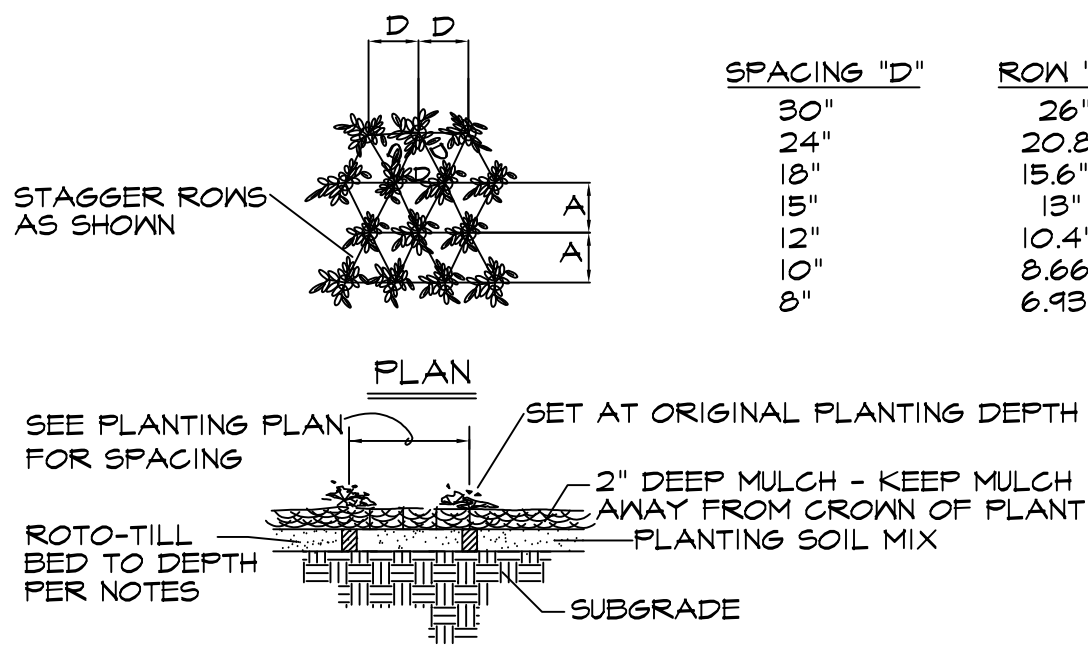
- 1.) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, D5 T5 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

- 1.) All plugs to be 4-1/2" deep X 2" diameter minimum.
- 2.) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- 3.) Plugs shall be spaced in a triangulated layout approximately 24" on center.
- 4.) Plugs shall be planted through erosion control blanket where appropriate.
- 5.) Obtain plugs from a reputable nursery.
- 6.) Water plugs upon completion of planting so that soil is moist but not saturated.
- 6.) If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

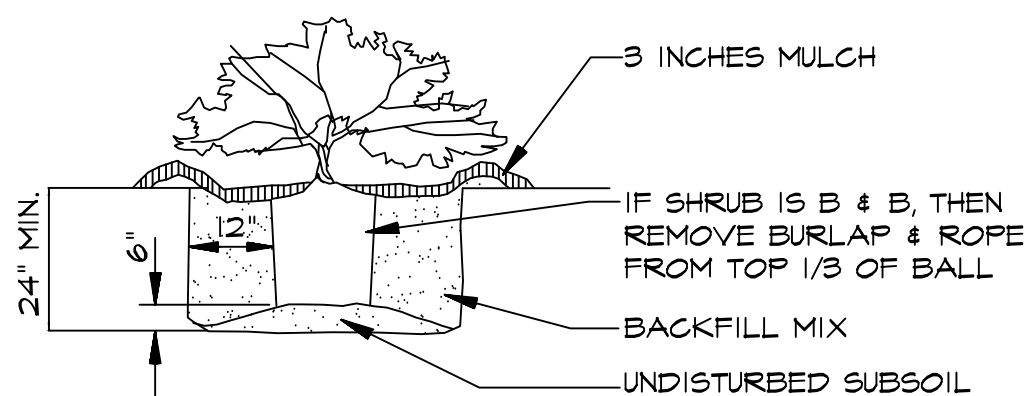
WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



FORB/GRASS PLANTING DETAIL

N.T.S.

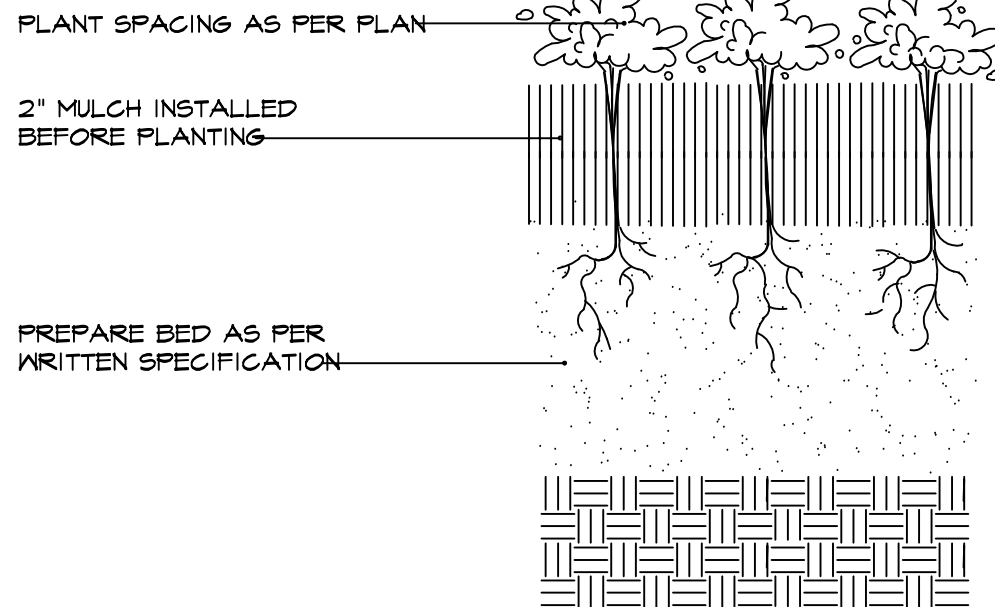


SHRUB PLANTING

N.T.S.

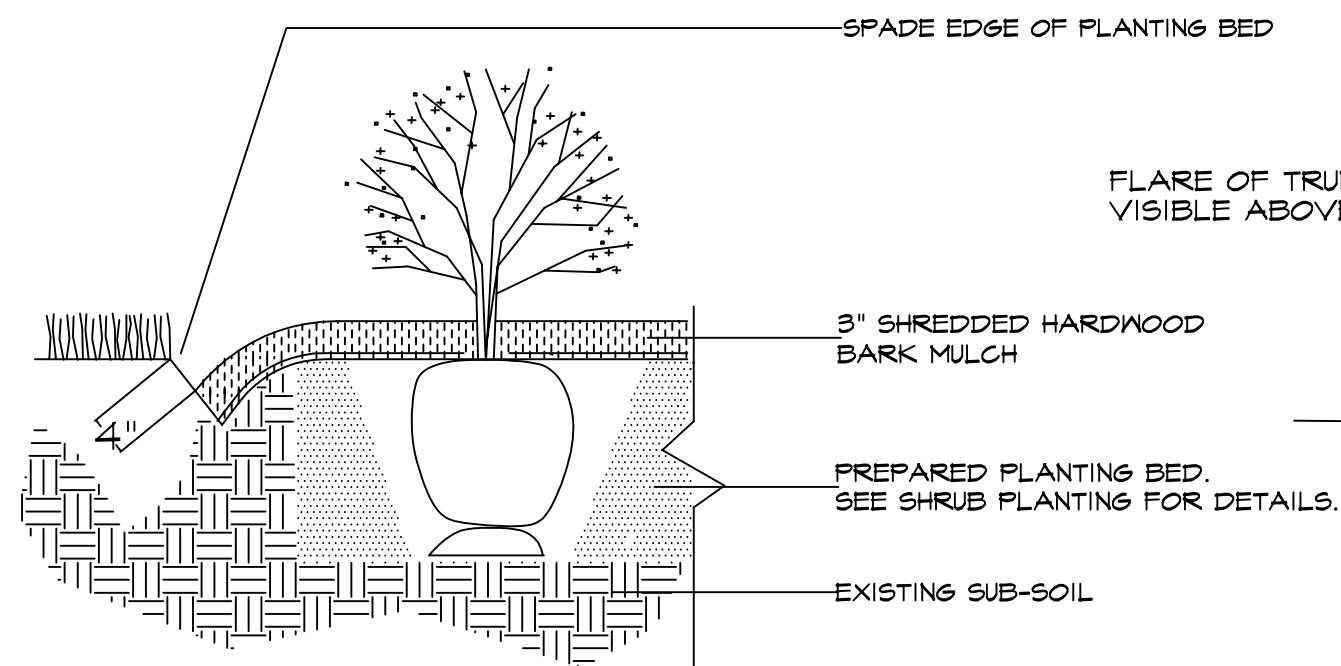
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CRB	4	Heritage River Birch / Betula nigra 'Cully'	10'-12'
RSM	2	Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal
EVERGREEN TREES			
APIN	5	Austrian Pine / Pinus nigra	6'-7'
NS	6	Norway Spruce / Picea abies	6'-7'
REDP	7	Red Pine / Pinus resinosa	6'-7'
FLOWERING TREES			
RB	2	Redbud / Cercis canadensis	2"Cal
FORBS			
MFL	100	Monkeyflower / Mimulus ringens	2 Qt
PWD	55	Pickering Weed / Pontederia cordata	2 Qt
RMAL	44	Rose Mallow / Hibiscus lasiocarpus	2 Qt
WC	41	Wild Canna / Thalia dealbata	2 Qt
NATIVE GRASSES			
	1,005 sf	Fringed Sedge / Carex crinita	Plug @ 18" oc
	924 sf	Soft Rush / Juncus effusus	Plug @ 18" oc
	671 sf	Wool Grass / Scirpus cyperinus	Plug @ 18" oc



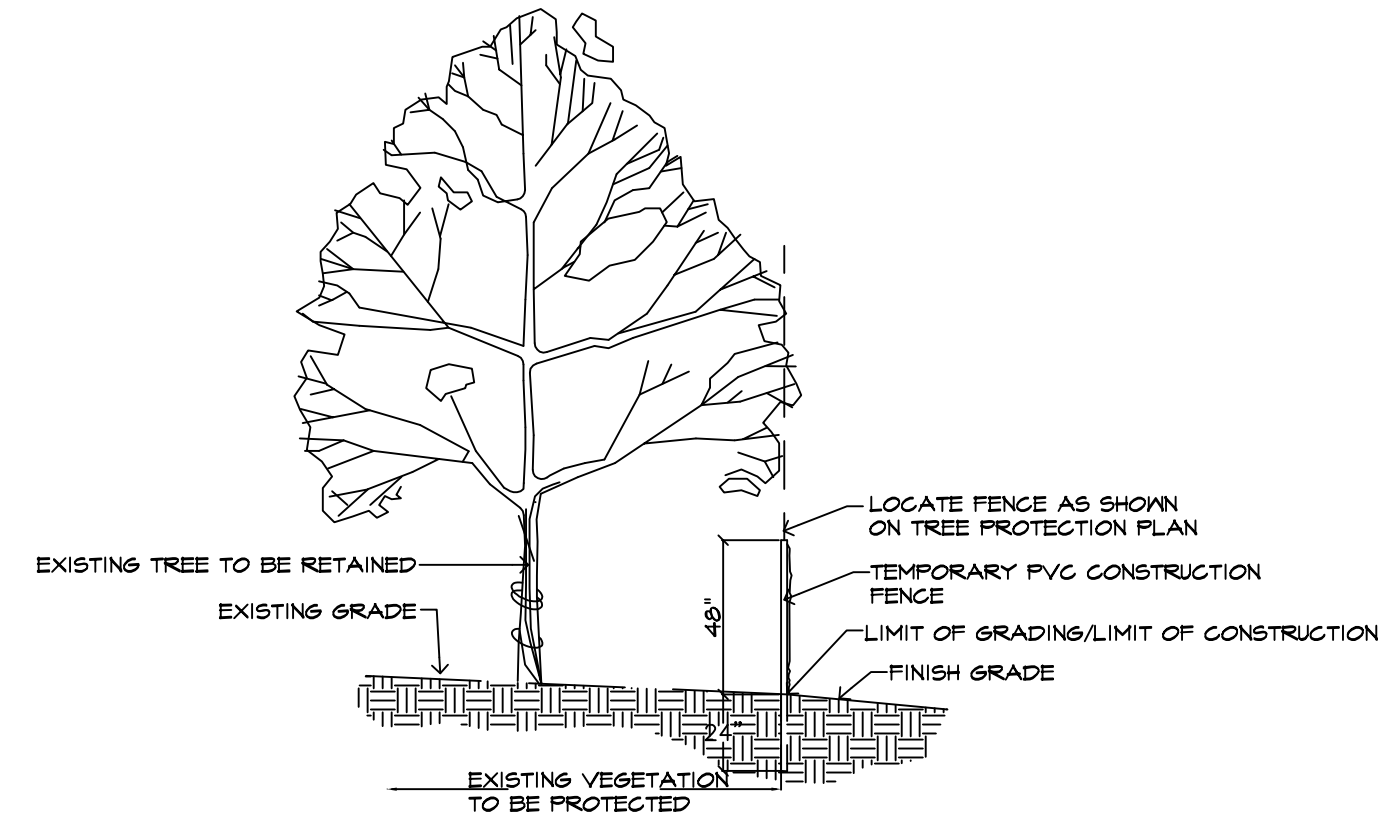
PERENNIAL / ANNUAL PLANTING

N.T.S.



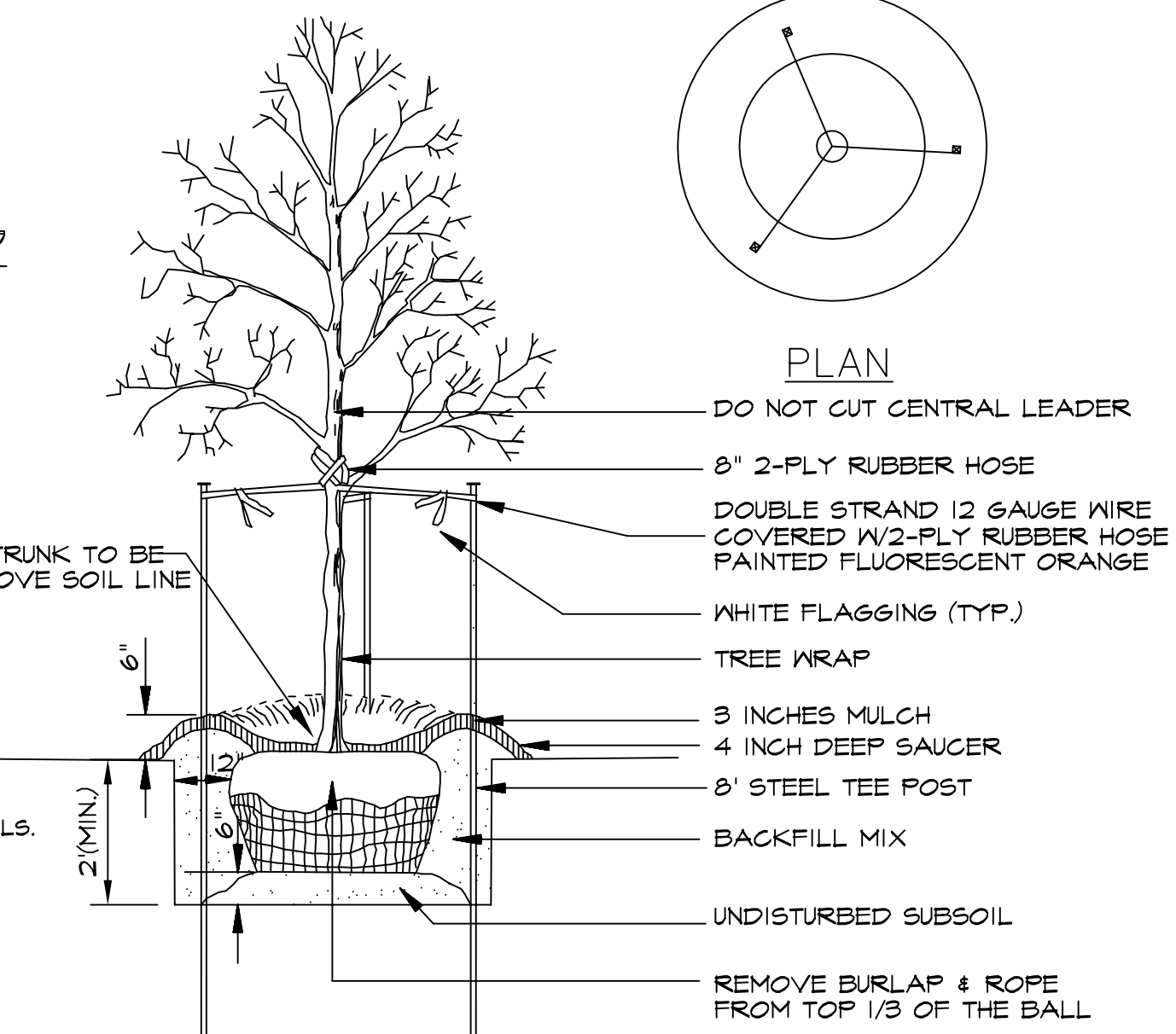
SPADE-CUT EDGE DETAIL

N.T.S.



TREE PROTECTION DETAIL

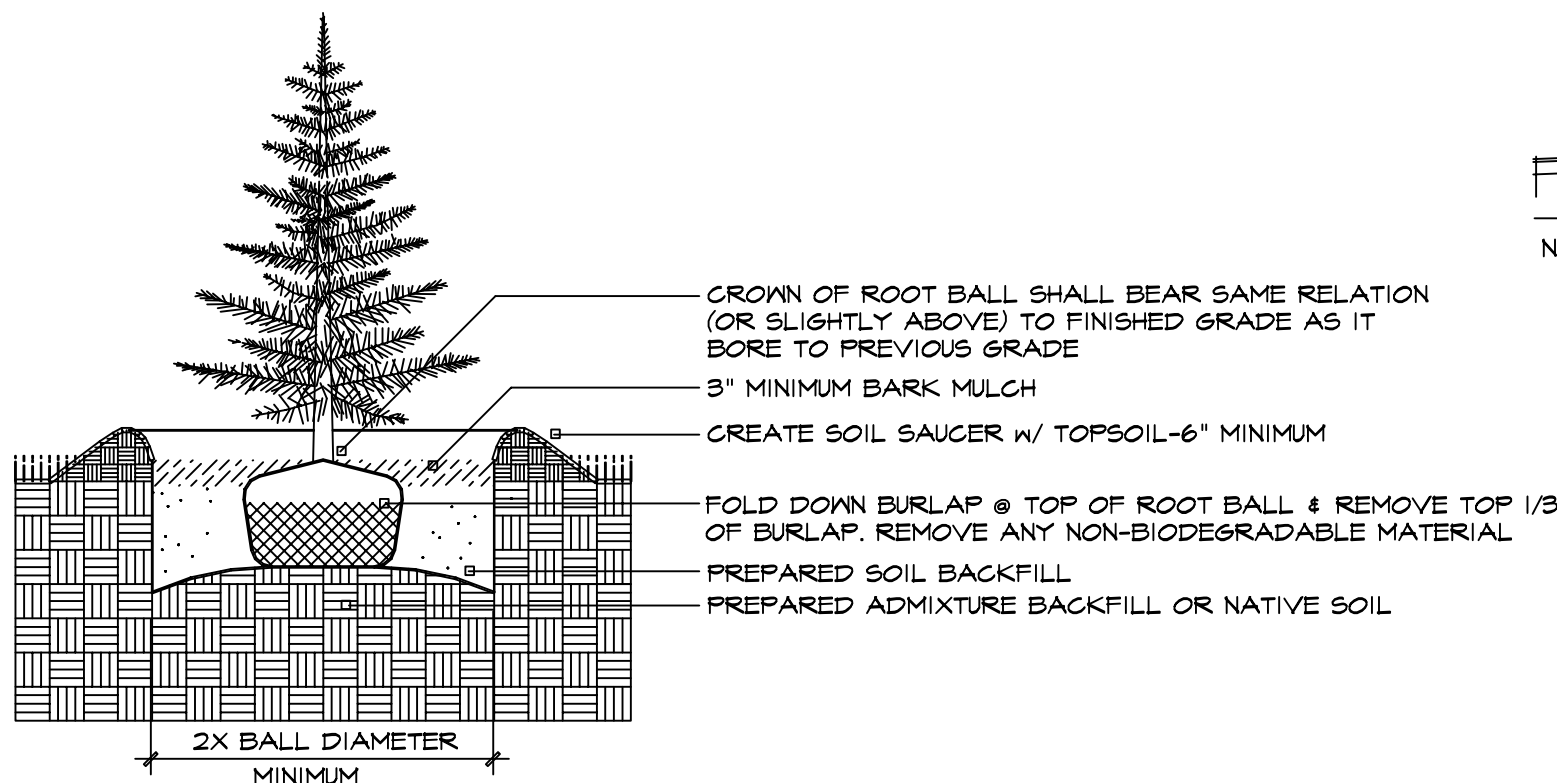
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.

