



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 1, 2018
6:30 PM

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.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. September 17, 2018 Planning and Zoning Commission Draft Meeting Minutes**

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.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application #18-036: a Minor Site Development Plan for a Fence Within the Front-Yard Setback Along Larkin Ave for the Property at 5 Colonial Hills Parkway

William Levinson, of Benton Home Builders, has submitted an application for a 6-foot tall, wood privacy fence along the rear property line and within the setback along Larkin Ave., for the property addressed as 5 Colonial Hills Parkway. The subject property is zoned C Single Family Residential which has a front yard setback of 45 feet.

WORK AGENDA

1. Zoning Ordinance Update - East Olive Corridor

Discussion of the establishment of the NC- Neighborhood Commercial District for the East Olive Corridor, in compliance with the recommendations of the Comprehensive Plan.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 17, 2018
6:30 PM

CALL TO ORDER

ROLL CALL

Beth Kistner	Commission Chair
Tim Carney	Commission Member
Gene Rovak	Commission Member
Muriel Hall	Commission Member
Don Magruder	Commission Member
James Myers	Commission Member
Matthew Schuh	Commission Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Rovak made a motion to accept the agenda, Mr. Carney seconded. All were in favor.

APPROVAL OF MINUTES

1. August 20, 2018 Planning and Zoning Commission Draft Meeting Minutes

Mr. Rovak made a motion to approve the minutes, Mr. Schuh seconded. All were in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. Application #18-028: Conditional Use Permit and Site Development Plan for New 3,000 +/- Square Foot Building Addition for St. Louis Elks Lodge at 12481 Ladue Road.

Mr. Dan Koziatek said the purpose of the project is to support and improve the Lodge. He said it's necessary. He said from Ladue Road the new addition would be seen, not the current brick building.

He said a few changes had been made since the last meeting. He said those changes consisted of a new fence with greenery, the removal of parking spaces in one area and the addition of parking in another. He said a better buffer of greenery would be added to the west. He said they are proposing a 6 ft almond color vinyl fence.

Mr. Koziatek addressed the concerns regarding the volleyball courts. He said they had purchased lower decibel whistles. He said the lights on the parking lot and building would be shielded as well.

Mr. Koziatek said another big change was moving the patio from the west, to the east. He said there was acoustic screening to help shield the nearby residents.

Mr. Jaggi said staff had met with the applicant as well as residents. He said the draft ordinance protects the Lodge as well as the residents. He went over some of the conditions.

Ms. Kistner asked what Mr. Jaggi meant by subordinate use in the conditions.

Mr. Jaggi said it meant when they rented out the facility. He said they wanted to provide some protection against changing the primary uses.

Ms. Kistner said she would like to see more defined limitations.

Mr. Rovak said he thought that the subordinates would also have to comply with the conditions.

Mr. Jaggi agreed they would have to comply.

Mr. Magruder pointed out there would need to be a date change in the ordinance.

Ms. Kistner said her concern was that this facility would be operating as a residential bar and the civic and social aspect would be lost.

Mr. Koziatek spoke to Ms. Kistner's concerns. He said all the renters are vetted to ensure they are acceptable to use the facility.

Ms. Kistner asked how often the facility was rented out a week.

Mr. Koziatek said the facility has contracts and there are certain times when the facility is not available for rental.

Mr. Kurt Lord said the reason they don't have the numbers is because the property has to be available to Elks at all times. He said the purpose of the rentals was to serve the community. He said the addition would primarily serve the members.

Ms. Kistner said the neighbors are concerned about it being a commercial organization. She said the uses are impactful to the neighbors.

Mr. Lord said Scouts are picking up any trash. He said noise is not substantial. He said the building would act as a sound barrier.

Mr. Koziatek said all the changes are intended to address the neighbors' concerns.

Mr. Lord said they are trying to strike a balance between catering to the concerns with neighbors while meeting their needs.

Mr. Carney asked if less than 50% of revenue was from rentals.

Mr. Lord said yes, less than 50% of the revenue was from rentals.

Mr. Jaggi said Mr. Carney addressed the issue staff had. He said it is difficult to quantify the use. He said the ledger would be a straightforward way to manage that if need be.

Mr. Lord said the Elks would be ok with producing the ledger.

Some discussion was held on language for a condition.

Mr. Lumley said the use is pre-existing. He said the concerns about the category of use and noise are separate issues.

Mr. James Lillenberg, a neighbor, asked if the fence could be as near the ground as possible.

Mr. Koziatek said they would try to get it as close to the ground as possible.

Dr. Franz Pierre said he wants it to be close to the ground to help with sound pollution.

Mr. Lillenberg said the noise was his concern not who made the noise.

Dr. Franz Pierre said there have been some compromises, but not nearly enough.

Mr. Ken Kleban said both the Elks and the neighbors have compromised. He said there are only 2 issues that remain. He said he would like the fence to be flush to the ground. He said the second item is the volleyball courts. He said the rentals occur Sunday through Thursday evenings. He said the neighbors would like the activities on the courts to conclude by 10 pm. He said it would be better to limit the number by event vs total revenue.

Mr. Todd Streiler said the Elks Lodge was much more than a drinking establishment. He said it was for residents. He said he called Jason Jaggi and asked about complaints. He said he also called Paul Langdon the previous planning director. None were reported. He said it is important to note that complaints only came rolling in after the expansion was proposed. He said the internal activities are intended to bring more people in the building. Mr. Streiler said a significant amount had been done to address concerns. He said the use is similar to a church or school. He said it's an asset and an amenity to the area.

Mr. Charles Pullium said he wanted to continue Mr. Streiler's thought that the Elks Lodge is a civic asset. He said the Comprehensive Plan calls it a major civic asset. He read from the plan and said he was offended by the use of the loose term "commercial". He pointed out the scholarships and donations. He said members donate their time and money. He said he went to the courts to see for himself the volleyball courts. He said there were only 2 people drinking at the courts and the group were simply people just having a good time playing volleyball.

Mr. Tom Tyler said he was the architect on the project. He said the building shields 30% of the light from the courts before it even gets to the fence. He reminded the Commission there was a dilapidated residential fence previously and that the Scouts, Lodge members and neighbors had gotten together to get it removed. He said that now neighbors were asking for a replacement fence.

Ms. Kistner said the only concern was the noise. She said she would like to see the fence flush to the ground. She suggested the volleyball be limited to 10 pm.

Mr. Magruder suggested the volleyball courts be eliminated.

Mr. Rovak said that seemed drastic and the restriction in hours was far more reasonable.

Mr. Myers asked for clarification as to what was being proposed.

Mr. Koziatek said all the improvements were being done to address the sound conditions.

Mr. Schuh said he doesn't see how the addition changes anything regarding to the volleyball court.

Mr. Magruder made a motion to approve the application subject to the conditions contained in the staff report. Mr. Myers seconded.

Mr. Rovak made a motion to restrict the volleyball court operations to 10 pm. Ms. Hall seconded.

Mr. Koziatek said Sunday-Thursday would be acceptable for 10 pm. But asked that on Friday and Saturday members be allowed to use the outdoor areas until 11 pm.
The motion was revised to reflect Mr. Koziatek's suggestion.

All in favor.

Mr. Schuh said he had a question on condition 11 about noise.

Mr. Lord said the intention was to restrict accessory speakers.

Mr. Schuh made a motion to restrict live music or speakers with the exception of television. Mr. Rovak seconded. All in favor.

Mr. Schuh questioned how to determine subordinate status.

Mr. Lumley said he and staff could continue looking prior to City Council. He said intent was to ensure rentals didn't get totally abused and take away from the permitted use.

Ms. Kistner asked if they wanted to add language to ensure the fence was flush.

Mr. Rovak made a motion that mulch be added so the fence is flush to the ground in Condition 7. Mr. Schuh seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

2. PUBLIC HEARING. Application #18-031: a Conditional Use Permit and Site Development Plan for New Parking Lot Lighting and Landscaping for Parkway Baptist Church

Those speaking to the request were sworn in.

Mr. Richard Cude gave a brief history of the site. He said the proposal addresses the lighting in the parking lot to make it safer and environmentally friendly. He said they reached out to neighbors and clarified a few things and as a result have no opposition to their proposal.

Mr. Cude pointed out a few corrections that needed to be made to the proposed conditions.

Mr. Julian Meneses said they helped the applicant and have come up with this solution to improve lighting.
He showed the photometric levels.

Ms. Kistner asked if they would add a dimmer or motion sensor.

Mr. Meneses said there would be some challenges, but they could look into it.

Mr. Rovak asked if the light would go beyond their boundaries.

Mr. Meneses said the study yields zero-foot candles of light spillage.

Ms. Kelly gave a brief history of the site. She said staff recommends approval.

Mr. Myers asked if dimming was a requirement or was common.

Ms. Kelly said it was not a requirement but could be added as a condition.

Mr. Lumley offered the exhibits for the record and the public hearing was closed.

Mr. Magruder made a motion to approve the application subject to the conditions in the staff report, as corrected. Mr. Rovak seconded.

All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Magruder, Commission Member
SECONDER:	Gene Rovak, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

NEW BUSINESS

1. PUBLIC HEARING. Application #18-033: APPLICATION TO AMEND THE CONDITIONAL USE PERMIT TO MODIFY THE HOURS OF OPERATION FOR THE DRIVE-THRU FACILITY FOR ST. LOUIS BREAD CO., AT 447 N. NEW BALLAS ROAD

Those speaking to the request were sworn in.

Mr. Stephen Kling went through a brief history of the drive-thru hours. He said the applicant is requesting the drive-thru hours be the same as the dining hours. He said in 2015 the Planning & Zoning Commission recommended the 6 am start time to City Council. He said due to noise concern with the drive thru the time was changed by City Council to 7 am.

Mr. Kling said special hi-tech speakers were installed as well as a sound wall. Mr. Kling said they commissioned a new sound study and the study shows the drive thru cannot be heard from the property line. He said there have been no complaints regarding drive thru noise.

Mr. Kling said this would serve many in the community.

Mr. Jaggi said there have been no noise complaints.

Mr. Carney asked if this would impact any other drive-thrus in the city.

Mr. Jaggi said they were all governed individually.

Mr. Lumley entered the exhibits for the record and the public hearing was closed.

Motion to approve subject to conditions recommended by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Carney, Commission Member
SECONDER:	Gene Rovak, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

2. PUBLIC HEARING. Application #18-034: a Conditional Use Permit for a New Restaurant, St. Louis Rotisserie, at 12414 Olive Boulevard, Within the Shoppes at Westgate

Those speaking to the request were sworn in.

Mr. Drew Sterling said he is seeking approval of this request.

Ms. Kistner asked if there were any conditions he had concerns with.

Mr. Sterling said he is in agreement with the conditions.

Mr. Jaggi said they added a condition to filter smells.

Mr. Schuh asked about outdoor seating.

Mr. Jaggi said the 12 seats at the shopping center were included in calculations and the applicant still meets parking requirements.

Mr. Lumley entered the items for exhibit and the public hearing was closed.

Motion to approve subject to staff's recommended conditions.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Magruder, Commission Member
SECONDER:	Gene Rovak, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

3. PUBLIC HEARING. Application #18-035: for an Amendment to the Cityplace Campus Master Sign Plan to Allow for Two Additional Wall Signs for the Tenant, Diamonds Direct

Those speaking to the request were sworn in.

Mr. Louis Asbury said they are requesting 2 small additional signs. He said that the signs are important to the success of their business. He said the length of their name is a hinderance to long term success. He said they dropped the diamond trademark originally but would like to add it back in as they have trademark concerns.

Ms. Kelly said the master sign already allowed the applicant additional signage. She said staff did not recommend approval.

Mr. Myers asked if an approval would be permanently attached to the tenant space.

Ms. Kelly said it would be. She showed the south and west facing elevations. Ms. Kelly said it was the 9th revision to the original Master Sign Plan.

Mr. Jonathan Cuanto said he is the GM of Diamonds Direct. He said that the sign would benefit City Place as well as the City of Creve Coeur.

Mr. Rovak asked about the name change.

Mr. Asbury said it was rebranding.

Mr. Lumley entered the exhibits for the record and the public hearing was closed.

Mr. Rovak made a motion to approve the application subject to the conditions in the staff report.

Mr. Carney said he thought they are already getting the benefit and it would open a can of worms to approve this request.

Ms. Kistner said it would set a difficult precedent.

Mr. Myers said there has to be a high bar and this request isn't sufficient to overturn the Master Sign Plan.

Motion to approve subject to staff's recommended conditions.

RESULT:	DISAPPROVED [0 TO 7]
NAYS:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said the next meeting would pick up discussion of East Olive rezoning in October. He suggested members individually walk around East Olive prior to the meeting.

ADJOURNMENT

Mr. Carney made a motion to adjourn. All in favor. The meeting was adjourned at 8:49PM.



