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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 22, 2013
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 for the meeting of January 7, 2013.

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**

None

6. **NEW BUSINESS**

A. Application #12-042: Approval of a new conditional use permit for The Post II Sports Bar and Grill at 763 Old Ballas Road in the "CB" Core Business zoning district.

Applicant/Agent: Adrian Glass
The Post Sports Bar and Grill
7372 Manchester Road
Maplewood, MO

Property Owner: B. Michael Margiotta
Old Ballas Place Investors, LLC
1045 South Mills Rd, Suite 1
Town and Country, MO 63107

B. Application #12-043: Approval of a text amendment to eliminate the regulation restricting restaurants to 25% of the retail and office buildings on sites of less than two acres.

Applicant/Agent: Adrian Glass
The Post Sports Bar and Grill
7372 Manchester Rd.
Maplewood, MO

C. Application #12-045: Approval of a text amendment to allow a 15% reduction in the total number of off-street parking spaces required for retail shopping centers

Applicant/Agent: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

7. **WORK AGENDA**

A. NAICS Update: "CB" Core Business Zoning District - Discussion Only

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, JANUARY 7, 2013
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, January 7, 2013, 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
 Mr. Ken Howard
 Ms. Cynthia Kramer
 Mr. Jim Schnarr

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 December 17, 2012

Mr. Eberhardt moved approval of the draft minutes. Mr. Faron seconded the motion which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Application #12-044 for approval if a minor site development plan for parking lot improvements and building façade changes that create a new tenant space on the northwest corner of the building located at 11733 Olive Boulevard.

Applicant/Agent: Nick Sepac
Mid-County Real Estate, LLC
12370 Olive Boulevard
Creve Coeur, MO 63141

Applicant's John Lark
Representative: John Lark and Associates
8739 Big Bend Boulevard
St. Louis, MO 63119

Mr. John Lark, Architect for Mid-County Real Estate, 8739 Big Bend Boulevard, presented the site plan change to serve 10,000 square feet of vacant space, located on the west end of the building at 11733 Olive Boulevard. Mr. Lark explained the proposal includes developing new elevations on the west side of the building and severe re-grading. The lot is currently sloped at about 10 percent, from front to back. Mr. Lark shared that FedEx has expressed interest in becoming a tenant in the 7,500 square foot of space, which would only leave 2,500 square feet unoccupied. However, FedEx is requiring the building become ADA compliant, which meant getting the parking lot to floor line elevation. This work has prompted the site plan application.

Mr. Faron asked about the EIFS (Exterior Insulated Finish System) and Mr. Lark replied that, in the upper portion of the wall, EIFS would be used and there is also brick from the lower level.

Mr. David Caldwell, 257 Brooktrail Court, asked how the new signage rules apply to this site. Mr. Langdon responded they would be permitted one sign for their frontage on North New Ballas Road and permitted a second sign if they are the corner tenant in the building because it also faces Olive Boulevard. The signs are limited to 1 square foot per linear foot; minimum 25 square feet, up to 50 square feet.

Mr. Eberhardt asked about the slopes from the front of the building and towards the back of the building on the west side, being they are very steep, especially, how ice removal will be taken care of. Mr. Lark replied the slope on the south end will remain the same just extended slightly further, but in the back end it will be slightly steeper. Mr. Lark stated there have been no indications that snow and ice are a problem now, so there are no current plans for planning around inclement weather.

Mr. Faron asked if staff had any issues with the design guidelines or the use of EIFS.

Ms. Kelly, City Planner, presented the staff report, stating Staff finds the creation of additional tenant space does further the Comprehensive Plan and design guidelines. Ms. Kelly stated that, generally, EIFS is not preferred, but the character of the building is already established with the current design that includes the same EIFS arrangement. Ms. Kelly stated there are conditions of approval Staff is seeking including a landscape plan approved by the Zoning Administrator and that a utility easement is provided along the back, so in the future Ameren would be able to underground the utilities. The area is located in "CB" District, but also in an area that requires City Council approval, as well.

Mr. Lumley asked Staff if there should be a condition about the easement added to the motion. Mr. Langdon replied if it was resolved now, it would be preferable.

Mr. Eberhardt motioned to recommend approval for the site plan and elevations for the renovation of the west parking area and northwest corner of the building at 11733 Olive Boulevard submitted with Application #12-044, as presented to the Planning and Zoning Commission and according to the draft resolution attached to the staff report prepared for the meeting of January 7, 2013, with added condition that there be a provision required of the owner to permit an easement in the rear of the building to Ameren for subsequent or later installation of underground utilities. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Faron – aye

Mr. Eberhardt – aye

Ms. Kramer – aye

Mr. Howard – aye

Mr. Schnarr – aye

Chair - aye

7. WORK AGENDA

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

Mr. Langdon explained the updates that have been made to the NAICS table since the last meeting. There were no concerns expressed by the Commission.

B. Distribution of Form-Based Code materials

No update

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated at the next meeting there will be a public hearing for a restaurant conditional use permit, a public hearing for increasing the limit on restaurants in the “CB” District, also a public hearing on allowing for the shared-parking dynamic in shopping centers. Mr. Langdon said the NAICS update will be back with the “CB” District. Mr. Langdon also addressed the email the Commission members had on the dais. Mr. Langdon informed the Commission the form-based code discussion will be presented to the City Council on January 28th. Lastly, Mr. Langdon stated the Eggelston property has a potential buyer looking at a complete re-do of the building.

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 7:30 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 THE PLANNING AND ZONING COMMISSION #12-042 FOR A NEW CONDITIONAL USE PERMIT FOR THE POST II SPORTS BAR AND GRILL AT 763 OLD BALLAS ROAD

FOR THE MEETING OF: January 22, 2013

LOCATION: 763 Old Ballas Road

REQUEST:

Adrian Glass, of the Post Sports Bar & Grill, has submitted a request for a conditional use permit for a 5,214 square foot eating and drinking establishment, at 763 Old Ballas Road in the space formerly occupied by Growlers Pub. The restaurant will have 93 indoor seats and 36 outdoor seats.

ADDITIONAL INFORMATION:

The property is zoned "CB" Core Business District. Approval of the CUP for the requested square footage is dependent upon approval of a separate application by Adrian Glass to allow more than 25% of a building as restaurant. The property is zoned "CB" Core Business District. All eating and drinking places are permitted by conditional use permit in the "CB" Core Business District [Section 405.370(C)(1)(g)].

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comp. Plan References

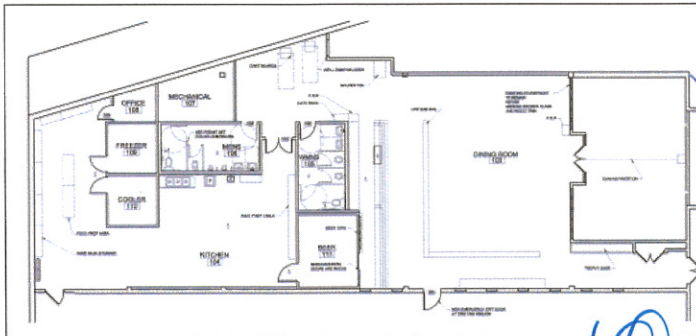
- Health and Connectivity Goals
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- 405.610 Non-Conformities
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Adrian Glass
The Post Sports Bar and Grill
7372 Manchester Rd.
Maplewood, MO

PROPERTY OWNER: B. Michael Margiotta
Old Ballas Place Investors, LLC
1045 South Mills Rd, Suite 1
Town & Country, MO 63017



REPORT PREPARED BY:

[Handwritten signature]

01/18/2013

Date

ATTACHMENTS: Applicant's Letter/Rational submitted on November 7, 2012
Applicant's Materials submitted November 26, 2012
Draft Ordinance
Ordinance Number 1479
Public Comment received by January 17, 2013

PROPOSAL AND ZONING HISTORY

The applicant proposes to utilize the space that was formerly occupied by Growlers Pub. The original CUP (Ordinance #1479) for this space was issued in 1991 for what was the Creve Coeur Inn. The original CUP allowed a 2,500 square-foot restaurant, and only references seating for the outdoor, seasonal area with a maximum of 24 seats. However, in 1996, the restaurant was expanded to the current square footage of 5,214 sq. ft. with work begun without obtaining a building permit, or revising the conditional use permit. It is unclear why the conditional use permit was never revised. Growlers Pub assumed the CUP after this point, and was issued an occupancy permit, but the CUP was still not amended to reflect the increased area. In 2004, the Zoning Code was changed to limit eating and drinking establishments to 25% of the building square footage. Thus Growlers Pub became non-conforming with respect to its CUP and the Zoning Code since the restaurant space represents 32% of the retail building square footage.

Section 405.610(C)(8) of Non-Conforming Uses states that in the event that the non-conforming use of any building or premises is discontinued for a period of one year, regardless of any reservations of an intent not to abandon or resume such use, any subsequent use or occupancy of such structure shall comply with provisions of this Chapter including those of the zoning district in which the structure is located. Growlers Pub vacated the space approximately two years ago, so no non-conforming rights attach to the space.

The Applicant has requested use of the entire 5,214 square-foot space, and has submitted a subsequent application to eliminate the 25% limit for restaurants within retail and office buildings in the “CB” Core Business District. Maximum seating will be 93 indoor seats and 36 seasonal outdoor seats. During the off-season, the patio area will be used for brewing. An additional emergency-exit door will be located along the south façade to meet with Building Code requirements, which will eliminate one parking space under the building. No other changes to the exterior of the building or the parking lot are proposed.

Due to the inconsistencies of the original conditional use permit described above, Staff is seeking a repeal of the prior ordinance and replacement with a new conditional use permit where the approved square footage is contingent upon approval of the text amendment.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	City Place office/retail	“CB” Core Business District	Olive Boulevard
South	Office Building	“CB” Core Business District	NA
East	CVS Pharmacy	“CB” Core Business District	Old Ballas Road
West	Plaza Jaguar-Land Rover (not yet constructed)	“CB” Core Business District	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District Action Area that encourages a mix of uses. The proposed use is integrated into the existing, multi-tenant facility, with no modification to the exterior of the building or site. Since there are no known concerns with the existing development, it appears that the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space that has a mix of retail businesses. No changes to the exterior of the building or site are proposed so no site development plan review is required.

Size of Restaurants within Retail Building

Section 405.470(13) limits restaurants in the “CB” District that are located within a retail or office building, to no more than 25% of the building square footage. As discussed above, the existing space represents 32% of the building square footage. A subsequent application by the Applicant has been submitted to eliminate the restriction. The draft ordinance includes a condition that approves the 5,214 square foot subject to the text amendment. While Staff is aware that the applicant would not utilize the space without the additional square footage above the 25%, a condition has been included that, should the text amendment fail, the conditional use permit is approved for the maximum square footage allowed within the 25% regulation (4,057.5 square feet).

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: “One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.” Based on this regulation, the proposed business is required to provide at least 57 parking spaces. The following table shows the parking calculations for the entire center:

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Proposed Post II Sports Bar and Grill	restaurant	5,214(+93 indoor seats + 36 outdoor seats)	1 per 3 seats in C.U.P. + 1/250 sf + 1 per 8 patio seats	57
AT&T	retail	6,509	4/1000	27
Veninga Jewelers	retail	1,039	4/1000	5
Cobblestone Show Repair	retail	983	1/200	5
Choice Cabinet	retail	932	4/1000	4
Total Computer Service	retail	1,553	1/200	8
Total Building:		16,230	Total Required:	106

The site plan shows that a total of 110 parking spaces are available (not including the elimination of one space for the emergency exit requirement, leaving 109 total spaces). This indicates a regulatory surplus of three parking spaces, thus the parking requirements are met.

Form of the Ordinance

As indicated in the zoning history discussion above, the prior restaurant space was pre-existing non-conforming. Approval of a new conditional use permit to utilize the entire space requested by the Applicant requires a text amendment. Therefore, the form of the ordinance includes

repealing Ordinance #1479, and replacing with a new conditional use permit that authorizes the square footage contingent upon approval for the text amendment, as well as the maximum allowed per the current regulations.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the standard general conditions for eating and drinking establishments which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 5,214 square-foot eating and drinking establishment at 763 Old Ballas Road, subject to the approval of a text amendment to allow for such use above 25% of the total building square footage.
2. Absent any zoning code amendment allowing a larger area, the eating and drinking establishment shall be limited to a maximum of 4,057 square feet, or 25% of the total building square footage.
3. Maximum seating permitted is limited to 93 seats for indoor dining, and 36 seats for outdoor seasonal dining.
4. Hours of operation shall not exceed 11:00 am to 1:30 am, seven (7) days per week. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
5. There shall be no outdoor storage or placement of any materials or equipment.
6. Employee parking, delivery and company vehicles shall be parked rear parking area behind the building line or as far from the public right-of-way as possible.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

"I move to recommend approval of Application #12-042 for a Conditional Use Permit for an eating and drinking establishment located at 763 Old Ballas Road, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of January 22, 2013" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 01/07/2013
	View of the proposed tenant space looking west from Old Ballas Road.
	View of the space looking northwest from the southeast corner of the parking lot.
	Close-up view of the space looking northwest from the Old Ballas Road.