REVISIONS	BY

landscape TECHNOLOGIES

67 Jacobs Creek Drive
St. Louis, MO 63114
Tel: 314.438.1250
Fax: 314.438.1254
MO Landscape Architectural Corporation 1202000182

RANDALL A. MARDIS
REGISTERED LANDSCAPE ARCHITECT #000014
DATE: 10/11/12

PLANTING PLAN FOR THE PROPOSED

Villas at Moseley
CREVE COEUR, MISSOURI

DRAWN
R. MARDIS
CHECKED
RHM
DATE
10/11/12
SCALE
N.A.
JOB No.
2012-164
SHEET

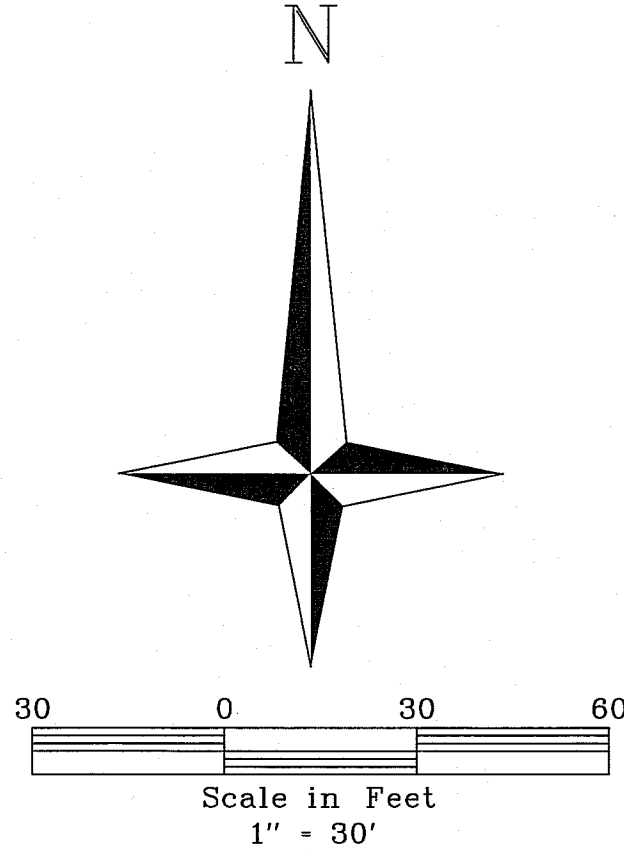
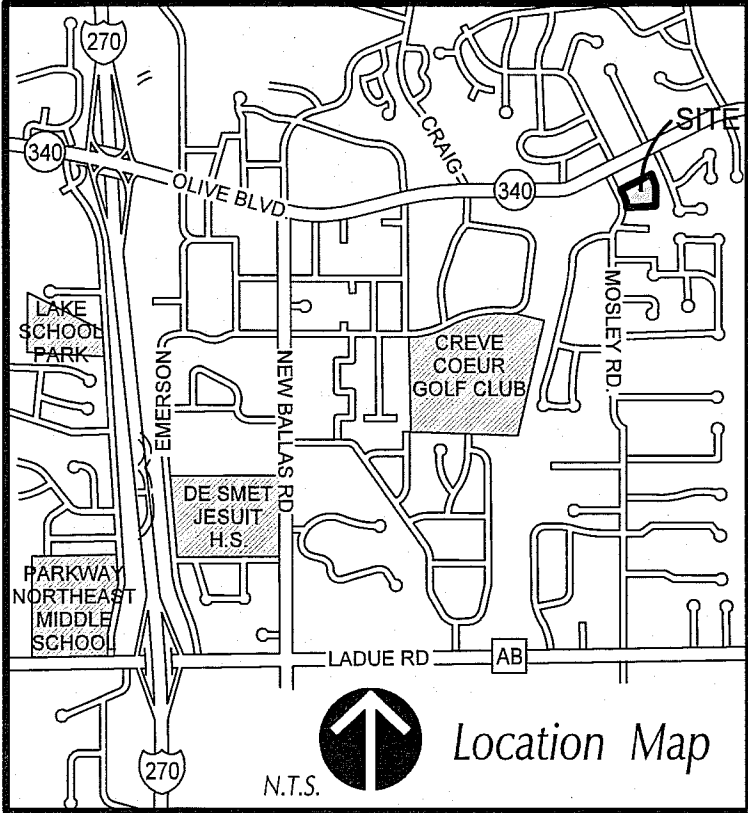
L-2

OF TWO SHEETS

TREE CENSUS - APPROXIMATE COUNT ON 10/03/2012

NOTE: ALL TREES 8" AND LARGER WERE TABULATED. LOW LYING VEGETATION AND BRUSH (EX - HONEYSUCKLE) EXIST THROUGHOUT THE PROPERTY AND ARE NOT INCLUDED IN THE COUNT.

TREE CENSUS			LEGEND	REQUIRED TO SAVE	SAVED	LEGEND
EXISTING TREE MASS:	0.596 ACRES	25,973 SF		25% = 6,493 SF	8,349 SF	
INDIVIDUAL TREES: 8" DIA. OR MORE	83 TREES			25% = 21 TREES	21 TREES	



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10849 Villa at Mosley, Inc., Blvd.
St. Louis, Missouri 63132
314.860.1250 Fax
www.volzinc.com

TREE CENSUS
TREE PRESERVATION PLAN

11166-0

REVISIONS
10/15/2012
1

Benton Homebuilders
1000 Executive Parkway
Suite 106 63141
St. Louis, MO 63141
314-336-5555

VILLAS AT MOSLEY





city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

STAFF MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

Meeting Date: December 17, 2012

Subject: Zoning Code Conversion from 1987 Standard Industrial Classification (SIC) to 2002 North American Industrial Classification System (NAICS)

Location: City-wide

Requested Action: Work session discussion only.

Prepared by:


Paul Langdon, AICP
Community Development Director

Date

Attachment: Key to table highlight colors
SIC to NAICS Conversion Table for “MX” Mixed Use and “PC” Planned Community zoning districts

Introduction

The SIC to NAICS zoning code revisions were discussed at the July 2, 2012 Commission work session. The Commission requested to review the code changes in segments. August 6th, residential districts were reviewed. The November 5th discussion included the “HE” Higher Education; “PH” Planned Hospital; “PO” Planned Office; and “RO” Research Office zoning districts. The attached tables show the list of uses and their new designations for the “MX” Mixed Use and “PC” Planned Community zoning districts.

The Commission should note that a 2012 update of the NAICS is currently available and once the changes from the SIC to the 2002 NAICS codes are acceptable, an update to the 2012 NAICS codes is more easily done.

Major Changes

a. Transferable updates

In general, permitted and conditional uses that are currently in the municipal code were updated to reflect the new 2002 NAICS classification code numbers. These updates are shown as P for permitted use, or C for conditional use. NAICS codes

were also given to uses that were explicitly not permitted; these changes are highlighted in red and noted by "NO." While the structure of the code does not require listing of not-permitted uses (anything not included is not permitted), staff wanted it to be clear to the Commission where undesirable uses were falling under new codes and would still be excluded unless directed otherwise.

b. *Assignment of number codes to existing permitted and conditional uses expressed in language form*

Changes made to permitted and conditional uses that were originally denoted in language form in the zoning district regulations were updated by assigning the appropriate NAICS code to those uses; these changes are highlighted in yellow.

c. *New industry classification codes with additional conditional and permitted uses*

The 2002 NAICS codes include new industries and provides unique numbers to industries that were previously classified under a broader SIC code.

These updates are shown as a P for permitted use or C for conditional use under their respective district and are highlighted in green.

d. *Uses requiring special consideration*

A small number of uses (banking and used auto sales) are currently permitted subject to specific caveats that do not translate into any industry category. Due to space limitations in the table, the caveats are not written out but staff wanted the Commission to be alerted to those issues and have highlighted them in purple.

e. *Changes in permitted and conditional uses*

A small number of previously permitted and conditional uses are proposed for elimination and these changes are denoted with an X and are also highlighted in red.

Recommended Action

The Commission is asked to review this portion of the overall update and provide comments as necessary. Following completion of the limited use districts, staff will return to the Commission at a future meeting with the "LI" Light Industrial, "CB" Core Business and "GC" General Commercial zoning districts for similar consideration. Once the concerns have been adequately addressed for all of the zoning districts, a public hearing will be scheduled and a formal amendment to the Zoning Code will be pursued.

Key to Use Table Highlighting	
Color	Change
Green	Denotes the addition of a new Permitted (P) or Conditional (C) use that was not previously allowed or that was split from a SIC code.
Yellow	Denotes the assignment of a NAICS number to an existing use that does not have an SIC number
Purple	Denotes an existing use that includes special conditions or limitations
Red NO	Denotes a previous use that was explicitly not allowed and will continue as such
Red X	Denotes a previous permitted or conditional use that was changed to not permitted