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 #18-036 A MINOR SITE DEVELOPMENT PLAN FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG LARKIN AVE FOR THE PROPERTY AT 5 COLONIAL HILLS PARKWAY

FOR THE MEETING OF: October 1, 2018

SUBJECT PROPERTY LOCATION: 5 Colonial Hills Parkway, zoned C Single Family Residential.

REQUEST: William Levinson, of Benton Home Builders, has submitted an application for a 6-foot tall, wood privacy fence along the rear property line and within the setback along Larkin Ave., for the property addressed as 5 Colonial Hills Parkway. The subject property is zoned C Single Family Residential which has a front yard setback of 45 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* provides that any fence over 4 feet in height or other than an open slatted decorative metal fencing, and closer than 15 feet to the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080 by the Planning and Zoning Commission. City Council action is not required.

APPLICANT: William Levinson
Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Larkin Ave.

Creve Coeur 2030 References

- Estate Neighborhood 1 (ER-1)
- Design Guidelines

Zoning Code References

- Section 405.270: C Single-Family
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 9/25/2018

ATTACHMENTS: Materials received August 30, 2018 and site plan submitted on August 16, 2018
Public Comment Received

Attachment: 18-036.5 Colonial Hills Pkwy.Staff Report.10-1-2018 (18-036: 5 Colonial Hills Pkwy Fence)

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	C Single Family Residential	Partial Larkin Ave
South	Single family residence	B Single Family Residential	Colonial Hills Pkwy
East	Single family residence	Partial B & C Single Family Residential	NA
West	Single family residence	Partial B & C Single Family Residential	NA

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to place a 6-foot tall wood privacy fence along the rear (north) property line for approximately 50 feet, from where Larkin Ave. dead ends, with an additional 20 feet at the elbow, as shown in yellow below, to provide privacy for the recently remodeled home at 5 Colonial Hills Parkway, in the breaks of the existing landscaping. The fence design will have the pickets on both sides of the fence, to mask the support posts. The lot is pre-existing, non-conforming as a flag lot off of Colonial Hills Parkway. The home is set back 50.3 feet from the rear property line, where the front yard setback for the C District along Colonial Hills Parkway and Larkin Ave. is 45 feet.

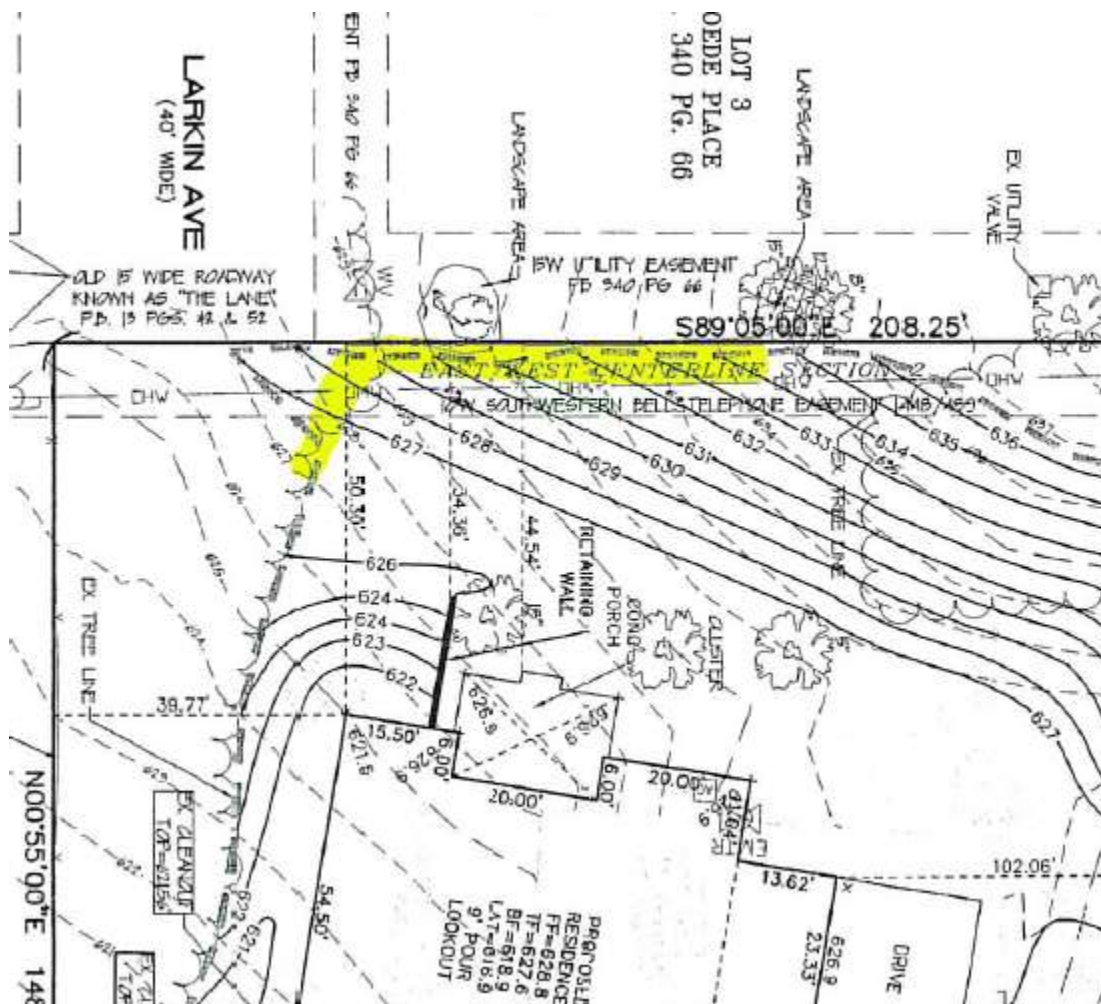


Figure 1: Close-up of the Applicant's Site Plan submitted August 16th.

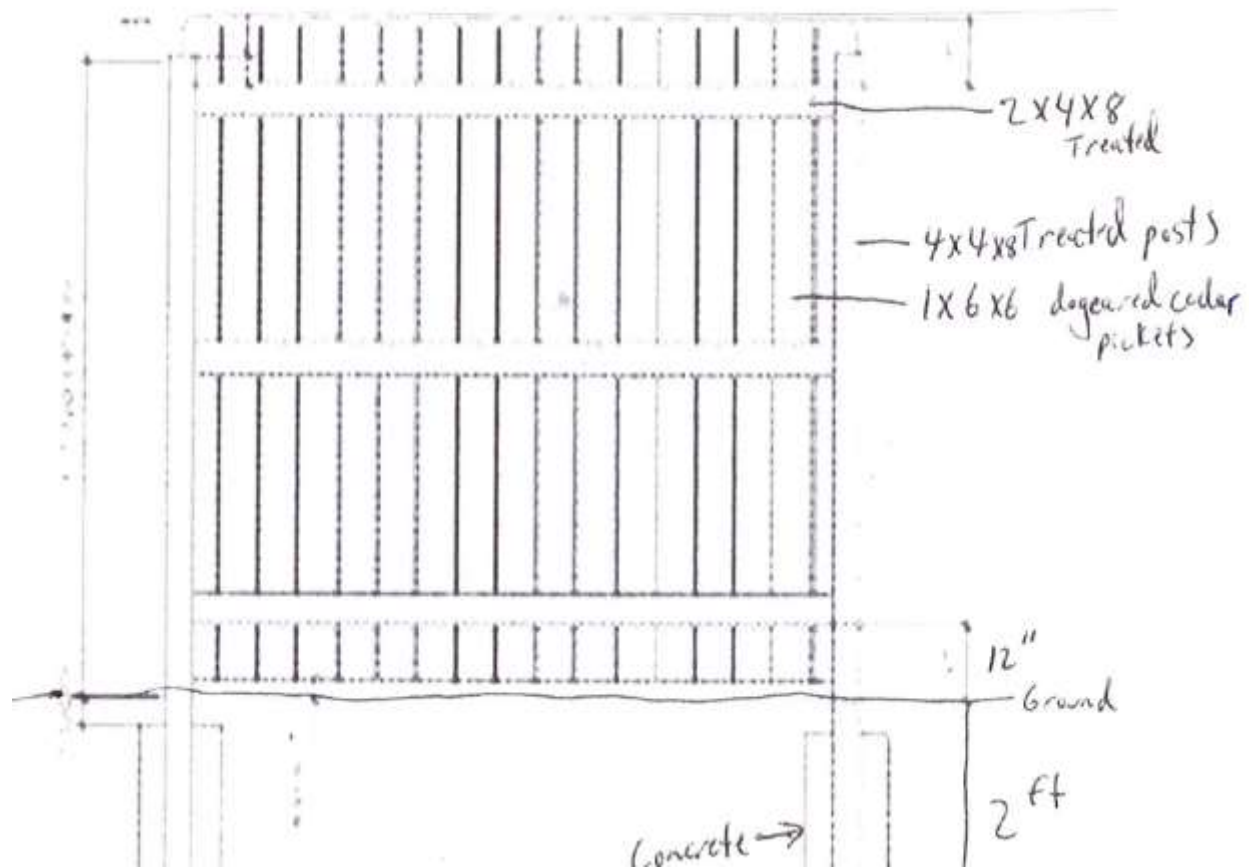


Figure 2: Fence detail.

ANALYSIS

The Zoning Code provides some guidance in evaluating requests for fences within the front setback under Section 405.640 Fences and Walls:

- A. *Height Of Fences And Walls.* No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- C. *Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.* A fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Walls, entry columns, gates and fence designs within the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080.
- F. *The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.*
- G. *Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing may be permitted provided it maintains a natural wood color and/or dark color or style. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.*

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Estate Neighborhood 1 (ER-1) consisting of medium-sized lots with stately homes in quiet enclaves. Homes should be architecturally-harmonious and built to a consistent setback from the street. Streets should be short and terminate in cul-de-sacs or circles to create small, secluded neighborhoods and sidewalks should be built on one side. Curvilinear streets can be used to preserve geographic features and views. (p. 68).

The Design Guidelines provide further direction for review of fences with the following:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials. The proposed fence material is a natural wood material which is consistent with the Design Guidelines. However, the fence does not fully enclose the yard and may appear out of character with the surrounding area where a lower fence with a more open design has been utilized on the adjacent property to the west. Additional evergreen landscaping could also be provided to create the privacy that the homeowners are seeking.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence location, height and design sufficient, they can approve it as proposed. If the Commission wishes to allow for a more open design, or with a maximum height of four feet, discussion with the Applicant and a revised motion would be necessary. Given the proximity of the existing home to the lot line, if the request is denied, a six foot tall fence would only be possible five feet from the edge of the existing home, until it moves beyond the front yard setback from Larkin Ave., or a four foot open slatted fence fifteen feet from the property line could be approved at staff level.

The motion for the fence within the setback of Larkin Ave. as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required.

MOTION

The following is an example motion for this application:

“I move to approve the site plan for the six-foot tall, wood fence, as shown on the site plan along Larkin Ave. for the property addressed as 5 Colonial Hills Parkway as discussed within the Staff Report on Application #18-036 for the October 1st Planning and Zoning Commission meeting” (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

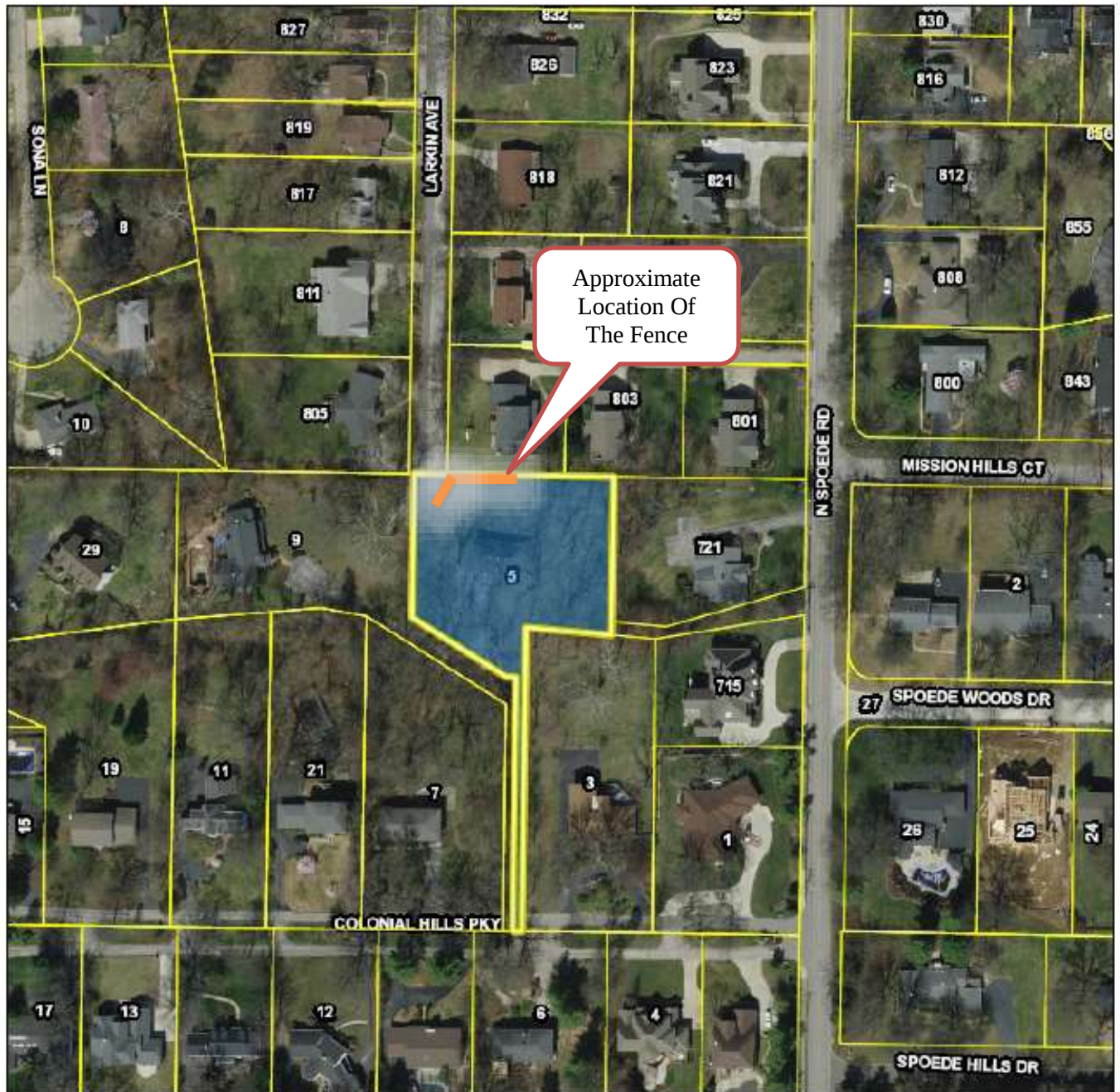
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP

5 Colonial Hills Parkway



City Limits

Parcels

Parcels Label

Roads Labels

September 17, 2018



Prepared By

HORNER SHIFFRIN

Attachment: 18-036.5 Colonial Hills Pkwy.Staff Report.10-1-2018 (18-036: 5 Colonial Hills Pkwy Fence)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:9/20/2018



Description: View of the subject property looking southeast from Larkin Ave.



Description: View of the subject property looking southeast from the end of Larkin Road.

	Description: View of the property to the north from Larkin Ave.
	Description: View looking southwest from Larkin Ave. at the adjacent property fence.



File No. _____

Planning and Zoning Commission Agenda Application
City of Creve Coeur, Missouri

Title of Project: Fence InstallationLocation of Project: 5 Colonial Hills Parkway 63141 Locator # 17N620094

Subject for Agenda: _____

Applicant: <u>William Levinson</u> Name <u>Benton Homebuilders, Inc.</u> Company (If Applicable) <u>1000 Executive Parkway Suite 106</u> Address <u>St. Louis, MO 63141</u> Address Telephone # <u>314-0336-5555 x10</u> Fax # _____ Email: _____	Applicant's Representative (if applicable): Name <u>Same</u> Company (If Applicable) _____ Address _____ Address _____ Telephone # _____ Fax # _____ Email: _____
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APPLICANT:
 Architect _____ Engineer _____ Contractor _____ Agent _____ Owner ☒

 The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, October 1st, 20 18.
SUBMITTAL CHECKLIST

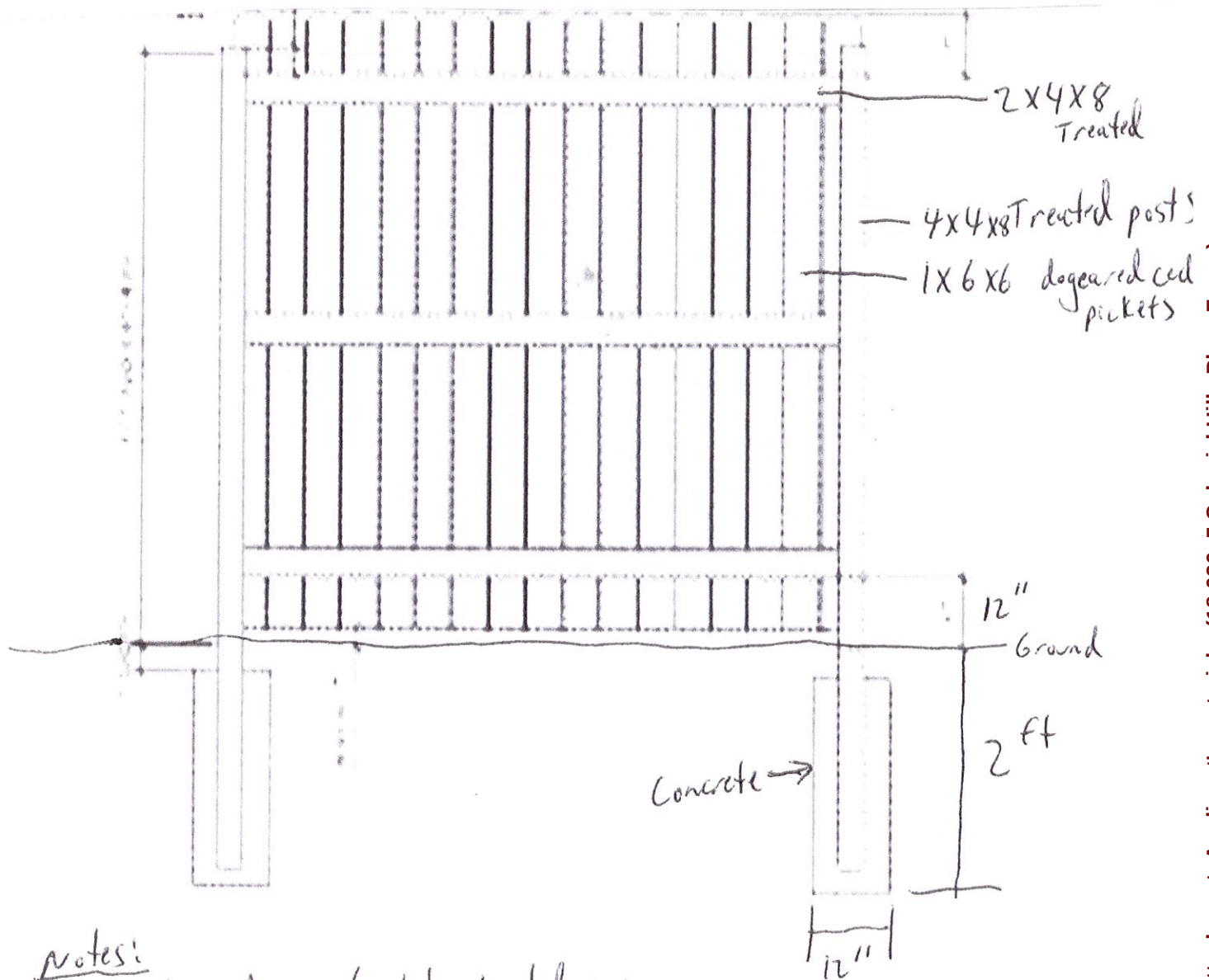
- _____ P&Z Agenda Application
- _____ Fees paid
- _____ Site Development Plan
- _____ Landscape Plan
- _____ Architectural Elevations
- _____ Lighting Plan
- _____ Tree Preservation Plan
- _____ Electronic copy of all documents submitted.

 Signature William Levinson
 Title President
 Date 8-28-18

 Jason Jaggi, AICP, Director of Community Development
 Whitney Kelly, AICP, City Planner
 Jessica Stutte, Administrative Assistant (872-2501)

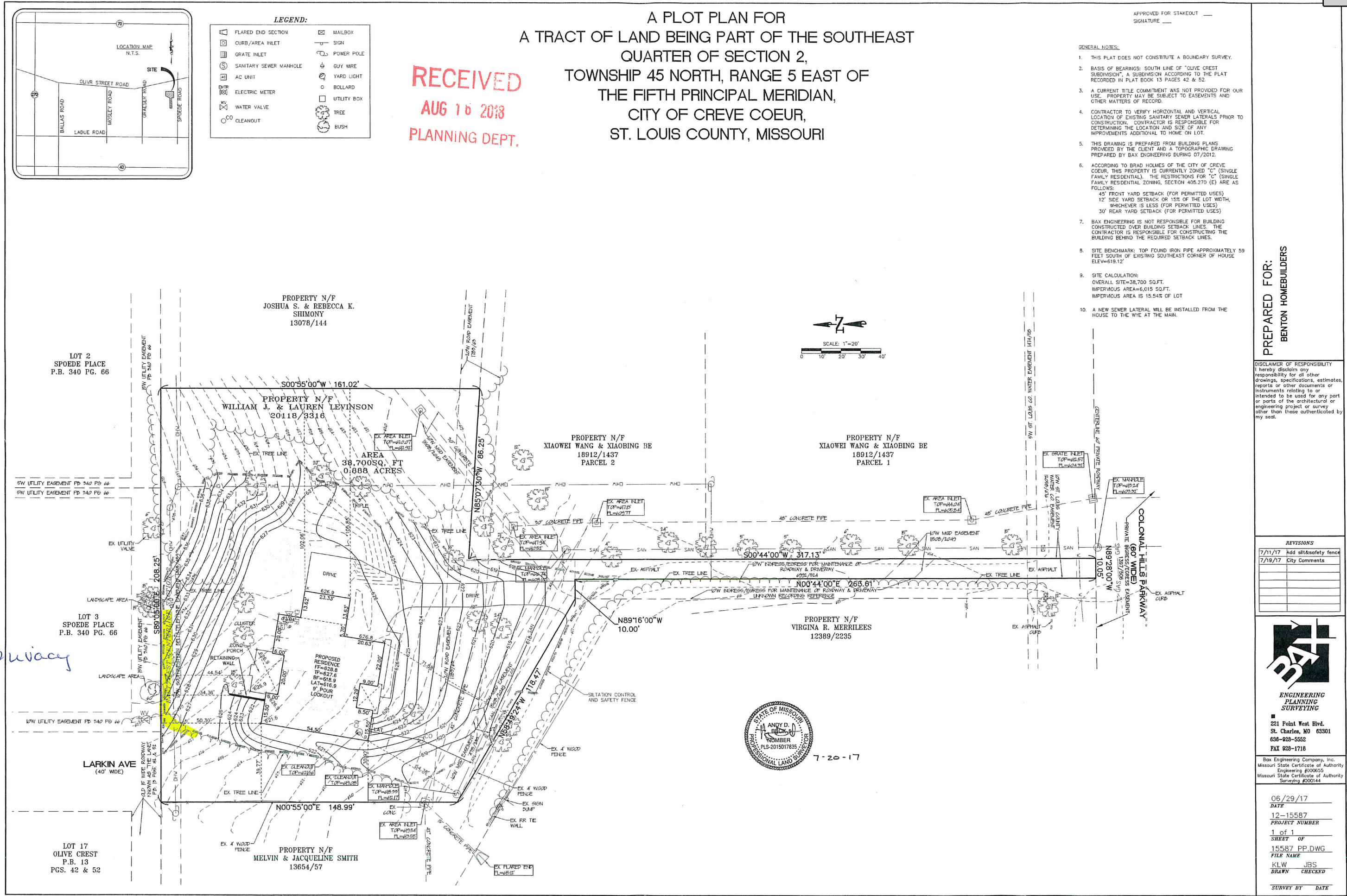
Attachment: Applicant's materials (18-036: 5 Colonial Hills Pkwy Fence)

#5 colonial Hills - Fence detail



Notes:

1. posts and 2x4's to be treated pine
2. pickets are 1x6x6 dogeared cedar
3. pickets will be on both sides of fence fitted tight together.
4. All pickets will be screwed. 2 screws per runner, 6 screws per picket
5. Runners will be screwed to posts. 2 screws per end, 4 per Runner.





Whitney Kelly <wkelly@crevecoeurmo.gov>

(no subject)

Polina Levin <pylevin@gmail.com>
To: wkelly@crevecoeurmo.gov

Tue, Sep 25, 2018 at 10:48 PM

Dear Whitney Kelly,

We have received information about a proposal to change the zoning Ordinance Section 405.640 (C) for the property at 5 Colonial Hills Parkway and would like to express our disagreement.

We expect that our Larkin Ave, which has a lot of potential, will get better over the time and that eventually there will be no difference between our street and Colonial Hills Parkway or Spoede Rd. We were grateful for the road repairing work that was recently done. We like the nice new house at the end of the street and believe that it is a good addition to our street's appearance. Therefore, when we got a news about the 6 ft wooden fence, we were very upset and disappointed. It is well understood that the fence was never intended as a street decoration; a high wooden fence will not make our street nicer. We believe that our home value will go down with the erection of this wooden fence.