Rationale

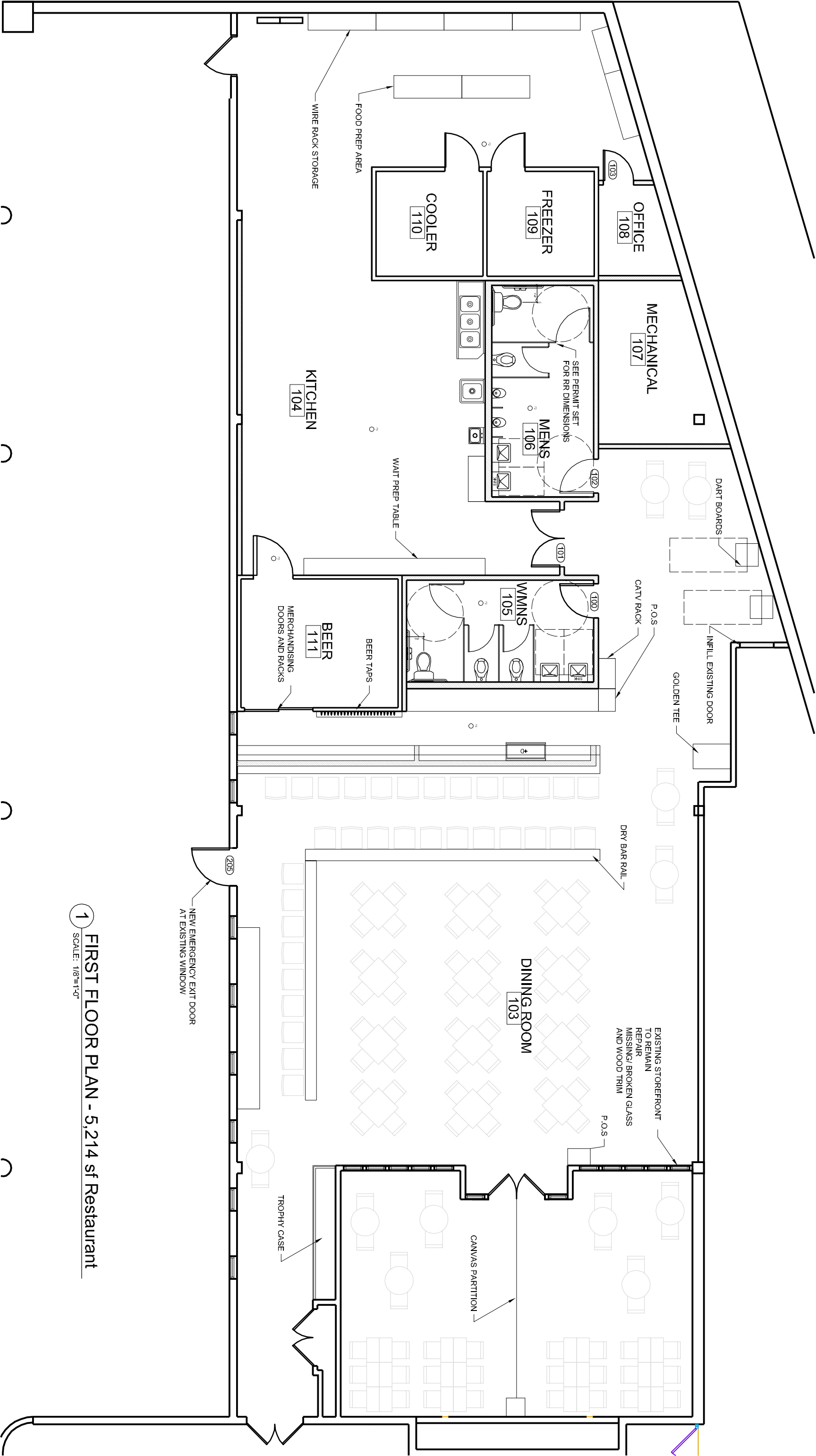
We would like to open a full service sports bar called *The Post Sports Bar & Grill* at the old Growlers location at 763 Old Ballas Rd. Being that the space used to be a successful restaurant for many years, it would seem that the location is already suitable for a restaurant. Our concept has already proven to be very successful in Maplewood. We have received the following accolades in three short years of existence:

- CNN – Top 101 Sports Bars in the USA
- STL Magazine – Reader's Choice Best Sports Bar in STL
- STL Magazine – Editor's Choice Best Sports Bar in STL
- Sauce Magazine – Reader's Choice Best Sports Bar in STL
- Sauce Magazine – Reader's Pick STL Top Sports Bar
- Riverfront Times – Best Sports Bar in STL
- Riverfront Times – Best Fantasy Sports Bar
- Metromix – Best New Bar in STL
- Fox 2 News – Best Sports Bar in STL

Moreover, we believe that our concept will mesh exceptionally well in the city of Creve Coeur, especially at that location. Based on our research as well as customer comments that we receive from that area, it appears that there is a shortage of full service sit down dining establishments in that part of Creve Coeur. Please visit our website at www.thepostsportsbar.com to get a better feel of the type of food, atmosphere, and experience that we offer! If you have any questions or concerns please do not hesitate to contact me. Thanks for your consideration and support!

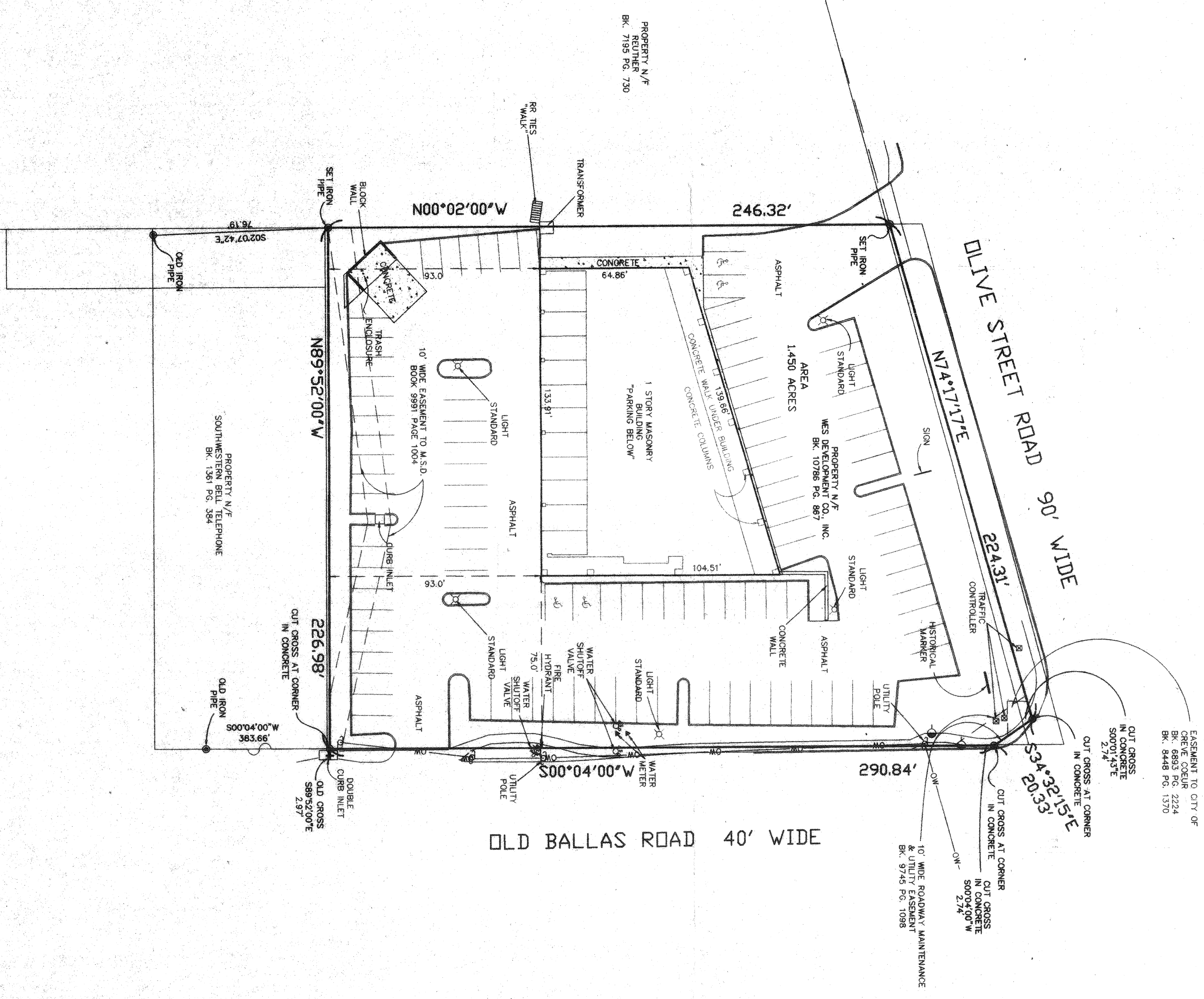
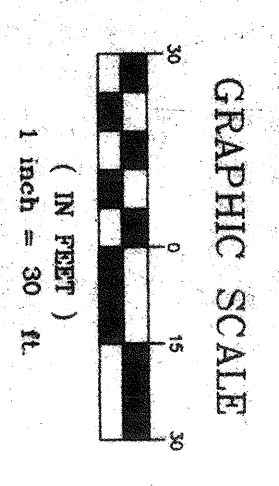
Sincerely,

Adrian Glass
President
The Post Sports Bar & Grill
www.thepostsportsbar.com
thepostsportsbar@gmail.com
618-920-9419



1 FIRST FLOOR PLAN - 5,214 sf Restaurant
SCALE: 1/8"=1'-0"

D/B Contractor				BLACKLINE DESIGN + CONSTRUCTION		ARCHITECT		XXXXXX		PROJECT		DATE		11/21/12		SCALE		VARIES		A		100	
		393 N. Euclid, Suite 300, St. Louis MO 63108						393 N. Euclid, Suite 300, St. Louis MO 63108															



1. BASIS OF BEARINGS: THE DEED RECORDED IN BOOK 8786 PAGE 1503 OF THE ST. LOUIS COUNTY RECORDS.
2. ALL LINES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS REFERENCED TO A TITLE COMMITMENT RECORD BY COMMONWEALTH LAND TITLE INSURANCE COMPANY - FILE NO. J10825 THE REFRACTOR NO. 32445 AND DEED BOOKS 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886,

[illegible]

MISSOURI REGISTERED LAND SURVEYOR U.S. #2265
DARRELL R. QUAKLEY
BAX ENGINEERING COMPANY, INC.

PREPARED FOR: WOLFF PROPERTIES
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BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCE 1479
AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR
A 5,214 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT LOCATED AT
763 OLD BALLAS ROAD WITHIN THE OLD BALLAS PLACE BUILDING.**

WHEREAS, under Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Adrian Glass, of the Post Sports Bar & Grill for a conditional use permit for a 5,214 square-foot, eating and drinking establishment with 93 indoor seat and 36 seasonal outdoor seats, at 763 Old Ballas Road, located at the southwest corner of Olive Boulevard and Old Ballas Road; and

WHEREAS, a separate application was submitted by Adrian Glass, of the Post Sports Bar & Grill to to allow more than 25% of a building as restaurant in the “CB” Core Business District; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, January 22, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on January 22, 2013; and

WHEREAS, all parties desiring to be heard, either for or against said application, 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 Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its next regular meeting, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.

BILL NO. _____

ORDINANCE NO. _____

4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Number 1479 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 763 Old Ballas Road, located at the southwest corner of Olive Boulevard and Old Ballas Road, in the "CB" Core Business zoning district, whose legal description is as follows:

A track of land in the East fractional $\frac{1}{2}$ section 3 Township 45 N. Range five E. and described as beginning at the intersection of the South line of all of Street Road 60 feet wide with the west line of old Ballas Road 40 feet wide thence along the south line of all of Street Rd., South $74 - \frac{1}{4}$ degrees West to its intersection with the east line of property conveyed to August Elgasser by deed recorded in book 59 page 308 of the St. Louis County records thence along the east line of said property so conveyed South $0^{\circ} 02$ minutes east 261.90 feet to the north line of property conveyed to Creve Coeur mutual Telephone Company by deed recorded in book 1092 page 58 of said County records thence along said North line South $89^{\circ} 52$ minutes east 226.98 feet to a point in the West line of Old Ballas Road thence along the west line of said road North $0^{\circ} 04$ minutes east 326.43 feet to the beginning. Excepting therefrom that part condemned by state of Missouri in clause number 265592 of the Circuit Court of St. Louis County Missouri and excepting that part conveyed to the city of Creve Coeur by instrument recorded in book 6893 page 2224.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 5,214 square-foot eating and drinking establishment at 763 Old Ballas Road, subject to the approval of a text amendment to allow for such use above 25% of the total building square footage.
2. Absent any zoning code amendment allowing a larger area, the eating and drinking establishment shall be limited to a maximum of 4,057 square feet, or 25% of the total building square footage.
3. Maximum seating permitted is limited to 93 seats for indoor dining, and 36 seats for outdoor seasonal dining.
4. Hours of operation shall not exceed 11:00 am to 1:30 am, seven (7) days per week. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
5. There shall be no outdoor storage or placement of any materials or equipment.
6. Employee parking, delivery and company vehicles shall be parked rear parking area behind the building line or as far from the public right-of-way as possible.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
8. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.

BILL NO. _____

ORDINANCE NO. _____

9. Any mechanical equipment installed for the site shall be properly screened with approved materials.
10. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
13. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective as emergency measure in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

BILL NO. _____

ORDINANCE NO. _____

DEBORAH RYAN, MPCC
CITY CLERK

BILL NUMBER 1509

ORDINANCE NUMBER 1479

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A RESTAURANT TO BE KNOWN AS THE CREVE COEUR INN, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND OLD BALLAS ROAD, IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS HEREIN SET FORTH.

WHEREAS, APPLICATION WAS MADE BY MR. THOMAS B. ROOF, REPRESENTATIVE OF THE OWNERS OF THE CREVE COEUR INN, FOR A CONDITIONAL USE PERMIT FOR A RESTAURANT TO BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND OLD BALLAS ROAD IN THE "CB" CORE BUSINESS DISTRICT, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL ON MONDAY, AUGUST 12, 1991 AT 7:30 P.M. ON SAID APPLICATION FOR THE CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NO. 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON JULY 26, AUGUST 1 AND 7, 1991 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: A CONDITIONAL USE PERMIT IS AUTHORIZED TO BE ISSUED PURSUANT TO SECTION 3 HEREOF FOR A RESTAURANT TO BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND OLD BALLAS ROAD, IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO THE HEREINAFTER STATED CONDITIONS ON THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE EAST FRACTIONAL 1/2 OF SECTION 3
TOWNSHIP 45 NORTH, RANGE 5 EAST AND DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF OLIVE
STREET ROAD 60 FEET WIDE, WITH THE WEST LINE OF OLD BALLAS ROAD, 40
FEET WIDE, THENCE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, SOUTH
74-1/2 DEGREES WEST TO ITS INTERSECTION WITH THE EAST LINE OF
PROPERTY CONVEYED TO AUGUST ELGASSER BY DEED RECORDED IN BOOK 59
PAGE 308 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST
LINE OF SAID PROPERTY SO CONVEYED, SOUTH 0 DEGREES 02 MINUTES EAST
261.90 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO CREVE COEUR
MUTUAL TELEPHONE COMPANY, BY DEED RECORDED IN BOOK 1092 PAGE 58 OF
SAID COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES
52 MINUTES EAST 226.98 FEET TO A POINT IN THE WEST LINE OF OLD
BALLAS ROAD; THENCE ALONG THE WEST LINE OF SAID ROAD, NORTH 0
DEGREES 04 MINUTES EAST 326.43 FEET TO THE BEGINNING; EXCEPTING
THEREFROM THAT PART CONDEMNED BY STATE OF MISSOURI IN CAUSE #265592
OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, AND EXCEPTING
THEREFROM THAT PART CONVEYED TO THE CITY OF CREVE COEUR BY INSTRU-
MENT RECORDED IN BOOK 6893 PAGE 2224.

TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AS AND
NUMBERED: 11600 OLIVE.

SUBJECT TO EXISTING BUILDING LINES, EASEMENTS, CONDITIONS
AND RESTRICTIONS OF RECORD, IF ANY.

SECTION 2: THE CONDITIONAL USE PERMIT GRANTED SHALL BE
SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS, AND THE FOLLOWING
CONDITIONS:

1. THIS CONDITIONAL USE PERMIT SHALL BE FOR THE
OPERATION OF A 2,500 SQUARE FOOT RESTAURANT.

2. THE HOURS OF OPERATION SHALL BE FROM 7:00 A.M. TO
1:30 A.M. MONDAY THROUGH SATURDAY AND FROM 11:00 A.M. TO 12:00
MIDNIGHT ON SUNDAY.

3. THE FLOOR PLAN FOR THE PROPOSED RESTAURANT SHALL BE
FILED WITH THE ZONING ADMINISTRATOR SHOWING THE TYPE AND LOCATION
OF ALL EQUIPMENT, FURNITURE, SEATING CAPACITY, AND OTHER
INFORMATION WHICH MAY BE REQUESTED BY THE BUILDING OFFICIAL.