Planned Community

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
0752	Animal Specialty Services, Except Veterinary (boarding and training horses (except race horses), animal semen banks, and artificial insemination services for pets)	115210	Support Activities for Animal Production	
0752	Animal Specialty Services, Except Veterinary (pet care services, except veterinary)	812910	Pet Care (except Veterinary) Services	P
1629	Heavy Construction, NEC (Industrial nonbuilding structures [except petrochemical plants and petroleum refineries])	236210	Industrial Building Construction	
1629	Heavy Construction NEC (irrigation systems, sewage treatment plants, and water treatment plants)	237110	Water and Sewer Line and Related Structures Construction	
1629	Heavy Construction, NEC (petrochemical plants and refineries)	237120	Oil and Gas Pipeline and Related Structures Construction	
1629	Heavy Construction, NEC (power generation plants [except hydroelectric dams], transmission stations, and distribution stations)	237130	Power and Communication Line and Related Structures Construction (Communication Towers Only)	C
1629	Heavy Construction, NEC (except industrial nonbuilding structures, irrigation systems, sewage and water treatment plants, petrochemical plants and refineries, power generation plants [except hydroelectric dams] transmission and distribution stations, right-of-way clearing, line slashing, blasting, and trenching)	237990	Other Heavy and Civil Engineering Construction (Office Only)	
1629	Heavy Construction, NEC (right-of-way clearing and line slashing, blasting, and trenching)	238910	Site Preparation Contractors(Office Only)	
4812	Radiotelephone Communications (paging carriers)	517211	Paging	
4812	Radiotelephone Communications (cellular carriers)	517212	Cellular and Other Wireless Telecommunications	C
4812	Radiotelephone Communications (paging and cellular resellers)	517310	Telecommunications Resellers	
5015	Motor Vehicle Parts, Used (merchant wholesalers except those selling via retail method)	423140	Motor Vehicle Parts (Used) Merchant Wholesalers	
5015	Motor Vehicle Parts, Used (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5015	Motor Vehicle Parts, Used (agents and brokers)	425120	Wholesale Trade Agents and Brokers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5015	Motor Vehicle Parts, Used (used auto parts sold via the retail method)	441310	Automotive Parts and Accessories Stores	
5047	Medical, Dental and Hospital Equipment and Supplies (merchant wholesalers except those selling medical, dental, and hospital equipment and supplies via retail method)	423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	
5047	Medical, Dental and Hospital Equipment and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	
5047	Medical, Dental and Hospital Equipment and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5047	Medical, Dental, and Hospital Equipment and Supplies (medical, dental, and hospital equipment and supplies sold via retail method)	446199	All Other Health and Personal Care Stores	P
5087	Service Establishment Equipment and Supplies (merchant wholesalers except those selling beauty and barber shop equipment and supplies via retail method)	423850	Service Establishment Equipment and Supplies Merchant Wholesalers	
5087	Service Establishment Equipment and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	
5087	Service Establishment Equipment and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5087	Service Establishment Equipment and Supplies (beauty and barber shop equipment and supplies sold via retail method)	446120	Cosmetics, Beauty Supplies, and Perfume Stores	P
5091	Sporting and Recreational Goods and Supplies (merchant wholesalers except those selling sporting and recreational goods via retail method)	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	
5091	Sporting and Recreational Goods and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	
5091	Sporting and Recreational Goods and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5091	Sporting and Recreational Goods and Supplies (sporting and recreational goods sold via retail method)	451110	Sporting Goods Stores	P
5092	Toys and Hobby Goods and Supplies (merchant wholesalers except those selling toys and hobby goods and supplies via retail method)	423920	Toy and Hobby Goods and Supplies Merchant Wholesalers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5092	Toys and Hobby Goods and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	
5092	Toys and Hobby Goods and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5092	Toys and Hobby Goods and Supplies (toys and hobby goods and supplies sold via retail method)	451120	Hobby, Toy, and Game Stores	P
5093	Scrap and Waste Materials (merchant wholesalers)	423930	Recyclable Material Merchant Wholesalers	
5093	Scrap and Waste Materials (business to business electronic markets)	425110	Business to Business Electronic Markets	
5093	Scrap and Waste Materials (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (merchant wholesalers except those selling jewelry and related goods via retail method)	423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (business to business electronic markets)	425110	Business to Business Electronic Markets	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (jewelry and related goods sold via retail method)	448310	Jewelry Stores	P
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (merchant wholesalers except those selling drugs and sundries via retail method)	424210	Drugs and Druggists' Sundries Merchant Wholesalers	
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (business to business electronic markets)	425110	Business to Business Electronic Markets	
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (drugs and sundries sold via retail method)	446110	Pharmacies and Drug Stores	P
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (cosmetics sold via retail method)	446120	Cosmetics, Beauty Supplies, and Perfume Stores	P
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (vitamins sold via retail method)	446191	Food (Health) Supplement Stores	P
5131	Piece Goods, Notions, and Other Dry Goods (broadwoven converters)	313311	Broadwoven Fabric Finishing Mills	
5131	Piece Goods, Notions, and Other Dry Goods (piece goods converters, except broadwoven)	313312	Textile and Fabric Finishing (except Broadwoven Fabric) Mills	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5131	Piece Goods, Notions, and Other Dry Goods (merchant wholesalers except broadwoven and piece goods converters and merchant wholesalers selling piece goods, notions and other dry goods via retail method)	424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	
5131	Piece Goods, Notions, and Other Dry Goods (business to business electronic markets)	425110	Business to Business Electronic Markets	
5131	Piece Goods, Notions, and Other Dry Goods (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5131	Piece Goods, Notions, and Other Dry Goods (piece goods, notions, and other dry goods sold via retail method)	451130	Sewing, Needlework, and Piece Goods Stores	P
5136	Men's and Boys' Clothing and Furnishings (merchant wholesalers of athletic uniforms)	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	
5136	Men's and Boys' Clothing and Furnishings (merchant wholesalers except wholesaling athletic uniforms and uniforms and merchant wholesalers selling work clothing via retail method)	424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers	
5136	Men's and Boys' Clothing and Furnishings (business to business electronic markets)	425110	Business to Business Electronic Markets	
5136	Men's and Boys' Clothing and Furnishings (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5136	Men's and Boys' Clothing and Furnishings (men's and boys' apparel, except uniforms and work clothing, sold via retail method)	448110	Men's Clothing Stores	P
5136	Men's and Boys' Clothing and Furnishings (uniforms and work clothing sold via retail method)	448190	Other Clothing Stores	P
5137	Women's, Children's and Infants' Clothing and Accessories (merchant wholesalers of athletic uniforms)	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	
5137	Women's, Children's, and Infants' Clothing and Accessories (merchant wholesalers except wholesaling athletic uniforms and uniforms and merchant wholesalers selling work clothing via retail method)	424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers	
5137	Women's, Children's, and Infants' Clothing and Accessories (business to business electronic markets)	425110	Business to Business Electronic Markets	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5137	Women's, Children's, and Infants' Clothing and Accessories (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5137	Women's, Children's, and Infants' Clothing and Accessories (selling a general line of womens clothing via retail method)	448120	Women's Clothing Stores	P
5137	Women's, Children's and Infants' Clothing and Accessories (selling a general line of children's and infants' clothing via retail method)	448130	Children's and Infants' Clothing Stores	P
5137	Women's, Children's, and Infants' Clothing and Accessories (uniforms and work clothing sold via retail method)	448190	Other Clothing Stores	P
5139	Footwear (merchant wholesalers except those selling footwear via retail method)	424340	Footwear Merchant Wholesalers	
5139	Footwear (business to business electronic markets)	425110	Business to Business Electronic Markets	
5139	Footwear (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5139	Footwear (footwear sold via retail method)	448210	Shoe Stores	P
5143	Dairy Products, Except Dried or Canned (merchant wholesalers except those selling dairy products via retail method)	424430	Dairy Product (except Dried or Canned) Merchant Wholesalers	
5143	Dairy Products, Except Dried or Canned (business to business electronic markets)	425110	Business to Business Electronic Markets	
5143	Dairy Products, Except Dried or Canned (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5143	Dairy Products, Except Dried or Canned (dairy products sold via retail method)	445299	All Other Specialty Food Stores	P
5144	Poultry and Poultry Products (merchant wholesalers except those selling poultry and poultry products via retail method)	424440	Poultry and Poultry Product Merchant Wholesalers	
5144	Poultry and Poultry Products (business to business electronic markets)	425110	Business to Business Electronic Markets	
5144	Poultry and Poultry Products (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5144	Poultry and Poultry Products (poultry and poultry products sold via retail method)	445210	Meat Markets	P
5145	Confectionery (merchant wholesalers except those selling confectionery via retail method)	424450	Confectionery Merchant Wholesalers	
5145	Confectionery (business to business electronic markets)	425110	Business to Business Electronic Markets	
5145	Confectionery (agents and brokers)	425120	Wholesale Trade Agents and Brokers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5145	Confectionery (confectionery sold via retail method)	445292	Confectionery and Nut Stores	P
5149	Groceries and Related Products, NEC (processed bottled water manufacturing)	312112	Bottled Water Manufacturing	
5149	Groceries and Related Products, NEC (merchant wholesalers except processed bottled water manufacturing and merchant wholesalers selling groceries and related products via retail method)	424490	Other Grocery and Related Products Merchant Wholesalers	
5149	Groceries and Related Products, NEC (business to business electronic markets)	425110	Business to Business Electronic Markets	
5149	Groceries and Related Products, NEC (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5149	Groceries and Related Products, NEC (groceries and related products, except pet food, sold via retail method)	445299	All Other Specialty Food Stores	P
5149	Groceries and Related Products, NEC (pet food sold via retail method)	453910	Pet and Pet Supplies Stores	
5162	Plastics Materials and Basic Forms and Shapes (merchant wholesalers except those selling plastics via retail method)	424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers	
5162	Plastics Materials and Basic Forms and Shapes (business to business electronic markets)	425110	Business to Business Electronic Markets	
5162	Plastics Materials and Basic Forms and Shapes (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5162	Plastics Materials and Basic Forms and Shapes (plastics materials, forms, and basic shapes sold via retail method)	453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	P
5181	Beer and Ale (merchant wholesalers except those selling beer and ale via retail method)	424810	Beer and Ale Merchant Wholesalers	
5181	Beer and Ale (business to business electronic markets)	425110	Business to Business Electronic Markets	
5181	Beer and Ale (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5181	Beer and Ale (beer and ale sold via retail method)	445310	Beer, Wine, and Liquor Stores	P
5182	Wine and Distilled Alcoholic Beverages (merchant wholesalers except those selling wine and distilled beverages via retail method)	424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers	
5182	Wine and Distilled Alcoholic Beverages (business to business electronic markets)	425110	Business to Business Electronic Markets	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5182	Wine and Distilled Alcoholic Beverages (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5182	Wine and Distilled Alcoholic Beverages (wine and distilled alcoholic beverages sold via retail method)	445310	Beer, Wine, and Liquor Stores	P
5192	Books, Periodicals, and Newspapers (merchant wholesalers except those selling publications via retail method)	424920	Book, Periodical, and Newspaper Merchant Wholesalers	
5192	Books, Periodicals, and Newspapers (business to business electronic markets)	425110	Business to Business Electronic Markets	
5192	Books, Periodicals, and Newspapers (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5192	Books, Periodicals, and Newspapers (sold via retail method)	451211	Book Stores	P
5194	Tobacco and Tobacco Products (merchant wholesalers except those selling tobacco and tobacco products via retail method)	424940	Tobacco and Tobacco Product Merchant Wholesalers	
5194	Tobacco and Tobacco Products (business to business electronic markets)	425110	Business to Business Electronic Markets	
5194	Tobacco and Tobacco Products (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5194	Tobacco and Tobacco Products (sold via retail method)	453991	Tobacco Stores	P
5199	Nondurable Goods, NEC (merchant wholesalers of yarns, except industrial)	424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	
5199	Nondurable Goods, NEC (merchant wholesalers of footwear cutstock)	424340	Footwear Merchant Wholesalers	
5199	Nondurable Goods, NEC (merchant wholesalers of plastics foam)	424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers	
5199	Nondurable Goods, NEC (merchant wholesalers except advertising specialties goods distributors, wholesaling footwear cutstock, wholesaling plastics foam, wholesaling industrial yarns and merchant wholesalers selling miscellaneous nondurable goods via the retail method)	424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	
5199	Nondurable Goods, NEC (business to business electronic markets)	425110	Business to Business Electronic Markets	
5199	Nondurable Goods, NEC (agents and brokers)	425120	Wholesale Trade Agents and Brokers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5199	Nondurable Goods, NEC (curios, statuary, gifts, novelties, and souvenirs sold via retail method)	453220	Gift, Novelty, and Souvenir Stores	P
5199	Nondurable Goods, NEC (pets, pet supplies and tropical fish sold via retail method)	453910	Pet and Pet Supplies Stores	P
5199	Nondurable Goods, NEC (smokers' supplies sold via retail method)	453991	Tobacco Stores	P
5199	Nondurable Goods, NEC (advertising specialties goods distributors)	541890	Other Services Related to Advertising	
5211	Lumber and Other Building Materials Dealers (home center stores)	444110	Home Centers	C
5211	Lumber and Other Building Materials Dealers (except home center stores)	444190	Other Building Material Dealers	C
5231	Paint, Glass, and Wallpaper Stores (except glass)	444120	Paint and Wallpaper Stores	P
5231	Paint, Glass, and Wallpaper Stores (glass)	444190	Other Building Material Dealers	P
5251	Hardware Stores	444130	Hardware Stores	P
5311	Department Stores (except discount department stores and supercenters-general merchandise and groceries)	452111	Department Stores (except Discount Department Stores)	C
5311	Department Stores (discount department stores)	452112	Discount Department Stores	C
5331	Variety Stores	452990	All Other General Merchandise Stores	C
5399	Miscellaneous General Merchandise Stores (warehouse clubs and supermarket/general merchandise combination)	452910	Warehouse Clubs and Supercenters	C
5399	Miscellaneous General Merchandise Stores (except warehouse club and supermarket/general merchandise combination)	452990	All Other General Merchandise Stores	
5411	Grocery Stores (except convenience stores, freezer plans, and grocery stores with substantial general merchandise)	445110	Supermarkets and Other Grocery (except Convenience) Stores	P
5411	Grocery Stores (convenience stores without gas)	445120	Convenience Stores	P
5411	Grocery Stores (convenience store with gas)	447110	Gasoline Stations with Convenience Stores	C
5411	Grocery Stores (grocery stores and supermarkets selling substantial amounts of nonfood items)	452910	Warehouse Clubs and Supercenters	C
5411	Grocery Stores (frozen food and freezer plan providers)	454390	Other Direct Selling Establishments	NO
5421	Meat and Fish (Seafood) Markets, Including Freezer Provisioners (meat except freezer provisioners)	445210	Meat Markets	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5421	Meat and Fish (Seafood) Markets, Including Freezer Provisioners (seafood)	445220	Fish and Seafood Markets	
5421	Meat and Fish (Seafood) Markets, Including Freezer Provisioners (freezer provisioners)	454390	Other Direct Selling Establishments	
5431	Fruit and Vegetable Markets (except temporary fruit and vegetable stands)	445230	Fruit and Vegetable Markets	P
5431	Fruit and Vegetable Markets (temporary fruit and vegetable stands)	454390	Other Direct Selling Establishments	P
5441	Candy, Nut, and Confectionery Stores (chocolate candy stores, preparing on premises)	311330	Confectionery Manufacturing from Purchased Chocolate	P
5441	Candy, Nut, and Confectionery Stores (nonchocolate candy stores, preparing on premises)	311340	Nonchocolate Confectionery Manufacturing	P
5441	Candy, Nut, and Confectionery Stores (except stores preparing candy on premises)	445292	Confectionery and Nut Stores	P
5451	Dairy Products Stores	445299	All Other Specialty Food Stores	P
5461	Retail Bakeries (bread, cake and related products baked and sold on premise)	311811	Retail Bakeries	P
5461	Retail Bakeries (selling only)	445291	Baked Goods Stores	P
5461	Retail Bakeries (snacks)	722213	Snack and Nonalcoholic Beverage Bars	P
5499	Miscellaneous Food Stores (poultry and poultry products)	445210	Meat Markets	
5499	Miscellaneous Food Stores (except food supplement stores and poultry stores)	445299	All Other Specialty Food Stores	
5499	Miscellaneous Food Stores (food supplements)	446191	Food (Health) Supplement Stores	P
5511	Motor Vehicle Dealers (New and Used)	441110	New Car Dealers	C
5521	Motor Vehicle Dealers (Used Only)	441120	Used Car Dealers	
5531	Auto and Home Supply Stores (auto supply stores)	441310	Automotive Parts and Accessories Stores	
5531	Auto and Home Supply Stores (tires and tubes)	441320	Tire Dealers	
5531	Auto and Home Supply Stores (other auto and home supply stores)	452990	All Other General Merchandise Stores	
5541	Gasoline Service Station (gasoline station with convenience store)	447110	Gasoline Stations with Convenience Stores	C
5541	Gasoline Service Station (gasoline station without convenience store)	447190	Other Gasoline Stations	C
5551	Boat Dealers	441222	Boat Dealers	
5561	Recreational Vehicle Dealers	441210	Recreational Vehicle Dealers	
5571	Motorcycle Dealers	441221	Motorcycle Dealers	
5599	Automotive Dealers, NEC	441229	All Other Motor Vehicle Dealers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5611	Men's and Boys' Clothing and Accessory Stores (clothing stores)	448110	Men's Clothing Stores	P
5611	Men's and Boys' Clothing and Accessory Stores (accessories)	448150	Clothing Accessories Stores	P
5621	Women's Clothing Stores (except dress shops and bridal shops)	448120	Women's Clothing Stores	P
5621	Women's Clothing Stores (dress shops and bridal shops)	448190	Other Clothing Stores	P
5632	Women's Accessory and Specialty Stores (accessories)	448150	Clothing Accessories Stores	P
5632	Women's Accessory and Specialty Stores (specialty stores)	448190	Other Clothing Stores	P
5641	Children's and Infants' Wear Stores	448130	Children's and Infants' Clothing Stores	P
5651	Family Clothing Stores	448140	Family Clothing Stores	P
5661	Shoe Stores	448210	Shoe Stores	P
5699	Miscellaneous Apparel and Accessory Stores (custom tailors)	315222	Men's and Boys' Cut and Sew Suit, Coat, and Overcoat Manufacturing	P
5699	Miscellaneous Apparel and Accessory Stores (custom tailors)	315223	Men's and Boys' Cut and Sew Shirt (except Work Shirt) Manufacturing	P
5699	Miscellaneous Apparel and Accessory Stores (custom dressmakers)	315233	Women's and Girls' Cut and Sew Dress Manufacturing	P
5699	Miscellaneous Apparel and Accessory Stores (accessories)	448150	Clothing Accessories Stores	P
5699	Miscellaneous Apparel and Accessory Stores (miscellaneous apparel except accessories and custom tailors)	448190	Other Clothing Stores	P
5712	Furniture Stores (custom wood cabinets)	337110	Wood Kitchen Cabinet and Countertop Manufacturing	
5712	Furniture Stores (custom made upholstered household furniture)	337121	Upholstered Household Furniture Manufacturing	
5712	Furniture Stores (custom made nonupholstered wood household furniture except cabinets)	337122	Nonupholstered Wood Household Furniture Manufacturing	
5712	Furniture Stores (except custom furniture and cabinets)	442110	Furniture Stores	P
5713	Floor Coverings Stores	442210	Floor Covering Stores	P
5714	Drapery, Curtain, and Upholstery Stores (custom drapes)	314121	Curtain and Drapery Mills	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5714	Drapery, Curtain, and Upholstery Stores (custom slipcovers)	314129	Other Household Textile Product Mills	
5714	Drapery, Curtain, and Upholstery Stores (drapery and curtain stores except primarily custom)	442291	Window Treatment Stores	P
5714	Drapery, Curtain, and Upholstery Stores (upholstery materials)	451130	Sewing, Needlework, and Piece Goods Stores	C
5719	Miscellaneous Homefurnishings Stores (manufacturing and selling pottery on site)	327112	Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing	
5719	Miscellaneous Homefurnishings Stores (blinds and shades)	442291	Window Treatment Stores	
5719	Miscellaneous Homefurnishings Stores (except pottery and crafts made and sold on site and window furnishings)	442299	All Other Home Furnishings Stores	
5722	Household Appliance Stores	443111	Household Appliance Stores	P
5731	Radio, Television, and Consumer Electronics Stores (automobile radios)	441310	Automotive Parts and Accessories Stores	C
5731	Radio, Television, and Consumer Electronics Stores (except automobile radios)	443112	Radio, Television, and Other Electronics Stores	P
5734	Computer and Computer Software Stores	443120	Computer and Software Stores	P
5735	Record and Prerecorded Tape Stores	451220	Prerecorded Tape, Compact Disc, and Record Stores	P
5736	Musical Instruments Stores	451140	Musical Instrument and Supplies Stores	P
5812	Eating Places (dinner theaters)	711110	Theater Companies and Dinner Theaters	C
5812	Eating Places (full-service restaurants)	722110	Full-Service Restaurants	C
5812	Eating Places (limited-service restaurants)	722211	Limited-Service Restaurants	C
5812	Eating Places (cafeterias)	722212	Cafeterias	C
5812	Eating Places (snack and nonalcoholic beverage bars)	722213	Snack and Nonalcoholic Beverage Bars	C
5812	Eating Places (food service contractors)	722310	Food Service Contractors	C
5812	Eating Places (caterers)	722320	Caterers	C
5813	Drinking Places (Alcoholic Beverages)	722410	Drinking Places (Alcoholic Beverages)	C
5912	Drug Stores and Proprietary Stores	446110	Pharmacies and Drug Stores	P
5921	Liquor Stores	445310	Beer, Wine, and Liquor Stores	P
5932	Used Merchandise Stores (except pawn shops)	453310	Used Merchandise Stores (Except Pawnshops)	P
5932	Used Merchandise Stores (pawnshops)	522298	All Other Nondepository Credit Intermediation (EXCEPT PAWN SHOPS)	
5941	Sporting Goods Stores and Bicycle Shops	451110	Sporting Goods Stores	P
5942	Book Stores	451211	Book Stores	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
5943	Stationery Stores	453210	Office Supplies and Stationery Stores	P
5944	Jewelry Stores	448310	Jewelry Stores	P
5945	Hobby, Toy, and Game Stores	451120	Hobby, Toy, and Game Stores	P
5946	Camera and Photographic Supply Stores	443130	Camera and Photographic Supplies Stores	P
5947	Gift, Novelty, and Souvenir Shops	453220	Gift, Novelty, and Souvenir Stores	P
5948	Luggage and Leather Goods Stores	448320	Luggage and Leather Goods Stores	P
5949	Sewing, Needlework, and Piece Goods Stores	451130	Sewing, Needlework, and Piece Goods Stores	P
5992	Florists	453110	Florists	P
5993	Tobacco Stores and Stands	453991	Tobacco Stores	P
5994	News Dealers and Newsstands	451212	News Dealers and Newsstands	P
5995	Optical Goods Stores (optical laboratories grinding lenses to prescription)	339115	Ophthalmic Goods Manufacturing	X
5995	Optical Goods Stores (except labs grinding prescription lenses)	446130	Optical Goods Stores	P
5999	Miscellaneous Retail Stores, NEC (manufacture of orthopedic devices to prescription in a retail environment)	339113	Surgical Appliance and Supplies Manufacturing	P
5999	Miscellaneous Retail Stores, NEC (typewriters and telephones)	443112	Radio, Television, and Other Electronics Stores	P
5999	Miscellaneous Retail Stores, NEC (cosmetics and perfumes)	446120	Cosmetics, Beauty Supplies, and Perfume Stores	P
5999	Miscellaneous Retail Stores, NEC (hearing aids and artificial limbs)	446199	All Other Health and Personal Care Stores	P
5999	Miscellaneous Retail Stores, NEC (pet and pet supplies)	453910	Pet and Pet Supplies Stores	P
5999	Miscellaneous Retail Stores, NEC (art dealer)	453920	Art Dealers	P
5999	Miscellaneous Retail Stores, NEC (except art dealers, pet and pet supplies, hearing aids, artificial limbs, cosmetics, telephones, sunglasses, manufacture of orthopedic devices to prescription in a retail environment, and typewriters)	453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	P
6011	Federal Reserve Banks	521110	Monetary Authorities - Central Bank	P
6019	Central Reserve Depository Institutions, NEC	522298	All Other Nondepository Credit Intermediation	P
6021	National Commercial Banks (banking)	522110	Commercial Banking	P
6021	National Commercial Banks (credit card issuing)	522210	Credit Card Issuing	P
6022	State Commercial Banks (commercial banking)	522110	Commercial Banking	P
6022	State Commercial Banks (private and industrial banking)	522190	Other Depository Credit Intermediation	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
6022	State Commercial Banks (credit card issuing)	522210	Credit Card Issuing	P
6029	Commercial Banks, NEC	522110	Commercial Banking	P
6035	Savings Institutions, Federally Chartered	522120	Savings Institutions	P
6036	Savings Institutions, Not Federally Chartered	522120	Savings Institutions	P
6061	Credit Unions, Federally Chartered	522130	Credit Unions	P
6062	Credit Unions, Not Federally Chartered	522130	Credit Unions	P
6081	Branches and Agencies of Foreign Banks (branches)	522110	Commercial Banking	P
6081	Branches and Agencies of Foreign Banks (international trade financing)	522293	International Trade Financing	
6081	Branches and Agencies of Foreign Banks (agencies, except international trade financing)	522298	All Other Nondepository Credit Intermediation	
6082	Foreign Trade and International Banking Institutions (international trade financing)	522293	International Trade Financing	
6082	Foreign Trade and International Banking Institutions (except international trade financing)	522298	All Other Nondepository Credit Intermediation	
6091	Nondeposit Trust Facilities	523991	Trust, Fiduciary, and Custody Activities	P
6099	Functions Related to Depository Banking, NEC (electronic funds transfer networks and clearinghouse associations)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	
6099	Functions Related to Depository Banking, NEC (except electronic funds transfer networks and clearinghouses, foreign currency exchanges, escrow and fiduciary agencies and deposit brokers)	522390	Other Activities Related to Credit Intermediation	
6099	Functions Related to Depository Banking, NEC (foreign currency exchange)	523130	Commodity Contracts Dealing	P
6099	Functions Related to Depository Banking, NEC (escrow and fiduciary agencies)	523991	Trust, Fiduciary, and Custody Activities	P
6111	Federal and Federally-Sponsored Credit Agencies (trade banks)	522292	Real Estate Credit	P
6111	Federal and Federally-Sponsored Credit Agencies (trade banks)	522293	International Trade Financing	P
6111	Federal and Federally Sponsored Credit Agencies (secondary market financing)	522294	Secondary Market Financing	P
6111	Federal and Federally-Sponsored Credit Agencies (except trade banks, secondary market financing and Federal Land Banks)	522298	All Other Nondepository Credit Intermediation	
6141	Personal Credit Institutions (credit card issuing)	522210	Credit Card Issuing	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
6141	Personal Credit Institutions (installment sales finance)	522220	Sales Financing	P
6141	Personal Credit Institutions (except installment sales finance, industrial nondeposit banks, and credit card issuing)	522291	Consumer Lending	P
6141	Personal Credit Institutions (industrial nondeposit banks)	522298	All Other Nondepository Credit Intermediation	P
6153	Short-Term Business Credit Institutions, Except Agricultural (credit card issuing)	522210	Credit Card Issuing	P
6153	Short-Term Business Credit Institutions, Except Agricultural (business sales finance).	522220	Sales Financing	P
6153	Short Term Business Credit Institutions, Except Agricultural (short term inventory credit and purchasing accounts receivable)	522298	All Other Nondepository Credit Intermediation	
6153	Short-Term Business Credit Institutions, Except Agricultural (credit card service)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	P
6153	Short-Term Business Credit Institutions, Except Agricultural (except credit card service and issuing, short term inventory credit, purchasing accounts receivable, and business sales finance)	523910	Miscellaneous Intermediation	P
6162	Mortgage Bankers and Loan Correspondents (mortgage bankers and originators)	522292	Real Estate Credit	P
6162	Mortgage Bankers and Loan Correspondents (mortgage servicing)	522390	Other Activities Related to Credit Intermediation	P
6163	Loan Brokers	522310	Mortgage and Nonmortgage Loan Brokers	P
6211	Security Brokers, Dealers, and Flotation Companies (security dealers and underwriters)	523110	Investment Banking and Securities Dealing	P
6211	Security Brokers, Dealers, and Flotation Companies (security brokers, note brokers)	523120	Securities Brokerage	P
6211	Security Brokers, Dealers, and Flotation Companies (except security dealers and underwriters, and security, oil lease, and gas lease brokers)	523910	Miscellaneous Intermediation	P
6211	Security Brokers, Dealers, and Flotation Companies (oil lease and gas lease brokers offices)	523999	Miscellaneous Financial Investment Activities	P
6221	Commodity Contracts Brokers and Dealers (commodity dealers)	523130	Commodity Contracts Dealing	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
6221	Commodity Contracts Brokers and Dealers (commodity brokers)	523140	Commodity Contracts Brokerage	P
6231	Security and Commodity Exchanges	523210	Securities and Commodity Exchanges	C
6282	Investment Advice (portfolio managers)	523920	Portfolio Management	P
6282	Investment Advice (except portfolio managers)	523930	Investment Advice	P
6289	Services Allied With the Exchange of Securities or Commodities, NEC (security custodians)	523991	Trust, Fiduciary, and Custody Activities	P
6289	Services Allied With the Exchange of Securities or Commodities, NEC (except security custodians)	523999	Miscellaneous Financial Investment Activities	P
6311	Life Insurance (life insurers-direct)	524113	Direct Life Insurance Carriers	p
6311	Life Insurance (burial insurance)	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	p
6311	Life Insurance (reinsurers)	524130	Reinsurance Carriers	p
6321	Accident and Health Insurance (disability insurers-direct)	524113	Direct Life Insurance Carriers	p
6321	Accident and Health Insurance (health and medical insurers-direct)	524114	Direct Health and Medical Insurance Carriers	p
6321	Accident and Health Insurance (reinsurers)	524130	Reinsurance Carriers	p
6321	Accident and Health Insurance (self insurers)	525190	Other Insurance Funds	p
6324	Hospital and Medical Service Plans (health and medical insurers-direct)	524114	Direct Health and Medical Insurance Carriers	p
6324	Hospital and Medical Service Plans (reinsurers)	524130	Reinsurance Carriers	p
6324	Hospital and Medical Service Plans (self insurers)	525190	Other Insurance Funds	p
6331	Fire, Marine, and Casualty Insurance (fire, marine, and casualty insurers-direct, except contact lens insurance)	524126	Direct Property and Casualty Insurance Carriers	p
6331	Fire, Marine, and Casualty Insurance (contact lens insurance)	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	p
6331	Fire, Marine, and Casualty Insurance (reinsurers)	524130	Reinsurance Carriers	p
6331	Fire, Marine, and Casualty Insurance (self insurers)	525190	Other Insurance Funds	p
6351	Surety Insurance (financial responsibility insurers-direct)	524126	Direct Property and Casualty Insurance Carriers	p
6351	Surety Insurance (warranty insurance, home)	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	p
6351	Surety Insurance (reinsurers)	524130	Reinsurance Carriers	p
6361	Title Insurance (title insurers-direct)	524127	Direct Title Insurance Carriers	p
6361	Title Insurance (reinsurers)	524130	Reinsurance Carriers	p
6371	Pension, Health, and Welfare Funds (managers)	523920	Portfolio Management	pp