It is unfair to improve the appeal of a new house at the expense of deterioration the value of neighboring homes.

We do not agree with the proposal and ask the commission to take account our opinion.

Polina Levin
Viktor Alekseyev

811 Larkin Ave

Cell 314 732 3216

Attachment: Public Comment received 9/26/2018 (18-036: 5 Colonial Hills Pkwy Fence)



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: September 4, 2018

Subject: Neighborhood Commercial District Work Session (East Olive Corridor)

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner

Attachment: None

As discussed in the prior work session, the East Olive Corridor consists of a variety of land uses that include the GC, CB Commercial District, and the C Single Family Residential Districts, as well as the A Single Family District, where existing homes that front Olive Boulevard may be used commercially.



Figure 1: Image of the East Olive Corridor area with the Zoning Districts indicated. The pink is the CB District, Red is GC District, Orange is the C Single Family District, and the light yellow is the A Single Family District.

At the August 6th meeting, Staff and the Commission discussed several aspects of the zoning code for the East Olive corridor that would be subject to revisions based on the recommendations of the comprehensive plan. Below is a summary of the topics and the preference of the Commission at this stage of the review:

Site Coverage and Bonuses

The Commission was supportive of lowering the overall site coverage to 50% with site coverage bonus to 60%. Staff has reviewed several site development plans and the approved site coverages are noted below.

- The Goddard School at 11224 Olive Boulevard is 55% site coverage.
- The Site Plan for Mobil on the Run/Briteworx (not yet under construction) has a total site coverage of 50.2%
- The Walgreen's at 10941 Olive Boulevard at the corner of Olive Blvd and Graeser Road has a site coverage of 67.2%, the property addressed as 11005 Olive Blvd (now the Scotsman) showed a site

coverage of 56.5% at the time of the original approval for both the Walgreen's site and 11005 Olive Blvd.

- The property addressed 10901-10923 Olive Boulevard (includes the FroYo, BMO Bank, Total Access Urgent Care, and Noodles and Co.) has a site coverage of 68.8%)

Based on this information, staff would recommend that the appropriate base site coverage should be 55% with site coverage bonuses up to 70%. It would be expected that most developments would not need site coverage as high as 70%; but should there be a need, significant site and development features would be required to achieve this level. The current GC District allows for site coverage of 63% up to 70% with a bonus granted at the discretion of the Commission. This will still create non-conforming properties within the areas, that were developed prior to the current ordinance, such as the shopping center at Graeser Square. It is important to note that Site Coverage is defined as: The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas. Therefore outdoor plazas, patios for outdoor dining areas, water features, and pedestrian walkways would not be counted as site coverage.

Site Coverage Bonus Tiers

Staff discussed the development of a tiered site coverage bonus framework that would involve grouping desired site development features into categories where coverage bonuses could be earned. More significant development features or incorporating more than one feature would grant additional coverage. The table below provides an example of how this setup could work.

Tier 1: Up to 60% site coverage bonus	Tier 2: Up to 65% site coverage bonus	Tier 3: Up to 70% site coverage bonus
Use of permeable pavement for stormwater quality and detention	Installation of solar panels	Dedication of right-of-way for future road widening if considered essential to the project, off-site public roadway enhancement involving medians, crosswalks, or other significant roadway improvements, as well as other features provided in tier one and two.
Providing a dedicated outdoor seating area with landscaping for dining or occupants of the building	Electric car charging station	Participation in the City's Arts on Loan program and dedication of public easements for art, , as well as other features provided in tier one and two.
Incorporating native Missouri plants equaling at least 25% of all plant material		Installation of artistic bus shelter approved by the City's Arts Committee, , as well as other features provided in tier one and two.
Incorporating bio-detention for stormwater quality and detention	Two or more features from Tier 1	LEED Certified Green Development

The above table is representative of the types of site features that would implement the goals of the comprehensive plan and would allow developers to select the types of features most suitable for their project. This list is still in development, and the Commission should provide comments and suggestions on items to consider for inclusion. In any event, the ordinance should include the ability to allow the Commission discretion to consider other forms of incentives that have not been thought of or that would be unique and beneficial for the proposed development that would not ordinarily be expected.

Building Height

The current GC zoning allows for building heights of up to 3 stories or 45-feet. Due to the challenges of land costs, topography (in certain areas), and shallow lot depths, among others as discussed in the comprehensive plan, staff would recommend that the building height remain as is. The Commission could require an additional setback for buildings over 2 stories if it is felt that 3 stories may be too great given the proximity to residential.

Buffers

The Commission was in agreement that a 20-foot fixed buffer is appropriate regardless of site size; however, an 8-foot tall fence screen would be required. It is important to note that the buffer is not the same as a building setback. As discussed with building height, the building setback could be greater for taller buildings (above 2 stories) to allow for increased separation of commercial and single family residential buildings.

Parking

The placement of the required parking areas has been a significant topic of discussion. The Commission was generally supportive of establishing a maximum build-to line of 80 feet to create a consistent frontage along Olive Boulevard and to allow customer parking in front of buildings, with the allowance of a 5 to 10 feet variance to provide some flexibility, thus a maximum setback of 90 feet.

Knowing that convenient parking is important to retailers according to statements made by the development community during the development of the comprehensive plan, staff will present a site plan based on a proposed project from approximately 10 years ago that did not move forward to aid in the discussion. We will also show other examples of developments featuring different building and parking layouts.

Landscaping

The current zoning ordinance requires a minimum landscape buffer of 10-feet along street frontages. Given the desire to have landscaped frontages, staff recommends that this requirement remain in place but to exclude areas used for sidewalks that are not in the right of way. Landscaping guidelines, including desirable plantings, could be developed in the future as part of an update to the Design Guidelines.

Building Design

The option exists to incorporate basic design requirements into the zoning code and more subjective requirements in a revised set of Design Guidelines. At this time, staff would recommend that a full discussion on the design requirements be discussed as a follow up to the zoning updates. Professional assistance may be required to assist staff and the Commission to develop these guidelines.

Uses

The Commission did not express any concerns with the changes to the allowable uses for a newly created zoning district. Please refer to the section below for additional considerations on the subject of allowable uses.

Other Items

Staff would like to get specific direction on a few items based upon the existing district regulations.

Conversion of Single Family Uses Fronting Olive Boulevard

There are homes that are zoned C Single Family Residential that are on the south side of Olive Boulevard and three existing homes on the north side of Olive that are zoned CB-Core Business District. Section 405.270(D) Non-Residential Uses On State Highway Frontage under the C Single Family Residential and Section 405.370(G)(3) Professional offices occupying a converted single-family residence under the CB-Core Business District both requires Planning and Zoning Commission review and approval for any business with similar requirements that it is of an office nature for the use, no vehicle parking in front of the building, or front yard, minimal signage, and no major alteration to the building that would affect the size, bulk or residential appearance of the structure and, any special buffering and screening deemed necessary by the Planning and Zoning Commission. The CB District also requires that Property owners of the residential structure shall file with the Recorder of Deeds of St. Louis County a deed restriction requiring that the property for which approval

is sought shall continue under a single ownership for so long as the approved use continues or until the City of Creve Coeur consents to the removal of said restriction.



Figure 2: Close-up of the residential properties along Olive that are used for professional offices, and the three homes in the CB District shown in blue addressed as 10819, 10815 and 10809 Olive Boulevard (these properties are currently for sale, and are vacant)

Does the Commission wish to continue to review the uses that would utilize the residential structures, until such time that the properties are redeveloped?

Woodshire Subdivision

The minimum size for any zoning district is five (5) acres. Rezoning the East Olive Corridor to the NC District will leave the property at 902 Woodshire Lane as a single property zoned C Single Family Residential, as shown in the above image. Staff would recommend that this property should be rezoned to A Single Family Residential to be consistent with the remaining Woodshire Subdivision.

Car Washes

During the prior work session, staff and the Commission discussed removing just gas stations without convenience stores from the NC District. Staff would also like to discuss whether stand alone car washes should also be removed. Should car washes only be allowed in conjunction with/or as an accessory to gas stations with convenience stores so that it is reviewed and developed as one unified development, such as the case with Mobil and the Run and Briteworx? Currently a Car Wash (NAICS 811192) is listed as a separate conditional use in the GC General Commercial and the LI-Light Industrial Districts. Regulations for car washes under the Conditional Uses are found only for those as an accessory to gas stations in Section 405.470(A)(13) Gasoline service stations.

Townhouse and Multi-Family Uses

As part of the text amendment to allow for medium density multi-family housing and townhomes in the GC District, the *Creve Coeur 2030* plan includes the vision for East Olive as a walkable corridor of destination retail, boutiques, neighborhood service businesses, small-scale restaurants, attached townhomes, and low – density multi-family and single-family homes. Further, the plan states, the NC place type supports the development of a variety of medium- to low-density commercial, retail, office, neighborhood service business, and residential development. Due to the site constraints of the properties within this area, and the land values, limiting residential to only low density is not practical but medium density might respond well to market conditions. Apartments (Westchase Apartment, zoned CB-Core Business District and the unzoned Briarcliff Condominium just outside the East Olive Corridor) are already in the area; therefore, staff recommends that both low and medium density of up to 20 units per acre should be included in this area as a conditional use. Apartments and condominiums already in the area are shown below.

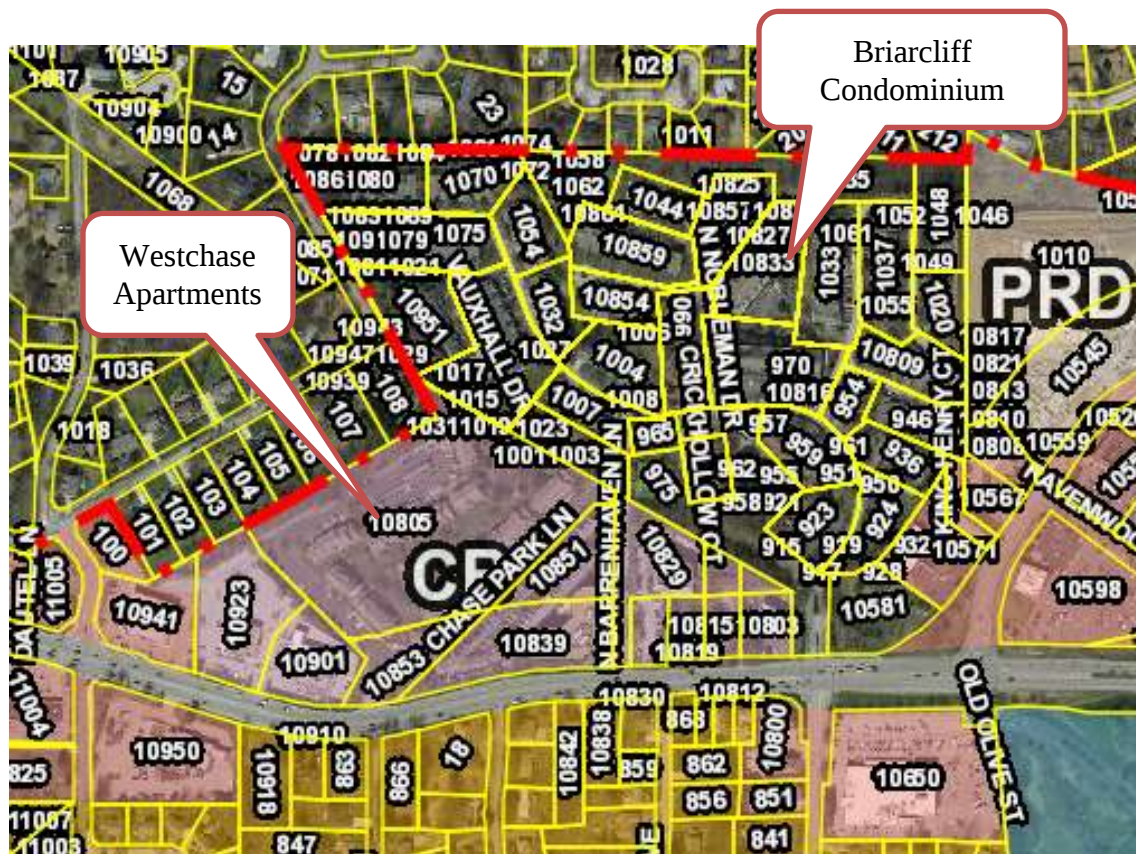


Figure 3: Close-up of the east Olive Corridor showing the existing apartment and condominium developments in the area.

Traffic Impacts

Traffic Impact Studies are required for significant redevelopment projects, but are not typically requested if the development would not represent a significant change to the use of the site. If development were to increase, the need for additional traffic studies may be needed. Staff will reach out to MoDOT to ascertain when traffic impacts studies are required.