4. SIGNS FOR THE RESTAURANT MUST BE IN CONFORMANCE WITH THE CITY'S SIGN REGULATIONS AND PERMITS OBTAINED FOR THE ERECTION OR MODIFICATION OF ANY SIGN ON THE PREMISES. BANNERS, PENNANTS, FRINGE, LIGHT PINWHEELS OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED ONLY IN CONFORMANCE WITH THE CURRENT SIGN REGULATIONS. EXPOSED NEON SIGNS SHALL ONLY BE USED UPON REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

5. THE REFUSE CONTAINERS SHALL BE FOR THE EXCLUSIVE USE OF THIS RESTAURANT AND SHALL BE LOCATED IMMEDIATELY BEHIND THE RESTAURANT. THE REFUSE CONTAINER SHALL BE LOCATED WITHIN A SCREENED SIGHT-PROOF STORAGE AREA WITH THE INSTALLATION OF A HOSE BIBB TO SERVICE THE TRASH ENCLOSURE AREA.

6. THERE SHALL BE NO OUTDOOR STORAGE OR PLACEMENT OF ANY MATERIALS OR EQUIPMENT USED IN CONJUNCTION WITH THE RESTAURANT, INCLUDING STORAGE OF OUTDOOR TABLES, CHAIRS AND UMBRELLAS.

7. ANY MECHANICAL EQUIPMENT INSTALLED FOR THE RESTAURANT SHALL BE PROPERLY SCREENED WITH APPROVED MATERIALS.

8. DELIVERY AND COMPANY VEHICLES SHALL BE PARKED IN THE REAR PARKING AREA AND BEHIND THE BUILDING LINE.

9. ANY FUTURE ENLARGEMENT OR ALTERATION IN THE USE OF THE STRUCTURE OR SITE MUST BE APPROVED BY THE CITY COUNCIL UPON RECEIPT OF THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT BEFORE A BUILDING PERMIT FOR THE ENLARGEMENT OR ALTERATION MAY BE ISSUED.

10. SEASONAL OUTDOOR SEATING SHALL BE ALLOWED, LIMITED TO A MAXIMUM OF TWENTY-FOUR (24) SEATS.

11. THE SEATING AREA MUST HAVE PROPER SIGNS TO COMPLY WITH THE "NO SMOKING" ORDINANCE NUMBER 1392.

12. A COPY OF ALL HEREIN ATTACHED CONDITIONS SHALL BE FURNISHED BY THE OWNER OR PETITIONER TO THE OPERATOR(S) OR MANAGER(S) INCLUDING SUCCESSIVE OPERATOR(S), OWNER(S) OR MANAGER(S) WHO SHALL FORWARD TO THE ZONING ENFORCEMENT OFFICER AN ACKNOWLEDGEMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

13. A DETAILED LANDSCAPE PLAN MUST BE SUBMITTED TO THE CITY OF CREVE COEUR FOR REVIEW AND APPROVAL.

14. ANY TRANSFER OF OWNERSHIP OR LEASE OF THE PROPERTY SHALL INCLUDE IN THE TRANSFER OR LEASE AGREEMENT A PROVISION THAT THE PURCHASER OR LESSEE AGREES TO BE BOUND BY THE CONDITIONS THEREIN SET FORTH AND APPROVED DEVELOPMENT PLAN FOR THE PROPERTY.

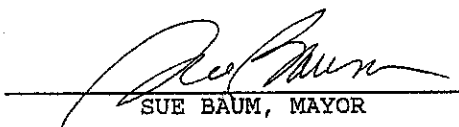
15. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND THE OPERATOR OF SAID FACILITY.

16. FAILURE TO COMPLY WITH ANY ONE OR ALL OF THE CONDITIONS OF THIS PERMIT SHALL BE ADEQUATE CAUSE FOR THE REVOCATION OF SAID PERMIT BY THE CITY COUNCIL, PROVIDED, HOWEVER, NO PERMIT SHALL BE REVOKED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE CITY COUNCIL TO REVOKE, AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION.

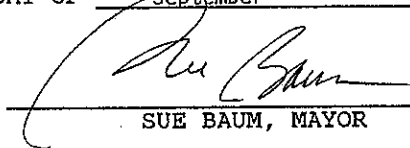
SECTION 3. THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 2 OF THIS ORDINANCE.

SECTION 4. THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 10th DAY OF September, 1991


SUE BAUM, MAYOR

APPROVED THIS 10th DAY OF September, 1991


SUE BAUM, MAYOR

ATTEST:


LAVERNE COLLINS, CITY CLERK

BILL NUMBER 1517

ORDINANCE NUMBER 1483 A

AN ORDINANCE AMENDING ORDINANCE NUMBER 1479 SO AS TO AMEND THE MAXIMUM NUMBER OF SEASONAL OUTDOOR SEATS ALLOWED FOR CREVE COEUR INN, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND OLD BALLAS ROAD.

WHEREAS, DUE TO AN OVERSIGHT, THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION FOR THE MAXIMUM NUMBER OF OUTDOOR SEATS ALLOWED UNDER THE CONDITIONAL USE PERMIT FOR CREVE COEUR INN WAS NOT INCORPORATED INTO THE PROVISIONS OF ORDINANCE NUMBER 1479 ADOPTED BY CITY COUNCIL ON SEPTEMBER 10, 1991.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, THAT ORDINANCE NUMBER 1479, SECTION 2 OF THE CITY OF CREVE COEUR SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

SECTION 1: ORDINANCE NUMBER 1479, SECTION 2 CONDITION 10 IS HEREBY REPEALED AND ENACTING IN LIEU THEREOF NEW CONDITION 10 IS TO READ AS FOLLOWS:

10. SEASONAL OUTDOOR SEATING SHALL BE ALLOWED, LIMITED TO A MAXIMUM OF FORTY-EIGHT (48) SEATS.

SECTION 2: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 12th DAY OF November, 1991

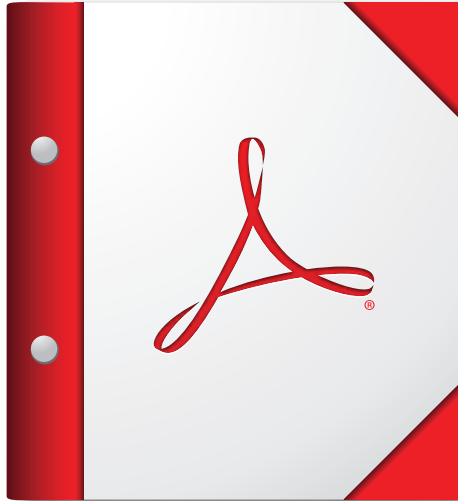

SUE BAUM, MAYOR

APPROVED THIS 12th DAY OF November, 1991


SUE BAUM, MAYOR

ATTEST:


LAVERNE COLLINS, CITY CLERK



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city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION

#12-043 TEXT AMENDMENT TO ELIMINATE THE REGULATION RESTRICTING RESTAURANTS TO 25% OF RETAIL AND OFFICE BUILDINGS ON SITES OF LESS THAN TWO ACRES

FOR THE MEETING OF: January 22, 2013

LOCATION: "CB" Core Business District, "PO" Planned Office District, "PC" Planned Community District, and "LI" Light Industrial District

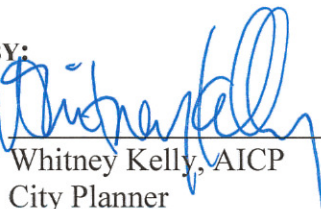
REQUEST: Adrian Glass, of the Post Sports Bar and Grill, has proposed a text amendment that eliminates the regulation restricting restaurants to 25% of retail and office buildings on sites of less than two acres in the "CB" Core Business District, in order to locate in the former Growlers Pub space at 763 Old Ballas Rd. Staff further recommends eliminating the provision in the CB, PO, PC and LI districts as well.

ADDITIONAL INFORMATION:

Section 405.470(14) of the Zoning Code states that restaurants in the "CB", "PO", "PC" and "LI" District shall not be located on sites of less than two acres unless they collectively occupy less than twenty-five percent (25%) of the building square footage. This effectively limits them to 25% of the floor area in several small retail centers in the city.

APPLICANT: Adrian Glass
The Post Sports Bar and Grill
7372 Manchester Rd.
Maplewood, MO

REPORT PREPARED BY:


Whitney Kelly, AICP
City Planner

Key Issues:

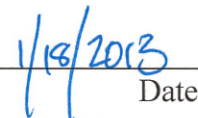
- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?

Comp. Plan References

- Central Business District Action Area

Zoning Code References

- Section 405.470 Conditional Uses
- 405.610 Non-Conformities


Date

ATTACHMENTS: Draft Ordinance
Applicant's Request submitted November 26, 2012

INTRODUCTION

Adrian Glass submitted an application for a conditional use permit to use the 5,214 square-foot former Growlers Pub space at 763 Old Ballas Road. This space represents 32% of the building square footage on a site that is less than two acres in area. Growlers Pub operated under a pre-existing, nonconforming conditional use permit from 1991 (refer to discussion for the CUP with application #12-042 for further information). Section 405.610(C)(8) of Non-Conforming Uses states that in the event that the non-conforming use of any building or premises is discontinued for a period of one year, regardless of any reservations of an intent not to abandon or resume such use, any subsequent use or occupancy of such structure shall comply with provisions of this Chapter including those of the zoning district in which the structure is located. Growlers Pub vacated the space approximately 2 years ago, so any prior pre-existing rights are no longer attached to this property. The property is located in the “CB” Core Business District.

In 2004, City Council approved a text amendment restricting eating and drinking places to 25% of the building square footage within retail or office building for the “CB” Core Business District, “PO” Planned Office District, “PC” Planned Community District, “LI” Light Industrial District, and “MX” Mixed-Use District on sites of less than two acres. The limitations of restaurants were not included in the “GC” General Commercial District.

In May 2012, the Planning and Zoning Commission, reviewed and recommended approval of a request to eliminate the provision in the “MX” Mixed Use District. The City Council subsequently elected to increase the restriction from 25% to 40%, instead of eliminating restriction altogether.

Note that the applicant has only requested an amendment to the “CB” Core Business District. If approved, however, only the “PO,” “PC” and “LI” districts would still have the restriction. This difference in regulation would not appear to have a rational basis since restaurants within small shopping centers do not have a significant presence in those districts, so staff requests that the application be amended to include all of the remaining districts still subject to the 25% limit. Further, the following discussion revolves around issues that are equally applicable to all affected districts, regardless of the specific subject of the amendment.

DISCUSSION

Comprehensive Plan Review:

The “CB” Core Business District, and “PO” Planned Office District falls under the East Olive Corridor, West Olive Corridor, Commerce Center and Central Business District Action Areas of the Comprehensive Plan. The Comprehensive Plan doesn’t provide much direction regarding the specific mix of uses other than to indicate that within the Central Business District Action area, recommendations for Residential Preservation and Economic Development include:

- Mix of Uses - It is desirable that the Central Business District include a mix of uses, including, retail, entertainment, cultural activities, office, residential, and civic uses, but the mix of these uses will be determined based on the market analysis. (p. 81)

By increasing the allowable square footage of restaurants within the building, they could limit the other uses within the same building/shopping center. However, the mix of uses is to be market driven (per the above Comprehensive Plan goal) and Staff is seeing market interest for more restaurants in some areas of the City. Given that there is no such restriction in the “GC” General Commercial District, and Staff is unaware of any problems as a result, it is not

anticipated that the market push would be so great that it would eliminate all other uses. However, if the Commission is uncomfortable with completely eliminating such restriction in the effort to maintain a mix of uses, then Staff recommends revising the request to increasing the allowable mix from 25% to 40% to match the recent change in the "MX" District.

Zoning Regulations:

Currently the Code reads as follows:

SECTION 405.470: CONDITIONAL USES

14. Eating and drinking establishments. Shall be located on sites of not less than two (2) acres with the following exceptions:

- a. The acreage requirement does not apply to properties within the "GC" District;
- b. The acreage requirement does not apply to restaurants in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than twenty-five percent (25%) of the building square footage; and
- c. In the "MX" District restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.

Any intent of the districts and character of the developments are established through the quality of the site planning and quality of the architecture reviewed under the site development plan process. The coming and going of individual tenants within the development will not significantly affect those characteristics. For those uses that could create an impact, they are further reviewed through the conditional use permit process, which looks at specific uses in relation to the site. All restaurants in the City require a conditional use permit with Planning and Zoning Commission's review and City Council approval, where site related issues, including parking, are examined. There is no reason to believe that increasing the allowable square footage for a restaurant would be out of character for the district as long as the purposes of the district are maintained in the design, rather than the design being tailored to one use (restaurant).

CONCLUSION AND ACTION

The character of development is established through the site development plan review process, where all aspects of the development are examined to ensure that any development meets with the intent of the Comprehensive Plan, Design Guidelines, and the district regulations of Zoning Code, including site coverage and landscaping, are met. The quality of the site development plan and architecture establishes the character of the development. Which individual tenants within a building come and go would not likely alter this character. For those uses that are already known to have potential impact; the City reviews those on an individual basis through the conditional use permit process that specifically looks at the site characteristics, vis-à-vis the use. Thus, in Staff's opinion, the limit of the 25% seems unnecessary, when all other site related conditions are examined under a separate process.

Therefore, Staff recommends the following text amendment:

SECTION 405.470: CONDITIONAL USES

14. Eating and drinking establishments. Shall be located on sites of not less than two (2) acres with the following exceptions:
- a. The acreage requirement does not apply to properties within the "GC" District;
 - b. The acreage requirement does not apply to restaurants in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building; ~~provided that such restaurants do not collectively occupy more than twenty-five percent (25%) of the building square footage;~~ and
 - c. In the "MX" District restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.

MOTION

If the Planning Commission has chosen to accept the draft ordinance as written, the following would be a suitable motion for this application:

"I move to recommend approval of Application #12-043, for a text amendment to eliminate the limit of eating and drinking places to 25% of the total building square-footage located on sites of under two acres, in all affected districts, as described in the staff report dated January 22, 2013."

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

AN ORDINANCE AMENDING CHAPTER 405.470 CONDITIONAL USES, OF ARTICLE VI STANDARDS FOR PERMITTED, ACCESSORY AND CONDTIONAL USES OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI TO ELIMINATE THE LIMITATION OF RESTAURANTS TO TWENTY-FIVE PERCENT (25%) OF RETAIL OR OFFICE BUILDING IN THE "CB" CORE BUSINESS, "PO" PLANNED OFFICE, "PC" PLANNED COMMUNITY, AND "LI" LIGHT INDUSTRIAL DISTRICTS.