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
6371	Pension, Health, and Welfare Funds (administrators)	524292	Third Party Administration of Insurance and Pension Funds	P
6371	Pension, Health, and Welfare Funds (pension funds)	525110	Pension Funds	P
6371	Pension, Health, and Welfare Funds (health and welfare funds)	525120	Health and Welfare Funds	P
6371	Pension, Health, and Welfare Funds (profit sharing funds)	525990	Other Financial Vehicles	P
6399	Insurance Carriers, NEC	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	P
6411	Insurance Agents, Brokers, and Service (insurance agents and brokers)	524210	Insurance Agencies and Brokerages	P
6411	Insurance Agents, Brokers, and Service (insurance claims adjusters)	524291	Claims Adjusting	C
6411	Insurance Agents, Brokers, and Service (processors)	524292	Third Party Administration of Insurance and Pension Funds	P
6411	Insurance Agents, Brokers, and Service (except processors, agents and brokers, and claims adjusters)	524298	All Other Insurance Related Activities	P
6512	Operators of Nonresidential Buildings (except stadium and arena owners)	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	P
6512	Operators of Nonresidential Buildings (stadium and arena owners)	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	P
6513	Operators of Apartment Buildings	531110	Lessors of Residential Buildings and Dwellings	P
6514	Operators of Dwellings Other Than Apartment Buildings	531110	Lessors of Residential Buildings and Dwellings	P
6515	Operators of Residential Mobile Home Sites	531190	Lessors of Other Real Estate Property	P
6517	Lessors of Railroad Property	531190	Lessors of Other Real Estate Property	P
6519	Lessors of Real Property, NEC	531190	Lessors of Other Real Estate Property	P
6531	Real Estate Agents and Managers (operating housing authorities)	531110	Lessors of Residential Buildings and Dwellings	P
6531	Real Estate Agents and Managers (agents and brokers)	531210	Offices of Real Estate Agents and Brokers	P
6531	Real Estate Agents and Managers (residential property managers)	531311	Residential Property Managers	P
6531	Real Estate Agents and Managers (nonresidential property managers)	531312	Nonresidential Property Managers	P
6531	Real Estate Agents and Managers (appraisers)	531320	Offices of Real Estate Appraisers	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
6531	Real Estate Agents and Managers (except property managers, condominium associations, cemetery management, agents and brokers, operating housing authorities, and appraisers)	531390	Other Activities Related to Real Estate	P
6531	Real Estate Agents and Managers (cemetery management)	812220	Cemeteries and Crematories	X
6531	Real Estate Agents and Managers (condominium associations)	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	P
6541	Title Abstract Offices	541191	Title Abstract and Settlement Offices	P
6552	Land Subdividers and Developers, Except Cemeteries	237210	Land Subdivision	P
6553	Cemetery Subdividers and Developers	812220	Cemeteries and Crematories	
6712	Offices of Bank Holding Companies	551111	Offices of Bank Holding Companies	P
6719	Offices of Holding Companies, NEC	551112	Offices of Other Holding Companies	P
6722	Management Investment Offices, Open-End	525910	Open-End Investment Funds	P
6726	Unit Investment Trusts, Face-Amount Certificate Offices, and Closed-End Management Investment Offices	525990	Other Financial Vehicles	P
6732	Educational, Religious, and Charitable Trusts	813211	Grantmaking Foundations	P
6733	Trusts, Except Educational, Religious, and Charitable (managers)	523920	Portfolio Management	P
6733	Trusts, Except Educational, Religious, and Charitable (administrators of private estates)	523991	Trust, Fiduciary, and Custody Activities	P
6733	Trusts, Except Educational, Religious, and Charitable (vacation funds for employees)	525190	Other Insurance Funds	P
6733	Trusts, Except Educational, Religious, and Charitable (personal trusts, estates, and agency accounts)	525920	Trusts, Estates, and Agency Accounts	P
6792	Oil Royalty Traders (investing on own account)	523910	Miscellaneous Intermediation	P
6792	Oil Royalty Traders (oil and gas royalty leasing)	533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	P
6794	Patent Owners and Lessors	533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	P
6798	Real Estate Investment Trusts	525930	Real Estate Investment Trusts	P
6799	Investors, NEC (commodity contract trading companies)	523130	Commodity Contracts Dealing	P
6799	Investors, NEC (venture capital companies, investment clubs, and speculators for own account)	523910	Miscellaneous Intermediation	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
6799	Investors, NEC (commodity contract pool operators)	523920	Portfolio Management	P
7011	Hotels and Motels (hotels, except casino hotels, and motels)	721110	Hotels (except Casino Hotels) and Motels	C
7011	Hotels and Motels (casino hotels)	721120	Casino Hotels	
7011	Hotels and Motels (bed and breakfast inns)	721191	Bed-and-Breakfast Inns	C
7011	Hotels and Motels (except hotels, motels, and bed and breakfast inns)	721199	All Other Traveler Accommodation	C
7021	Rooming and Boarding Houses	721310	Rooming and Boarding Houses	
7032	Sporting and Recreational Camps	721214	Recreational and Vacation Camps (except Campgrounds)	
7033	Recreational Vehicle Parks and Campsites	721211	RV (Recreational Vehicle) Parks and Campgrounds	
7041	Organization Hotels and Lodging Houses, on Membership Basis (hotels)	721110	Hotels (except Casino Hotels) and Motels	
7041	Organization Hotels and Lodging Houses, on Membership Basis (except hotels)	721310	Rooming and Boarding Houses	
7211	Power Laundries, Family and Commercial	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7212	Garment Pressing, and Agents for Laundries and Drycleaners	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7213	Linen Supply	812331	Linen Supply	
7215	Coin-Operated Laundry and Drycleaning	812310	Coin-Operated Laundries and Drycleaners	
7216	Drycleaning Plants, Except Rug Cleaning	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7217	Carpet and Upholstery Cleaning	561740	Carpet and Upholstery Cleaning Services	
7218	Industrial Launderers	812332	Industrial Launderers	
7219	Laundry and Garment Services, NEC (alteration and repair)	811490	Other Personal and Household Goods Repair and Maintenance	P
7219	Laundry and Garment Services, NEC (except diaper service and clothing alteration and repair)	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7219	Laundry and Garment Services, NEC (diaper service)	812331	Linen Supply	
7221	Photographic Studios, Portrait	541921	Photography Studios, Portrait	P
7231	Beauty Shops (beauty and cosmetology schools)	611511	Cosmetology and Barber Schools	P
7231	Beauty Shops (except beauty and cosmetology schools and manicure and pedicure salons)	812112	Beauty Salons	P
7231	Beauty Shops (manicure and pedicure salons)	812113	Nail Salons	P
7241	Barber Shops (barber colleges)	611511	Cosmetology and Barber Schools	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7241	Barber Shops (except barber colleges)	812111	Barber Shops	P
7251	Shoe Repair Shops and Shoeshine Parlors (shoe repair shops)	811430	Footwear and Leather Goods Repair	P
7251	Shoe Repair Shops and Shoeshine Parlors (hatcleaning and blocking shops)	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7251	Shoe Repair Shops and Shoeshine Parlors (shoeshine parlors)	812990	All Other Personal Services	C
7261	Funeral Services and Crematories (funeral homes and services)	812210	Funeral Homes and Funeral Services	
7261	Funeral Services and Crematories (crematories)	812220	Cemeteries and Crematories	
7291	Tax Return Preparation Services	541213	Tax Preparation Services	P
7299	Miscellaneous Personal Services, NEC (formal wear and costume rental)	532220	Formal Wear and Costume Rental	P
7299	Miscellaneous Personal Services, NEC (consumer credit and debt counseling services)	541990	All Other Professional, Scientific, and Technical Services	P
7299	Miscellaneous Personal Services, NEC (babysitting bureaus)	561310	Employment Placement Agencies	P
7299	Miscellaneous Personal Services, NEC (consumer bartering services)	561990	All Other Support Services	C
7299	Miscellaneous Personal Services, NEC (diet and weight reducing services)	812191	Diet and Weight Reducing Centers	C
7299	Miscellaneous Personal Services, NEC (personal care services)	812199	Other Personal Care Services	C
7299	Miscellaneous Personal Services, NEC (valet parking services)	812930	Parking Lots and Garages	
7299	Miscellaneous Personal Services, NEC (except diet and weight reducing services, personal care services, valet parking services, babysitting bureaus, debt and credit counseling, consumer bartering services, and formal wear and costume rental)	812990	All Other Personal Services	C
7311	Advertising Agencies	541810	Advertising Agencies	P
7312	Outdoor Advertising Services	541850	Display Advertising	
7313	Radio, Television, and Publishers' Advertising Representatives	541840	Media Representatives	P
7319	Advertising, NEC (using general purpose aircraft for aerial advertising and a variety of other services)	481219	Other Nonscheduled Air Transportation	P
7319	Advertising, NEC (media buying services)	541830	Media Buying Agencies	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7319	Advertising, NEC (display advertising, aerial advertising using special purpose aircraft, such as blimps)	541850	Display Advertising	P
7319	Advertising, NEC (advertising materials distributor)	541870	Advertising Material Distribution Services	
7319	Advertising, NEC (except media buying, display advertising, except outdoor; and advertising material distributors)	541890	Other Services Related to Advertising	
7322	Adjustment and Collection Services	561440	Collection Agencies	P
7323	Credit Reporting Services	561450	Credit Bureaus	P
7331	Direct Mail Advertising Services (mailing list compilers)	511140	Directory and Mailing List Publishers	P
7331	Direct Mail Advertising Services (except mailing list compilers)	541860	Direct Mail Advertising	P
7334	Photocopying and Duplicating Services (quick printing)	323114	Quick Printing	P
7334	Photocopying and Duplicating Services (except quick printing)	561439	Other Business Service Centers (including Copy Shops)	P
7335	Commercial Photography (using general purpose aircraft for aerial photography and a variety of other services)	481219	Other Nonscheduled Air Transportation	
7335	Commercial Photography (except using general purpose aircraft for aerial photography and a variety of other services)	541922	Commercial Photography	
7336	Commercial Art and Graphic Design	541430	Graphic Design Services	P
7338	Secretarial and Court Reporting (secretarial services)	561410	Document Preparation Services	P
7338	Secretarial and Court Reporting (court reporting services)	561492	Court Reporting and Stenotype Services	P
7342	Disinfecting and Pest Control Services (exterminating and pest control)	561710	Exterminating and Pest Control Services	
7342	Disinfecting and Pest Control Services (except exterminating and pest control)	561720	Janitorial Services	
7349	Building Cleaning and Maintenance Services, NEC (janitorial services)	561720	Janitorial Services	
7349	Building Cleaning and Maintenance Services, NEC (services to buildings and dwellings, except janitorial services)	561790	Other Services to Buildings and Dwellings	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7352	Medical Equipment Rental and Leasing (home health furniture and equipment rental and leasing)	532291	Home Health Equipment Rental	P
7352	Medical Equipment Rental and Leasing (medical machinery and equipment, except home health furniture and equipment, rental and leasing)	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing	
7361	Employment Agencies (executive placement services)	541612	Human Resources and Executive Search Consulting Services	P
7361	Employment Agencies (except executive placement services)	561310	Employment Placement Agencies	P
7363	Help Supply Services (temporary help services)	561320	Temporary Help Services	P
7363	Help Supply Services (employee leasing services, professional employer organizations)	561330	Professional Employer Organizations	P
7371	Computer Programming Services	541511	Custom Computer Programming Services	P
7372	Prepackaged Software (mass reproduction of software)	334611	Software Reproducing	P
7372	Prepackaged Software (software publishing)	511210	Software Publishers	P
7373	Computer Integrated Systems Design	541512	Computer Systems Design Services	P
7374	Computer Processing and Data Preparation and Processing Services	518210	Data Processing, Hosting, and Related Services	P
7375	Information Retrieval Services (Internet service providers and Internet access providers)	518111	Internet Service Providers	P
7376	Computer Facilities Management Services	541513	Computer Facilities Management Services	P
7377	Computer Rental and Leasing	532420	Office Machinery and Equipment Rental and Leasing	P
7378	Computer Maintenance and Repair (sales locations providing supporting repair services as major source of receipts)	443120	Computer and Software Stores	P
7378	Computer Maintenance and Repair (except sales locations providing supporting repair services as major source of revenue)	811212	Computer and Office Machine Repair and Maintenance	P
7379	Computer Related Services, NEC (disk conversion services)	518210	Data Processing, Hosting, and Related Services	P
7379	Computer Related Services, NEC (computer systems consultants)	541512	Computer Systems Design Services	P
7379	Computer Related Services, NEC (except computer systems consultants and disk conversion services)	541519	Other Computer Related Services	P
7381	Detective, Guard, and Armored Car Services (detective services)	561611	Investigation Services	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7381	Detective, Guard, and Armored Car Services (guard services)	561612	Security Guards and Patrol Services	
7381	Detective, Guard, and Armored Car Services (armored car services)	561613	Armored Car Services	
7382	Security Systems Services	561621	Security Systems Services (except Locksmiths)	P
7383	News Syndicates (except independent news correspondents)	519110	News Syndicates	P
7383	News Syndicates (independent news correspondents)	711510	Independent Artists, Writers, and Performers	P
7384	Photofinishing Laboratories (except one-hour)	812921	Photofinishing Laboratories (except One-Hour)	
7384	Photofinishing Laboratories (one-hour)	812922	One-Hour Photofinishing	
7389	Business Services, NEC (tobacco sheeting service)	312229	Other Tobacco Product Manufacturing	
7389	Business Services, NEC (sponging, shrinking, etc. fabric for tailors and dress makers, batik work)	313311	Broadwoven Fabric Finishing Mills	
7389	Business Services, NEC (embroidery of advertising on shirts and rug binding for the trade)	314999	All Other Miscellaneous Textile Product Mills	
7389	Business Services, NEC (aerosol packaging, solvent recovery service-contract)	325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing	
7389	Business Services, NEC (yacht brokers)	425120	Wholesale Trade Agents and Brokers	
7389	Business Services, NEC (driving services, e.g., auto or truck delivery and pilot car services)	488490	Other Support Activities for Road Transportation	
7389	Business Services, NEC (post office contract stations)	491110	Postal Service	P
7389	Business Services, NEC (recording studios)	512240	Sound Recording Studios	
7389	Business Services, NEC (audio taping services)	512290	Other Sound Recording Industries	
7389	Business Services, NEC (microfilm services)	518210	Data Processing, Hosting, and Related Services	P
7389	Business Services, NEC (press clipping services and stock photo agencies)	519190	All Other Information Services	P
7389	Business Services, NEC (credit card and check validation service)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	P
7389	Business Services, NEC (process services, patent agents, notaries public, paralegal services)	541199	All Other Legal Services	P
7389	Business Services, NEC (drafting service)	541340	Drafting Services	P
7389	Business Services, NEC (home and building inspection services)	541350	Building Inspection Services	P
7389	Business Services, NEC (map making services)	541370	Surveying and Mapping (except Geophysical) Services	P
7389	Business Services, NEC (interior design)	541410	Interior Design Services	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7389	Business Services, NEC (industrial design)	541420	Industrial Design Services	P
7389	Business Services, NEC (fashion, furniture, and other design services)	541490	Other Specialized Design Services	P
7389	Business Services, NEC (distribution of telephone directories on a fee or contract basis)	541870	Advertising Material Distribution Services	P
7389	Business Services, NEC (sign painting and lettering, showcard painting, mannequin decorating service and other advertising related business services)	541890	Other Services Related to Advertising	P
7389	Business Services, NEC (translation and interpretation services)	541930	Translation and Interpretation Services	P
7389	Business Services (appraisers except insurance and real estate, outplacement services, and miscellaneous professional, scientific, and technical services)	541990	All Other Professional, Scientific, and Technical Services	P
7389	Business Services, NEC (radio transcription services)	561410	Document Preparation Services	P
7389	Business Services, NEC (telephone answering services)	561421	Telephone Answering Services	C
7389	Business Services, NEC (telemarketing bureaus and telephone soliciting)	561422	Telemarketing Bureaus	
7389	Business Services, NEC (private mail centers and mailbox rental)	561431	Private Mail Centers	P
7389	Business Services, NEC (other business service centers, except private mail centers and mailbox rental)	561439	Other Business Service Centers (including Copy Shops)	P
7389	Business Services, NEC (tax collection for federal, state, or local agencies)	561440	Collection Agencies	
7389	Business Services, NEC (recovery and repossession services)	561491	Repossession Services	
7389	Business Services, NEC (business support services except telephone answering, telemarketing bureaus, private mail centers and repossession services)	561499	All Other Business Support Services	P
7389	Business Services, NEC (convention and visitors bureaus, tourist information bureaus)	561591	Convention and Visitors Bureaus	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7389	Business Services, NEC (reservation systems for hotels, restaurants, and time-share condominium exchanges)	561599	All Other Travel Arrangement and Reservation Services	P
7389	Business Services, NEC (swimming pool cleaning and maintenance)	561790	Other Services to Buildings and Dwellings	
7389	Business Services, NEC (packaging and labeling services)	561910	Packaging and Labeling Services	C
7389	Business Services, NEC (convention and trade show services)	561920	Convention and Trade Show Organizers	P
7389	Business Services, NEC (other support services except packaging and labeling, convention and trade shows services, convention and visitor bureaus, tourist information bureaus)	561990	All Other Support Services	C
7389	Business Services, NEC (promoters of air shows, heritage festivals, and ethnic festivals with facilities)	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	C
7389	Business Services, NEC (promoters of air shows, heritage festivals, and ethnic festivals without facilities)	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	P
7389	Business Services, NEC (agents and brokers for authors and artists and speaker bureaus)	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	
7389	Business Services, NEC (apparel pressing service for the trade)	812320	Drycleaning and Laundry Services (except Coin-Operated)	
7389	Miscellaneous Business Services (bail bonding)	812990	All Other Personal Services	
7534	Tire Retreading and Repair Shops (rebuilding tires and retreaded tire manufacturing)	326212	Tire Retreading	
7534	Tire Retreading and Repair Shops (tire repair)	811198	All Other Automotive Repair and Maintenance	C
7536	Automotive Glass Replacement Shops	811122	Automotive Glass Replacement Shops	C
7537	Automotive Transmission Repair Shops	811113	Automotive Transmission Repair	C
7538	General Automotive Repair Shops	811111	General Automotive Repair	C
7539	Automotive Repair Shops, NEC (except automotive air-conditioning repair)	811118	Other Automotive Mechanical and Electrical Repair and Maintenance	C
7539	Automotive Repair Shops, NEC (automotive air-conditioning repair)	811198	All Other Automotive Repair and Maintenance	C
7542	Carwashes	811192	Car Washes	C
7549	Automotive Services, Except Repair and Carwashes (towing)	488410	Motor Vehicle Towing	
7549	Automotive Services, Except Repair and Carwashes (automotive window tinting)	811122	Automotive Glass Replacement Shops	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7549	Automotive Services, Except Repair and Carwashes (lubricating service, automotive)	811191	Automotive Oil Change and Lubrication Shops	C
7549	Automotive Services, Except Repair and Carwashes (except automotive lubricating, automotive window tinting, and towing services)	811198	All Other Automotive Repair and Maintenance	
7622	Radio and Television Repair Shops (household antenna installation and household-type satellite dish installation)	238290	Other Building Equipment Contractors	C
7622	Radio and Television Repair Shops (new retail sales combined with repair-repair services as major source of receipts)	443112	Radio, Television, and Other Electronics Stores	P
7622	Radio and Television Repair Shops (stereo, TV, VCR, and radio repair)	811211	Consumer Electronics Repair and Maintenance	C
7622	Radio and Television Repair Shops (telecommunication equipment repair)	811213	Communication Equipment Repair and Maintenance	
7631	Watch, Clock, and Jewelry Repair (new retail sales combined with repair-repair services as major source of receipts)	448310	Jewelry Stores	P
7631	Watch, Clock, and Jewelry Repair (except new retail sales combined with repair services)	811490	Other Personal and Household Goods Repair and Maintenance	C
7699	Repair Shops and Related Services, NEC (farriers)	115210	Support Activities for Animal Production	
7699	Repair Shops and Related Services, NEC (boiler cleaning, chipping, and scaling)	238220	Plumbing, Heating, and Air-Conditioning Contractors	
7699	Repair Shops and Related Services, NEC (custom picture framing shops)	442299	All Other Home Furnishings Stores	C
7699	Repair Shops and Related Services, NEC (new power tool retail sales combined with repair-repair services as major source of receipts)	444130	Hardware Stores	
7699	Repair Shops and Related Services, NEC (new lawn and garden equipment retail sales combined with repair-repair services as major source of receipts)	444210	Outdoor Power Equipment Stores	
7699	Repair Shops and Related Services, NEC (new bicycle retail sales combined with repair-repair services for bicycles as major source of receipts)	451110	Sporting Goods Stores	C
7699	Repair Shops and Related Services, NEC (ship scaling)	488390	Other Support Activities for Water Transportation	
7699	Repair Shops and Related Services, NEC (locksmith shops)	561622	Locksmiths	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7699	Repair Shops and Related Services, NEC (furnace, duct, gutter, and drain cleaning services)	561790	Other Services to Buildings and Dwellings	
7699	Repair Shops and Related Services, NEC (cesspool and septic tank cleaning)	562991	Septic Tank and Related Services	
7699	Repair Shops and Related Services, NEC (sewer cleaning and rodding)	562998	All Other Miscellaneous Waste Management Services	
7699	Repair Shops and Related Services, NEC (taxidermists and antique repair and restoration, except antique car restoration)	711510	Independent Artists, Writers, and Performers	
7699	Repair Shops and Related Services, NEC (camera repair)	811211	Consumer Electronics Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (typewriter repair, refilling or recycling ink jet cartridges)	811212	Computer and Office Machine Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (dental instrument repair, laboratory instrument repair, medical equipment and other electronic and precision equipment repair, except typewriters)	811219	Other Electronic and Precision Equipment Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (other non-automotive transportation equipment and industrial machines and equipment, and sharpening commercial blades)	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (lawnmower repair shops, sharpening and repairing knives, saws and tools)	811411	Home and Garden Equipment Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (gas appliance repair service, sewing machine repair, stove repair shops, and other non-electrical appliance)	811412	Appliance Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (leather goods repair shops, luggage repair shops, pocketbook repair shops)	811430	Footwear and Leather Goods Repair	
7699	Repair Shops and Related Services, NEC (except industrial, electronic, home and garden, appliance, and leather goods)	811490	Other Personal and Household Goods Repair and Maintenance	
7812	Motion Picture and Video Tape Production	512110	Motion Picture and Video Production	C
7819	Services Allied to Motion Picture Production (reproduction of video)	334612	Prerecorded Compact Disc (except Software), Tape, and Record Reproducing	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7819	Services Allied to Motion Picture Production (teleproduction and postproduction services)	512191	Teleproduction and Other Postproduction Services	
7819	Services Allied to Motion Picture Production (except casting bureaus, wardrobe and equipment rental, talent payment services, teleproduction and other postproduction services, reproduction of videos, independent film directors, and other independent motion picture production related services)	512199	Other Motion Picture and Video Industries	
7819	Services Allied to Motion Picture Production (wardrobe rental for motion picture film production)	532220	Formal Wear and Costume Rental	
7819	Services Allied to Motion Picture Production (motion picture equipment rental)	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing	
7819	Services Allied to Motion Picture Production (talent payment services)	541214	Payroll Services	P
7819	Services Allied to Motion Picture Production (motion picture consulting)	541690	Other Scientific and Technical Consulting Services	
7819	Services Allied to Motion Picture Production (casting bureaus)	561310	Employment Placement Agencies	P
7819	Services Allied to Motion Picture Production (film directors and related motion picture production services, independent)	711510	Independent Artists, Writers, and Performers	P
7822	Motion Picture and Video Tape Distribution (prerecorded video tape and cassette wholesalers)	423990	Other Miscellaneous Durable Goods Merchant Wholesalers	
7822	Motion Picture and Video Tape Distribution (except video tape and cassette wholesalers)	512120	Motion Picture and Video Distribution	P
7829	Services Allied to Motion Picture Distribution (commercial distribution film libraries)	512120	Motion Picture and Video Distribution	
7829	Services Allied to Motion Picture Distribution (except commercial film distribution libraries and film archives)	512199	Other Motion Picture and Video Industries	
7829	Services Allied to Motion Picture Distribution (film archives)	519120	Libraries and Archives	P
7832	Motion Picture Theaters, Except Drive-In	512131	Motion Picture Theaters (except Drive-Ins)	C
7833	Drive-In Motion Picture Theaters	512132	Drive-In Motion Picture Theaters	
7841	Video Tape Rental	532230	Video Tape and Disc Rental	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7911	Dance Studios, Schools, and Halls (dance instructors, and professional and other dance schools)	611610	Fine Arts Schools	P
7911	Dance Studios, Schools, and Halls (except instruction)	713990	All Other Amusement and Recreation Industries	no
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (producers of radio programs)	512290	Other Sound Recording Industries	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (theatrical equipment rental)	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (casting agencies and television employment agencies)	561310	Employment Placement Agencies	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (theatrical ticket agencies)	561599	All Other Travel Arrangement and Reservation Services	C
7922	Theatrical Producers (Except Motion Pictures) and Miscellaneous Theatrical Services (theater companies, opera companies)	711110	Theater Companies and Dinner Theaters	C
7922	Theatrical Producers (Except Motion Pictures) and Miscellaneous Theatrical Services (ballet and dance companies)	711120	Dance Companies	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (theater operators)	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (theatrical promoters)	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (theatrical agents)	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	C
7922	Theatrical Producers (Except Motion Picture) and Miscellaneous Theatrical Services (theatrical costume design)	711510	Independent Artists, Writers, and Performers	C
7929	Bands, Orchestras, Actors, and Other Entertainers Entertainment Groups (musical groups, musical artists, and orchestras)	711130	Musical Groups and Artists	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7929	Bands, Orchestras, Actors, and Entertainment Groups, (except musical groups, musical artists, orchestras, actors, and actresses)	711190	Other Performing Arts Companies	C
7929	Bands, Orchestras, Actors, and Other Entertainers and Entertainment Groups (actors and actresses)	711510	Independent Artists, Writers, and Performers	C
7933	Bowling Centers	713950	Bowling Centers	C
7941	Professional Sports Clubs and Promoters (professional sports clubs)	711211	Sports Teams and Clubs	C
7941	Professional Sports Clubs and Promoters (stadium operators promoting events in their own facilities)	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	C
7941	Professional Sports Clubs and Promoters (sports promoters)	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	C
7941	Professional Sports Clubs and Promoters (sports agents)	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	C
7948	Racing, Including Track Operations (track operations)	711212	Racetracks	X
7948	Racing, Including Track Operations (except track operators)	711219	Other Spectator Sports	
7991	Physical Fitness Facilities	713940	Fitness and Recreational Sports Centers	P
7992	Public Golf Courses	713910	Golf Courses and Country Clubs	C
7993	Coin-Operated Amusement Devices (amusement arcades)	713120	Amusement Arcades	C
7993	Coin-Operated Amusement Devices (slot machine operators)	713290	Other Gambling Industries	C
7993	Coin-Operated Amusement Devices (except amusement arcades and slot machine operators)	713990	All Other Amusement and Recreation Industries	C
7996	Amusement Parks	713110	Amusement and Theme Parks	C
7997	Membership Sports and Recreation Clubs (flying clubs primarily providing a variety of flying services to the public using general purpose aircraft)	481219	Other Nonscheduled Air Transportation	X
7997	Membership Sports and Recreation Clubs (flying fields operated by aviation clubs)	488119	Other Airport Operations	X
7997	Membership Sports and Recreation Clubs (golf clubs)	713910	Golf Courses and Country Clubs	C
7997	Membership Sports and Recreation Clubs (recreation clubs with facilities)	713940	Fitness and Recreational Sports Centers	C
7997	Membership Sports and Recreation Clubs (recreation clubs without facilities)	713990	All Other Amusement and Recreation Industries	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7999	Amusement and Recreation Services, NEC (scenic transport operations, land)	487110	Scenic and Sightseeing Transportation, Land	
7999	Amusement and Recreation Services, NEC (charter fishing)	487210	Scenic and Sightseeing Transportation, Water	
7999	Amusement and Recreation Services, NEC (aerial tramways, scenic and amusement)	487990	Scenic and Sightseeing Transportation, Other	
7999	Amusement and Recreation Services, NEC (canoe, pleasure boats, bicycles, motorcycles, moped, go carts, etc. rental)	532292	Recreational Goods Rental	C
7999	Amusement and Recreation Services, NEC (ticket agencies)	561599	All Other Travel Arrangement and Reservation Services	
7999	Amusement and Recreation Services, NEC (baseball, basketball, bowling, gymnastic, judo, karate, parachute, scuba and skin diving, skating, ski, swimming, tennis, and other sports instruction; and sports instructional schools and camps)	611620	Sports and Recreation Instruction	C
7999	Amusement and Recreation Services, NEC (bridge instruction, yoga instruction, and similar nonathletic instruction)	611699	All Other Miscellaneous Schools and Instruction	P
7999	Amusement and Recreation Services, NEC (circus companies and traveling carnival shows)	711190	Other Performing Arts Companies	C
7999	Amusement and Recreation Services, NEC (professional athletes)	711219	Other Spectator Sports	
7999	Amusement and Recreation Services, NEC (state fairs, agriculture fairs and county fairs with facilities)	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	
7999	Amusement and Recreation Services, NEC (state fairs, agriculture fairs and county fairs without facilities)	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	
7999	Amusement and Recreation Services, NEC (caverns and miscellaneous commercial parks)	712190	Nature Parks and Other Similar Institutions	
7999	Amusement and Recreation Services, NEC (casinos, except hotel casinos)	713210	Casinos (except Casino Hotels)	
7999	Amusement and Recreation Services, NEC (lottery, bingo, bookie, and other gambling operations)	713290	Other Gambling Industries	
7999	Amusement and Recreation Services, NEC (skiing facilities)	713920	Skiing Facilities	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
7999	Amusement and Recreation Services, NEC (nonmembership fitness and recreational sports centers)	713940	Fitness and Recreational Sports Centers	P
7999	Amusement and Recreation Services, NEC (except circuses, traveling carnivals, professional athletes, caverns and other commercial parks, skiing facilities, casinos and other gambling operations, nonmembership fitness and recreational sports centers, sports instruction, sports equipment rental, ticket agencies, charter fishing, state fairs, agriculture fairs, county fairs, operation of fishing lakes, phrenologists services, and amusement or scenic transport operations)	713990	All Other Amusement and Recreation Industries	C
7999	Amusement and Recreation Services, NEC (phrenologists services)	812990	All Other Personal Services	
8011	Offices and Clinics of Doctors of Medicine (except mental health specialists, HMO medical centers, and ambulatory surgical and emergency centers)	621111	Offices of Physicians (except Mental Health Specialists)	p
8011	Offices and Clinics of Doctors of Medicine (mental health specialists)	621112	Offices of Physicians, Mental Health Specialists	p
8011	Offices and Clinics of Doctors of Medicine (HMO Medical Centers)	621491	HMO Medical Centers	p
8011	Offices and Clinics of Doctors of Medicine (ambulatory surgical and emergency centers)	621493	Freestanding Ambulatory Surgical and Emergency Centers	p
8021	Offices and Clinics of Dentists	621210	Offices of Dentists	p
8031	Offices and Clinics of Doctors of Osteopathy (except mental health specialists)	621111	Offices of Physicians (except Mental Health Specialists)	p
8031	Offices and Clinics of Doctors of Osteopathy (mental health specialists)	621112	Offices of Physicians, Mental Health Specialists	p
8041	Offices and Clinics of Chiropractors	621310	Offices of Chiropractors	p
8042	Offices and Clinics of Optometrists	621320	Offices of Optometrists	p
8043	Offices and Clinics of Podiatrists	621391	Offices of Podiatrists	p
8049	Offices and Clinics of Health Practitioners, NEC (mental health practitioners except physicians)	621330	Offices of Mental Health Practitioners (except Physicians)	p
8049	Offices and Clinics of Health Practitioners, NEC (physical, occupational, recreational and speech therapists, and audiologists)	621340	Offices of Physical, Occupational Speech Therapists, and Audiologists	p