Next Steps

At the last meeting, the Commission expressed an interest in a walking tour of the East Olive Corridor. If there is still interest, Staff would suggest that this occur in lieu of the regular October 1st meeting. After the September 4th meeting, staff would like to schedule meetings with business/property owners to discuss these changes with the feedback summarized for the Commission's review at the November 5th meeting.



city of CREVE COEUR

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: August 6, 2018

Subject: Neighborhood Commercial District Work Session (East Olive Corridor)

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development
 Whitney Kelly, AICP, City Planner

Attachment: Table A, with proposed NC District included

The East Olive Corridor consists of a variety of land uses that include the GC, CB Commercial District, and the C Single Family Residential Districts, as well as the A Single Family District, where existing homes that front Olive Boulevard may be used commercially.



Figure 1: Image of the East Olive Corridor area with the Zoning Districts indicated. The pink is the CB District, Red is GC District, Orange is the C Single Family District, and the light yellow is the A Single Family District.

The Comprehensive Plan recognizes the challenges of East Olive that have limited the revitalization of this area. These challenges include shallow lot depths, direct adjacency to established residential neighborhoods, and existing lot constraints including topography. The zoning district requirements have been specifically mentioned as a constraint to development as well. For these reasons, the Comprehensive Plan recommends creating a unique zoning district for the East Olive Corridor, referred to as the Neighborhood Commercial District, that would establish specific uses and development standards for this area.

Staff is seeking to establish the Neighborhood Commercial District that would be specific to the needs of the East Olive Corridor. This district would largely be based upon the current General Commercial District with some modifications. The recommendations of the Comprehensive Plan will be outlined within this report with

specific questions as to the appropriate standards to implement these recommendations within the context of the Zoning Ordinance.

Setbacks

The Comprehensive Plan suggests establishing a consistent building line along Olive Boulevard per image below:



Proposed Consistent Setback and Buffer Zone Examples

- A. Existing Parcels
- B. Primary Street Consistent Setback Zone (dimension to be determined)
- C. Side Setback Zone (dimension to be determined)
- D. Buffer Zone (from adjacent residential properties; dimension to be determined)



New Building and Parking Configuration Examples

- E. Example New Buildings
- F. Example Frontage Shared Parking with cross-lot access and optional public space and landscape amenities
- G. Consistent "Second-Tier" Pedestrian Zone with cross-lot access
- H. Example Rear- and Side-Lot Shared Auxiliary Parking and service areas

Current GC General Commercial minimum setback of 50 feet, where parking is located in front of the building (with no maximum), where in the CB District the maximum setback is 80 feet along Olive Boulevard and 15 feet maximum setback on any other street. Additionally, Section 405.240: Setbacks and Building Lines attempted to create a consistent building line along Olive Boulevard, per the section below. However, the various zoning districts in the area often leads to a lack of continuity.

Additionally, Section 405.240: Setbacks and Building Lines.

B. Setback Requirements On Certain Streets And Rights-Of-Way.

1. No building or structure shall be located further from a major street or highway in the City of Creve Coeur than provided for by the standards specified below:
 - a. Arterial street or highway (Ballas Road, Lindbergh Boulevard and Olive Boulevard): Forty (40) feet setback from the centerline of said arterial street or highway plus the permitted setback distance established in the zoning district. The Planning and Zoning Commission may increase the distance measured from the centerline of an arterial street or highway to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan.

The discussion during the development of the Comprehensive Plan involved the desired location of parking in relation to the street. It was generally agreed upon and the Comprehensive Plan recommends that parking be allowed in front of buildings, but parking along the side and rear and with cross access and shared parking encouraged. As an example of how to implement these recommendations, the CB District requires a maximum setback from Olive Boulevard at 80 feet which allows for some parking in the front (generally, one row with parking on both sides), and with the majority of the parking to the sides and rear. The key factors in the discussion on this topic involves how to establish a consistent building setback while also accommodating parking in front of the buildings.

Key Questions:

- Should the maximum setback, or build to line be a fixed number to allow for some parking in the front, but not all of it (CB District is an example)?
- Should the majority of parking be focused to the rear and less on the front and sides, to be in keeping with the recommendations of the Comprehensive Plan? This would allow for a reduced side yard between buildings if parking is shared in the rear.
- Should a variation be allowed, such as 10-feet from adjacent established buildings to account for site conditions?

Building Height

Currently, the building height allowed in the GC District is a maximum of three stories or 45 feet. Where the adjacent residential zoning districts allow a height of two and one-half (2½) stories or thirty-five (35) feet, whichever is less. The Comprehensive Plan envisions this area to be a transitional district with low-medium density buildings.

Key Question:

- Should the allowable building height remain at 3-stories and if so, should additional setbacks from an adjacent residential district be required for buildings above 2 stories?

Site Coverage and Bonus Standards

The Comprehensive Plan recommends supporting sustainable development practices through zoning incentives such as site coverage and density bonuses. Sustainable development practices to be considered include permeable pavement, bio-retention, native landscaping, and energy efficient lighting.

Currently, the Core Business and General Commercial districts allow for a maximum site coverage of 63%, with a bonus coverage of up to 70%. Staff would suggest a lower base site coverage, to provide greater greenspace and greater pedestrian amenities (plazas and pedestrian pathways are not counted as coverage in non-residential development) be considered. By lowering the base coverage allowed, the City could then incentivize additional coverage to implement additional desired objectives such as pedestrian amenities and sustainable development. Staff would also like to include greater definition for bonus consideration, and the level of benefit needed to gain additional coverage.

Key Questions:

- Should the maximum site coverage be lowered in the range of 50 to 60%?
- What are the elements that should warrant a bonus coverage to the maximum amount and to what percentage of a bonus should be granted? Examples would include sustainable site features, extraordinary pedestrian amenities, public transit enhancements, and public art.
- If the development creates such a significant benefit should we allow for additional structure height in addition to site coverage? For example, this could be tied to the allowance for going up to 3-stories.
- Should the City consider a tiered system whereby additional bonuses are granted for more extensive benefits?

Currently the bonus standards in both the GC and CB District include, but not be limited to, the provisions of:

- (1) Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities;
- (2) Objects of art or beautification; statuary or other unique visual features;
- (3) Burial of overhead transmission lines and removal of utility poles.

Staff finds that in many of the discussions, the items for consideration for a bonus coverage do not often relate to the amount of coverage and benefit provided. For example, what types of additional features warrants a full bonus up to 70% versus a lower bonus of 65%? In addition, some development propose minimal pedestrian amenities or landscaping that only meets with the minimum standards of the Code and/or the City's Design Guidelines or barely exceeds them. Further, the burial of overhead transmission lines and removal of utility poles are generally not financially feasible on a site-by-site basis and should be removed from consideration.

Buffers

The buffering of commercial uses that are adjacent to residential districts is an important development standard. The City's planning efforts have historically emphasized the need to protect residential areas from commercial encroachment and this theme continues with the current Comprehensive Plan. The key issues are the appropriate depth and method of a buffering to facilitate development along the corridor while also protecting residential neighborhoods.

The GC District includes a buffer yard requirement of 20 feet with 5 foot increments for each acre over 2, up to a maximum of 40 feet. Due to the existing sites within the East Olive Corridor, with very few sites near 2 acres, and with the lower development regulations, and coverage, Staff recommends a simple buffer yard of 20 feet, and only to the north or south for those properties that front along Olive Boulevard. A buffer yard for adjacent properties that also front Olive but may be zoned residential, whether or not they are used as residential properties, may not require a buffer yard.

Key Questions:

- Should the buffer yards be lowered to 20-feet across the board?
- Should the buffer yard be applied to adjoining properties that also front Olive Boulevard, but are not used for residential purposes, or even if they are used for residential purposes?

Design Characteristics

Staff envisions that an update to the Design Guidelines should be done after the Zoning Ordinance is substantially underway. The updated Design Guidelines would address specific considerations for the East Olive Corridor as well as general design recommendations that would apply in all non-residential zoning districts.

Basic design considerations could be included in the Zoning Ordinance that would not be as discretionary as you would find in the Design Guidelines.

Key Questions:

- Should basic design characteristics be included such as minimum amounts of brick or stone masonry, sloped roofs, etc., that would be geared toward compatibility with the adjacent residential development and in a smaller scale of the corridor?
- Should all design considerations be left to the Design Guidelines, to be updated after the Zoning Ordinance?



Figure 2: Two Story Office Building with slopped roof line, and a larger standard office building with a flat roof.

Landscaping

The Comprehensive Plan calls for landscaped frontages throughout the commercial districts. Staff would like to incorporate additional requirements into the code that would require specific landscaping standards for the entire site, not just for parking lots and street trees. This could be addressed as part of a broader landscape code update at a later date.

Uses

Many of the same uses in the GC would carry over to the new NC District with some exceptions. Certain types of residential uses would be allowed and uses that would not be compatible in scale or with adjacent residential districts. Below are highlights of staff's suggestions:

Home Centers are listed as a conditional use. Staff has not included it in the NC District as they are larger super centers that lack the neighborhood characteristics of development, and require more land area than the area could support. A similar condition exists with respect to Supermarkets and Grocery Stores. Smaller scale specialty grocery stores are categorized as NAICS 445110 All Other Specialty Food Stores which would be allowed. Department Stores, Discount Department Stores, Warehouse Clubs and Supercenters, and Home Centers would also not be allowed within this area.

Other General Merchandise Stores (NAICS 452990) is currently listed as a conditional use in all of the commercial areas. This category includes larger stores that a variety of merchandise, apparel, hardware, auto, such as Sears, as well as smaller stores such as a Dollar Stores. Given the lower intensity of the development of the district, should this remain a conditional use?

Gasoline Stations with Convenience Stores will remain as a conditional use. However, Other Gasoline Stores (Gasoline Stations without convenience store, Truck Stops, and Marine Service Stations) would not be permitted in that they are not as neighborhood oriented.

Residential uses that were previously proposed in association with the text amendment in the GC-District are carried over for inclusion in the NC District. The Comprehensive Plan supports the inclusion of certain forms of low-medium density multi-family and attached townhouses within the corridor.

Attached is the list of permitted and conditional uses for the proposed NC—Neighborhood Commercial District for discussion.

Staff looks forward to reviewing the desired components of a potential new zoning district, exclusive to East Olive with the Commission.