WHEREAS, an application by Adrian Glass, of the Post Sports Bar & Grill for a conditional use permit for a 5,214 square-foot, eating and drinking in the former Growlers Pub space at 763 Old Ballas Road, where the square footage represents 32% of the Old Ballas Place Shopping Center; and,

WHEREAS, Section 405.470(14) prohibits restaurants located within a retail or office building to collectively occupy more than twenty-five (25%) of the building square footage ; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such restriction of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Tuesday, January 22, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendments at its meeting on Tuesday, January 22, 2013; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting 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 the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.470: CONDITIONAL USES

BILL NO. _____

ORDINANCE NO. _____

14. Eating and drinking establishments. Shall be located on sites of not less than two (2) acres with the following exceptions:
- a. The acreage requirement does not apply to properties within the "GC" District;
 - b. The acreage requirement does not apply to restaurants in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building; ~~provided that such restaurants do not collectively occupy more than twenty-five percent (25%) of the building square footage;~~ and
 - c. In the "MX" District restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Rationale – Text Amendment

Description of Request:

We are looking to open a restaurant (**The Post Sports Bar & Grill**) at 763 Old Ballas Pl. This is where Growlers had previously operated. We are a full service restaurant & bar serving a wide variety of food. We would like to use the entire 5,214 square feet of space as a restaurant. This is the amount of space Growlers used. This comprises roughly 32% of the total building square footage. Therefore we are hoping to get a text amendment from the City Council which would allow us to utilize the entire 5,214 square feet as a restaurant. The additional 7% of space (over the 25%) is paramount for kitchen and storage space. We currently operate a store in Maplewood and have roughly 5,550 square feet, so we know how to best utilize this amount of space for our operations. As the entire 5,214 square feet of space was previously being used by Growlers without any known issues, we wouldn't foresee any issues with the neighboring commercial community.

Affected Section(s) of the Zoning or Subdivision Code:

CB (Core Business District)

Proposed Ordinance Language:

Eliminating the limit of eating and drinking establishments to twenty-five percent (25%) of building square footage in "CB" Core Business District.



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

#12-045 TEXT AMENDMENT TO ALLOW A 15% REDUCTION IN THE TOTAL NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR RETAIL SHOPPING CENTERS

FOR THE MEETING OF: January 22, 2013

LOCATION: All commercial districts.

REQUEST:

An application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for a text amendment to allow retail shopping centers a 15% reduction in the total number of off-street parking spaces required, for recommendation to the Creve Coeur City Council.

ADDITIONAL INFORMATION:

Currently, Section 405.820(3) of the Required Off-Street Parking Spaces states that in the case of shopping centers, the parking spaces required shall be computed separately for each use.

Key Issues:

- Does this request further the goals and/or implement the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?

Comp. Plan References

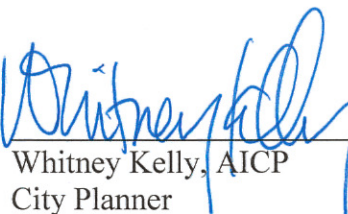
- Design Guidelines

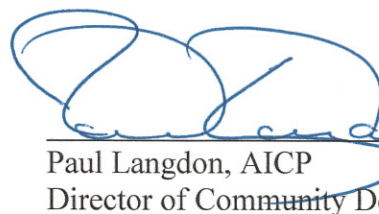
Zoning Code References

- Section 405.820:
Required Off-Street
Parking Spaces

APPLICANT: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

REPORT PREPARED BY:

 1/18/2013
Whitney Kelly, AICP
City Planner Date

 1/18/13
Paul Langdon, AICP
Director of Community Development Date

ATTACHMENTS: Draft Ordinance
Parking Study completed for Bellerive Shopping Center in 2007
Parking Study completed for West Oak Shopping Center in 2009

INTRODUCTION

The 120,000 Bellerive Plaza Shopping Center was originally developed in 1978 in St. Louis County with a parking ratio of 4.4 spaces per 1000 square feet for a total of 525 spaces. The shopping center was later annexed into the City of Creve Coeur. In 2007, Desco, the property owner of the Center, received a variance to the required parking by 45 parking spaces in anticipation of a St. Louis Bread Company location within the center at what is now the “Dave & Tony’s Premium Burgers” tenant space. Those spaces constitute approximately 8.5% of the total available. Without the variance, an additional 252 parking spaces would have been required. The Crawford Bunte Brammeier (CBB) parking study found that only 59% of the shopping center’s parking spaces were occupied during the midday peak period of a typical weekday, and that forecasted demand for the center would not exceed 74% of the current parking supply.

In October 2009, Mr. Patrick Cunningham, of Caplaco Nine, Inc., the owners of West Oak Square Shopping Plaza, received approval for a 15% reduction in the required number of parking spaces for the plaza based on the dynamics that typically exist in a shopping center whereby the center as a whole needs less parking than the sum of the individual uses. A parking study was conducted on behalf of Caplaco Nine, Inc., also by CBB, and it found that shopping centers operate at a lower parking ratio than the sum of all of the uses, and that at peak times the center only utilizes 55% of the parking spaces on site. The study found that the current mix of uses within the center had a parking supply of 5.82 spaces per 1,000 square feet of gross floor area and that similarly sized centers generally operate at a parking ratio of 4.5 to 5.0 spaces per 1000 square feet based on the total “mixed-use” blend. Requiring the maximum per individual use would have required 1,092 spaces versus the existing parking supply on site of 928 spaces. The study also looked at three similar locations in the region for comparisons. Of note: Maryland Heights, MO requires that a mixed use center of 100,000 to 400,000 square feet to have a parking ratio of 5 spaces per 1000 square feet. The multiplier then decreases to 4.5 spaces for centers of 30,000 to 100,000 square feet.

Based on this prior evidence from the variances granted, and complaints from property owners stating that the number of parking spaces required by the Zoning Code does not match with the actual number of spaces used, Staff is seeking a text amendment to allow for a 15% reduction in the number of parking spaces for shopping centers that offer a mix of retail, restaurants, and personal services.

DISCUSSION

Comprehensive Plan Review

The Comprehensive Plan does not provide much direction on the number of parking spaces. However, the Design Guidelines do include a recommendation that shopping center parking lots should avoid the appearance of a large expanse of asphalt. Parking lots should be visually and functionally segmented into several smaller lots. (Page 12). Further the Design Guidelines recommend that the design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings...(page 19). While most of the existing shopping centers and mixed-use developments were built prior to the current code, requiring more parking than necessary only promotes large expanses of asphalt. Allowing for the reduction of required parking would further the goals and recommendations of the Comprehensive Plan to the extent that any new, modified, or redeveloped centers will be able to increase the ratio of building to parking.

Zoning Regulations

The stated purpose and intent of the Off-Street Parking and Loading Regulations are:

ARTICLE VII. OFF-STREET PARKING AND LOADING REGULATIONS

SECTION 405.790: *APPLICABILITY*

A. *Purpose And Intent.*

1. *The purpose of this Section is to ensure that an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces are provided on every site requiring site development plan approval. Such roads, pedestrian walks and off-street parking and loading facilities shall be designed as an integral part of an overall site design and shall be properly related to existing and proposed buildings and appropriate landscaping. Parking facilities shall be landscaped and screened to the extent necessary to eliminate unsightliness and monotony of large concentrations of parked cars. Parking facilities shall be designed with careful regard to orderly arrangement, topography, landscaping, ease of access and shall be developed as an integral part of an overall site design. Any above ground loading facility shall be screened from public view to the extent necessary to eliminate unsightliness. (Emphasis added).*

However, the rules for computing the number of parking spaces required are often seen as contrary to this purpose. Section 405.820.A. *Rules For Computing Parking Spaces* state that uses within mixed-use buildings are required to be computed separately for each use, and shopping centers with a mix of personal and retail services are also required to compute the required parking based on each use per the following:

SECTION 405.820: *REQUIRED OFF-STREET PARKING SPACES*

A. *Rules For Computing Parking Spaces.* In computing the number of required off-street parking spaces, the following rules shall apply:

3. In the case of mixed uses, the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3--4) and 405.820(H)(6)(b).

B. *General Parking Requirements.*

1. Shopping centers designed for retail uses in SIC Codes 53, 54, 56 and 59 and personal service establishments shall provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required.

Below are the some of the parking requirements for those uses that are generally found in shopping centers, including barbershops and beauty shops, and shoe repair under personal services, which are most often cited as out of proportion with actual parking needs:

F. *Wholesale And Retail Trade (SIC codes 50-59).*

3. Furniture and home furnishings stores (including carpeting and major appliances) (SIC Code 57). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

4. General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores) (SIC Codes 53, 54, 56 and 59). Four (4) parking spaces per one thousand (1,000) square feet of floor area.
5. Restaurants and bars (SIC Code 58).
 - a. One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.
 - b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curbside service facilities.
- H. Services (SIC Codes 70--89).
 2. Personal services (SIC Code 72).
 - a. Laundry, cleaning and garment services (SIC Code 7210).
 - (1) Dry cleaning pickup establishments (SIC Code 7219). One (1) space per one hundred fifty (150) square feet of floor area for the pickup area and one (1) space per three hundred (300) square feet of floor area for clothing storage and other areas.
 - (2) All other uses. One (1) space per three hundred (300) square feet of floor area.
 - b. Barbershops, beauty shops, nail salons and tanning salons (SIC Codes 7230 and 7240). Three and one-half (3.5) spaces per barber, beautician and/or manicurist station or one (1) space per one hundred (100) square feet of floor area, whichever is greater.
 - d. All other personal service establishments. One (1) space per two hundred (200) square feet of floor area.
 3. Miscellaneous business services (advertising agencies, news agencies and television and radio broadcasting facilities) (SIC Code 73 except 737).
 - a. One (1) space per three hundred (300) square feet of floor area.
 - b. Computer services (SIC Code 737). One (1) space per two hundred (200) square feet of floor area.

While these standards may be appropriate for stand-alone locations, they fail to recognize that consumers tend to “self-regulate” when it comes to parking in shopping centers. That is, the average consumer will assess the availability of parking when arriving at a center and, if the lot is full, go to another location or wait for another opportunity. Certain shopping days (especially around Thanksgiving) may be the exception to the rule, but designing for one or two days of the year leads to sites that have undesirably large and expensive to maintain expanses of asphalt for the other 360+ days of the year. This is exactly the situation discouraged by the Design Guidelines and is not in keeping with the above-stated purposes of the parking regulations.

Although it is difficult to point to one certain standard that should be acceptable, there are the two centers (Bellerive and West Oak) that have been working with reduced parking requirements (8.5% and 15% reductions, respectively) over the past several years without any problems.

Indeed, they have been able to increase restaurant activity at both centers beyond what was previously possible, and parking problems have not arisen. To most fully meet with the design guidelines, and given past experience in the community, Staff therefore requests that the Code read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

- A. Rules For Computing Parking Spaces. In computing the number of required off-street parking spaces, the following rules shall apply:
 - 3. In the case of mixed uses (that include office and residential), the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3--4) and 405.820(H)(6)(b).
- B. General Parking Requirements.
 - 1. Shopping centers designed for restaurant, retail uses and personal service establishments shall ~~provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required,~~ provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

Note that a qualifying phrase has been added to the computation rule for mixed use centers to help differentiate them from retail shopping centers. Truly mixed-use facilities have different influences upon their parking demands and they are not the subject of this application.

Also, to prevent a double-dipping of the reduction for the properties that have received a variance, the draft ordinance states that those properties may not take the reduction in addition to the amount of the variance granted.

ACTION AND MOTION

If the Planning and Zoning Commission is satisfied that the amendments accomplish the purpose of the Comprehensive Plan and Zoning Code as proposed, then they should make motion on the attached draft ordinance. Action on the text amendments will be in the form of approval, approval as modified, or denial. The following would be an example motion for this application:

“I move to recommend approval of the draft text amendment ordinance attached to the January 22, 2013, staff report on Application #12-045 to allow for a 15% reduction in the calculation of the number of parking spaces for shopping centers as discussed by the Planning Commission this day.” (Conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 405.820, ARTICLE VII OFF-STREET PARKING AND LOADING REGULATIONS OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW FOR A FIFTEEN PERCENT REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR SHOPPING CENTERS.

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted to allow for a fifteen percent (15%) in the required number of parking spaces for shopping centers; and,

WHEREAS, two of the City's largest shopping centers, West Oak Shopping Center and Bellerive Plaza Shopping Center, received variances in the required parking based upon evidence that these centers require less parking than the sum of the uses; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the off-street parking regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Tuesday, January 22, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendments at its meeting on Tuesday, January 22, 2013; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting 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 the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

SECTION 1: Section 405.820 Required Off-Street Parking Spaces, of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

- A. Rules For Computing Parking Spaces. In computing the number of required off-street parking spaces, the following rules shall apply:

BILL NO. _____

ORDINANCE NO. _____

3. In the case of mixed uses (that include office and residential), the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3--4) and 405.820(H)(6)(b).
- B. General Parking Requirements.
 1. Shopping centers designed for restaurant, retail uses and personal service establishments shall ~~provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required,~~ provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

SECTION 2: Those properties that received a variance prior to the establishment of this Ordinance shall not account for an additional fifteen percent above the variance granted.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BELLERIVE PLAZA



ST. LOUIS BREAD COMPANY

The DESCOCO GroupSM

25 N. BRENTWOOD BLVD.

ST. LOUIS, MISSOURI 63105

314-994-4444

www.descogroup.com

RECEIVED

JAN 18 2007

PLANNING DEPT.

Bellerive Plaza, represented by The DESCO Group, comes before the Board of Adjustment seeking assistance. Over the last several years, Bellerive Plaza has experienced a growing percentage of vacancy in the retail portion of the shopping center, due to a number of reasons.

Olive Blvd has seen a tremendous amount of growth in retail development throughout the trade corridor between Lindbergh and Woodsmill Roads. The additional competition, as well as the appeal of new construction, often creates an uphill battle for existing, older centers, particularly when it comes to attracting exciting new retailers.

Other challenges facing Bellerive are its orientation to Olive, and the natural traffic flow within the center. The main stretch of retail in the plaza is not only perpendicular to the street, but is also set back from Schnucks, creating a natural flow of vehicle and foot traffic that tends to lead away from the center's smaller businesses.

The DESCO Group has been working with several prospects that we view as "Junior Anchors"; tenants that we believe would bring more consistent consumer traffic, and therefore boost the center's appeal and marketability to future businesses coming to the area.

We at The DESCO Group have determined that The St. Louis Bread Company would fit our description of a "Junior Anchor", bringing consumers, as well as additional credibility to our shopping center. We have been working with this prospect, and are close to reaching an agreement that would relocate St. Louis Bread from a center in Chesterfield.

It has been confirmed that the addition of St. Louis Bread Co. would have a negative impact on the parking situation relative to code. However we believe that the actual parking capacity would allow for this popular restaurant user. Recently, The DESCO Group commissioned a study by Crawford, Bunte, Brammeier Traffic and Transportation Engineers that will show a surplus in parking availability based on current supply and demand within the Plaza. Upon suggestion from Mike Hurlbert, we attempted to come to a shared parking agreement with our neighbor, Commerce Bank, before coming to the Board with this request. In light of the future interests of their property, Commerce politely declined, and their correspondence is attached.

Obviously, we would not be sitting before you unless we needed assistance with a variance to city codes, so the following information has been assembled to present our case.

Please find the attached:

- Application for a Hearing before the Creve Coeur Board of Adjustment
- Crawford, Bunte and Brammeier traffic study; A report on observed supply and demand of parking availability at Bellerive Plaza
- Proposed site plan with St. Louis Bread Company

*Application for a Hearing before the
Creve Coeur Board of Adjustment*

1. *Date:* 1/4/07 *Number:* _____

2. *Action Requested:* *Variance* X
Appeal _____

3. *Applicant Information: Name* Bellerive Plaza, DESCO Investment Company LLC

Address 25 N. Brentwood Blvd.