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
8049	Offices and Clinics of Health Practitioners, NEC (except mental health practitioners, physical, occupational, speech therapists, and audiologists)	621399	Offices of All Other Miscellaneous Health Practitioners	p
8051	Skilled Nursing Care Facilities (except continuing care retirement communities and mental retardation hospitals)	623110	Nursing Care Facilities	C
8051	Skilled Nursing Care Facilities (mental retardation hospitals)	623210	Residential Mental Retardation Facilities	C
8051	Skilled Nursing Care Facilities (continuing care retirement communities)	623311	Continuing Care Retirement Communities	C
8052	Intermediate Care Facilities (except continuing care retirement communities and mental retardation facilities)	623110	Nursing Care Facilities	C
8052	Intermediate Care Facilities (mental retardation facilities)	623210	Residential Mental Retardation Facilities	C
8052	Intermediate Care Facilities (continuing care retirement communities)	623311	Continuing Care Retirement Communities	C
8059	Nursing and Personal Care Facilities, NEC (except continuing care retirement communities, psychiatric convalescent homes with health care, and homes for the mentally retarded with health care)	623110	Nursing Care Facilities	C
8059	Nursing and Personal Care Facilities, NEC (homes for the mentally retarded with health care)	623210	Residential Mental Retardation Facilities	C
8059	Nursing and Personal Care Facilities, NEC (continuing care retirement communities)	623311	Continuing Care Retirement Communities	C
8082	Home Health Care Services	621610	Home Health Care Services	P
8111	Legal Services	541110	Offices of Lawyers	P
8211	Elementary and Secondary Schools	611110	Elementary and Secondary Schools	X
8221	Colleges, Universities, and Professional Schools	611310	Colleges, Universities, and Professional Schools	C
8222	Junior Colleges and Technical Institutes	611210	Junior Colleges	C
8231	Libraries	519120	Libraries and Archives	P
8243	Data Processing Schools (except computer repair training)	611420	Computer Training	P
8243	Data Processing Schools (computer repair training)	611519	Other Technical and Trade Schools	C
8244	Business and Secretarial Schools	611410	Business and Secretarial Schools	
8249	Vocational Schools, NEC (aviation schools, excluding flying instruction)	611512	Flight Training	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
8249	Vocational Schools, NEC (vocational apprenticeship training)	611513	Apprenticeship Training	C
8249	Vocational Schools, NEC (except aviation and flight training and apprenticeship training)	611519	Other Technical and Trade Schools	
8299	Schools and Educational Services, NEC (professional and management development training)	611430	Professional and Management Development Training	
8299	Schools and Educational Services, NEC (flying instruction)	611512	Flight Training	
8299	Schools and Educational Services, NEC (cooking and modeling schools)	611519	Other Technical and Trade Schools	
8299	Schools and Educational Services, NEC (art, drama, and music schools)	611610	Fine Arts Schools	
8299	Schools and Educational Services, NEC (baton instruction)	611620	Sports and Recreation Instruction	P
8299	Schools and Educational Services, NEC (language schools)	611630	Language Schools	P
8299	Schools and Educational Services, NEC (exam preparation and tutoring)	611691	Exam Preparation and Tutoring	P
8299	Schools and Educational Services, NEC (automobile driving instruction)	611692	Automobile Driving Schools	
8299	Schools and Educational Services, NEC (except professional and management training, aviation and flight training, fine arts schools, language schools, exam preparation and tutoring, automobile driving schools, and educational support services)	611699	All Other Miscellaneous Schools and Instruction	
8299	Schools and Educational Services NEC (educational support services)	611710	Educational Support Services	P
8322	Individual and Family Social Services (child and youth services)	624110	Child and Youth Services	
8322	Individual and Family Social Services (services for the elderly and disabled)	624120	Services for the Elderly and Persons with Disabilities	P
8322	Individual and Family Social Services (except services for children, youth, elderly, and disabled; community food assistance services; housing services (except temporary), emergency and relief services, and government parole or probation offices)	624190	Other Individual and Family Services	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
8322	Individual and Family Social Services (community food assistance services)	624210	Community Food Services	
8322	Individual and Family Social Services (temporary shelter)	624221	Temporary Shelters	
8322	Individual and Family Social Services (housing services except temporary shelter)	624229	Other Community Housing Services	
8322	Individual and Family Social Services (emergency and relief services)	624230	Emergency and Other Relief Services	
8322	Individual and Family Social Services (government parole and probation offices)	922150	Parole Offices and Probation Offices	
8331	Job Training and Vocational Rehabilitation Services	624310	Vocational Rehabilitation Services	
8351	Child Day Care Services	624410	Child Day Care Services	C
8361	Residential Care (homes for the mentally handicapped with incidental health care)	623210	Residential Mental Retardation Facilities	
8361	Residential Care (mental health and substance abuse facilities)	623220	Residential Mental Health and Substance Abuse Facilities	C
8361	Residential Care (homes for the elderly)	623312	Homes for the Elderly	C
8361	Residential Care (except mental health and substance abuse facilities, homes for the elderly, and homes for the mentally handicapped with incidental health care)	623990	Other Residential Care Facilities	C
8399	Social Services, NEC (voluntary health organizations)	813212	Voluntary Health Organizations	P
8399	Social Services, NEC (grantmaking and giving)	813219	Other Grantmaking and Giving Services	P
8399	Social Services, NEC (human rights organizations)	813311	Human Rights Organizations	P
8399	Social Services, NEC (environment, conservation, and wildlife advocacy)	813312	Environment, Conservation and Wildlife Organizations	P
8399	Social Services, NEC (except human rights, environment, conservation and wildlife advocacy organizations, grantmaking and giving, and voluntary health organizations)	813319	Other Social Advocacy Organizations	P
8412	Museums and Art Galleries (except historic and heritage sites)	712110	Museums	
8412	Museums and Art Galleries (historic and heritage sites)	712120	Historical Sites	C
8422	Arboreta and Botanical or Zoological Gardens (except nature parks and reserves)	712130	Zoos and Botanical Gardens	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
8422	Arboreta and Botanical or Zoological Gardens (nature parks and reserves)	712190	Nature Parks and Other Similar Institutions	
8611	Business Associations	813910	Business Associations	P
8621	Professional Membership Organizations	813920	Professional Organizations	P
8631	Labor Unions and Similar Labor Organizations	813930	Labor Unions and Similar Labor Organizations	P
8641	Civic, Social, and Fraternal Associations (taxpayers' associations, tenants' advocacy associations, temperance organizations)	813319	Other Social Advocacy Organizations	P
8641	Civic, Social, and Fraternal Associations (except condominium and homeowner associations, taxpayers associations, tenants advocacy associations, temperance organizations, and Indian and Alaska Native Tribal Councils)	813410	Civic and Social Organizations	P
8641	Civic, Social, and Fraternal Associations (condominium and homeowner associations)	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	P
8641	Civic, Social, and Fraternal Associations (Indian and Alaska Native Tribal Councils)	921150	American Indian and Alaska Native Tribal Governments	P
8651	Political Organizations	813940	Political Organizations	P
8661	Religious Organizations	813110	Religious Organizations	P
8699	Membership Organizations, NEC (travel motor clubs)	561599	All Other Travel Arrangement and Reservation Services	P
8699	Membership Organizations, NEC (humane societies)	813312	Environment, Conservation and Wildlife Organizations	P
8699	Membership Organizations, NEC (except humane societies, farm business organizations, athletic associations, and travel motor clubs)	813410	Civic and Social Organizations	P
8699	Membership Organizations, NEC (farm business organizations)	813910	Business Associations	P
8699	Membership Organizations, NEC (athletic associations)	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	P
8711	Engineering Services	541330	Engineering Services	P
8712	Architectural Services	541310	Architectural Services	P
8713	Surveying Services (geophysical surveying)	541360	Geophysical Surveying and Mapping Services	P
8713	Surveying Services (except geophysical surveying)	541370	Surveying and Mapping (except Geophysical) Services	P
8721	Accounting, Auditing, and Bookkeeping Services (auditing accountants)	541211	Offices of Certified Public Accountants	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
8721	Accounting, Auditing, and Bookkeeping Services (payroll services)	541214	Payroll Services	P
8721	Accounting, Auditing, and Bookkeeping Services (other accounting services)	541219	Other Accounting Services	P
8731	Commercial Physical and Biological Research	541710	Research and Development in the Physical, Engineering, and Life Sciences	P
8732	Commercial Economic, Sociological, and Educational Research (social sciences and humanities)	541720	Research and Development in the Social Sciences and Humanities	P
8732	Commercial Economic, Sociological, and Educational Research (market research and opinion research)	541910	Marketing Research and Public Opinion Polling	P
8733	Noncommercial Research Organizations (physical, engineering, and life sciences)	541710	Research and Development in the Physical, Engineering, and Life Sciences	P
8733	Noncommercial Research Organizations (social sciences and humanities)	541720	Research and Development in the Social Sciences and Humanities	P
8734	Testing Laboratories (except veterinary testing laboratories)	541380	Testing Laboratories	P
8734	Testing Laboratories (veterinary testing laboratories)	541940	Veterinary Services	P
8742	Management Consulting Services (administrative management and general management consulting)	541611	Administrative Management and General Management Consulting Services	P
8742	Management Consulting Services (human resources and personnel management consulting)	541612	Human Resources and Executive Search Consulting Services	P
8742	Management Consulting Services (marketing consulting)	541613	Marketing Consulting Services	P
8742	Management Consulting Services (manufacturing management, physical distribution, and site location consulting)	541614	Process, Physical Distribution, and Logistics Consulting Services	P
9111	Executive Offices	921110	Executive Offices	P
9121	Legislative Bodies	921120	Legislative Bodies	P
9131	Executive and Legislative Office Combined	921140	Executive and Legislative Offices, Combined	P
9199	General Government, NEC	921190	Other General Government Support	P
9211	Courts	922110	Courts	
9221	Police Protection	922120	Police Protection	P
9222	Legal Counsel and Prosecution	922130	Legal Counsel and Prosecution	P
9223	Correctional Institutions	922140	Correctional Institutions	
9224	Fire Protection	922160	Fire Protection	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	PC
9229	Public Order and Safety, NEC	922190	All Other Justice, Public Order, and Safety Activities	C
9311	Public Finance, Taxation, and Monetary Policy	921130	Public Finance Activities	P
9411	Administration of Educational Programs	923110	Administration of Education Programs	P
9431	Administration of Public Health Programs	923120	Administration of Public Health Programs	P
9441	Administration of Social, Human Resource and Income Maintenance Programs	923130	Administration of Human Resource Programs (except Education, Public Health, and Veteran's Affairs Programs)	P
9451	Administration of Veterans' Affairs, Except Health and Insurance	923140	Administration of Veteran's Affairs	P
9511	Air and Water Resource and Solid Waste Management	924110	Administration of Air and Water Resource and Solid Waste Management Programs	P
9512	Land, Mineral, Wildlife, and Forest Conservation	924120	Administration of Conservation Programs	P
9531	Administration of Housing Programs	925110	Administration of Housing Programs	P
9532	Administration of Urban Planning and Community and Rural Development	925120	Administration of Urban Planning and Community and Rural Development	P
9611	Administration of General Economic Programs	926110	Administration of General Economic Programs	P
9621	Regulation and Administration of Transportation Programs (government air traffic control)	488111	Air Traffic Control	P
9621	Regulation and Administration of Transportation Programs (except air traffic control)	926120	Regulation and Administration of Transportation Programs	P
9631	Regulation and Administration of Communications, Electric, Gas, and Other Utilities	926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities	P
9641	Regulation of Agricultural Marketing and Commodities	926140	Regulation of Agricultural Marketing and Commodities	P
9651	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors	926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors	P
9661	Space Research and Technology	927110	Space Research and Technology	P
9711	National Security	928110	National Security	P
9721	International Affairs	928120	International Affairs	P
Aux	These establishments were included as auxiliaries in the 1987 Standard Industrial Classification	551114	Corporate, Subsidiary, and Regional Managing Offices	P
	Null Set for U.S.	112130	Dual Purpose Cattle Ranching and Farming	
	Null Set for U.S.	541120	Offices of Notaries	P