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
221121	Electric Bulk Power Transmission and Control															C	
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C		C	C	C	
221310	Water Supply and Irrigation Systems															C	
221320	Sewage Treatment Facilities															C	
236115	New Single-Family Housing Construction (except For-Sale Builders)															C	
236116	New Multifamily Housing Construction (except For-Sale Builders)															C	
236117	New Housing For-Sale Builders															C	
236118	Residential Remodelers															C	
236210	Industrial Building Construction															C	
236220	Commercial and Institutional Building Construction															C	
237110	Water and Sewer Line and Related Structures Construction															C	
237120	Oil and Gas Pipeline and Related Structures Construction															C	
237130	Power and Communication Line and Related Structures Construction															C	
237210	Land Subdivision															C	
237310	Highway, Street, and Bridge Construction (Management Office Only)														P	P	
238150	Glass and Glazing Contractors															C	
238210	Electrical Contractors and Other Wiring Installation Contractors															C	
238220	Plumbing, Heating, and Air-Conditioning Contractors															C	
238310	Drywall and Insulation Contractors															C	
238320	Painting and Wall Covering Contractors															C	
238330	Flooring Contractors															C	
238340	Tile and Terrazzo Contractors															C	
238350	Finish Carpentry Contractors															C	
238390	Other Building Finishing Contractors															C	
238990	All Other Specialty Trade Contractors															C	
311351	Chocolate and Confectionery Manufacturing from Cacao Beans															P	
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P	P	P	P	
311340	Nonchocolate Confectionery Manufacturing										P	P	P	P		P	
311811	Retail Bakeries										P	P	P	P	P	P	
311812	Commercial Bakeries															P	
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing															P	
311821	Cookie and Cracker Manufacturing															P	
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour															C	
311830	Tortilla Manufacturing															C	
311911	Roasted Nuts and Peanut Butter Manufacturing															P	
311919	Other Snack Food Manufacturing															P	
311920	Coffee and Tea Manufacturing															P	
311942	Spice and Extract Manufacturing															C	
312111	Soft Drink Manufacturing															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
312112	Bottled Water Manufacturing															P	
312113	Ice Manufacturing															C	
312120	Breweries															C	
312130	Wineries															C	
312140	Distilleries															C	
313220	Narrow Fabric Mills and Schiffli Machine Embroidery															P	
313310	Textile and Fabric Finishing Mills															P	
313320	Fabric Coating Mills															P	
314120	Curtain and Linen Mills															P	
314910	Textile Bag and Canvas Mills															P	
314999	All Other Miscellaneous Textile Product Mills															C	
315210	Cut and Sew Apparel Contractors															P	
315220	Men's and Boys' Cut and Sew Apparel Manufacturing															P	
315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing															P	
315280	Other Cut and Sew Apparel Manufacturing															P	
315990	Apparel Accessories and Other Apparel Manufacturing															P	
316210	Footwear Manufacturing															P	
316992	Women's Handbag and Purse Manufacturing															P	
316998	All Other Leather Good and Allied Product Manufacturing															P	
321113	Sawmills																
321114	Wood Preservation																
321211	Hardwood Veneer and Plywood Manufacturing															C	
321212	Softwood Veneer and Plywood Manufacturing															C	
321213	Engineered Wood Member (except Truss) Manufacturing															C	
321214	Truss Manufacturing															C	
321219	Reconstituted Wood Product Manufacturing															C	
321911	Wood Window and Door Manufacturing															C	
321912	Cut Stock, Resawing Lumber, and Planing															C	
321918	Other Millwork (including Flooring)															C	
321920	Wood Container and Pallet Manufacturing															C	
321991	Manufactured Home (Mobile Home) Manufacturing															C	
321992	Prefabricated Wood Building Manufacturing															C	
321999	All Other Miscellaneous Wood Product Manufacturing															C	
322211	Corrugated and Solid Fiber Box Manufacturing															C	
322212	Folding Paperboard Box Manufacturing															P	
322219	Other Paperboard Container Manufacturing															P	
322220	Paper Bag and Coated and Treated Paper Manufacturing															C	
322230	Stationery Product Manufacturing															C	
322291	Sanitary Paper Product Manufacturing															C	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
322299	All Other Converted Paper Product Manufacturing															C	
323111	Commercial Printing (except Screen and Books)															P	
323113	Commercial Screen Printing															P	
323117	Books Printing															P	
323120	Support Activites for Printing															P	
325220	Artificial and Synthetic Fibers and Filaments Manufacturing									C						C	
325411	Medicinal and Botanical Manufacturing									C						C	
325412	Pharmaceutical Preparation Manufacturing									C						C	
325413	In-Vitro Diagnostic Substance Manufacturing									C						C	
325414	Biological Product (except Diagnostic) Manufacturing									C						C	
325991	Custom Compounding of Purchased Resins															P	
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing															P	
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing															P	
326111	Plastics Bag and Pouch Manufacturing															C	
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing															C	
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing															P	
326121	Unlaminated Plastics Profile Shape Manufacturing															P	
326122	Plastics Pipe and Pipe Fitting Manufacturing															P	
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing															P	
326140	Polystyrene Foam Product Manufacturing															P	
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing															P	
326160	Plastics Bottle Manufacturing															P	
326191	Plastics Plumbing Fixture Manufacturing															P	
326199	All Other Plastics Product Manufacturing															P	
326212	Tire Retreading															C	
326291	Rubber Product Manufacturing for Mechanical Use															P	
326299	All Other Rubber Product Manufacturing															P	
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing															P	
327211	Flat Glass Manufacturing															P	
327212	Other Pressed and Blown Glass and Glassware Manufacturing															P	
327213	Glass Container Manufacturing															P	
327215	Glass Product Manufacturing Made of Purchased Glass															P	
332114	Custom Roll Forming															P	
332117	Powder Metallurgy Part Manufacturing															P	
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
332216	Saw Blade and Handtool Manufacturing															P	
332311	Prefabricated Metal Building and Component Manufacturing															P	
332312	Fabricated Structural Metal Manufacturing															P	
332313	Plate Work Manufacturing															P	
332321	Metal Window and Door Manufacturing															P	
332322	Sheet Metal Work Manufacturing															P	
332323	Ornamental and Architectural Metal Work Manufacturing															P	
332410	Power Boiler and Heat Exchanger Manufacturing															P	
332420	Metal Tank (Heavy Gauge) Manufacturing															P	
332431	Metal Can Manufacturing															P	
332439	Other Metal Container Manufacturing															P	
332510	Hardware Manufacturing															P	
332613	Spring Manufacturing															P	
332618	Other Fabricated Wire Product Manufacturing															P	
332710	Machine Shops															P	
332721	Precision Turned Product Manufacturing															P	
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing															P	
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers															P	
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring															P	
332911	Industrial Valve Manufacturing															P	
332912	Fluid Power Valve and Hose Fitting Manufacturing															C	
332913	Plumbing Fixture Fitting and Trim Manufacturing															P	
332919	Other Metal Valve and Pipe Fitting Manufacturing															P	
332991	Ball and Roller Bearing Manufacturing															P	
332992	Small Arms Ammunition Manufacturing															C	
332993	Ammunition (except Small Arms) Manufacturing															C	
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing															C	
332996	Fabricated Pipe and Pipe Fitting Manufacturing															P	
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing															C	
333111	Farm Machinery and Equipment Manufacturing															C	
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing															C	
333120	Construction Machinery Manufacturing															P	
333131	Mining Machinery and Equipment Manufacturing															P	
333132	Oil and Gas Field Machinery and Equipment Manufacturing															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
333241	Food Product Machinery Manufacturing															P	
333242	Semiconductor Machinery Manufacturing															P	
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing															P	
333244	Printing Machinery and Equipment Manufacturing															P	
333249	Other Industrial Machinery Manufacturing															P	
333314	Optical Instrument and Lens Manufacturing															P	
333316	Photographic and Photocopying Equipment Manufacturing															P	
333318	Other Commercial and Service Industry Machinery Manufacturing															P	
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing															P	
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing															P	
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing															P	
333511	Industrial Mold Manufacturing															C	
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing															P	
333515	Cutting Tool and Machine Tool Accessory Manufacturing															P	
333517	Machine Tool Manufacturing															P	
333519	Rolling Mill and Other Metalworking Machinery Manufacturing															P	
333611	Turbine and Turbine Generator Set Units Manufacturing															P	
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing															P	
333613	Mechanical Power Transmission Equipment Manufacturing															P	
333618	Other Engine Equipment Manufacturing															P	
333911	Pump and Pumping Equipment Manufacturing															P	
333912	Air and Gas Compressor Manufacturing															C	
333913	Measuring and Dispensing Pump Manufacturing															P	
333921	Elevator and Moving Stairway Manufacturing															P	
333922	Conveyor and Conveying Equipment Manufacturing															P	
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing															P	
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing															P	
333991	Power-Driven Handtool Manufacturing															C	
333992	Welding and Soldering Equipment Manufacturing															P	
333993	Packaging Machinery Manufacturing															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
333994	Industrial Process Furnace and Oven Manufacturing															P	
333995	Fluid Power Cylinder and Actuator Manufacturing															P	
333996	Fluid Power Pump and Motor Manufacturing															P	
333997	Scale and Balance Manufacturing															P	
333999	All Other Miscellaneous General Purpose Machinery Manufacturing															C	
334111	Electronic Computer Manufacturing															P	
334112	Computer Storage Device Manufacturing															P	
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing															P	
334210	Telephone Apparatus Manufacturing															P	
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing															P	
334290	Other Communications Equipment Manufacturing															P	
334310	Audio and Video Equipment Manufacturing															P	
334412	Bare Printed Circuit Board Manufacturing															P	
334413	Semiconductor and Related Device Manufacturing															P	
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing															P	
334417	Electronic Connector Manufacturing															P	
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing															P	
334419	Other Electronic Component Manufacturing															P	
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C								P	
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing															P	
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use															P	
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables															P	
334514	Totalizing Fluid Meter and Counting Device Manufacturing															P	
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals															P	
334516	Analytical Laboratory Instrument Manufacturing							C								P	
334517	Irradiation Apparatus Manufacturing															P	
334519	Other Measuring and Controlling Device Manufacturing															P	
334613	Blank Magnetic and Optical Recording Media Manufacturing															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing											P	P	P	P	P	
335110	Electric Lamp Bulb and Part Manufacturing															P	
335121	Residential Electric Lighting Fixture Manufacturing															P	
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing															P	
335129	Other Lighting Equipment Manufacturing															P	
335210	Small Electrical Appliance Manufacturing															P	
335221	Household Cooking Appliance Manufacturing															P	
335222	Household Refrigerator and Home Freezer Manufacturing															P	
335224	Household Laundry Equipment Manufacturing															P	
335228	Other Major Household Appliance Manufacturing															P	
335311	Power, Distribution, and Specialty Transformer Manufacturing															P	
335312	Motor and Generator Manufacturing															P	
335313	Switchgear and Switchboard Apparatus Manufacturing															P	
335314	Relay and Industrial Control Manufacturing															P	
335911	Storage Battery Manufacturing															P	
335912	Primary Battery Manufacturing															P	
335932	Noncurrent-Carrying Wiring Device Manufacturing															P	
335991	Carbon and Graphite Product Manufacturing															P	
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing															P	
336111	Automobile Manufacturing															C	
336112	Light Truck and Utility Vehicle Manufacturing															C	
336120	Heavy Duty Truck Manufacturing															C	
336211	Motor Vehicle Body Manufacturing															C	
336212	Truck Trailer Manufacturing															C	
336213	Motor Home Manufacturing															C	
336214	Travel Trailer and Camper Manufacturing															C	
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing															C	
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing															P	
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing															C	
336340	Motor Vehicle Brake System Manufacturing															C	
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing															C	
336360	Motor Vehicle Seating and Interior Trim Manufacturing															P	
336390	Other Motor Vehicle Parts Manufacturing															C	
336411	Aircraft Manufacturing															C	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
336412	Aircraft Engine and Engine Parts Manufacturing															C	
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing															P	
336414	Guided Missile and Space Vehicle Manufacturing															C	
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing															C	
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing															C	
336510	Railroad Rolling Stock Manufacturing															C	
336611	Ship Building and Repairing																
336612	Boat Building															C	
336991	Motorcycle, Bicycle, and Parts Manufacturing															C	
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing															C	
336999	All Other Transportation Equipment Manufacturing															C	
337110	Wood Kitchen Cabinet and Countertop Manufacturing															C	
337121	Upholstered Household Furniture Manufacturing															C	
337122	Nonupholstered Wood Household Furniture Manufacturing															C	
337124	Metal Household Furniture Manufacturing															C	
337125	Household Furniture (except Wood and Metal) Manufacturing															C	
337127	Institutional Furniture Manufacturing															C	
337211	Wood Office Furniture Manufacturing															C	
337212	Custom Architectural Woodwork and Millwork Manufacturing															C	
337214	Office Furniture (except Wood) Manufacturing															C	
337215	Showcase, Partition, Shelving, and Locker Manufacturing															C	
337910	Mattress Manufacturing															C	
337920	Blind and Shade Manufacturing															P	
339112	Surgical and Medical Instrument Manufacturing															P	
339113	Surgical Appliance and Supplies Manufacturing							C				C		C		P	
339114	Dental Equipment and Supplies Manufacturing							C								P	
339115	Ophthalmic Goods Manufacturing							C								P	
339116	Dental Laboratories							P						C	C	P	
339910	Jewelry and Silverware Manufacturing															P	
339920	Sporting and Athletic Goods Manufacturing															P	
339930	Doll, Toy, and Game Manufacturing															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
339940	Office Supplies (except Paper) Manufacturing															P	
339950	Sign Manufacturing										C	C		C	C	C	
339991	Gasket, Packing, and Sealing Device Manufacturing															P	
339992	Musical Instrument Manufacturing															P	
339993	Fastener, Button, Needle, and Pin Manufacturing															P	
339994	Broom, Brush, and Mop Manufacturing															P	
339995	Burial Casket Manufacturing															P	
339999	All Other Miscellaneous Manufacturing															C	
423110	Automobile and Other Motor Vehicle Merchant Wholesalers															C	
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers															P	
423130	Tire and Tube Merchant Wholesalers															C	
423140	Motor Vehicle Parts (Used) Merchant Wholesalers															C	
423210	Furniture Merchant Wholesalers															P	
423220	Home Furnishing Merchant Wholesalers															P	
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers															P	
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers															P	
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers															P	
423390	Other Construction Material Merchant Wholesalers															P	
423410	Photographic Equipment and Supplies Merchant Wholesalers															P	
423420	Office Equipment Merchant Wholesalers															P	
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers															P	
423440	Other Commercial Equipment Merchant Wholesalers															P	
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers															P	
423460	Ophthalmic Goods Merchant Wholesalers															P	
423490	Other Professional Equipment and Supplies Merchant Wholesalers															P	
423510	Metal Service Centers and Other Metal Merchant Wholesalers															P	
423520	Coal and Other Mineral and Ore Merchant Wholesalers																
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers															P	
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers															P	
423690	Other Electronic Parts and Equipment Merchant Wholesalers															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
423710	Hardware Merchant Wholesalers															P	
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers															P	
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers															P	
423740	Refrigeration Equipment and Supplies Merchant Wholesalers															P	
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers															P	
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers															P	
423830	Industrial Machinery and Equipment Merchant Wholesalers															P	
423840	Industrial Supplies Merchant Wholesalers															P	
423850	Service Establishment Equipment and Supplies Merchant Wholesalers															P	
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers															P	
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers															P	
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers															P	
423930	Recyclable Material Merchant Wholesalers															P	
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers															P	
423990	Other Miscellaneous Durable Goods Merchant Wholesalers															P	
424110	Printing and Writing Paper Merchant Wholesalers															P	
424120	Stationery and Office Supplies Merchant Wholesalers															P	
424130	Industrial and Personal Service Paper Merchant Wholesalers															P	
424210	Drugs and Druggists' Sundries Merchant Wholesalers															P	
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers															P	
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers															P	
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers															P	
424340	Footwear Merchant Wholesalers															P	
424410	General Line Grocery Merchant Wholesalers															P	
424420	Packaged Frozen Food Merchant Wholesalers															P	
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers															P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
424440	Poultry and Poultry Product Merchant Wholesalers															P	
424450	Confectionery Merchant Wholesalers															P	
424460	Fish and Seafood Merchant Wholesalers															P	
424470	Meat and Meat Product Merchant Wholesalers															P	
424480	Fresh Fruit and Vegetable Merchant Wholesalers															P	
424490	Other Grocery and Related Products Merchant Wholesalers															P	
424510	Grain and Field Bean Merchant Wholesalers															P	
424520	Livestock Merchant Wholesalers															P	
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers															P	
424690	Other Chemical and Allied Products Merchant Wholesalers															C	
424810	Beer and Ale Merchant Wholesalers															P	
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers															P	
424910	Farm Supplies Merchant Wholesalers															P	
424920	Book, Periodical, and Newspaper Merchant Wholesalers															P	
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers															P	
424940	Tobacco and Tobacco Product Merchant Wholesalers															P	
424950	Paint, Varnish, and Supplies Merchant Wholesalers															P	
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers															P	
425110	Business to Business Electronic Markets								P		P	P	P	P	P	P	
425120	Wholesale Trade Agents and Brokers								P				P	P	P	P	
441110	New Car Dealers													C	C	C	
441120	Used Car Dealers															C	
441210	Recreational Vehicle Dealers															C	
441222	Boat Dealers											C		C	C	C	
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers															C	
441310	Automotive Parts and Accessories Stores										C	C	C	C	C	C	
441320	Tire Dealers													C		C	
CC442100	All Drive-In and Drive-Through Services (excluding Food Services)											C	C	C	C	C	
442110	Furniture Stores										P	P	P	P	P	C	
442210	Floor Covering Stores										P	P	P	P	P	C	
442291	Window Treatment Stores										P	P	P	P	P	P	
442299	All Other Home Furnishings Stores										C	C	P	P	P	P	
443141	Household Appliance Stores										C	C	P	P	P	P	
443142	Electronics Stores										P	P	P	P	P	P	
444110	Home Centers											C		C	C	P	
444120	Paint and Wallpaper Stores										C	P	P	P	P	P	
444130	Hardware Stores										P	P	P	P	P	P	
444190	Other Building Material Dealers											C		C	C	P	
444210	Outdoor Power Equipment Stores										C	C		C	P	P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
444220	Nursery, Garden Center, and Farm Supply Stores										C		P		C	P	
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P		P	P	P	
445120	Convenience Stores								C		C	C	C	C	C	C	
445210	Meat Markets										P	P	P	P	P	P	
445220	Fish and Seafood Markets															P	
445230	Fruit and Vegetable Markets										P	P	P	P	P	P	
445291	Baked Goods Stores										P	P	P	P	P	P	
445292	Confectionery and Nut Stores										P	P	P	P	P	P	
445299	All Other Specialty Food Stores										P	P	P	P	P	P	
445310	Beer, Wine, and Liquor Stores										P	P	P	P	P	P	
446110	Pharmacies and Drug Stores							P	P		P	P	P	P	P	P	
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P	P	P	P	
446130	Optical Goods Stores										P	P	P	P	P	P	
446191	Food (Health) Supplement Stores							P			P	P	P	P	P	P	
446199	All Other Health and Personal Care Stores										P	P	P	P	P	P	
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C	C	
447190	Other Gasoline Stations											C		C	C	C	
448110	Men's Clothing Stores										P	P	P	P	P	C	
448120	Women's Clothing Stores										P	P	P	P	P	C	
448130	Children's and Infants' Clothing Stores										P	P	P	P	P	C	
448140	Family Clothing Stores										P	P	P	P	P	C	
448150	Clothing Accessories Stores										P	P	P	P	P	C	
448190	Other Clothing Stores										P	P	P	P	P	P	
448210	Shoe Stores										P	P	P	P	P	P	
448310	Jewelry Stores										P	P	P	P	P	C	
448320	Luggage and Leather Goods Stores										P	P	P	P	P	C	
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P	P	
451120	Hobby, Toy, and Game Stores										P	P	P	P	P	P	
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P	P	
451140	Musical Instrument and Supplies Stores										P	P	P	P	P	P	
451211	Book Stores										P	P	P	P	P	P	
451212	News Dealers and Newsstands								P		P	P	P	P	P	P	
452111	Department Stores (except Discount Department Stores)										C	C		C	C	P	
452112	Discount Department Stores										C	C		C	C	P	
452910	Warehouse Clubs and Supercenters											C		C	C	P	
452990	All Other General Merchandise Stores								C		C	C	C	C	C	P	
453110	Florists							P			P	P	P	P	P	P	
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P	P	
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P	P	
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods).										P	P	P	P	P	P	
453910	Pet and Pet Supplies Stores										P	P	P	P	P	P	
453920	Art Dealers										P	P	P	P	P	P	
453930	Manufactured (Mobile) Home Dealers															C	
453991	Tobacco Stores										P	P	P	P	P	P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P	P	
454111	Electronic Shopping										P	P	P	P	P	P	
454112	Electronic Auctions														P	P	
454113	Mail-Order Houses															P	
454210	Vending Machine Operators															P	
454310	Fuel Dealers															C	
454390	Other Direct Selling Establishments										P	P		P			
481112	Scheduled Freight Air Transportation															P	
481219	Other Nonscheduled Air Transportation											P			P		
484110	General Freight Trucking, Local															C	
484121	General Freight Trucking, Long-Distance, Truckload															C	
484122	General Freight Trucking, Long-Distance, Less Than Truckload															C	
484210	Used Household and Office Goods Moving															C	
484220	Specialized Freight (except Used Goods) Trucking, Local															C	
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance															C	
485111	Mixed Mode Transit Systems															C	
485112	Commuter Rail Systems															C	
485113	Bus and Other Motor Vehicle Transit Systems															C	
485119	Other Urban Transit Systems															P	
485210	Interurban and Rural Bus Transportation													C	C	C	
485310	Taxi Service															C	
485320	Limousine Service															P	
485410	School and Employee Bus Transportation															C	
485510	Charter Bus Industry											C				C	
485991	Special Needs Transportation											C				C	
485999	All Other Transit and Ground Passenger Transportation											C				C	
486110	Pipeline Transportation of Crude Oil															C	
486210	Pipeline Transportation of Natural Gas															C	
486910	Pipeline Transportation of Refined Petroleum Products															C	
486990	All Other Pipeline Transportation															C	
488190	Other Support Activities for Air Transportation															P	
488410	Motor Vehicle Towing															C	
488490	Other Support Activities for Road Transportation															C	
488510	Freight Transportation Arrangement															P	
488991	Packing and Crating															P	
488999	All Other Support Activities for Transportation															P	
491110	Postal Service								P			P	P	P	P	P	
492110	Couriers and Express Delivery Services															P	
492210	Local Messengers and Local Delivery															P	
493110	General Warehousing and Storage															C	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
493120	Refrigerated Warehousing and Storage															C	
493130	Farm Product Warehousing and Storage																
493190	Other Warehousing and Storage																
511110	Newspaper Publishers								P		P	P			P	P	
511120	Periodical Publishers								P	P	P	P			P	P	
511130	Book Publishers								P		P	P			P	P	
511140	Directory and Mailing List Publishers								P		P	P			P	P	
511191	Greeting Card Publishers								P		P	P			P	P	
511199	All Other Publishers								P		P	P			P	P	
511210	Software Publishers								P	P	P	P	P	P	P	P	
512110	Motion Picture and Video Production											C	C	C	C	P	
512120	Motion Picture and Video Distribution											P		P	P	P	
512131	Motion Picture Theaters (except Drive-Ins)											C		C	C		
512191	Teleproduction and Other Postproduction Services													P	P		
512199	Other Motion Picture and Video Industries													P	P		
512210	Record Production								P	P			P	P	P	P	
512220	Integrated Record Production/Distribution															P	
512230	Music Publishers								P	P			P	P	P	P	
512240	Sound Recording Studios								C			C	C	C	C	P	
512290	Other Sound Recording Industries								C			C	C	C	C	P	
515111	Radio Networks								C			C	C	C	C	C	
515112	Radio Stations								C			C	C	C	C	C	
515120	Television Broadcasting								C			C	C	C	C	C	
515210	Cable and Other Subscription Programming								C			C	C	C	C	C	
517110	Wired Telecommunications Carriers								C	C		C			C	C	
517210	Wireless Telecommunications Carriers incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C		C	C	C	
517410	Satellite Telecommunications								C	C				C		C	
517911	Telecommunications Resellers								C			P			P	P	
517919	All Other Telecommunications								C					C		C	
CC517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C	C	
518210	Data Processing, Hosting, and Related Services								P	P		P			P	P	
519110	News Syndicates								P			P			P	P	
519120	Libraries and Archives						P		P	P	P	P	P	P	P	P	
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P	P	
519190	All Other Information Services								P	P		P			P	P	
521110	Monetary Authorities-Central Bank								P			P			P	P	
522110	Commercial Banking						C		C		C	C	C	C	C	C	
522120	Savings Institutions						C		C		C	C	C	C	C	C	
522130	Credit Unions						C		C		C	C	C	C	C	C	
522190	Other Depository Credit Intermediation								C			C			C	C	
522210	Credit Card Issuing								P		P	P	P	P	P		
522220	Sales Financing								P		P	P	P	P	P	P	
522291	Consumer Lending								P		P	P	P	P	P	P	
522292	Real Estate Credit								P		P	P	P	P	P	P	
522293	International Trade Financing								P		P	P	P	P	P	P	
522294	Secondary Market Financing								P		P	P	P	P	P	P	
522298	All Other Nondepository Credit Intermediation (incl. Pawnshops)																
522310	Mortgage and Nonmortgage Loan Brokers								P			P			P		