Clayton, Missouri 63105

Phone No. 314-994-4444 *Fax No.* 314-994-4450

4. *Represented by:* The DESCO Group

5. *Location of Subject Property:* SWC of the intersection of Olive & Mason (12756 Olive)

6. *Specific action to which an Appeal is being sought:* Bellerive Plaza is seeking a
variance on the parking requirements for the shopping center.

7. *Basis for Appeal of the above action:* The center would like to add St. Louis Bread Company
which, as a restaurant, requires more parking per city codes.

8. *Ordinance Number and Code Section to which a Variance is being sought:* _____

26-93.6 (e) 1 (SIC Code 58)

9. *List the particular requirements of the Ordinance which prevent the proposed
construction:*

Parking requirements for restaurant use

10. *Describe the characteristics of the subject property which prevent the proposed construction:* The shopping center has 509 parking spaces, and is slightly under-parked

currently. The property was originally developed per county requirements, prior to the
annexation by the city.

11. *List the particular hardship(s) which would result if the requirements of the Ordinance were applied to the subject property:* Over the last several year, Bellerive Plaza has

struggled to remain occupied, due in part to intense competition from the growing
number of developments along Olive. Should St. Louis Bread Company be allowed to join
the center, Bellerive Plaza's attractiveness and credibility will be improved for
prospective businesses in the future.

12. *Name the specific reduction of the minimum requirements of the Ordinance which would be necessary to permit the proposed construction:* With the addition of

St. Louis Bread Company, the center would need a variance of 40-45 spaces to be
code-compliant.

13. *By what authority does this Board have the right to hear the above-described request:*

Section 26-118 of the zoning code.

14. *Signature of Applicant:* _____

Pat Rosenblatt, Secretary (872-2501)

Date: January 16, 2007

To: Mr. Tim McCormick
The Desco Group

From: Doug Shatto

Project: Bellerive Plaza Parking Evaluation
CBB Job No. 230-06

Crawford, Bunte, Brammeier completed an evaluation of parking conditions at Bellerive Plaza Shopping Center in Creve Coeur to identify its current parking supply and demand conditions and whether the full occupancy of the center could be accommodated. Specifically, an effort was made to determine if sufficient parking is available to accommodate the addition of a St. Louis Bread Company restaurant in space that is currently vacant within Bellerive Plaza.

The following was concluded:

- The shopping center currently has an overall parking supply of 507 spaces. The proposed restaurant's primary parking field contains 86 parking spaces, while the inclusion of the adjacent parking areas would raise the parking supply to 252 spaces.
- Recent parking occupancy counts found that only 59% of the shopping center's parking spaces are occupied during the midday peak period of a typical weekday. Moreover, occupancy in the area where the Bread Company is proposed is only 55% to 63%. Consequently, there are surpluses of nearly 40 spaces in the proposed restaurant's primary parking area and almost 100 spaces within the larger parking area.
- The forecasted parking demand for the proposed St. Louis Bread Company would peak at 53 spaces on a weekday. Taking into consideration the existing and proposed uses, sufficient parking is available to meet the total forecasted demand. In fact, even if the remaining vacancies (general retail) were occupied, the forecasted demand for the shopping center would not exceed 74% of the current parking supply.

It can therefore be concluded that there is ample parking available within Bellerive Plaza to accommodate the proposed St. Louis Bread Company. Anticipated actual parking demands would be far less than is currently provided on-site.

December 6, 2006

Mr. Tim McCormick
The Desco Group
8040 Forsyth Boulevard
St. Louis, Missouri 63105

RE: Parking Evaluation
Bellerive Plaza – Creve Coeur, Missouri
CBB Job No. 230-06

Dear Mr. McCormick:

In accordance with your request, Crawford, Bunte, Brammeier has evaluated parking conditions at Bellerive Plaza in Creve Coeur, Missouri. The purpose of this evaluation was to determine if the parking supply within the shopping center is sufficient to accommodate the addition of a St. Louis Bread Company restaurant. The shopping center would not be expanded; instead, the additional restaurant would be used to help fill existing vacancies.

This analysis took into consideration the parking characteristics of the existing tenants, the forecasted characteristics of the proposed tenant and the existing parking supply within the shopping center. The study focused upon the midday peak period (11:30 a.m. to 2:30 p.m.) of a typical weekday, which represents the critical time with respect to the shopping center's parking demands as well as the proposed restaurant.

It should be acknowledged that this analysis did not include an evaluation of the shopping center's compliance with current zoning ordinances. It is our understanding that the parking requirements for this site were grandfathered for the available supply and that variances had previously been granted to reflect actual utilization. In fact, another parking study was completed in 1999, at which time the City also required circulatory and access modifications. Instead, this analysis simply focused on a comparison of the current parking supply to the anticipated demand for the proposed tenancy.

Existing Parking Supply

An inventory of the parking supply at Bellerive Plaza indicated that a total of 507 spaces are currently provided (this total includes approximately 14 stalls that are occupied by shopping cart corrals at the Schnuck's supermarket). For the purposes of this discussion, the parking fields were divided into six smaller zones (A-E & G), as shown on Exhibit 1, to isolate parking supplies and demands within specific portions of the site including those that would be most likely to serve the proposed restaurant.

Zones B & C represent the parking aisles that would most likely serve the proposed restaurant, though parking in Zones D & E would also be accessible to patrons and employees of the restaurant. Zone E represents the primary parking area for the outparcel on Olive Boulevard (where Bellacino's and Crazy Bowls & Wraps are located); Zone A represents the primary parking field for the supermarket and the Firestone dealership; and Zone G reflects employee parking in the rear of the shopping center. Finally, parking at the adjacent Commerce Bank Operations Center was also included in the inventory (Zone F) to reflect potential opportunities for shared parking between the adjoining properties.

The number of parking spaces in each zone was counted separately. The restaurant's primary parking field (Zones B & C) contains 86 parking spaces; inclusion of the adjacent parking areas (Zones D & E), which excludes the supermarket and employee parking, would raise the parking supply for the Bread Company site to 252 spaces. The parking supplies for each individual zone within Bellerive Plaza, as well as the adjacent Commerce Bank Operations Center, are summarized in Table 1.

Existing Parking Demand

In order to quantify existing demands, parking occupancy counts were performed on a typical weekday from 11:45 a.m. to 2:15 p.m. (parking occupancy was recorded in 15-minute intervals). It should be noted that these measurements were collected in late November, which typically represents a peak season for parking demand at shopping centers and supermarkets. Therefore, the corresponding estimates of parking demand were presumed to represent a worst-case scenario and no adjustments for seasonal fluctuations were needed.

Table 1 summarizes the number of vehicles parked in each zone. As can be seen, the peak demand occurred at 12:30 p.m. when 299 spaces were occupied (only 59% of the supply). More importantly, only 47 spaces (55%) were occupied within the Bread Company's primary parking area (Zones B & C). Including the adjacent parking areas for the adjacent retail and the outparcel (Zones B-E), which contain several other restaurants, increases the midday parking occupancy to 63% or 158 spaces.

As can be seen, the existing parking demand at Bellerive Plaza is considerably lower than the current supply of 507 parking spaces. Furthermore, the parking demand within those parking areas that would be most attractive to St. Louis Bread Company patrons is also relatively low. Based on the occupancy counts, there are surpluses of nearly 40 spaces in the proposed restaurant's primary area and almost 100 spaces within the larger parking area (excluding the supermarket and employee parking areas).

It should also be noted that over 70 spaces are typically available in the adjacent parking field for Commerce Bank Operations Center. Though it is not anticipated that cross-parking would be required, the establishment of a cross-parking easement would potentially provide additional surplus parking to accommodate extraordinary demands.

Table 1
Existing Parking Supply & Demand
Bellerive Plaza

Time	Zone							Total*
	A	B	C	D	E	F*	G	
Supply	224	36	50	75	91	220	31	507
Number of Spaces Occupied								
11:45 AM	146	18	19	35	36	141	3	257
Noon	138	22	21	44	55	145	2	282
12:15 PM	146	21	17	47	62	142	4	297
12:30 PM	138	26	21	46	65	143	3	299
12:45 PM	147	19	20	30	51	142	3	270
1:00 AM	153	24	19	26	50	142	4	276
1:15 AM	144	19	19	25	43	140	5	255
1:30 AM	145	15	20	32	30	145	4	246
1:45 AM	149	15	23	39	34	149	4	264
2:00 AM	149	15	20	33	25	152	3	245
2:15 AM	154	13	17	28	23	150	3	238

* - Commerce Bank Operations Center parking (Zone F) NOT included in totals.

Forecasted Parking Demand

The Desco Group proposes to fill approximately 4,200 s.f. of vacant space (including store fronts previously occupied by The Mizzou Connection) with a St. Louis Bread Company restaurant. In order to determine if sufficient parking is available to accommodate this change in use, we have referenced actual parking counts at another free-standing St. Louis Bread Company facility in the St. Louis area. Those previous studies indicated that a similar-sized Bread Company had a maximum peak (midday) parking demand of 53 spaces.

As previously noted, there are surpluses of nearly 40 spaces in the proposed restaurant's primary parking area and almost 100 spaces within the larger parking adjacent area. Therefore, it can be reasoned that the primary parking area (Zones B and C) would be heavily utilized during the midday peak. However, ample parking is provided within the immediate area (including Zones D and E) to meet the restaurant's demands during the 12:30 p.m. peak, when 94 parking spaces would be available. This finding suggests that the St. Louis Bread Company could be accommodated while retaining a surplus of more than 40 spaces.

Overall, the existing parking supply at Bellerive Plaza would be abundant. The anticipated demand for the St. Louis Bread Company was aggregated with the totals for the shopping center, resulting in a projected peak overall demand of 352 spaces, which represents only 69% of the total supply. Even if additional demands are calculated for the remaining vacancies (approximately 5,100 s.f.) at 4



spaces per 1,000 s.f., the forecasted peak would only be 370 spaces or 74% of the supply. Therefore, it is apparent that sufficient parking is available within Bellerive Plaza to accommodate the proposed change in use.

Finally, it should be noted that Desco is also considering the potential conversion of one restaurant in the outlot to retail space. This change in use would lower the projected overall demand for the shopping center by an estimated 10-15 spaces (from 20-30 at midday to 10-15), if not more. Furthermore, this reduction would occur within Zone E, which would be shared by the proposed Bread Company facility. In turn, this could reduce the shopping center's peak parking occupancy to only 70%.

Conclusions

As previously noted, the Desco Corporation is contemplating the addition of a St. Louis Bread Company restaurant in space that is currently vacant within Bellerive Plaza. Therefore, an effort was made to determine if sufficient parking is available to accommodate this use.

The shopping center currently has an overall parking supply of 507 spaces. The proposed restaurant's primary parking field contains 86 parking spaces, while the inclusion of the adjacent parking areas would raise the parking supply to 252 spaces.

Recent parking occupancy counts found that only 59% of the shopping center's parking spaces are occupied during the midday peak period of a typical weekday. Moreover, occupancy in the area where the Bread Company is proposed is only 55% to 63%. Consequently, there are surpluses of nearly 40 spaces in the proposed restaurant's primary parking area and almost 100 spaces within the larger parking area.

The forecasted parking demand for the proposed St. Louis Bread Company would peak at 53 spaces on a weekday. Taking into consideration the existing and proposed uses, sufficient parking is available to meet the total forecasted demand. In fact, even if the remaining vacancies (general retail) were occupied, the forecasted demand for the shopping center would not exceed 74% of the current parking supply. It can therefore be concluded that there is ample parking available within Bellerive Plaza to accommodate the proposed St. Louis Bread Company.

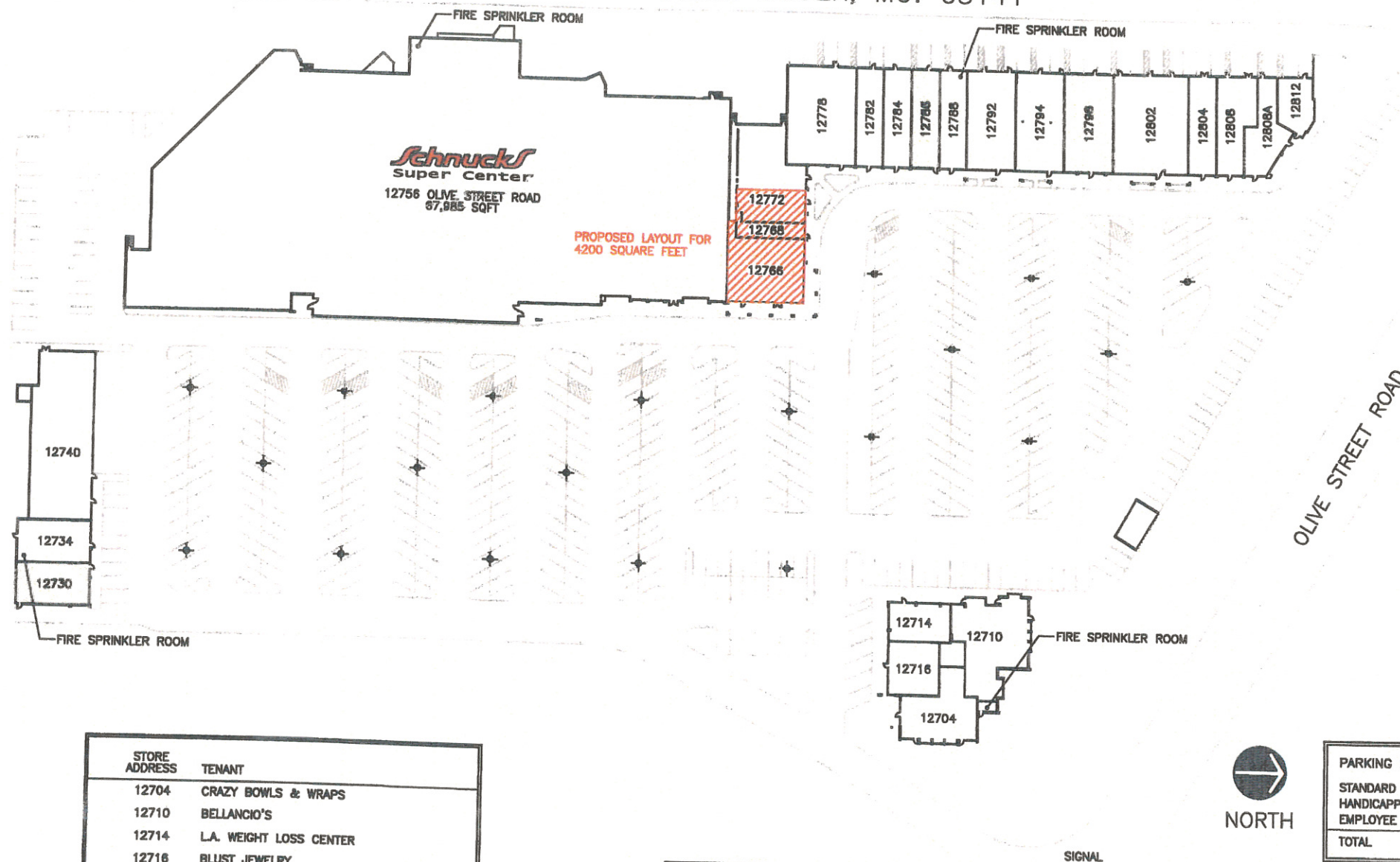
We trust that you will find this information useful in evaluating the parking needs of Bellerive Plaza. Please contact our offices should you have any questions or comments regarding this material.