Mixed Use

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
0752	Animal Specialty Services, Except Veterinary (boarding and training horses (except race horses), animal semen banks, and artificial insemination services for pets)	115210	Support Activities for Animal Production	
0752	Animal Specialty Services, Except Veterinary (pet care services, except veterinary)	812910	Pet Care (except Veterinary) Services	P
1629	Heavy Construction, NEC (Industrial nonbuilding structures [except petrochemical plants and petroleum refineries])	236210	Industrial Building Construction	
1629	Heavy Construction NEC (irrigation systems, sewage treatment plants, and water treatment plants)	237110	Water and Sewer Line and Related Structures Construction	
1629	Heavy Construction, NEC (petrochemical plants and refineries)	237120	Oil and Gas Pipeline and Related Structures Construction	
1629	Heavy Construction, NEC (power generation plants [except hydroelectric dams], transmission stations, and distribution stations)	237130	Power and Communication Line and Related Structures Construction (Communication Towers Only)	C
1629	Heavy Construction, NEC (except industrial nonbuilding structures, irrigation systems, sewage and water treatment plants, petrochemical plants and refineries, power generation plants [except hydroelectric dams] transmission and distribution stations, right-of-way clearing, line slashing, blasting, and trenching)	237990	Other Heavy and Civil Engineering Construction (Office Only)	
1629	Heavy Construction, NEC (right-of-way clearing and line slashing, blasting, and trenching)	238910	Site Preparation Contractors(Office Only)	
2759	Commercial Printing, NEC (flexographic printing)	323112	Commercial Flexographic Printing	
2759	Commercial Printing, NEC (screen printing)	323113	Commercial Screen Printing	
2759	Commercial Printing, NEC (quick printing)	323114	Quick Printing	P
2759	Commercial Printing, NEC (digital printing, except quick printing)	323115	Digital Printing	P
2759	Commercial Printing, NEC (other commercial printing except flexographic, screen, digital, and quick printing)	323119	Other Commercial Printing	
4812	Radiotelephone Communications (paging carriers)	517211	Paging	
4812	Radiotelephone Communications (cellular carriers)	517212	Cellular and Other Wireless Telecommunications	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
4812	Radiotelephone Communications (paging and cellular resellers)	517310	Telecommunications Resellers	
5015	Motor Vehicle Parts, Used (merchant wholesalers except those selling via retail method)	423140	Motor Vehicle Parts (Used) Merchant Wholesalers	
5015	Motor Vehicle Parts, Used (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5015	Motor Vehicle Parts, Used (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5015	Motor Vehicle Parts, Used (used auto parts sold via the retail method)	441310	Automotive Parts and Accessories Stores	
5047	Medical, Dental and Hospital Equipment and Supplies (merchant wholesalers except those selling medical, dental, and hospital equipment and supplies via retail method)	423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	
5047	Medical, Dental and Hospital Equipment and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	
5047	Medical, Dental and Hospital Equipment and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5047	Medical, Dental, and Hospital Equipment and Supplies (medical, dental, and hospital equipment and supplies sold via retail method)	446199	All Other Health and Personal Care Stores	P
5049	Professional Equipment and Supplies, NEC (merchant wholesalers except those selling religious and teacher's school supplies via retail method)	423490	Other Professional Equipment and Supplies Merchant Wholesalers	
5049	Professional Equipment and Supplies, NEC (business to business electronic markets)	425110	Business to Business Electronic Markets	
5049	Professional Equipment and Supplies, NEC (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5049	Professional Equipment and Supplies, NEC (religious and teacher's school supplies sold via retail method)	453210	Office Supplies and Stationery Stores	P
5087	Service Establishment Equipment and Supplies (merchant wholesalers except those selling beauty and barber shop equipment and supplies via retail method)	423850	Service Establishment Equipment and Supplies Merchant Wholesalers	
5087	Service Establishment Equipment and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5087	Service Establishment Equipment and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5087	Service Establishment Equipment and Supplies (beauty and barber shop equipment and supplies sold via retail method)	446120	Cosmetics, Beauty Supplies, and Perfume Stores	P
5092	Toys and Hobby Goods and Supplies (merchant wholesalers except those selling toys and hobby goods and supplies via retail method)	423920	Toy and Hobby Goods and Supplies Merchant Wholesalers	
5092	Toys and Hobby Goods and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	
5092	Toys and Hobby Goods and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5092	Toys and Hobby Goods and Supplies (toys and hobby goods and supplies sold via retail method)	451120	Hobby, Toy, and Game Stores	P
5093	Scrap and Waste Materials (merchant wholesalers)	423930	Recyclable Material Merchant Wholesalers	
5093	Scrap and Waste Materials (business to business electronic markets)	425110	Business to Business Electronic Markets	
5093	Scrap and Waste Materials (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (merchant wholesalers except those selling jewelry and related goods via retail method)	423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (business to business electronic markets)	425110	Business to Business Electronic Markets	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5094	Jewelry, Watches, Precious Stones, and Precious Metals (jewelry and related goods sold via retail method)	448310	Jewelry Stores	P
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (merchant wholesalers except those selling drugs and sundries via retail method)	424210	Drugs and Druggists' Sundries Merchant Wholesalers	
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (business to business electronic markets)	425110	Business to Business Electronic Markets	
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (drugs and sundries sold via retail method)	446110	Pharmacies and Drug Stores	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (cosmetics sold via retail method)	446120	Cosmetics, Beauty Supplies, and Perfume Stores	P
5122	Drugs, Drug Proprietaries, and Druggists' Sundries (vitamins sold via retail method)	446191	Food (Health) Supplement Stores	P
5131	Piece Goods, Notions, and Other Dry Goods (broadwoven converters)	313311	Broadwoven Fabric Finishing Mills	
5131	Piece Goods, Notions, and Other Dry Goods (piece goods converters, except broadwoven)	313312	Textile and Fabric Finishing (except Broadwoven Fabric) Mills	
5131	Piece Goods, Notions, and Other Dry Goods (merchant wholesalers except broadwoven and piece goods converters and merchant wholesalers selling piece goods, notions and other dry goods via retail method)	424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	
5131	Piece Goods, Notions, and Other Dry Goods (business to business electronic markets)	425110	Business to Business Electronic Markets	
5131	Piece Goods, Notions, and Other Dry Goods (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5131	Piece Goods, Notions, and Other Dry Goods (piece goods, notions, and other dry goods sold via retail method)	451130	Sewing, Needlework, and Piece Goods Stores	P
5136	Men's and Boys' Clothing and Furnishings (merchant wholesalers of athletic uniforms)	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	
5136	Men's and Boys' Clothing and Furnishings (merchant wholesalers except wholesaling athletic uniforms and uniforms and merchant wholesalers selling work clothing via retail method)	424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers	
5136	Men's and Boys' Clothing and Furnishings (business to business electronic markets)	425110	Business to Business Electronic Markets	
5136	Men's and Boys' Clothing and Furnishings (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5136	Men's and Boys' Clothing and Furnishings (men's and boys' apparel, except uniforms and work clothing, sold via retail method)	448110	Men's Clothing Stores	P
5136	Men's and Boys' Clothing and Furnishings (uniforms and work clothing sold via retail method)	448190	Other Clothing Stores	P
5137	Women's, Children's and Infants' Clothing and Accessories (merchant wholesalers of athletic uniforms)	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5137	Women's, Children's, and Infants' Clothing and Accessories (merchant wholesalers except wholesaling athletic uniforms and uniforms and merchant wholesalers selling work clothing via retail method)	424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers	
5137	Women's, Children's, and Infants' Clothing and Accessories (business to business electronic markets)	425110	Business to Business Electronic Markets	
5137	Women's, Children's, and Infants' Clothing and Accessories (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5137	Women's, Children's, and Infants' Clothing and Accessories (selling a general line of womens clothing via retail method)	448120	Women's Clothing Stores	P
5137	Women's, Children's and Infants' Clothing and Accessories (selling a general line of children's and infants' clothing via retail method)	448130	Children's and Infants' Clothing Stores	P
5137	Women's, Children's, and Infants' Clothing and Accessories (uniforms and work clothing sold via retail method)	448190	Other Clothing Stores	P
5139	Footwear (merchant wholesalers except those selling footwear via retail method)	424340	Footwear Merchant Wholesalers	
5139	Footwear (business to business electronic markets)	425110	Business to Business Electronic Markets	
5139	Footwear (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5139	Footwear (footwear sold via retail method)	448210	Shoe Stores	P
5143	Dairy Products, Except Dried or Canned (merchant wholesalers except those selling dairy products via retail method)	424430	Dairy Product (except Dried or Canned) Merchant Wholesalers	
5143	Dairy Products, Except Dried or Canned (business to business electronic markets)	425110	Business to Business Electronic Markets	
5143	Dairy Products, Except Dried or Canned (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5143	Dairy Products, Except Dried or Canned (dairy products sold via retail method)	445299	All Other Specialty Food Stores	P
5144	Poultry and Poultry Products (merchant wholesalers except those selling poultry and poultry products via retail method)	424440	Poultry and Poultry Product Merchant Wholesalers	
5144	Poultry and Poultry Products (business to business electronic markets)	425110	Business to Business Electronic Markets	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5144	Poultry and Poultry Products (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5144	Poultry and Poultry Products (poultry and poultry products sold via retail method)	445210	Meat Markets	P
5145	Confectionery (merchant wholesalers except those selling confectionery via retail method)	424450	Confectionery Merchant Wholesalers	
5145	Confectionery (business to business electronic markets)	425110	Business to Business Electronic Markets	
5145	Confectionery (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5145	Confectionery (confectionery sold via retail method)	445292	Confectionery and Nut Stores	P
5149	Groceries and Related Products, NEC (processed bottled water manufacturing)	312112	Bottled Water Manufacturing	
5149	Groceries and Related Products, NEC (merchant wholesalers except processed bottled water manufacturing and merchant wholesalers selling groceries and related products via retail method)	424490	Other Grocery and Related Products Merchant Wholesalers	
5149	Groceries and Related Products, NEC (business to business electronic markets)	425110	Business to Business Electronic Markets	
5149	Groceries and Related Products, NEC (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5149	Groceries and Related Products, NEC (groceries and related products, except pet food, sold via retail method)	445299	All Other Specialty Food Stores	P
5149	Groceries and Related Products, NEC (pet food sold via retail method)	453910	Pet and Pet Supplies Stores	
5181	Beer and Ale (merchant wholesalers except those selling beer and ale via retail method)	424810	Beer and Ale Merchant Wholesalers	
5181	Beer and Ale (business to business electronic markets)	425110	Business to Business Electronic Markets	
5181	Beer and Ale (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5181	Beer and Ale (beer and ale sold via retail method)	445310	Beer, Wine, and Liquor Stores	P
5182	Wine and Distilled Alcoholic Beverages (merchant wholesalers except those selling wine and distilled beverages via retail method)	424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers	
5182	Wine and Distilled Alcoholic Beverages (business to business electronic markets)	425110	Business to Business Electronic Markets	
5182	Wine and Distilled Alcoholic Beverages (agents and brokers)	425120	Wholesale Trade Agents and Brokers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5182	Wine and Distilled Alcoholic Beverages (wine and distilled alcoholic beverages sold via retail method)	445310	Beer, Wine, and Liquor Stores	P
5192	Books, Periodicals, and Newspapers (merchant wholesalers except those selling publications via retail method)	424920	Book, Periodical, and Newspaper Merchant Wholesalers	
5192	Books, Periodicals, and Newspapers (business to business electronic markets)	425110	Business to Business Electronic Markets	
5192	Books, Periodicals, and Newspapers (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5192	Books, Periodicals, and Newspapers (sold via retail method)	451211	Book Stores	P
5194	Tobacco and Tobacco Products (merchant wholesalers except those selling tobacco and tobacco products via retail method)	424940	Tobacco and Tobacco Product Merchant Wholesalers	
5194	Tobacco and Tobacco Products (business to business electronic markets)	425110	Business to Business Electronic Markets	
5194	Tobacco and Tobacco Products (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5194	Tobacco and Tobacco Products (sold via retail method)	453991	Tobacco Stores	P
5199	Nondurable Goods, NEC (merchant wholesalers of yarns, except industrial)	424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	
5199	Nondurable Goods, NEC (merchant wholesalers of footwear cutstock)	424340	Footwear Merchant Wholesalers	
5199	Nondurable Goods, NEC (merchant wholesalers of plastics foam)	424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers	
5199	Nondurable Goods, NEC (merchant wholesalers except advertising specialties goods distributors, wholesaling footwear cutstock, wholesaling plastics foam, wholesaling industrial yarns and merchant wholesalers selling miscellaneous nondurable goods via the retail method)	424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	
5199	Nondurable Goods, NEC (business to business electronic markets)	425110	Business to Business Electronic Markets	
5199	Nondurable Goods, NEC (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5199	Nondurable Goods, NEC (curios, statuary, gifts, novelties, and souvenirs sold via retail method)	453220	Gift, Novelty, and Souvenir Stores	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5199	Nondurable Goods, NEC (pets, pet supplies and tropical fish sold via retail method)	453910	Pet and Pet Supplies Stores	P
5199	Nondurable Goods, NEC (smokers' supplies sold via retail method)	453991	Tobacco Stores	P
5199	Nondurable Goods, NEC (advertising specialties goods distributors)	541890	Other Services Related to Advertising	
5251	Hardware Stores	444130	Hardware Stores	P
5261	Retail Nurseries, Lawn and Garden Supply Stores (outdoor power equipment)	444210	Outdoor Power Equipment Stores	P
5261	Retail Nurseries, Lawn and Garden Supply Stores (except outdoor power equipment)	444220	Nurseries, Garden Centers, and Farm Supply Stores	C
5271	Mobile Home Dealers	453930	Manufactured (Mobile) Home Dealers	
5311	Department Stores (except discount department stores and supercenters-general merchandise and groceries)	452111	Department Stores (except Discount Department Stores)	C
5311	Department Stores (discount department stores)	452112	Discount Department Stores	C
5331	Variety Stores	452990	All Other General Merchandise Stores	C
5399	Miscellaneous General Merchandise Stores (warehouse clubs and supermarket/general merchandise combination)	452910	Warehouse Clubs and Supercenters	X
5399	Miscellaneous General Merchandise Stores (except warehouse club and supermarket/general merchandise combination)	452990	All Other General Merchandise Stores	P
5411	Grocery Stores (except convenience stores, freezer plans, and grocery stores with substantial general merchandise)	445110	Supermarkets and Other Grocery (except Convenience) Stores	P
5411	Grocery Stores (convenience stores without gas)	445120	Convenience Stores	P
5411	Grocery Stores (convenience store with gas)	447110	Gasoline Stations with Convenience Stores	C
5411	Grocery Stores (grocery stores and supermarkets selling substantial amounts of nonfood items)	452910	Warehouse Clubs and Supercenters	X
5411	Grocery Stores (frozen food and freezer plan providers)	454390	Other Direct Selling Establishments	NO
5421	Meat and Fish (Seafood) Markets, Including Freezer Provisioners (meat except freezer provisioners)	445210	Meat Markets	
5421	Meat and Fish (Seafood) Markets, Including Freezer Provisioners (seafood)	445220	Fish and Seafood Markets	
5421	Meat and Fish (Seafood) Markets, Including Freezer Provisioners (freezer provisioners)	454390	Other Direct Selling Establishments	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5431	Fruit and Vegetable Markets (except temporary fruit and vegetable stands)	445230	Fruit and Vegetable Markets	P
5431	Fruit and Vegetable Markets (temporary fruit and vegetable stands)	454390	Other Direct Selling Establishments	P
5441	Candy, Nut, and Confectionery Stores (chocolate candy stores, preparing on premises)	311330	Confectionery Manufacturing from Purchased Chocolate	P
5441	Candy, Nut, and Confectionery Stores (nonchocolate candy stores, preparing on premises)	311340	Nonchocolate Confectionery Manufacturing	P
5441	Candy, Nut, and Confectionery Stores (except stores preparing candy on premises)	445292	Confectionery and Nut Stores	P
5451	Dairy Products Stores	445299	All Other Specialty Food Stores	P
5461	Retail Bakeries (bread, cake and related products baked and sold on premise)	311811	Retail Bakeries	P
5461	Retail Bakeries (selling only)	445291	Baked Goods Stores	P
5461	Retail Bakeries (snacks)	722213	Snack and Nonalcoholic Beverage Bars	P
5611	Men's and Boys' Clothing and Accessory Stores (clothing stores)	448110	Men's Clothing Stores	P
5611	Men's and Boys' Clothing and Accessory Stores (accessories)	448150	Clothing Accessories Stores	P
5621	Women's Clothing Stores (except dress shops and bridal shops)	448120	Women's Clothing Stores	P
5621	Women's Clothing Stores (dress shops and bridal shops)	448190	Other Clothing Stores	P
5632	Women's Accessory and Specialty Stores (accessories)	448150	Clothing Accessories Stores	P
5632	Women's Accessory and Specialty Stores (specialty stores)	448190	Other Clothing Stores	P
5641	Children's and Infants' Wear Stores	448130	Children's and Infants' Clothing Stores	P
5651	Family Clothing Stores	448140	Family Clothing Stores	P
5661	Shoe Stores	448210	Shoe Stores	P
5699	Miscellaneous Apparel and Accessory Stores (custom tailors)	315222	Men's and Boys' Cut and Sew Suit, Coat, and Overcoat Manufacturing	P
5699	Miscellaneous Apparel and Accessory Stores (custom tailors)	315223	Men's and Boys' Cut and Sew Shirt (except Work Shirt) Manufacturing	P
5699	Miscellaneous Apparel and Accessory Stores (custom dressmakers)	315233	Women's and Girls' Cut and Sew Dress Manufacturing	P
5699	Miscellaneous Apparel and Accessory Stores (accessories)	448150	Clothing Accessories Stores	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5699	Miscellaneous Apparel and Accessory Stores (miscellaneous apparel except accessories and custom tailors)	448190	Other Clothing Stores	P
5712	Furniture Stores (custom wood cabinets)	337110	Wood Kitchen Cabinet and Countertop Manufacturing	X
5712	Furniture Stores (custom made upholstered household furniture)	337121	Upholstered Household Furniture Manufacturing	X
5712	Furniture Stores (custom made nonupholstered wood household furniture except cabinets)	337122	Nonupholstered Wood Household Furniture Manufacturing	X
5712	Furniture Stores (except custom furniture and cabinets)	442110	Furniture Stores	P
5713	Floor Coverings Stores	442210	Floor Covering Stores	P
5714	Drapery, Curtain, and Upholstery Stores (custom drapes)	314121	Curtain and Drapery Mills	X
5714	Drapery, Curtain, and Upholstery Stores (custom slipcovers)	314129	Other Household Textile Product Mills	X
5714	Drapery, Curtain, and Upholstery Stores (drapery and curtain stores except primarily custom)	442291	Window Treatment Stores	P
5714	Drapery, Curtain, and Upholstery Stores (upholstery materials)	451130	Sewing, Needlework, and Piece Goods Stores	C
5719	Miscellaneous Homefurnishings Stores (manufacturing and selling pottery on site)	327112	Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing	P
5719	Miscellaneous Homefurnishings Stores (blinds and shades)	442291	Window Treatment Stores	P
5719	Miscellaneous Homefurnishings Stores (except pottery and crafts made and sold on site and window furnishings)	442299	All Other Home Furnishings Stores	P
5722	Household Appliance Stores	443111	Household Appliance Stores	P
5731	Radio, Television, and Consumer Electronics Stores (automobile radios)	441310	Automotive Parts and Accessories Stores	C
5731	Radio, Television, and Consumer Electronics Stores (except automobile radios)	443112	Radio, Television, and Other Electronics Stores	P
5734	Computer and Computer Software Stores	443120	Computer and Software Stores	P
5735	Record and Prerecorded Tape Stores	451220	Prerecorded Tape, Compact Disc, and Record Stores	P
5736	Musical Instruments Stores	451140	Musical Instrument and Supplies Stores	P
5812	Eating Places (dinner theaters)	711110	Theater Companies and Dinner Theaters	C
5812	Eating Places (full-service restaurants)	722110	Full-Service Restaurants	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5812	Eating Places (limited-service restaurants)	722211	Limited-Service Restaurants	C
5812	Eating Places (cafeterias)	722212	Cafeterias	C
5812	Eating Places (snack and nonalcoholic beverage bars)	722213	Snack and Nonalcoholic Beverage Bars	C
5812	Eating Places (food service contractors)	722310	Food Service Contractors	C
5812	Eating Places (caterers)	722320	Caterers	C
5813	Drinking Places (Alcoholic Beverages)	722410	Drinking Places (Alcoholic Beverages)	C
5912	Drug Stores and Proprietary Stores	446110	Pharmacies and Drug Stores	P
5921	Liquor Stores	445310	Beer, Wine, and Liquor Stores	P
5932	Used Merchandise Stores (except pawn shops)	453310	Used Merchandise Stores (Except Pawnshops)	P
5932	Used Merchandise Stores (pawnshops)	522298	All Other Nondepository Credit Intermediation (EXCEPT PAWN SHOPS)	
5941	Sporting Goods Stores and Bicycle Shops	451110	Sporting Goods Stores	P
5942	Book Stores	451211	Book Stores	P
5943	Stationery Stores	453210	Office Supplies and Stationery Stores	P
5944	Jewelry Stores	448310	Jewelry Stores	P
5945	Hobby, Toy, and Game Stores	451120	Hobby, Toy, and Game Stores	P
5946	Camera and Photographic Supply Stores	443130	Camera and Photographic Supplies Stores	P
5947	Gift, Novelty, and Souvenir Shops	453220	Gift, Novelty, and Souvenir Stores	P
5948	Luggage and Leather Goods Stores	448320	Luggage and Leather Goods Stores	P
5949	Sewing, Needlework, and Piece Goods Stores	451130	Sewing, Needlework, and Piece Goods Stores	P
5963	Direct Selling Establishments (except mobile food services and food wagons)	454390	Other Direct Selling Establishments	
5963	Direct Selling Establishments (mobile food services and food wagons)	722330	Mobile Food Services	C
5983	Fuel Oil Dealers	454311	Heating Oil Dealers	
5984	Liquefied Petroleum Gas (Bottled Gas) Dealers	454312	Liquefied Petroleum Gas (Bottled Gas) Dealers	
5989	Fuel Dealers, NEC	454319	Other Fuel Dealers	
5992	Florists	453110	Florists	P
5993	Tobacco Stores and Stands	453991	Tobacco Stores	P
5994	News Dealers and Newsstands	451212	News Dealers and Newsstands	P
5995	Optical Goods Stores (optical laboratories grinding lenses to prescription)	339115	Ophthalmic Goods Manufacturing	
5995	Optical Goods Stores (except labs grinding prescription lenses)	446130	Optical Goods Stores	P
5999	Miscellaneous Retail Stores, NEC (manufacture of orthopedic devices to prescription in a retail environment)	339113	Surgical Appliance and Supplies Manufacturing	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
5999	Miscellaneous Retail Stores, NEC (typewriters and telephones)	443112	Radio, Television, and Other Electronics Stores	
5999	Miscellaneous Retail Stores, NEC (cosmetics and perfumes)	446120	Cosmetics, Beauty Supplies, and Perfume Stores	
5999	Miscellaneous Retail Stores, NEC (hearing aids and artificial limbs)	446199	All Other Health and Personal Care Stores	
5999	Miscellaneous Retail Stores, NEC (pet and pet supplies)	453910	Pet and Pet Supplies Stores	
5999	Miscellaneous Retail Stores, NEC (art dealer)	453920	Art Dealers	P
5999	Miscellaneous Retail Stores, NEC (except art dealers, pet and pet supplies, hearing aids, artificial limbs, cosmetics, telephones, sunglasses, manufacture of orthopedic devices to prescription in a retail environment, and typewriters)	453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	
6011	Federal Reserve Banks	521110	Monetary Authorities - Central Bank	P
6019	Central Reserve Depository Institutions, NEC	522298	All Other Nondepository Credit Intermediation	P
6021	National Commercial Banks (banking)	522110	Commercial Banking	P
6021	National Commercial Banks (credit card issuing)	522210	Credit Card Issuing	P
6022	State Commercial Banks (commercial banking)	522110	Commercial Banking	P
6022	State Commercial Banks (private and industrial banking)	522190	Other Depository Credit Intermediation	P
6022	State Commercial Banks (credit card issuing)	522210	Credit Card Issuing	P
6029	Commercial Banks, NEC	522110	Commercial Banking	P
6035	Savings Institutions, Federally Chartered	522120	Savings Institutions	P
6036	Savings Institutions, Not Federally Chartered	522120	Savings Institutions	P
6061	Credit Unions, Federally Chartered	522130	Credit Unions	P
6062	Credit Unions, Not Federally Chartered	522130	Credit Unions	P
6081	Branches and Agencies of Foreign Banks (branches)	522110	Commercial Banking	P
6081	Branches and Agencies of Foreign Banks (international trade financing)	522293	International Trade Financing	P
6081	Branches and Agencies of Foreign Banks (agencies, except international trade financing)	522298	All Other Nondepository Credit Intermediation	P
6082	Foreign Trade and International Banking Institutions (international trade financing)	522293	International Trade Financing	P
6082	Foreign Trade and International Banking Institutions (except international trade financing)	522298	All Other Nondepository Credit Intermediation	X
6091	Nondeposit Trust Facilities	523991	Trust, Fiduciary, and Custody Activities	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
6099	Functions Related to Depository Banking, NEC (electronic funds transfer networks and clearinghouse associations)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	X
6099	Functions Related to Depository Banking, NEC (except electronic funds transfer networks and clearinghouses, foreign currency exchanges, escrow and fiduciary agencies and deposit brokers)	522390	Other Activities Related to Credit Intermediation	no
6099	Functions Related to Depository Banking, NEC (foreign currency exchange)	523130	Commodity Contracts Dealing	X
6099	Functions Related to Depository Banking, NEC (escrow and fiduciary agencies)	523991	Trust, Fiduciary, and Custody Activities	X
6111	Federal and Federally-Sponsored Credit Agencies (trade banks)	522292	Real Estate Credit	X
6111	Federal and Federally-Sponsored Credit Agencies (trade banks)	522293	International Trade Financing	X
6111	Federal and Federally Sponsored Credit Agencies (secondary market financing)	522294	Secondary Market Financing	X
6111	Federal and Federally-Sponsored Credit Agencies (except trade banks, secondary market financing and Federal Land Banks)	522298	All Other Nondepository Credit Intermediation	X
6141	Personal Credit Institutions (credit card issuing)	522210	Credit Card Issuing	
6141	Personal Credit Institutions (installment sales finance)	522220	Sales Financing	
6141	Personal Credit Institutions (except installment sales finance, industrial nondeposit banks, and credit card issuing)	522291	Consumer Lending	
6141	Personal Credit Institutions (industrial nondeposit banks)	522298	All Other Nondepository Credit Intermediation	
6153	Short-Term Business Credit Institutions, Except Agricultural (credit card issuing)	522210	Credit Card Issuing	P
6153	Short-Term Business Credit Institutions, Except Agricultural (business sales finance).	522220	Sales Financing	P
6153	Short Term Business Credit Institutions, Except Agricultural (short term inventory credit and purchasing accounts receivable)	522298	All Other Nondepository Credit Intermediation	X
6153	Short-Term Business Credit Institutions, Except Agricultural (credit card service)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
6153	Short-Term Business Credit Institutions, Except Agricultural (except credit card service and issuing, short term inventory credit, purchasing accounts receivable, and business sales finance)	523910	Miscellaneous Intermediation	X
6159	Miscellaneous Business Credit Institutions (finance leasing combined with sales financing)	522220	Sales Financing	X
6159	Miscellaneous Business Credit Institutions (farm mortgage companies)	522292	Real Estate Credit	X
6159	Miscellaneous Business Credit Institutions (trade banks)	522293	International Trade Financing	X
6159	Miscellaneous Business Credit Institutions (secondary market financing)	522294	Secondary Market Financing	X
6159	Miscellaneous Business Credit Institutions (except trade banks, farm mortgage companies, secondary market financing, and finance leasing combined with sales financing)	522298	All Other Nondepository Credit Intermediation	X
6162	Mortgage Bankers and Loan Correspondents (mortgage bankers and originators)	522292	Real Estate Credit	X
6162	Mortgage Bankers and Loan Correspondents (mortgage servicing)	522390	Other Activities Related to Credit Intermediation	X
6163	Loan Brokers	522310	Mortgage and Nonmortgage Loan Brokers	X
6211	Security Brokers, Dealers, and Flotation Companies (security dealers and underwriters)	523110	Investment Banking and Securities Dealing	X
6211	Security Brokers, Dealers, and Flotation Companies (security brokers, note brokers)	523120	Securities Brokerage	X
6211	Security Brokers, Dealers, and Flotation Companies (except security dealers and underwriters, and security, oil lease, and gas lease brokers)	523910	Miscellaneous Intermediation	X
6211	Security Brokers, Dealers, and Flotation Companies (oil lease and gas lease brokers offices)	523999	Miscellaneous Financial Investment Activities	X
6221	Commodity Contracts Brokers and Dealers (commodity dealers)	523130	Commodity Contracts Dealing	X
6221	Commodity Contracts Brokers and Dealers (commodity brokers)	523140	Commodity Contracts Brokerage	X
6231	Security and Commodity Exchanges	523210	Securities and Commodity Exchanges	X
6282	Investment Advice (portfolio managers)	523920	Portfolio Management	X
6282	Investment Advice (except portfolio managers)	523930	Investment Advice	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