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P			
523110	Investment Banking and Securities Dealing								P			P	P	P			
523120	Securities Brokerage								P		P	P	P	P			
523130	Commodity Contracts Dealing								P		P		P	P	P		
523140	Commodity Contracts Brokerage								P		P		P	P	P		
523210	Securities and Commodity Exchanges								P		P	P	P	P	P		
523910	Miscellaneous Intermediation								P			P	P		P		
523920	Portfolio Management								P		P	P	P	P	P		
523930	Investment Advice								P		P	P	P	P	P		
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	P		
523999	Miscellaneous Financial Investment Activities								P			P	P	P	P		
524113	Direct Life Insurance Carriers								P			P	P	P	P		
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	P		
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	P		
524127	Direct Title Insurance Carriers								P			P	P	P	P		
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	P		
524130	Reinsurance Carriers								P			P	P	P	P		
524210	Insurance Agencies and Brokerages								P		P	P	P	P	P		
524291	Claims Adjusting								C		C	C	C	C	C	C	
524292	Third Party Administration of Insurance and Pension Funds								P			P	P	P	P		
524298	All Other Insurance Related Activities								P			P	P	P	P		
525110	Pension Funds								P			P	P	P	P		
525120	Health and Welfare Funds								P			P	P	P	P		
525190	Other Insurance Funds								P			P	P	P	P		
525910	Open-End Investment Funds								P			P	P	P	P		
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	P		
525990	Other Financial Vehicles								P			P	P	P	P		
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	P		
531120	Lessors of Nonresidential Buildings (excpet Miniwarehouses)								P		P	P	P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	P		
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	P		
531311	Residential Property Managers								P			P	P	P	P		
531312	Nonresidential Property Managers								P			P	P	P	P		
531320	Offices of Real Estate Appraisers								P			P	P	P	P		
531390	Other Activities Related to Real Estate								P			P	P	P	P		
532111	Passenger Car Rental											C		C	C		
532112	Passenger Car Leasing											C		C	C		
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing													C	C	C	
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C	C	
532220	Formal Wear and Costume Rental										P	P	P	P	P	C	
532230	Video Tape and Disc Rental										P	P	P	P	P	C	
532291	Home Health Equipment Rental										P	P	P	P	P	C	
532292	Recreational Goods Rental										P	P	P	P	P	P	
532299	All Other Consumer Goods Rental										C	C	C	C		C	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
532310	General Rental Centers										C	C	C	C	C	C	
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing															P	
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing															C	
532420	Office Machinery and Equipment Rental and Leasing										P			P	P	P	
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing															P	
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P			P			P		
541110	Offices of Lawyers								P			P	P	P	P	P	
541120	Offices of Notaries								P			P	P	P	P	P	
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P	P	
541199	All Other Legal Services								P			P			P	P	
541211	Offices of Certified Public Accountants								P			P	P	P	P	P	
541213	Tax Preparation Services								P			P	P	P	P	P	
541214	Payroll Services								P			P	P	P	P	P	
541219	Other Accounting Services								P			P	P	P	P	P	
541310	Architectural Services								P			P	P	P	P	P	
541320	Landscape Architectural Services											P	P	P	P	P	
541330	Engineering Services								P			P	P	P	P	P	
541340	Drafting Services								P			P	P	P	P	P	
541350	Building Inspection Services								P			P	P	P		P	
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P	P	
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P	P	
541380	Testing Laboratories								P	P		P		P	P	P	
541410	Interior Design Services								P				P	P	P	P	
541420	Industrial Design Services								P			P	P	P	P	P	
541430	Graphic Design Services								P			P	P	P	P	P	
541490	Other Specialized Design Services								P			P	P	P	P	P	
541511	Custom Computer Programming Services								P			P	P	P	P	P	
541512	Computer Systems Design Services								P			P	P	P	P	P	
541513	Computer Facilities Management Services								P	P		P	P	P	P	P	
541519	Other Computer Related Services								P			P	P	P	P	P	
541611	Administrative Management and General Management Consulting Services								P			P	P		P	P	
541612	Human Resources Consulting Services								P			P	P		P	P	
541613	Marketing Consulting Services							P	P			P	P	P	P	P	
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P	P		P	P	
541618	Other Management Consulting Services								P			P	P	P	P	P	
541620	Environmental Consulting Services								P	P		P	P	P	P	P	
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P	P	
541711	Research and Development in Biotechnology								P	P						P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