Sincerely,

Douglas S. Shatto, P.E., PTOE
President

BELLERIVE PLAZA

12756 OLIVE STREET ROAD
CREVE COUER, MO. 63141



STORE ADDRESS	TENANT	
12704	CRAZY BOWLS & WRAPS	
12710	BELLANCIO'S	
12714	L.A. WEIGHT LOSS CENTER	
12716	BLUST JEWELRY	
12730	AVAILABLE	1500
12734	H & R BLOCK	
12740	FIRESTONE TIRE	
12756	SCHNUCKS	
12766	MIZZOU STORE	
12768	MERLE NORMAN	
12772	RADIO SHACK	
12778	FANTASTIC FINDS	
12782	CUSTOM CUTS	
12784	FOOT SOLUTIONS	
12786	NAIL SPA	

STORE ADDRESS	TENANT	SQ.FT.
12788	ST LOUIS CIGAR	
12792	WILD BIRD CENTER	
12794	HAIR SALOON FOR MEN	
12798	AVAILABLE	2490
12802	THE LITTLE GYM	
12804	CHENOWETH CHAPMAN CLEANERS	
12806	JIMMY JONES SANDWICH SHOP	
12808A	SILKY'S	
12812	EDWARD JONES	
		115,207

PARKING SUMMARY	
STANDARD	457
HANDICAPPED	20
EMPLOYEE	32
TOTAL	509



NORTH

SIGNAL

The DESCO Group
Strategic Real Estate Solutions

8040 Forsyth Boulevard
St. Louis, MO. 63105
314/994-4444

22163
062608

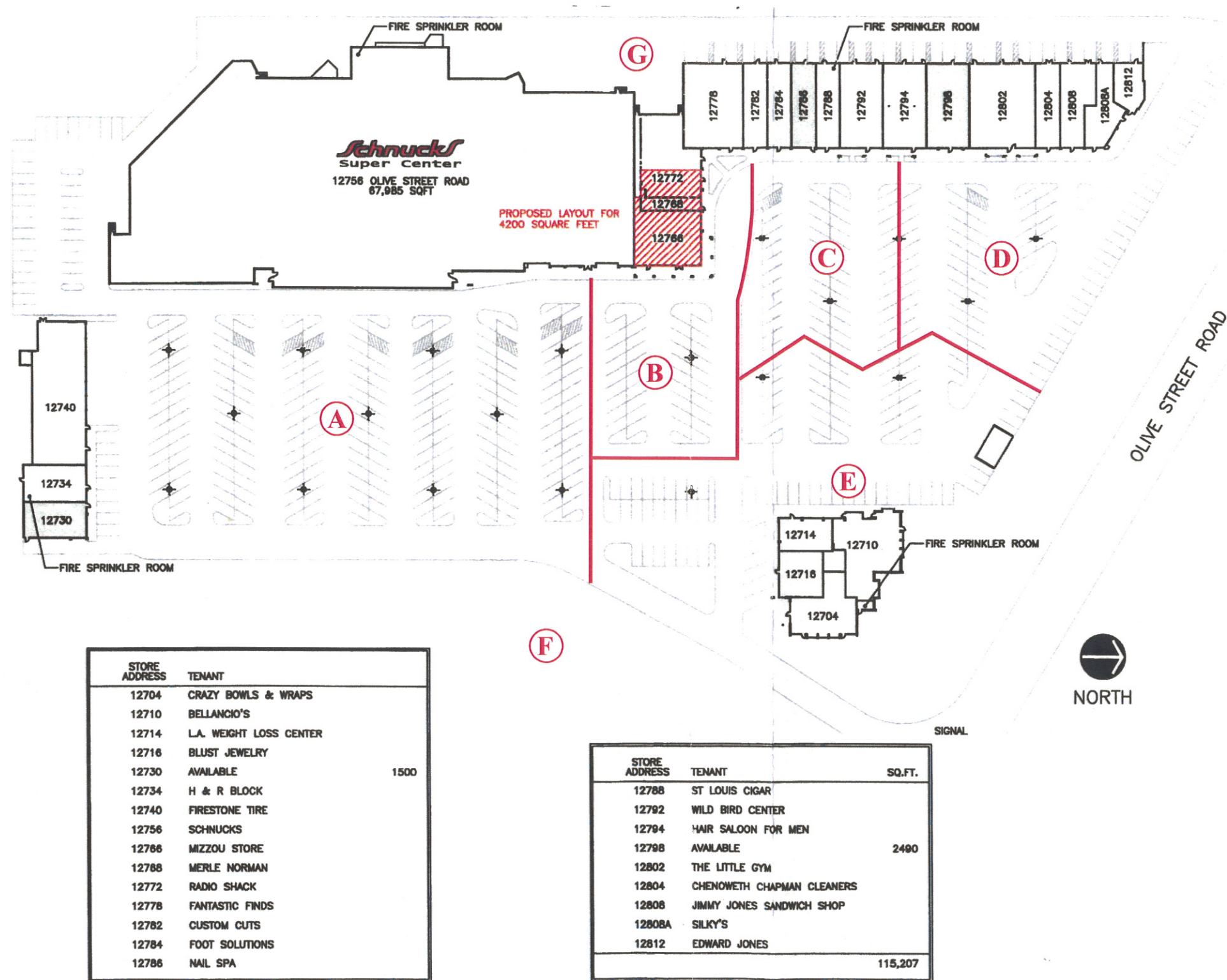


Exhibit 1: Parking Zones

Job# 230-06
12/1/06

September 23, 2009

Mr. Pat Cunningham
Capitol Land Company
11850 Studt Avenue
Creve Coeur, Missouri 63141

Re: Parking Study
West Oak Square
Creve Coeur, Missouri

Dear Mr. Cunningham:

At your request, the firm of Crawford, Bunte, Brammeier (CBB), has completed a parking study for the mixed use retail center known as West Oak Square Shopping Center located at the northeast corner of the intersection of Olive Boulevard and Craig Road in Creve Coeur, Missouri.

This study was initially undertaken as a result of several factors: the Olive Boulevard Transportation Development District's request for Right of Way dedication where the center lost several on-site parking spaces; by calculation, the shopping center has utilized all of the parking spaces available with the current mix of tenant uses in accordance with the City's parking requirements yet the center appeared to have excess spaces available during peak periods; and with the loss of the 48" oak tree, could parking spaces be added or relocated to areas of higher demand if required. Therefore, the study was conducted to determine the efficiency of the center and if the loss of parking from the TDD's roadway improvements created any shortage which could affect zoning compliance or the operation of the center.

All exhibits are included in the Appendix of this report.

According to the prime tenants in the center, site traffic is heaviest during the weekday near mid-day. Therefore, the parking study was initially conducted on a typical day which in this case was Tuesday, June 9, 2009. The site, illustrated in Exhibit 3, was divided into 8 zones. All spaces were counted every half hour from 10:00 a.m. through and including 7:00 p.m., see Exhibit 1.

At the time of the study, there were 924 spaces within this center. Since the time of this initial study, three additional spaces were removed by the Olive TDD and seven spaces are in the process of being added under the owner's permit number 21740. Therefore the site's parking count will increase to 928 and will be in compliance with the City's parking requirements, more specifically, Section 26-



93.1(c). This is the result of adding 27 spaces in zone 5, removing 14 spaces in zone 4, and the removal of nine spaces in zone 1. The results of these adjustments are reflected in Exhibit 2.

The parking data was then summarized and plotted into Exhibit 4 and Exhibit 5.

Exhibit 4 illustrates for lines plotting the occupancy by various zones as follows:

- Zones 1, 2 and 3 represent the main parking areas in front of Dierbergs
- Zones 4 and 5 are adjacent to Olive Street Road
- Zones 6 and 7 are behind the center
- Zone 8 is the area intended for the bank

Exhibit 5 illustrates a combination of the eight zones to represent the overall site.

A close review of these two exhibits illustrates the following:

Exhibit 4

- Zones 1, 2 and 3 are the busiest (Main Field) with peak occupancy at 12:30 p.m.
- The remaining zones have peaks at or near the same time.
- All eight zones require 506 spaces at the peak period.

The site currently contains approximately 159,574 square feet of gross floor area and with 928 spaces is in compliance with Section 26-93.1(c), which requires “In the case of mixed uses, the parking spaces required shall be computed separately for each use except as provided in Sections 26-91.7(c), 26-91.7(d) and 26-93.8(f)(2)”. A Parking Tabulation Summary is provided on the overall site plan for reference and reflects that the current tenant mix is within three spaces of that required by the City of Creve Coeur.

The center is currently comprised of the following uses:

• Retail (supermarket)	76,024 s.f.	48%
• Retail (general merchandise)	30,052 s.f.	19%
• Restaurant	19,843 s.f.	12%
• Beauty Shop	8,080 s.f.	5%
• Service	2,625 s.f.	2%
• Office (Finance)	22,950 s.f.	14%

At the time of the study, only 2,000 s.f. (1.25% of the center) was vacant. Based on this information, only 55% of the parking spaces are used during typical peak periods.



The parking supply for the West Oak Square Shopping Center is 5.82 spaces per 1000 square feet of gross floor area. By comparison and for informational purposes only, CBB checked with three other public agencies to review their parking requirements as follow:

1. Bellerive Plaza in Creve Coeur, Missouri – This 120,000 s.f. shopping center was developed in 1978 under St. Louis County codes. That site has 525 spaces for a parking ratio of 4.4 spaces per 1000 s.f. The center was granted a 20 percent reduction in their parking requirements based on the mixed uses proposed.
2. Dierbergs Edwardsville Crossing in Edwardsville, Illinois – This recent mixed use development was substantially completed two years ago and was developed utilizing a parking ratio of five spaces per 1000 s.f. of gross floor area. The City of Edwardsville has since amended their ratios to one space per 300 square feet of gross floor area.
3. Maryland Heights, Missouri – The City of Maryland Heights requires a mixed use center between 100,000 and 400,000 s.f., a parking ratio of five spaces per 1000 s.f. Their ratio decreases to 4.5 for centers 30,000 to 100,000 square feet.

In response to your inquiry, regarding whether the center could support users with higher parking requirements, we offer the following analysis. A typical restaurant has a parking requirement almost 2.4 times that of retail use. While many restaurant businesses peak in the evening, lunch time is often the busiest at this center.

Exhibit 6 (see Appendix) illustrates that West Oak Square could replace up to 20,000 square feet of mixed use retail space with 20,000 square feet of restaurant (beyond what exists today) and maintain adequate parking supply.

Based on a 20,000 square foot conversion of retail to restaurant, the required number of parking spaces would increase to 1092. A 15 percent reduction would reduce the required parking number to 928. Next, with a new parking demand for the conversion reviewed and based on the centers peak day where 506 spaces were utilized, the conversion would result in a peak need of 670 spaces which still has approximately 258 surplus spaces. This new peak parking demand is still well within the capacity of this center.

Based on Exhibit 6, it appears that West Oak Square could convert approximately 20,000 s.f. of existing retail to restaurant use which would change the parking demand during peak period to approximately 670 spaces. Therefore a 15 percent reduction from the new required number of spaces ($1092 * 85\% = 928$) would allow this center to accomplish a conversion up to 20,000 square feet.

Exhibit 7 illustrates the site as it occurs with 928 spaces.

Please review this study and contact us should there be any questions or need of any additional information.



Sincerely,

A handwritten signature in black ink, appearing to read "David B. Brammeier". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

David B. Brammeier, P.E
CEO

Appendix

1. Exhibit 1- Parking Lot Supply as of June 9, 2009
2. Exhibit 2- Parking Lot Supply as of October 1, 2009
3. Exhibit 3- Parking Lot Zones as of June 9, 2009
4. Exhibit 4- Occupancy by Zone
5. Exhibit 5- Combined Occupancy of all Zones
6. Exhibit 6- Parking Demand Sensitivity
7. Exhibit 7- New Site Plan – 928 Spaces

Dierbergs Parking Lot Counts At West Oak

ZONE	1	2	3	4	5	6	7	8	TOTALS
SPACES	138	229	144	87	91	104	63	68	924
TIME									
10:00 AM	33	90	65	8	14	33	0	20	263
11:00 AM	41	107	75	9	10	41	1	25	309
11:30 AM	46	128	84	16	29	45	1	23	372
12:00 PM	61	137	109	13	63	47	1	25	456
12:30 PM	75	157	115	15	68	49	0	27	506
1:00 PM	59	143	114	12	47	44	0	29	448
1:30 PM	61	122	104	10	25	39	1	25	387
2:00 PM	52	127	79	16	14	37	0	26	351
3:00 PM	46	123	63	11	8	38	1	27	317
4:00 PM	40	111	61	15	10	39	0	25	301
5:00 PM	42	119	63	12	17	35	0	22	310
6:00 PM	35	113	75	13	46	34	0	5	321
7:00 PM	31	82	54	10	48	30	0	5	260

Peak

Exhibit 1- Supply at Time of Study

Crawford, Bunte, Brammeier

Completed June 9, 2009

Dierbergs Parking Lot Counts At West Oak

ZONE	1	2	3	4	5	6	7	8	TOTALS
SPACES	129	229	144	73	118	104	63	68	928
TIME									
10:00 AM	33	90	65	8	14	33	0	20	263
11:00 AM	41	107	75	9	10	41	1	25	309
11:30 AM	46	128	84	16	29	45	1	23	372
12:00 PM	61	137	109	13	63	47	1	25	456
12:30 PM	75	157	115	15	68	49	0	27	506
1:00 PM	59	143	114	12	47	44	0	29	448
1:30 PM	61	122	104	10	25	39	1	25	387
2:00 PM	52	127	79	16	14	37	0	26	351
3:00 PM	46	123	63	11	8	38	1	27	317
4:00 PM	40	111	61	15	10	39	0	25	301
5:00 PM	42	119	63	12	17	35	0	22	310
6:00 PM	35	113	75	13	46	34	0	5	321
7:00 PM	31	82	54	10	48	30	0	5	260

