



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 15, 2019
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. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Larry Potashnick
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. June 17, 2019 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 #19-022: Conditional Use Permit for the Cultivation, Manufacturing and Dispensary of Medical Marijuana, for Green Farms Missouri, LLC Located at 1160 Research Boulevard. Withdrawn

Greg Goldston, on behalf of Green Farms Missouri, LLC, has submitted a conditional use permit application to operate a medical marijuana facility at 1160 Research Blvd., Creve Coeur, MO 63132, consisting of approximately 40,000 square feet for cultivation; 10,000 square feet for manufacturing and 5,000 square feet for a dispensary. The total size of the facility is approximately 55,000 square feet. Medical marijuana cultivation (NAICS CC111419) and manufacturing facilities (NAICS CC325415) require a conditional use permit in the LI-Light Industrial zoning district with a recommendation and public hearing by the Planning and Zoning Commission with final approval by the City Council. This item has been withdrawn. No further action is needed.

2. Application #19-023: Revised Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans. Request to Postpone.

Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master sign plan pursuant to Section 405.955. Master Sign Plans for the Barnes Jewish West County Hospital campus located at 10 Barnes West Drive and 970 North Mason Road Creve Coeur, MO 63141. Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council. The Applicants have requested that the public hearing be postponed to the August 5th, 2019 Planning and Zoning Commission Meeting. A motion will be necessary.

3. PUBLIC HEARING. Application #19-026: Text Amendments to Include Water Supply and Irrigation Systems (NAICS 221310) as a Conditional Use in the GC-General Commercial District and Revise Minimum Acreage of Section 405.470 Conditional Uses for Such Uses

Kristin Rehg, of the Missouri-American Water Company (MAWC), has submitted a text amendment request to allow Water Supply and Irrigation Systems as a conditional use within the GC-General Commercial District, on Table A: Permitted and Conditional Uses, and to modify Section 405.470.A.9 Conditional Uses to update the regulations to increase the minimum acreage for such uses in the LI-Light Industrial and GC-General Commercial districts to eight (8) acres. The Missouri-American Water Company's

(MAWC) existing facility at 9989 Old Olive Street Road is a non-conforming use located within the GC-General Commercial zoning district. Water Supply and Irrigation Systems (NAICS 221310) are listed as a conditional use only within the City's LI-Light Industrial District. The text amendment would make the existing use conforming in the GC District and allow for the development of a new pump station and allow for upgrades on the site to be reviewed at a later time through a conditional use permit.

WORK AGENDA

None

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, JUNE 17, 2019
6:30 PM

CALL TO ORDER

Ms. Beth Kistner, Chair, called the meeting to order at 6:30 PM.

ROLL CALL

Larry Potashnick	Commission Member
Beth Kistner	Commission Chair
Tim Carney	Commission Member
Gene Rovak	Commission Member
Muriel Hall	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. Schuh made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

1. June 3, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Rovak made a motion to accept the minutes. Mr. Carney seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application #19-022: Conditional Use Permit for the Cultivation, Manufacturing and Dispensary of Medical Marijuana, for Green Farms Missouri, LLC Located at 1160 Research Boulevard. Request to Postpone

RESULT:	CONTINUED [UNANIMOUS]	Next: 7/15/2019 6:30 PM
MOVER:	Matthew Schuh, Commission Member	
SECONDER:	Tim Carney, Commission Member	
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers, Schuh	

2. Application #19-023: Revised Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans. Request to Postpone.

RESULT:	CONTINUED [UNANIMOUS]	Next: 7/15/2019 6:30 PM
MOVER:	Matthew Schuh, Commission Member	
SECONDER:	Muriel Hall, Commission Member	
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers, Schuh	

3. Application #19-025: Amendment to the Minor Site Plan for Revised Façade Improvements to the Existing Building for American Cleaners at 11041 Olive Boulevard

Mr. Carl Uhlig, the project architect, said they were back before the Commission as the approval interpretation was unclear. He said they wanted to rework the front with the parapet and reuse some of the framing. He said they wanted to keep the materials consistent around the building. He said the metal panels would help break up the boxy shape. He said they would like approval for the use of the metal on the sides. Mr. Uhlig said another issue was the drainage and the metal would help.

Ms. Kistner asked if the proposed material was metal.

Mr. Uhlig said yes it was.

There was some discussion about the metal and how it would look.

Mr. Myers confirmed they were proposing to partially wrap it around the back due to staff recommendations.

Mr. Carney asked if the composite color on the EIFS was gray. Applicant stated yes.

There was continued discussion about the material and how it would fit on the building.