6289	Services Allied With the Exchange of Securities or Commodities, NEC (security custodians)	523991	Trust, Fiduciary, and Custody Activities	X
6289	Services Allied With the Exchange of Securities or Commodities, NEC (except security custodians)	523999	Miscellaneous Financial Investment Activities	X
6311	Life Insurance (life insurers-direct)	524113	Direct Life Insurance Carriers	X
6311	Life Insurance (burial insurance)	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	X
6311	Life Insurance (reinsurers)	524130	Reinsurance Carriers	X
6321	Accident and Health Insurance (disability insurers-direct)	524113	Direct Life Insurance Carriers	X
6321	Accident and Health Insurance (health and medical insurers-direct)	524114	Direct Health and Medical Insurance Carriers	X
6321	Accident and Health Insurance (reinsurers)	524130	Reinsurance Carriers	X
6321	Accident and Health Insurance (self insurers)	525190	Other Insurance Funds	X
6324	Hospital and Medical Service Plans (health and medical insurers-direct)	524114	Direct Health and Medical Insurance Carriers	X
6324	Hospital and Medical Service Plans (reinsurers)	524130	Reinsurance Carriers	X
6324	Hospital and Medical Service Plans (self insurers)	525190	Other Insurance Funds	X
6331	Fire, Marine, and Casualty Insurance (fire, marine, and casualty insurers-direct, except contact lens insurance)	524126	Direct Property and Casualty Insurance Carriers	X
6331	Fire, Marine, and Casualty Insurance (contact lens insurance)	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	X
6331	Fire, Marine, and Casualty Insurance (reinsurers)	524130	Reinsurance Carriers	X
6331	Fire, Marine, and Casualty Insurance (self insurers)	525190	Other Insurance Funds	X
6351	Surety Insurance (financial responsibility insurers-direct)	524126	Direct Property and Casualty Insurance Carriers	X
6351	Surety Insurance (warranty insurance, home)	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	X
6351	Surety Insurance (reinsurers)	524130	Reinsurance Carriers	X
6361	Title Insurance (title insurers-direct)	524127	Direct Title Insurance Carriers	X
6361	Title Insurance (reinsurers)	524130	Reinsurance Carriers	X
6371	Pension, Health, and Welfare Funds (managers)	523920	Portfolio Management	X
6371	Pension, Health, and Welfare Funds (administrators)	524292	Third Party Administration of Insurance and Pension Funds	X
6371	Pension, Health, and Welfare Funds (pension funds)	525110	Pension Funds	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
6371	Pension, Health, and Welfare Funds (health and welfare funds)	525120	Health and Welfare Funds	X
6371	Pension, Health, and Welfare Funds (profit sharing funds)	525990	Other Financial Vehicles	X
6399	Insurance Carriers, NEC	524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	X
6411	Insurance Agents, Brokers, and Service (insurance agents and brokers)	524210	Insurance Agencies and Brokerages	P
6411	Insurance Agents, Brokers, and Service (insurance claims adjusters)	524291	Claims Adjusting	C
6411	Insurance Agents, Brokers, and Service (processors)	524292	Third Party Administration of Insurance and Pension Funds	P
6411	Insurance Agents, Brokers, and Service (except processors, agents and brokers, and claims adjusters)	524298	All Other Insurance Related Activities	P
6531	Real Estate Agents and Managers (operating housing authorities)	531110	Lessors of Residential Buildings and Dwellings	X
6531	Real Estate Agents and Managers (agents and brokers)	531210	Offices of Real Estate Agents and Brokers	P
6531	Real Estate Agents and Managers (residential property managers)	531311	Residential Property Managers	X
6531	Real Estate Agents and Managers (nonresidential property managers)	531312	Nonresidential Property Managers	X
6531	Real Estate Agents and Managers (appraisers)	531320	Offices of Real Estate Appraisers	X
6531	Real Estate Agents and Managers (except property managers, condominium associations, cemetery management, agents and brokers, operating housing authorities, and appraisers)	531390	Other Activities Related to Real Estate	X
6531	Real Estate Agents and Managers (cemetery management)	812220	Cemeteries and Crematories	X
6531	Real Estate Agents and Managers (condominium associations)	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	P
6541	Title Abstract Offices	541191	Title Abstract and Settlement Offices	P
6552	Land Subdividers and Developers, Except Cemeteries	237210	Land Subdivision	P
6553	Cemetery Subdividers and Developers	812220	Cemeteries and Crematories	
6712	Offices of Bank Holding Companies	551111	Offices of Bank Holding Companies	P
6719	Offices of Holding Companies, NEC	551112	Offices of Other Holding Companies	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
6722	Management Investment Offices, Open-End	525910	Open-End Investment Funds	P
6726	Unit Investment Trusts, Face-Amount Certificate Offices, and Closed-End Management Investment Offices	525990	Other Financial Vehicles	P
6732	Educational, Religious, and Charitable Trusts	813211	Grantmaking Foundations	P
6733	Trusts, Except Educational, Religious, and Charitable (managers)	523920	Portfolio Management	P
6733	Trusts, Except Educational, Religious, and Charitable (administrators of private estates)	523991	Trust, Fiduciary, and Custody Activities	P
6733	Trusts, Except Educational, Religious, and Charitable (vacation funds for employees)	525190	Other Insurance Funds	P
6733	Trusts, Except Educational, Religious, and Charitable (personal trusts, estates, and agency accounts)	525920	Trusts, Estates, and Agency Accounts	P
6792	Oil Royalty Traders (investing on own account)	523910	Miscellaneous Intermediation	P
6792	Oil Royalty Traders (oil and gas royalty leasing)	533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	P
6794	Patent Owners and Lessors	533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	P
6798	Real Estate Investment Trusts	525930	Real Estate Investment Trusts	P
6799	Investors, NEC (commodity contract trading companies)	523130	Commodity Contracts Dealing	P
6799	Investors, NEC (venture capital companies, investment clubs, and speculators for own account)	523910	Miscellaneous Intermediation	P
6799	Investors, NEC (commodity contract pool operators)	523920	Portfolio Management	P
7211	Power Laundries, Family and Commercial	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7212	Garment Pressing, and Agents for Laundries and Drycleaners	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7213	Linen Supply	812331	Linen Supply	
7215	Coin-Operated Laundry and Drycleaning	812310	Coin-Operated Laundries and Drycleaners	
7216	Drycleaning Plants, Except Rug Cleaning	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7217	Carpet and Upholstery Cleaning	561740	Carpet and Upholstery Cleaning Services	
7218	Industrial Launderers	812332	Industrial Launderers	
7219	Laundry and Garment Services, NEC (alteration and repair)	811490	Other Personal and Household Goods Repair and Maintenance	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7219	Laundry and Garment Services, NEC (except diaper service and clothing alteration and repair)	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7219	Laundry and Garment Services, NEC (diaper service)	812331	Linen Supply	
7221	Photographic Studios, Portrait	541921	Photography Studios, Portrait	P
7231	Beauty Shops (beauty and cosmetology schools)	611511	Cosmetology and Barber Schools	P
7231	Beauty Shops (except beauty and cosmetology schools and manicure and pedicure salons)	812112	Beauty Salons	P
7231	Beauty Shops (manicure and pedicure salons)	812113	Nail Salons	P
7241	Barber Shops (barber colleges)	611511	Cosmetology and Barber Schools	P
7241	Barber Shops (except barber colleges)	812111	Barber Shops	P
7251	Shoe Repair Shops and Shoeshine Parlors (shoe repair shops)	811430	Footwear and Leather Goods Repair	P
7251	Shoe Repair Shops and Shoeshine Parlors (hatcleaning and blocking shops)	812320	Drycleaning and Laundry Services (except Coin-Operated)	p
7251	Shoe Repair Shops and Shoeshine Parlors (shoeshine parlors)	812990	All Other Personal Services	C
7261	Funeral Services and Crematories (funeral homes and services)	812210	Funeral Homes and Funeral Services	C
7261	Funeral Services and Crematories (crematories)	812220	Cemeteries and Crematories	NO
7291	Tax Return Preparation Services	541213	Tax Preparation Services	P
7299	Miscellaneous Personal Services, NEC (formal wear and costume rental)	532220	Formal Wear and Costume Rental	P
7299	Miscellaneous Personal Services, NEC (consumer credit and debt counseling services)	541990	All Other Professional, Scientific, and Technical Services	
7299	Miscellaneous Personal Services, NEC (babysitting bureaus)	561310	Employment Placement Agencies	
7299	Miscellaneous Personal Services, NEC (consumer bartering services)	561990	All Other Support Services	C
7299	Miscellaneous Personal Services, NEC (diet and weight reducing services)	812191	Diet and Weight Reducing Centers	C
7299	Miscellaneous Personal Services, NEC (personal care services)	812199	Other Personal Care Services	C
7299	Miscellaneous Personal Services, NEC (valet parking services)	812930	Parking Lots and Garages	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7299	Miscellaneous Personal Services, NEC (except diet and weight reducing services, personal care services, valet parking services, babysitting bureaus, debt and credit counseling, consumer bartering services, and formal wear and costume rental)	812990	All Other Personal Services	C
7311	Advertising Agencies	541810	Advertising Agencies	X
7312	Outdoor Advertising Services	541850	Display Advertising	
7313	Radio, Television, and Publishers' Advertising Representatives	541840	Media Representatives	X
7319	Advertising, NEC (using general purpose aircraft for aerial advertising and a variety of other services)	481219	Other Nonscheduled Air Transportation	X
7319	Advertising, NEC (media buying services)	541830	Media Buying Agencies	X
7319	Advertising, NEC (display advertising, aerial advertising using special purpose aircraft, such as blimps)	541850	Display Advertising	P
7319	Advertising, NEC (advertising materials distributor)	541870	Advertising Material Distribution Services	X
7319	Advertising, NEC (except media buying, display advertising, except outdoor; and advertising material distributors)	541890	Other Services Related to Advertising	X
7322	Adjustment and Collection Services	561440	Collection Agencies	X
7323	Credit Reporting Services	561450	Credit Bureaus	X
7331	Direct Mail Advertising Services (mailing list compilers)	511140	Directory and Mailing List Publishers	X
7331	Direct Mail Advertising Services (except mailing list compilers)	541860	Direct Mail Advertising	X
7334	Photocopying and Duplicating Services (quick printing)	323114	Quick Printing	P
7334	Photocopying and Duplicating Services (except quick printing)	561439	Other Business Service Centers (including Copy Shops)	P
7335	Commercial Photography (using general purpose aircraft for aerial photography and a variety of other services)	481219	Other Nonscheduled Air Transportation	X
7335	Commercial Photography (except using general purpose aircraft for aerial photography and a variety of other services)	541922	Commercial Photography	P
7336	Commercial Art and Graphic Design	541430	Graphic Design Services	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7338	Secretarial and Court Reporting (secretarial services)	561410	Document Preparation Services	X
7338	Secretarial and Court Reporting (court reporting services)	561492	Court Reporting and Stenotype Services	X
7371	Computer Programming Services	541511	Custom Computer Programming Services	P
7372	Prepackaged Software (mass reproduction of software)	334611	Software Reproducing	P
7372	Prepackaged Software (software publishing)	511210	Software Publishers	P
7373	Computer Integrated Systems Design	541512	Computer Systems Design Services	P
7374	Computer Processing and Data Preparation and Processing Services	518210	Data Processing, Hosting, and Related Services	P
7375	Information Retrieval Services (Internet service providers and Internet access providers)	518111	Internet Service Providers	P
7376	Computer Facilities Management Services	541513	Computer Facilities Management Services	P
7377	Computer Rental and Leasing	532420	Office Machinery and Equipment Rental and Leasing	P
7378	Computer Maintenance and Repair (sales locations providing supporting repair services as major source of receipts)	443120	Computer and Software Stores	P
7378	Computer Maintenance and Repair (except sales locations providing supporting repair services as major source of revenue)	811212	Computer and Office Machine Repair and Maintenance	P
7379	Computer Related Services, NEC (disk conversion services)	518210	Data Processing, Hosting, and Related Services	P
7379	Computer Related Services, NEC (computer systems consultants)	541512	Computer Systems Design Services	P
7379	Computer Related Services, NEC (except computer systems consultants and disk conversion services)	541519	Other Computer Related Services	P
7381	Detective, Guard, and Armored Car Services (detective services)	561611	Investigation Services	
7381	Detective, Guard, and Armored Car Services (guard services)	561612	Security Guards and Patrol Services	
7381	Detective, Guard, and Armored Car Services (armored car services)	561613	Armored Car Services	
7389	Business Services, NEC (tobacco sheeting service)	312229	Other Tobacco Product Manufacturing	
7389	Business Services, NEC (sponging, shrinking, etc. fabric for tailors and dress makers, batik work)	313311	Broadwoven Fabric Finishing Mills	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7389	Business Services, NEC (embroidery of advertising on shirts and rug binding for the trade)	314999	All Other Miscellaneous Textile Product Mills	
7389	Business Services, NEC (aerosol packaging, solvent recovery service-contract)	325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing	
7389	Business Services, NEC (yacht brokers)	425120	Wholesale Trade Agents and Brokers	
7389	Business Services, NEC (driving services, e.g., auto or truck delivery and pilot car services)	488490	Other Support Activities for Road Transportation	
7389	Business Services, NEC (post office contract stations)	491110	Postal Service	
7389	Business Services, NEC (recording studios)	512240	Sound Recording Studios	
7389	Business Services, NEC (audio taping services)	512290	Other Sound Recording Industries	
7389	Business Services, NEC (microfilm services)	518210	Data Processing, Hosting, and Related Services	
7389	Business Services, NEC (press clipping services and stock photo agencies)	519190	All Other Information Services	
7389	Business Services, NEC (credit card and check validation service)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	
7389	Business Services, NEC (process services, patent agents, notaries public, paralegal services)	541199	All Other Legal Services	
7389	Business Services, NEC (drafting service)	541340	Drafting Services	
7389	Business Services, NEC (home and building inspection services)	541350	Building Inspection Services	
7389	Business Services, NEC (map making services)	541370	Surveying and Mapping (except Geophysical) Services	
7389	Business Services, NEC (interior design)	541410	Interior Design Services	
7389	Business Services, NEC (industrial design)	541420	Industrial Design Services	
7389	Business Services, NEC (fashion, furniture, and other design services)	541490	Other Specialized Design Services	
7389	Business Services, NEC (distribution of telephone directories on a fee or contract basis)	541870	Advertising Material Distribution Services	
7389	Business Services, NEC (sign painting and lettering, showcard painting, mannequin decorating service and other advertising related business services)	541890	Other Services Related to Advertising	
7389	Business Services, NEC (translation and interpretation services)	541930	Translation and Interpretation Services	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7389	Business Services (appraisers except insurance and real estate, outplacement services, and miscellaneous professional, scientific, and technical services)	541990	All Other Professional, Scientific, and Technical Services	
7389	Business Services, NEC (radio transcription services)	561410	Document Preparation Services	
7389	Business Services, NEC (telephone answering services)	561421	Telephone Answering Services	
7389	Business Services, NEC (telemarketing bureaus and telephone soliciting)	561422	Telemarketing Bureaus	
7389	Business Services, NEC (private mail centers and mailbox rental)	561431	Private Mail Centers	
7389	Business Services, NEC (other business service centers, except private mail centers and mailbox rental)	561439	Other Business Service Centers (including Copy Shops)	
7389	Business Services, NEC (tax collection for federal, state, or local agencies)	561440	Collection Agencies	
7389	Business Services, NEC (recovery and repossession services)	561491	Repossession Services	
7389	Business Services, NEC (business support services except telephone answering, telemarketing bureaus, private mail centers and repossession services)	561499	All Other Business Support Services	
7389	Business Services, NEC (convention and visitors bureaus, tourist information bureaus)	561591	Convention and Visitors Bureaus	
7389	Business Services, NEC (reservation systems for hotels, restaurants, and time-share condominium exchanges)	561599	All Other Travel Arrangement and Reservation Services	P
7389	Business Services, NEC (swimming pool cleaning and maintenance)	561790	Other Services to Buildings and Dwellings	
7389	Business Services, NEC (packaging and labeling services)	561910	Packaging and Labeling Services	
7389	Business Services, NEC (convention and trade show services)	561920	Convention and Trade Show Organizers	
7389	Business Services, NEC (other support services except packaging and labeling, convention and trade shows services, convention and visitor bureaus, tourist information bureaus)	561990	All Other Support Services	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7389	Business Services, NEC (promoters of air shows, heritage festivals, and ethnic festivals with facilities)	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	
7389	Business Services, NEC (promoters of air shows, heritage festivals, and ethnic festivals without facilities)	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	
7389	Business Services, NEC (agents and brokers for authors and artists and speaker bureaus)	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	
7389	Business Services, NEC (apparel pressing service for the trade)	812320	Drycleaning and Laundry Services (except Coin-Operated)	P
7389	Miscellaneous Business Services (bail bonding)	812990	All Other Personal Services	
7534	Tire Retreading and Repair Shops (rebuilding tires and retreaded tire manufacturing)	326212	Tire Retreading	
7534	Tire Retreading and Repair Shops (tire repair)	811198	All Other Automotive Repair and Maintenance	C
7536	Automotive Glass Replacement Shops	811122	Automotive Glass Replacement Shops	C
7537	Automotive Transmission Repair Shops	811113	Automotive Transmission Repair	C
7538	General Automotive Repair Shops	811111	General Automotive Repair	C
7539	Automotive Repair Shops, NEC (except automotive air-conditioning repair)	811118	Other Automotive Mechanical and Electrical Repair and Maintenance	C
7539	Automotive Repair Shops, NEC (automotive air-conditioning repair)	811198	All Other Automotive Repair and Maintenance	C
7542	Carwashes	811192	Car Washes	C
7549	Automotive Services, Except Repair and Carwashes (towing)	488410	Motor Vehicle Towing	
7549	Automotive Services, Except Repair and Carwashes (automotive window tinting)	811122	Automotive Glass Replacement Shops	
7549	Automotive Services, Except Repair and Carwashes (lubricating service, automotive)	811191	Automotive Oil Change and Lubrication Shops	C
7549	Automotive Services, Except Repair and Carwashes (except automotive lubricating, automotive window tinting, and towing services)	811198	All Other Automotive Repair and Maintenance	
7622	Radio and Television Repair Shops (household antenna installation and household-type satellite dish installation)	238290	Other Building Equipment Contractors	C
7622	Radio and Television Repair Shops (new retail sales combined with repair-repair services as major source of receipts)	443112	Radio, Television, and Other Electronics Stores	P
7622	Radio and Television Repair Shops (stereo, TV, VCR, and radio repair)	811211	Consumer Electronics Repair and Maintenance	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7622	Radio and Television Repair Shops (telecommunication equipment repair)	811213	Communication Equipment Repair and Maintenance	
7631	Watch, Clock, and Jewelry Repair (new retail sales combined with repair-repair services as major source of receipts)	448310	Jewelry Stores	P
7631	Watch, Clock, and Jewelry Repair (except new retail sales combined with repair services)	811490	Other Personal and Household Goods Repair and Maintenance	C
7699	Repair Shops and Related Services, NEC (custom picture framing shops)	442299	All Other Home Furnishings Stores	C
7699	Repair Shops and Related Services, NEC (new power tool retail sales combined with repair-repair services as major source of receipts)	444130	Hardware Stores	
7699	Repair Shops and Related Services, NEC (new lawn and garden equipment retail sales combined with repair-repair services as major source of receipts)	444210	Outdoor Power Equipment Stores	
7699	Repair Shops and Related Services, NEC (new bicycle retail sales combined with repair-repair services for bicycles as major source of receipts)	451110	Sporting Goods Stores	C
7699	Repair Shops and Related Services, NEC (ship scaling)	488390	Other Support Activities for Water Transportation	
7699	Repair Shops and Related Services, NEC (locksmith shops)	561622	Locksmiths	
7699	Repair Shops and Related Services, NEC (furnace, duct, gutter, and drain cleaning services)	561790	Other Services to Buildings and Dwellings	
7699	Repair Shops and Related Services, NEC (cesspool and septic tank cleaning)	562991	Septic Tank and Related Services	
7699	Repair Shops and Related Services, NEC (sewer cleaning and rodding)	562998	All Other Miscellaneous Waste Management Services	
7699	Repair Shops and Related Services, NEC (taxidermists and antique repair and restoration, except antique car restoration)	711510	Independent Artists, Writers, and Performers	
7699	Repair Shops and Related Services, NEC (camera repair)	811211	Consumer Electronics Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (typewriter repair, refilling or recycling ink jet cartridges)	811212	Computer and Office Machine Repair and Maintenance	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
7699	Repair Shops and Related Services, NEC (dental instrument repair, laboratory instrument repair, medical equipment and other electronic and precision equipment repair, except typewriters)	811219	Other Electronic and Precision Equipment Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (other non-automotive transportation equipment and industrial machines and equipment, and sharpening commercial blades)	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (lawnmower repair shops, sharpening and repairing knives, saws and tools)	811411	Home and Garden Equipment Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (gas appliance repair service, sewing machine repair, stove repair shops, and other non-electrical appliance)	811412	Appliance Repair and Maintenance	
7699	Repair Shops and Related Services, NEC (leather goods repair shops, luggage repair shops, pocketbook repair shops)	811430	Footwear and Leather Goods Repair	
7699	Repair Shops and Related Services, NEC (except industrial, electronic, home and garden, appliance, and leather goods)	811490	Other Personal and Household Goods Repair and Maintenance	
7841	Video Tape Rental	532230	Video Tape and Disc Rental	P
8011	Offices and Clinics of Doctors of Medicine (except mental health specialists, HMO medical centers, and ambulatory surgical and emergency centers)	621111	Offices of Physicians (except Mental Health Specialists)	P
8011	Offices and Clinics of Doctors of Medicine (mental health specialists)	621112	Offices of Physicians, Mental Health Specialists	P
8011	Offices and Clinics of Doctors of Medicine (HMO Medical Centers)	621491	HMO Medical Centers	P
8011	Offices and Clinics of Doctors of Medicine (ambulatory surgical and emergency centers)	621493	Freestanding Ambulatory Surgical and Emergency Centers	P
8021	Offices and Clinics of Dentists	621210	Offices of Dentists	P
8031	Offices and Clinics of Doctors of Osteopathy (except mental health specialists)	621111	Offices of Physicians (except Mental Health Specialists)	P
8031	Offices and Clinics of Doctors of Osteopathy (mental health specialists)	621112	Offices of Physicians, Mental Health Specialists	P
8041	Offices and Clinics of Chiropractors	621310	Offices of Chiropractors	P
8042	Offices and Clinics of Optometrists	621320	Offices of Optometrists	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
8043	Offices and Clinics of Podiatrists	621391	Offices of Podiatrists	P
8049	Offices and Clinics of Health Practitioners, NEC (mental health practitioners except physicians)	621330	Offices of Mental Health Practitioners (except Physicians)	P
8049	Offices and Clinics of Health Practitioners, NEC (physical, occupational, recreational and speech therapists, and audiologists)	621340	Offices of Physical, Occupational Speech Therapists, and Audiologists	P
8049	Offices and Clinics of Health Practitioners, NEC (except mental health practitioners, physical, occupational, speech therapists, and audiologists)	621399	Offices of All Other Miscellaneous Health Practitioners	P
8111	Legal Services	541110	Offices of Lawyers	P
8211	Elementary and Secondary Schools	611110	Elementary and Secondary Schools	X
8221	Colleges, Universities, and Professional Schools	611310	Colleges, Universities, and Professional Schools	C
8222	Junior Colleges and Technical Institutes	611210	Junior Colleges	C
8231	Libraries	519120	Libraries and Archives	P
8299	Schools and Educational Services, NEC (professional and management development training)	611430	Professional and Management Development Training	
8299	Schools and Educational Services, NEC (flying instruction)	611512	Flight Training	
8299	Schools and Educational Services, NEC (cooking and modeling schools)	611519	Other Technical and Trade Schools	
8299	Schools and Educational Services, NEC (art, drama, and music schools)	611610	Fine Arts Schools	
8299	Schools and Educational Services, NEC (baton instruction)	611620	Sports and Recreation Instruction	P
8299	Schools and Educational Services, NEC (language schools)	611630	Language Schools	
8299	Schools and Educational Services, NEC (exam preparation and tutoring)	611691	Exam Preparation and Tutoring	P
8299	Schools and Educational Services, NEC (automobile driving instruction)	611692	Automobile Driving Schools	
8299	Schools and Educational Services, NEC (except professional and management training, aviation and flight training, fine arts schools, language schools, exam preparation and tutoring, automobile driving schools, and educational support services)	611699	All Other Miscellaneous Schools and Instruction	
8299	Schools and Educational Services NEC (educational support services)	611710	Educational Support Services	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
8322	Individual and Family Social Services (child and youth services)	624110	Child and Youth Services	
8322	Individual and Family Social Services (services for the elderly and disabled)	624120	Services for the Elderly and Persons with Disabilities	P
8322	Individual and Family Social Services (except services for children, youth, elderly, and disabled; community food assistance services; housing services (except temporary), emergency and relief services, and government parole or probation offices)	624190	Other Individual and Family Services	C
8322	Individual and Family Social Services (community food assistance services)	624210	Community Food Services	
8322	Individual and Family Social Services (temporary shelter)	624221	Temporary Shelters	
8322	Individual and Family Social Services (housing services except temporary shelter)	624229	Other Community Housing Services	
8322	Individual and Family Social Services (emergency and relief services)	624230	Emergency and Other Relief Services	
8322	Individual and Family Social Services (government parole and probation offices)	922150	Parole Offices and Probation Offices	
8351	Child Day Care Services	624410	Child Day Care Services	C
8412	Museums and Art Galleries (except historic and heritage sites)	712110	Museums	
8412	Museums and Art Galleries (historic and heritage sites)	712120	Historical Sites	C
8661	Religious Organizations	813110	Religious Organizations	P
8721	Accounting, Auditing, and Bookkeeping Services (auditing accountants)	541211	Offices of Certified Public Accountants	p
8721	Accounting, Auditing, and Bookkeeping Services (payroll services)	541214	Payroll Services	p
8721	Accounting, Auditing, and Bookkeeping Services (other accounting services)	541219	Other Accounting Services	p
8741	Management Services (single-family housing construction management)	236115	New Single-Family Housing Construction (except Operative Builders)	X
8741	Management Services (multifamily housing construction management)	236116	New Multifamily Housing Construction (except Operative Builders)	X
8741	Management Services (residential remodeling construction management)	236118	Residential Remodelers	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
8741	Management Services (industrial building and nonbuilding structure construction management)	236210	Industrial Building Construction	X
8741	Management Services (commercial and institutional building construction management)	236220	Commercial and Institutional Building Construction	X
8741	Management Services (construction management of water, sewer, and related structure construction projects)	237110	Water and Sewer Line and Related Structures Construction	X
8741	Management Services (construction management of oil and gas pipelines and related structure construction projects)	237120	Oil and Gas Pipeline and Related Structures Construction	X
8741	Management Services (construction management of power generation [except hydroelectric] facilities, and transmission and distribution station construction projects)	237130	Power and Communication Line and Related Structures Construction	X
8741	Management Services (highway, street, and bridge construction management)	237310	Highway, Street, and Bridge Construction	X
8741	Management Services (construction management for other heavy and civil engineering construction)	237990	Other Heavy and Civil Engineering Construction	X
8741	Management Services (except construction management)	561110	Office Administrative Services	p
8742	Management Consulting Services (administrative management and general management consulting)	541611	Administrative Management and General Management Consulting Services	X
8742	Management Consulting Services (human resources and personnel management consulting)	541612	Human Resources and Executive Search Consulting Services	X
8742	Management Consulting Services (marketing consulting)	541613	Marketing Consulting Services	X
8742	Management Consulting Services (manufacturing management, physical distribution, and site location consulting)	541614	Process, Physical Distribution, and Logistics Consulting Services	X
8743	Public Relations Services	541820	Public Relations Agencies	X
8744	Facilities Support Management Services	561210	Facilities Support Services	X
8748	Business Consulting Services, NEC (urban planners and industrial development organizations)	541320	Landscape Architectural Services	X
8748	Business Consulting Services, NEC (traffic consultants)	541330	Engineering Services	X