8.1.c

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P						P	
541720	Research and Development in the Social Sciences and Humanities								P	P					P		
541810	Advertising Agencies								P			P	P	P	P	P	
541820	Public Relations Agencies								P			P	P	P	P	P	
541830	Media Buying Agencies								P			P	P	P	P	P	
541840	Media Representatives								P			P	P	P	P	P	
541850	Outdoor Advertising								P			P	P	P	P	P	
541860	Direct Mail Advertising								P				P	P	P	P	
541870	Advertising Material Distribution Services								P			P	P	P	P	P	
541890	Other Services Related to Advertising								P			P	P	P	P	P	
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P	P	
541921	Photography Studios, Portrait										P	P	P	P	P	P	
541922	Commercial Photography											P	P	P	P	P	
541930	Translation and Interpretation Services								P			P	P		P	P	
541940	Veterinary Services										P	P	P	P	P	P	
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P	P	
551111	Offices of Bank Holding Companies								P		P	P	P	P	P	P	
551112	Offices of Other Holding Companies								P		P	P	P	P	P	P	
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P	P	
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)														P		
561110	Office Administrative Services								P			P	P	P	P	P	
561210	Facilities Support Services															P	
561311	Employment Placement Agencies								P			C		C	C	P	
561312	Executive Search Services								P			P	P	P	P	P	
561320	Temporary Help Services								P			P	P	P	P	P	
561330	Professional Employer Organizations								P			P	P	P	P	C	
561410	Document Preparation Services								P	P		P	P	P	P	P	
561421	Telephone Answering Services								C			C			C	P	
561422	Telemarketing Bureaus and Other Contact Centers								C			C			C	C	
561431	Private Mail Centers										P	P	P	P	P	C	
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P	P	
561440	Collection Agencies								P			P		P	P	P	
561450	Credit Bureaus								P			P		P	P	P	
561491	Repossession Services															C	
561492	Court Reporting and Stenotype Services								P			P	P	P	P	P	
561499	All Other Business Support Services								P		P	P	P	P	P	P	
561510	Travel Agencies								P		P	P	P	P	P	P	
561520	Tour Operators								P			P	P		P	P	
561591	Convention and Visitors Bureaus								P			P			P	P	
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P	P	
561611	Investigation Services										P	P	P	P	P	P	
561612	Security Guards and Patrol Services															C	
561613	Armored Car Services															C	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
561621	Security Systems Services (except Locksmiths)								C			C		C	C	P	
561622	Locksmiths										P	P	P	P	P	P	
561710	Exterminating and Pest Control Services															P	
561730	Landscaping Services															C	
561740	Carpet and Upholstery Cleaning Services															P	
561790	Other Services to Buildings and Dwellings															P	
561910	Packaging and Labeling Services										C	C		C		P	
561920	Convention and Trade Show Organizers								P			P			P	P	
561990	All Other Support Services								C			C	C	C	C	P	
562998	All Other Miscellaneous Waste Management Services															C	
611110	Elementary and Secondary Schools	C	C	C	C	C	P										
611210	Junior Colleges						P		C		C	C		C	C	C	
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C		C	C	C	
611410	Business and Secretarial Schools								C			C	C	C	C	C	
611420	Computer Training								C			C	C	C	C	C	
611430	Professional and Management Development Training								C			C	C	C	C	C	
611511	Cosmetology and Barber Schools											C	C	C	C	C	
611513	Apprenticeship Training								P			P	P	P	P	P	
611519	Other Technical and Trade Schools								C						C	C	
611610	Fine Arts Schools											C	C	C	C	P	
611620	Sports and Recreation Instruction											C	C	C	C	P	
611630	Language Schools								P						P	P	
611691	Exam Preparation and Tutoring								P		P	P	P	P	P	P	
611692	Automobile Driving Schools											C		C	C	C	
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P	P	
611710	Educational Support Services								P			P	P	P	P	P	
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P	P	
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P	P	
621210	Offices of Dentists							P	P		P	P	P	P	P	P	
621310	Offices of Chiropractors							P	P		P	P	P	P	P	P	
621320	Offices of Optometrists							P	P		P	P	P	P	P	P	
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P	P	
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P	P	
621391	Offices of Podiatrists							P	P		P	P	P	P	P	P	
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P	P	
621410	Family Planning Centers							P	C			C	C	C	C	C	
621420	Outpatient Mental Health and Substance Abuse Centers							P						C			
621491	HMO Medical Centers							P	P			P	P	P	P	P	
621492	Kidney Dialysis Centers							P	P			P	P	P	P	P	
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P	P	
621498	All Other Outpatient Care Centers							P					C	C		P	
621511	Medical Laboratories							P					C	C	P	P	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
621512	Diagnostic Imaging Centers							P					C	C	P	P	
621610	Home Health Care Services							P				P	P	P	P	P	
621910	Ambulance Services													C		P	
621991	Blood and Organ Banks							P								P	
621999	All Other Miscellaneous Ambulatory Health Care Services							P						C	C		
622110	General Medical and Surgical Hospitals							P									
622210	Psychiatric and Substance Abuse Hospitals							P									
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P									
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	C		
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P					
623220	Residential Mental Health and Substance Abuse Facilities							P				C					
623311	Continuing Care Retirement Communities						C	C				C	C	C	C		
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	C		
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes.	P	P	P	P	P	C	C				C	C	C	C		
624110	Child and Youth Services							P							P	P	
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	P		
624190	Other Individual and Family Services							P	P			P	P	P	P	P	
624210	Community Food Services											C		C		P	
624221	Temporary Shelters							C				C		C		C	
624229	Other Community Housing Services											C		C		P	
624230	Emergency and Other Relief Services											C		C		C	
624310	Vocational Rehabilitation Services												P	P		C	
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
711110	Theater Companies and Dinner Theaters								C	C	C	C		C	C	C	
711120	Dance Companies											C	C	C	C	C	
711130	Musical Groups and Artists											C	C	C	C	C	
711190	Other Performing Arts Companies											C	C	C	C	C	
711211	Sports Teams and Clubs											C	C	C	C	C	
711212	Racetracks															C	
711219	Other Spectator Sports											C		C	C	C	
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C		C	C	C	
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	P		
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P	P	
711510	Independent Artists, Writers, and Performers							C				C	C	C	C		
712110	Museums											C		C	C		
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C		C	C		
712130	Zoos and Botanical Gardens											C		C	C		
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C		C	C		
713110	Amusement and Theme Parks							P				C		C	C		
713120	Amusement Arcades										C	C		C	C		
713290	Other Gambling Industries											C		C	C	C	
713910	Golf Courses and Country Clubs	C	C	C	C	C											

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

Use Code	2012 NAICS Title	ZONING DISTRICTS														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P	P
713950	Bowling Centers											C		C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C		C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C		C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)															P
721191	Bed-and-Breakfast Inns	C	C	C	C	C							C			
721310	Rooming and Boarding Houses						C	C								
722310	Food Service Contractors											C		C	C	C
722320	Caterers											C		C	C	C
722330	Mobile Food Services										C	C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C	C
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C	C
811111	General Automotive Repair													C		C
811112	Automotive Exhaust System Repair													C		C
811113	Automotive Transmission Repair													C		C
811118	Other Automotive Mechanical and Electrical Repair and Maintenance													C		C
811121	Automotive Body, Paint, and Interior Repair and Maintenance															C
811122	Automotive Glass Replacement Shops													C		C
811191	Automotive Oil Change and Lubrication Shops													C	C	C
811192	Car Washes												C	C		C
811198	All Other Automotive Repair and Maintenance													C		C
811211	Consumer Electronics Repair and Maintenance										C	C	C	C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P		P	P	P
811213	Communication Equipment Repair and Maintenance															P
811219	Other Electronic and Precision Equipment Repair and Maintenance													P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance															P
811411	Home and Garden Equipment Repair and Maintenance															P
811412	Appliance Repair and Maintenance												P	P		P
811420	Reupholstery and Furniture Repair												C	C		P
811430	Footwear and Leather Goods Repair										P	P	P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance															C
812111	Barber Shops										P	P	P	P	P	P
812112	Beauty Salons										P	P	P	P	P	C
812113	Nail Salons										P	P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	P	C

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

8.1.c

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons, and Turkish baths)										P	P	P	P	P	P	
812210	Funeral Homes and Funeral Services	C					C				C	C		C	C		
812220	Cemeteries not associated with a place of worship and all Crematories	C					C					C					
812320	Drycleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program.										P	P	P	P	P		
812331	Linen Supply															P	
812332	Industrial Launderers															P	
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405.120) Services										P	P	P	P		P	
812921	Photofinishing Laboratories (except One-Hour)															P	
812922	One-Hour Photofinishing										P	P	P	P	P		
812930	Parking Lots and Garages												C	C	C	P	
812990	All Other Personal Services										C	C	C	C	C	C	
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
813211	Grantmaking Foundations								P		P	P		P	P	P	
813212	Voluntary Health Organizations								P			P			P	P	
813219	Other Grantmaking and Giving Services								P			P			P	P	
813311	Human Rights Organizations								P			P			P	P	
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P			P	P	
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P		P	P	P	
813410	Civic and Social Organizations	C	C	C	C	C			P			P			P	C	
813910	Business Associations	C	C	C	C	C			P			P			P	P	
813920	Professional Organizations								P			P		P	P	C	
813930	Labor Unions and Similar Labor Organizations								P			P		P	P	C	
813940	Political Organizations								P			P		P	P	P	
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P		P	P	P	
814110	Private Households-Single Family Residential	P	P	P	P		P										
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P											
CC814112	Attached Single-Family Residential Townhouses (Max. of 12 units per acre)												C				
CC814120	Low Density Multi-Family Residential (6 units per acre)					C							C				
CC814130	Medium Density Multi-Family Residential (Max. 20 units per acre)												C		P		
CC814140	High Density Multi-Family Residential (more than 20 units per acre)														C		
921110	Executive Offices								P	P		P	P	P	P	C	

Attachment: Draft Revised Table A-NC District 8-6-2018 (Zoning Ordinance Update)

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

8.1.c

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	GC	CB	LI	
921120	Legislative Bodies								P	P		P		P	P		
921130	Public Finance Activities								P			P	P	P	P	P	
921140	Executive and Legislative Offices, Combined								P	P		P		P	P	P	
921190	Other General Government Support								P	P		P		P	P	P	
922110	Courts								P					P	P	P	
922120	Police Protection						P	P	P	P		P		P	P	P	
922130	Legal Counsel and Prosecution								P	P		P		P	P		
922160	Fire Protection						P		P	P		P		P	P		
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C		C	C	P	
923110	Administration of Education Programs							P	P			P	P	P	P	P	
923120	Administration of Public Health Programs							P	P			P	P	P	P		
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	P		
923140	Administration of Veterans' Affairs							P	P			P	P	P	P		
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	P		
924120	Administration of Conservation Programs								P			P	P	P	P		
925110	Administration of Housing Programs								P			P	P	P	P		
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	P		
926110	Administration of General Economic Programs								P			P	P	P	P		
926120	Regulation and Administration of Transportation Programs								P			P	P	P	P		
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	P		
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	P		
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P	P	
927110	Space Research and Technology								P			P	P	P	P	P	
928110	National Security								P			P	P	P	P	P	
928120	International Affairs								P			P	P	P	P	P	

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