Peak

Exhibit 2- Supply as of October 1, 2009

Crawford, Bunte, Brammeier

Completed June 9, 2009
Updated September 15, 2009

"PARK WEST PLAT 1"
DAILY NO. 204 5-16-58

"PARK WEST PLAT 4"
P.B. 94 P.G. 1

"PARK WEST PLAT 5"
P.B. 96 P.G. 30

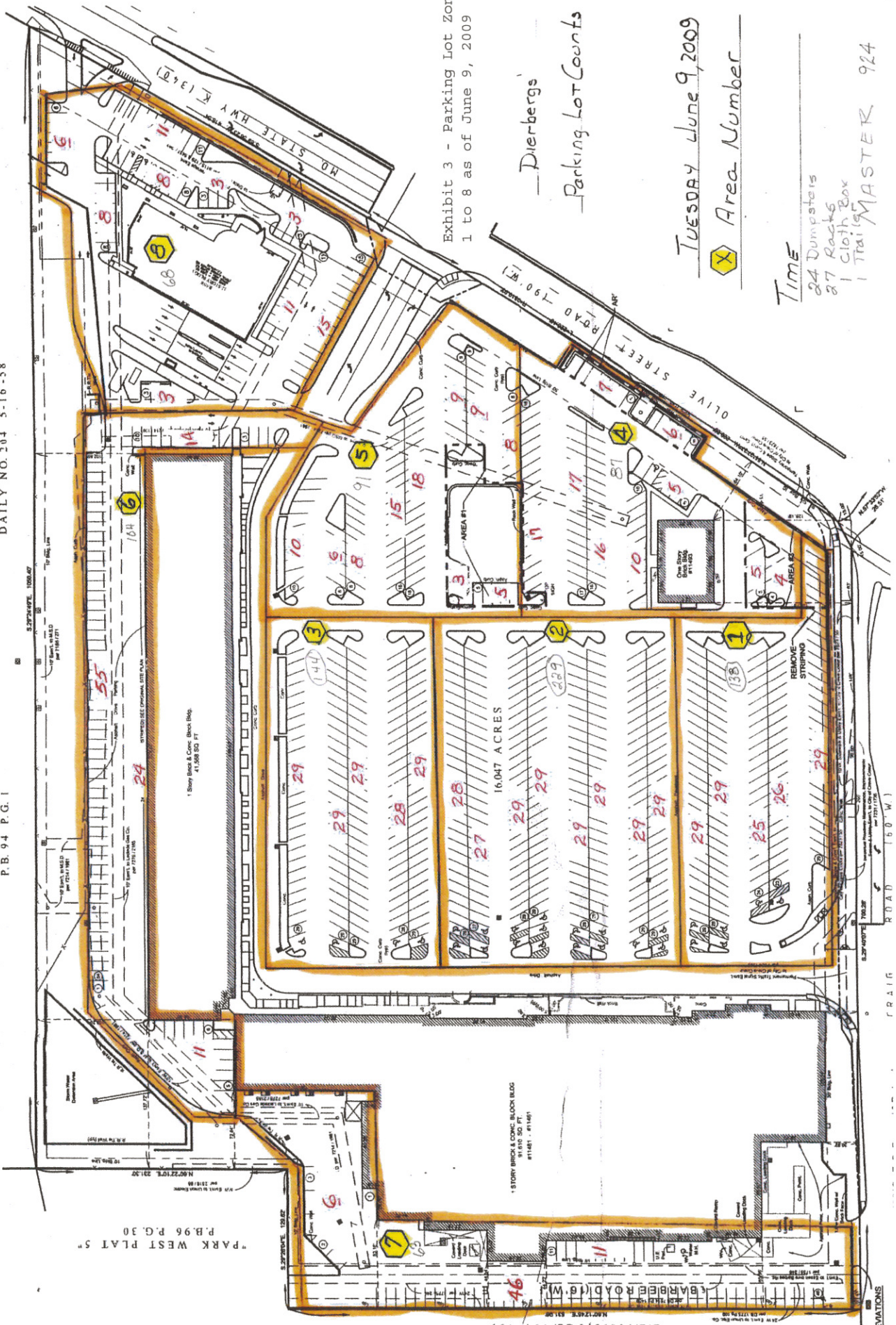


Exhibit 3 - Parking Lot Zones
1 to 8 as of June 9, 2009

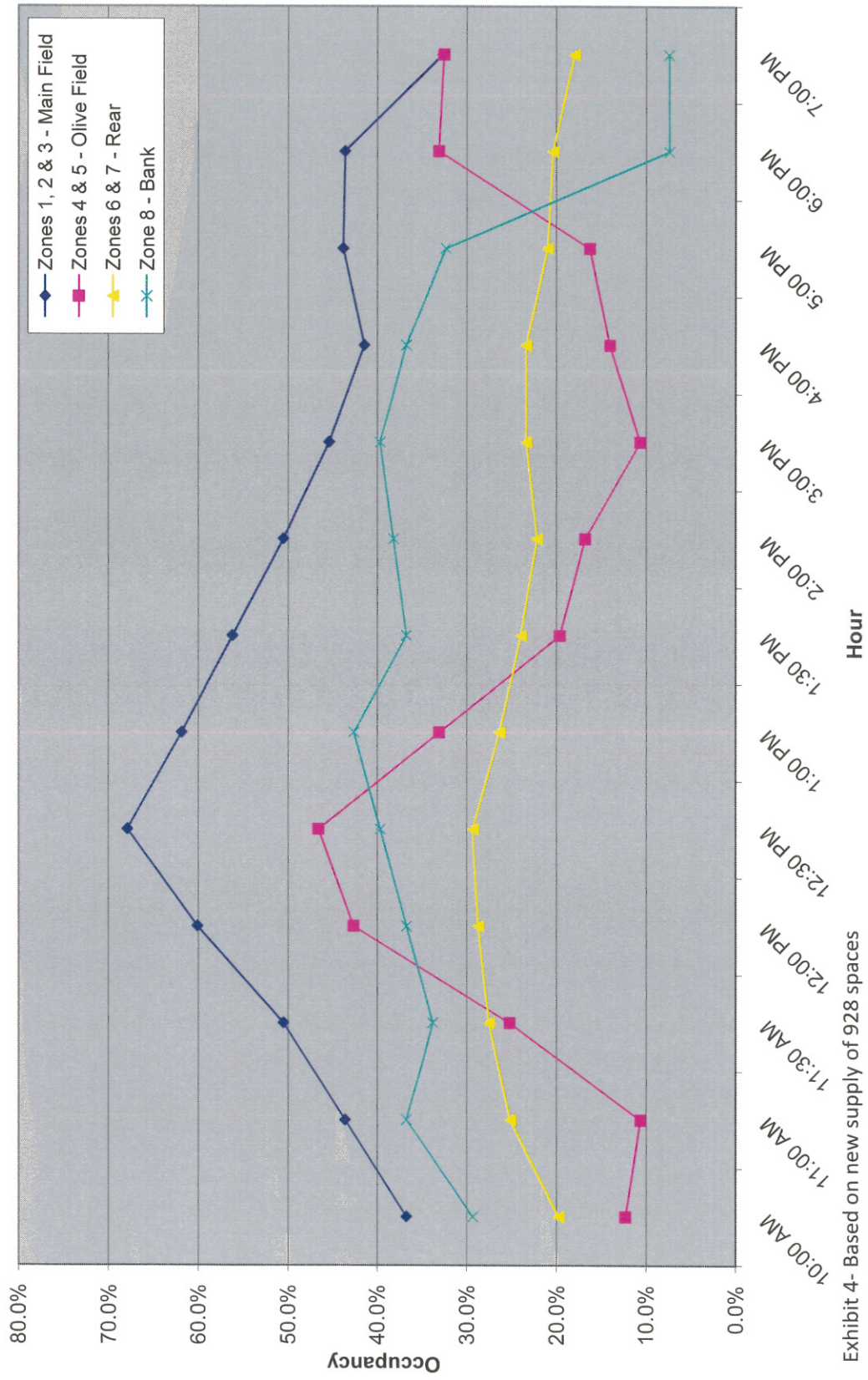
Dierbergs
Parking Lot Counts

TUESDAY June 9, 2009

X Area Number

Time
24 Dumpsters
27 Racks
1 Cloth Box
1 Trailer MASTER 924

Occupancy by General Area - West Oak



Site Occupancy - West Oak

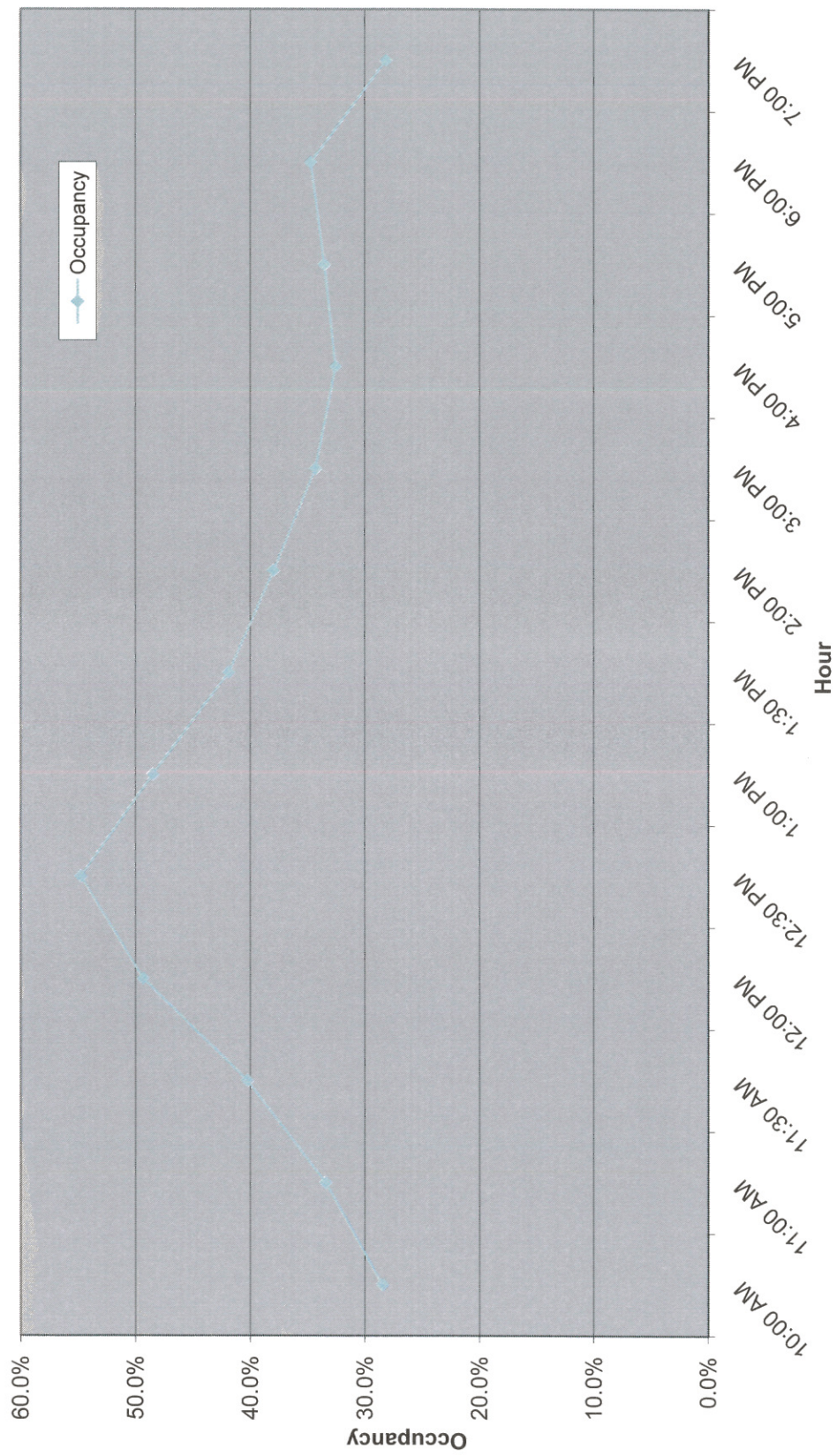


Exhibit 5- Based on new supply of 928 spaces

Exhibit 6			
Parking Demand Sensitivity			
Retail Vs. Restaurant			
Existing square feet		159,000	
Existing spaces		928 @ 5.82 Ratio	
Peak demand spaces @ 12:30 p.m.		506	
Convert 20,000 S.F. retail to 20,000 S.F. restaurant (-116)		<u>Peak</u> 506 -116	<u>Required</u> 928 -116
	4 spaces per 1000 S.F. +80	+80	+80
	1 space per 3 seats + 200	+200	+200
		New Demand 670	New Required 1092



Greg Michael Staley
Professional Engineer (Class)

STATE OF MISSISSIPPI
GREG
MICHAEL
STALEY
NUMBER
E-26986
REGISTERED PROFESSIONAL ENGINEER

9/22/2009

Designed	GMS
Drawn	GMS
Checked	GMS
Date	9/22/2009
Project Number 98000-5	
Sheet Number	

1 of 1



RICE ASSOCIATES
Dave Ruiz



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: Tuesday, January 22, 2013

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 "CB" Core Business zoning district

Introduction

The SIC to NAICS zoning code revisions were first discussed at the July 2, 2012 Commission work session. At that time, the Commission requested to review the code changes in segments. As requested, the residential districts were reviewed on August 6th; the "HE" Higher Education, "PH" Planned Hospital, "PO" Planned Office and "RO" Research Office zoning districts were discussed on November 5th; and the "MX" Mixed Use and "PC" Planned Community zoning districts were reviewed on December 17th. The "GC" General Commercial district was reviewed at the last meeting (January 7th) and the "CB" Core Business district is the subject of this memo. As with the "GC" district, the Core Business use list is forwarded as a stand-alone table because it allows such a broad spectrum of uses and includes many visible properties and areas where impacts to community character and traffic are of key concern.

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 being 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. There are a number of such codes for uses that operate in the electronic marketplace; something that did not exist in 1987.

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 the "CB" review, staff will return to the Commission at a future meeting with the Light Industrial 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. If no significant issues arise, staff will advertise the public hearing for February 19th.