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	MX
8748	Business Consulting Services, NEC (except educational testing and consulting, economic consulting, safety and security, agriculture consulting, environmental consulting firms, urban planning and industrial development organizations)	541618	Other Management Consulting Services	X
8748	Business Consulting Services, NEC (safety, security, agriculture, and economic consultants)	541690	Other Scientific and Technical Consulting Services	X
8748	Business Consulting Services, NEC (educational test development and evaluation services, educational testing services, and educational consultants)	611710	Educational Support Services	X
9111	Executive Offices	921110	Executive Offices	X
9121	Legislative Bodies	921120	Legislative Bodies	X
9131	Executive and Legislative Office Combined	921140	Executive and Legislative Offices, Combined	X
9199	General Government, NEC	921190	Other General Government Support	X
9211	Courts	922110	Courts	X
9221	Police Protection	922120	Police Protection	X
9222	Legal Counsel and Prosecution	922130	Legal Counsel and Prosecution	X
9223	Correctional Institutions	922140	Correctional Institutions	
9224	Fire Protection	922160	Fire Protection	X
9229	Public Order and Safety, NEC	922190	All Other Justice, Public Order, and Safety Activities	X



Planning & Zoning Commission

Meeting Schedule

2013

Meeting Date	Agenda Items	Application Deadline
January 7 January 22 (Tuesday)	Old Business/Work Session Public Hearing/New Business	December 21, 2012
February 4 February 19 (Tuesday)	Old Business/Work Session Public Hearing/New Business	January 18, 2013
March 4 March 18	Old Business/Work Session Public Hearing/New Business	February 15, 2013
April 1 April 15	Old Business/Work Session Cancelled	
May 6 May 20	Old Business/Work Session Public Hearing/New Business	April 19, 2013
June 3 June 17	Old Business/Work Session Public Hearing/New Business	May 17, 2013
July 1 July 15	Old Business/Work Session Public Hearing/New Business	June 14, 2013
August 5 August 19	Old Business/Work Session Public Hearing/New Business	July 19, 2013
September 3 (Tuesday) September 16	Old Business/Work Session Public Hearing/New Business	August 16, 2013
October 7 October 21	Old Business/Work Session Public Hearing/New Business	September 20, 2013
November 4 November 18	Old Business/Work Session Public Hearing/New Business	October 18, 2013
December 2 December 16	Old Business/Work Session Public Hearing/New Business	November 15, 2013