How to Use Table Highlighting

or	Change
en	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.
low	Denotes the assignment of a NAICS number to an existing use that does not have an SIC number
ple	Denotes an existing use that includes special conditions or limitations
NO	Denotes a previous use that was explicitly not allowed and will continue as such
X	Denotes a previous permitted or conditional use that was changed to not permitted

Core Business

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
0781	Landscape Counseling and Planning (except horticultural consulting)	541320	Landscape Architectural Services (Offices only)	P
0781	Landscape Counseling and Planning (horticulture consulting)	541690	Other Scientific and Technical Consulting Services (Offices Only)	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
4812	Radiotelephone Communications (paging and cellular resellers)	517310	Telecommunications Resellers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
4813	Telephone Communications, Except Radiotelephone (except resellers)	517110	Wired Telecommunications Carriers	
4813	Telephone Communications, Except Radiotelephone (resellers)	517310	Telecommunications Resellers	
4822	Telegraph and Other Message Communications	517110	Wired Telecommunications Carriers	
4832	Radio Broadcasting Stations (networks)	515111	Radio Networks	P
4832	Radio Broadcasting Stations (except networks)	515112	Radio Stations	P
4833	Television Broadcasting Stations	515120	Television Broadcasting	P
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	P
5015	Motor Vehicle Parts, Used (used auto parts sold via the retail method)	441310	Automotive Parts and Accessories Stores	
5021	Furniture (merchant wholesalers except those selling via retail method)	423210	Furniture Merchant Wholesalers	
5021	Furniture (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5021	Furniture (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5021	Furniture (furniture sold via the retail method)	442110	Furniture Stores	P
5031	Lumber, Plywood, Millwork, and Wood Panels (merchant wholesalers)	423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers	
5031	Lumber, Plywood, Millwork, and Wood Panels (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5031	Lumber, Plywood, Millwork, and Wood Panels (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5031	Lumber, Plywood, Millwork, and Wood Panels (sold via retail method)	444110	Home Centers	P
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	P
5047	Medical, Dental and Hospital Equipment and Supplies (agents and brokers)	425120	Wholesale Trade Agents and Brokers	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	P
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
5064	Electrical Appliances, Television and Radio Sets (merchant wholesalers except those selling appliances, TVs, and radios via retail method)	423620	Electrical and Electronic Appliance, Television, and Radio Set Merchant Wholesalers	
5064	Electrical Appliances, Television and Radio Sets (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5064	Electrical Appliances, Television and Radio Sets (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5064	Electrical Appliances, Television and Radio Sets (household appliances sold via retail method)	443111	Household Appliance Stores	P
5064	Electrical Appliances, Television and Radio Sets (television and radio sets sold via retail method)	443112	Radio, Television, and Other Electronics Stores	
5064	Electrical Appliances, Television and Radio Sets (ceiling fans sold via retail method)	444190	Other Building Material Dealers	
5065	Electronic Parts and Equipment, NEC (merchant wholesalers except those selling electronic parts and equipment via retail method)	423690	Other Electronic Parts and Equipment Merchant Wholesalers	
5065	Electronic Parts and Equipment, NEC (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5065	Electronic Parts and Equipment, NEC (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5065	Electronic Parts and Equipment, NEC (amateur radios, CB's, intercommunications equipment, public address equipment, and similar communications equipment sold via retail method)	443112	Radio, Television, and Other Electronics Stores	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
5065	Electronic Parts and Equipment, NEC (modems and other computer components sold via retail method)	443120	Computer and Software 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	P
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	P
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	
5092	Toys and Hobby Goods and Supplies (business to business electronic markets)	425110	Business to Business Electronic Markets	P
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
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	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	P
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	
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	P
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	P
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	P
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	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	P
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	P
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	P
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	P
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
5149	Groceries and Related Products, NEC (pet food sold via retail method)	453910	Pet and Pet Supplies Stores	P
5153	Grain and Field Beans (merchant wholesalers except those selling grains and field beans via retail method)	424510	Grain and Field Bean Merchant Wholesalers	
5153	Grain and Field Beans (business to business electronic markets)	425110	Business to Business Electronic Markets	P
5153	Grain and Field Beans (agents and brokers)	425120	Wholesale Trade Agents and Brokers	
5153	Grain and Field Beans (grain and field beans sold via retail method)	444220	Nurseries, Garden Centers, and Farm Supply Stores	C
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	P
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	P
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	P
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
5192	Books, Periodicals, and Newspapers (business to business electronic markets)	425110	Business to Business Electronic Markets	P
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	P
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	P
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
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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	P
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	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	
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	CB
5431	Fruit and Vegetable Markets (except temporary fruit and vegetable stands)	445230	Fruit and Vegetable Markets	
5431	Fruit and Vegetable Markets (temporary fruit and vegetable stands)	454390	Other Direct Selling Establishments	
5441	Candy, Nut, and Confectionery Stores (chocolate candy stores, preparing on premises)	311330	Confectionery Manufacturing from Purchased Chocolate	
5441	Candy, Nut, and Confectionery Stores (nonchocolate candy stores, preparing on premises)	311340	Nonchocolate Confectionery Manufacturing	
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	C
5531	Auto and Home Supply Stores (auto supply stores)	441310	Automotive Parts and Accessories Stores	C
5531	Auto and Home Supply Stores (tires and tubes)	441320	Tire Dealers	C
5531	Auto and Home Supply Stores (other auto and home supply stores)	452990	All Other General Merchandise Stores	C
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	C
5561	Recreational Vehicle Dealers	441210	Recreational Vehicle Dealers	C
5571	Motorcycle Dealers	441221	Motorcycle Dealers	C
5599	Automotive Dealers, NEC	441229	All Other Motor Vehicle Dealers	C
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
5714	Drapery, Curtain, and Upholstery Stores (upholstery materials)	451130	Sewing, Needlework, and Piece Goods Stores	
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	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
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	X
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
5961	Catalog and Mail-Order Houses (electronic shopping web sites)	454111	Electronic Shopping	
5961	Catalog and Mail-Order Houses (electronic auctions)	454112	Electronic Auctions	
5961	Catalog and Mail-Order Houses (mail-order houses)	454113	Mail-Order Houses	
5962	Automatic Merchandise Machine Operators	454210	Vending Machine Operators	
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	
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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	X
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	P
6099	Functions Related to Depository Banking, NEC (electronic funds transfer networks and clearinghouse associations)	522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	P
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	X
6141	Personal Credit Institutions (credit card issuing)	522210	Credit Card Issuing	P
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	X
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
6159	Miscellaneous Business Credit Institutions (finance leasing combined with sales financing)	522220	Sales Financing	P
6159	Miscellaneous Business Credit Institutions (farm mortgage companies)	522292	Real Estate Credit	P
6159	Miscellaneous Business Credit Institutions (trade banks)	522293	International Trade Financing	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
6159	Miscellaneous Business Credit Institutions (secondary market financing)	522294	Secondary Market Financing	P
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	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
6221	Commodity Contracts Brokers and Dealers (commodity brokers)	523140	Commodity Contracts Brokerage	P
6231	Security and Commodity Exchanges	523210	Securities and Commodity Exchanges	P
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	P
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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	C
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	CB
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
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	
7011	Hotels and Motels (except hotels, motels, and bed and breakfast inns)	721199	All Other Traveler Accommodation	C
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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	P
7261	Funeral Services and Crematories (crematories)	812220	Cemeteries and Crematories	P
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	
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	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	C
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
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
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	X
7353	Heavy Construction Equipment Rental and Leasing (rental of construction equipment [except cranes] with operator)	238910	Site Preparation Contractors	
7353	Heavy Construction Equipment Rental and Leasing (crane rental with operator)	238990	All Other Specialty Trade Contractors	
7353	Heavy Construction Equipment Rental and Leasing (heavy construction equipment rental without operators)	532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing	
7359	Equipment Rental and Leasing, NEC (appliances; TVs, VCRs, and other consumer electronic equipment rental)	532210	Consumer Electronics and Appliances Rental	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
7359	Equipment Rental and Leasing, NEC (except aircraft; industrial truck and equipment; TV, VCR, and other consumer electronic equipment; appliances; general rental centers; portable toilets; office machines; oil field and oil well drilling equipment; and home and garden equipment rental and leasing)	532299	All Other Consumer Goods Rental	C
7359	Equipment Rental and Leasing, NEC (general rental centers and home and garden equipment rental centers)	532310	General Rental Centers	X
7359	Equipment Rental and Leasing, NEC (aircraft rental and leasing)	532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing	NO
7359	Equipment Rental and Leasing, NEC (oil field and well drilling equipment)	532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing	NO
7359	Equipment Rental and Leasing, NEC (office machine rental and leasing)	532420	Office Machinery and Equipment Rental and Leasing	P
7359	Equipment Rental and Leasing, NEC (industrial truck and equipment rental and leasing)	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing	NO
7359	Equipment Rental and Leasing, NEC (portable toilet rental)	562991	Septic Tank and Related Services	X
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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)	P
7384	Photofinishing Laboratories (one-hour)	812922	One-Hour Photofinishing	P
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
7389	Business Services, NEC (post office contract stations)	491110	Postal Service	P
7389	Business Services, NEC (recording studios)	512240	Sound Recording Studios	P
7389	Business Services, NEC (audio taping services)	512290	Other Sound Recording Industries	P
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
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	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
7389	Business Services, NEC (convention and visitors bureaus, tourist information bureaus)	561591	Convention and Visitors Bureaus	P
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	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)	P
7389	Miscellaneous Business Services (bail bonding)	812990	All Other Personal Services	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
7513	Truck Rental and Leasing Without Drivers	532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	C
7514	Passenger Car Rental	532111	Passenger Car Rental	C
7515	Passenger Car Leasing	532112	Passenger Car Leasing	C
7519	Utility Trailers and Recreational Vehicle Rental	532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	C
7521	Automobile Parking	812930	Parking Lots and Garages	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	
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	
7622	Radio and Television Repair Shops (telecommunication equipment repair)	811213	Communication Equipment Repair and Maintenance	
7623	Refrigeration and Air-Conditioning Services and Repair Shops (new retail sales combined with repair-repair services as major source of receipts)	443111	Household Appliance Stores	P
7623	Refrigeration and Air-Conditioning Services and Repair Shops (commercial refrigerator equipment repair)	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	
7623	Refrigeration and Air-Conditioning Service and Repair Shops (except commercial refrigeration equipment repair, and sales locations with repair as major source of receipts)	811412	Appliance Repair and Maintenance	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	X
7641	Reupholstery and Furniture Repair	811420	Reupholstery and Furniture Repair	
7692	Welding Repair	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	
7694	Armature Rewinding Shops (remanufacturing)	335312	Motor and Generator Manufacturing	
7694	Armature Rewinding Shops (repair)	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	
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	P
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	P
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	P
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
7819	Services Allied to Motion Picture Production (teleproduction and postproduction services)	512191	Teleproduction and Other Postproduction Services	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	P
7819	Services Allied to Motion Picture Production (wardrobe rental for motion picture film production)	532220	Formal Wear and Costume Rental	P
7819	Services Allied to Motion Picture Production (motion picture equipment rental)	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing	P
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	P
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	X
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	P
7829	Services Allied to Motion Picture Distribution (except commercial film distribution libraries and film archives)	512199	Other Motion Picture and Video Industries	P
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
7911	Dance Studios, Schools, and Halls (dance instructors, and professional and other dance schools)	611610	Fine Arts Schools	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
7911	Dance Studios, Schools, and Halls (except instruction)	713990	All Other Amusement and Recreation Industries	C
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
7929	Bands, Orchestras, Actors, and Entertainment Groups, (except musical groups, musical artists, orchestras, actors, and actresses)	711190	Other Performing Arts Companies	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
7948	Racing, Including Track Operations (except track operators)	711219	Other Spectator Sports	
7991	Physical Fitness Facilities	713940	Fitness and Recreational Sports Centers	C
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
7999	Amusement and Recreation Services, NEC (scenic transport operations, land)	487110	Scenic and Sightseeing Transportation, Land	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
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	P
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	
7999	Amusement and Recreation Services, NEC (nonmembership fitness and recreational sports centers)	713940	Fitness and Recreational Sports Centers	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
8062	General Medical and Surgical Hospitals	622110	General Medical and Surgical Hospitals	
8063	Psychiatric Hospitals	622210	Psychiatric and Substance Abuse Hospitals	
8069	Specialty Hospitals, Except Psychiatric (children's hospitals)	622110	General Medical and Surgical Hospitals	
8069	Specialty Hospitals, Except Psychiatric (substance abuse hospitals)	622210	Psychiatric and Substance Abuse Hospitals	
8069	Specialty Hospitals, Except Psychiatric (except children's and substance abuse hospitals)	622310	Specialty (except Psychiatric and Substance Abuse) Hospitals	
8071	Medical Laboratories (except diagnostic imaging centers)	621511	Medical Laboratories	P
8071	Medical Laboratories (diagnostic imaging centers)	621512	Diagnostic Imaging Centers	P
8072	Dental Laboratories	339116	Dental Laboratories	P
8082	Home Health Care Services	621610	Home Health Care Services	P
8092	Kidney Dialysis Centers	621492	Kidney Dialysis Centers	C
8093	Specialty Outpatient Facilities, NEC (respiratory therapy clinics and offices)	621399	Offices of All Other Miscellaneous Health Practitioners	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
8093	Specialty Outpatient Facilities, NEC (family planning centers)	621410	Family Planning Centers	P
8093	Specialty Outpatient Facilities, NEC (mental health facilities)	621420	Outpatient Mental Health and Substance Abuse Centers	
8093	Specialty Outpatient Facilities, NEC (except family planning centers, mental health centers, and respiratory therapy clinics and offices)	621498	All Other Outpatient Care Centers	
8099	Health and Allied Services, NEC (medical artists)	541430	Graphic Design Services	
8099	Health and Allied Services, NEC (medical photography)	541922	Commercial Photography	
8099	Health and Allied Services, NEC (childbirth preparation)	621410	Family Planning Centers	P
8099	Health and Allied Services, NEC (blood and organ banks)	621991	Blood and Organ Banks	
8099	Health and Allied Services, NEC (except blood and organ banks, medical artists, medical photography, and childbirth preparation classes)	621999	All Other Miscellaneous Ambulatory Health Care Services	C
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	P
8249	Vocational Schools, NEC (aviation schools, excluding flying instruction)	611512	Flight Training	P
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	P
8299	Schools and Educational Services, NEC (professional and management development training)	611430	Professional and Management Development Training	P
8299	Schools and Educational Services, NEC (flying instruction)	611512	Flight Training	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
8299	Schools and Educational Services, NEC (cooking and modeling schools)	611519	Other Technical and Trade Schools	P
8299	Schools and Educational Services, NEC (art, drama, and music schools)	611610	Fine Arts Schools	P
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	C
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	P
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	
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	

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
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	C
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	C
8422	Arboreta and Botanical or Zoological Gardens (nature parks and reserves)	712190	Nature Parks and Other Similar Institutions	X
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
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	
8732	Commercial Economic, Sociological, and Educational Research (social sciences and humanities)	541720	Research and Development in the Social Sciences and Humanities	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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	
8733	Noncommercial Research Organizations (social sciences and humanities)	541720	Research and Development in the Social Sciences and Humanities	
8734	Testing Laboratories (except veterinary testing laboratories)	541380	Testing Laboratories	
8734	Testing Laboratories (veterinary testing laboratories)	541940	Veterinary Services	
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
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	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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
8743	Public Relations Services	541820	Public Relations Agencies	P
8744	Facilities Support Management Services	561210	Facilities Support Services	
8748	Business Consulting Services, NEC (urban planners and industrial development organizations)	541320	Landscape Architectural Services	P
8748	Business Consulting Services, NEC (traffic consultants)	541330	Engineering Services	P
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	P
8748	Business Consulting Services, NEC (safety, security, agriculture, and economic consultants)	541690	Other Scientific and Technical Consulting Services	P
8748	Business Consulting Services, NEC (educational test development and evaluation services, educational testing services, and educational consultants)	611710	Educational Support Services	P
8811	Private Households	814110	Private Households	C
8999	Services, NEC (record production)	512210	Record Production	P
8999	Services, NEC (music publishing)	512230	Music Publishers	P
8999	Services, NEC (Internet broadcasting, special interest web sites, entertainment sites, and interactive game sites)	516110	Internet Publishing and Broadcasting	P
8999	Services, NEC (Internet web search portals)	518112	Web Search Portals	P
8999	Services, NEC (actuarial consulting)	541612	Human Resources and Executive Search Consulting Services	P
8999	Services, NEC (environmental consultants)	541620	Environmental Consulting Services	P
8999	Services, NEC (scientific and related consulting services)	541690	Other Scientific and Technical Consulting Services	P
8999	Services, NEC (weather forecasting services)	541990	All Other Professional, Scientific, and Technical Services	P

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
8999	Services, NEC (authors, artists, and related technical services, independent)	711510	Independent Artists, Writers, and Performers	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	P
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
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

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	CB
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