Mr. Myers asked if the color would match the front existing awning.

Mr. Uhlig said it would.

Ms. Kelly said the original approval included a condition that the parapet be extended around the sides of the building. She said the applicant submitted for the building permit and the changes in that application prompted this review.

Mr. Jaggi said the architect is trying to use the same materials, which is encouraged in the Design Guidelines. He said they aren't proposing awnings on top of the roof. He said the material is the same

as the awning but would be used in a different application in place of the EIFS. He said staff has questions as to how it will look with the changes and felt it needed to be reviewed by P&Z.

Ms. Kistner said the mix of materials breaking up the EIFS is not objectionable. She would like to see how it meets the adjoining structure.

Mr. Kevin Dean, contractor, said there would not be a gap. He said it butts against the vertical edge.

Mr. Carney asked how big the space would be between the metal roof and the roof.

Mr. Uhlig said it would be about 4 inches.

Mr. Carney asked if it was primarily for water drainage.

Mr. Uhlig said it was.

Ms. Kelly said staff preferred for the gap to be minimal.

Mr. Meyer asked if staff knew of other buildings like this in the city.

Mr. Jaggi said they were not aware of any. He said this is an unusual building. He said construction will be quite similar to what is there. He said it was a good direction to tie it together.

Mr. Myers made a motion to approve subject to the conditions in the staff report, Mr. Carney seconded.

Mr. Carney made a motion to add to Condition 1, a requirement that the vertical gap between the roof and the awning be as close as possible to still allow drainage to occur. Mr. Rovak seconded. All in favor.

Mr. Myers made a further amendment to Condition 1 that the awning be completely attached to EIFS at the ends with no gap, Mr. Rovak seconded. All in favor.

Ms. Kistner called the vote to approve the amended motion. All in favor.

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

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said the next meeting of July 15 has 3 items up for review.

Mr. Jaggi said there would be a Text Amendment regarding Missouri American Water before the Commission for review. He said there would be a joint session with City Council in August to talk about the East Olive Zoning updates.

ADJOURNMENT

Mr. Rovak made a motion to adjourn. All in favor. Meeting adjourned at 7:10 PM.



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION
#19-026 TEXT AMENDMENTS TO INCLUDE WATER SUPPLY AND
IRRIGATION SYSTEMS (NAICS 221310) AS A CONDITIONAL USE IN THE
GC-GENERAL COMMERCIAL DISTRICT AND REVISE MINIMUM
ACREAGE OF SECTION 405.470 CONDITIONAL USES FOR SUCH USES
FOR THE MEETING OF: Monday, July 15, 2019, 6:30 P.M.

LOCATION: GC-General Commercial District, 9989 Old Olive Street Road

REQUEST: Kristin Rehg, of the Missouri-American Water Company (MAWC), has submitted a text amendment request to allow Water Supply and Irrigation Systems as a conditional use within the GC-General Commercial District, on Table A: Permitted and Conditional Uses, and to modify Section 405.470.A.9 Conditional Uses to update the regulations to increase the minimum acreage for such uses in the LI-Light Industrial and GC-General Commercial districts to eight (8) acres. The Missouri-American Water Company's (MAWC) existing facility at 9989 Old Olive Street Road is a non-conforming use located within the GC-General Commercial zoning district. Water Supply and Irrigation Systems (NAICS 221310) are listed as a conditional use only within the City's LI-Light Industrial District. The text amendment would make the existing use conforming in the GC District and allow for the development of a new pump station and allow for upgrades on the site to be reviewed at a later time through a conditional use permit.

ADDITIONAL INFORMATION: The Stratmann Pump Station, located at 9989 Old Olive Street Road, was constructed in 1926 and expanded in 1954. According to the Applicant there are difficulties maintaining the existing station due to its age and lack of spare parts for outdated equipment. MAWC is under contract to purchase a small tract of land, 14,094 sq. ft. or 0.32 acres in size, from the Donald Danforth Plant Science Center in order to construct a new pump station building to meet the demands for potable water service to approximately 340,000 customers in St. Louis County. The service area covers approximately 384 square miles, or 73 percent of the County. The Stratmann Pump Station receives water from MAWC's Central County Water Treatment Plant, boosts the pressure, and distributes it to the central, eastern, and southern portions of St. Louis County, including to the City of Creve Coeur. The station also delivers water for firefighting and other emergency uses from the two 11-million-gallon storage tanks located on the site.

APPLICANT: Kristin Rehg
 Missouri-American Water Company
 727 Craig Road
 Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 7/11/2019
ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

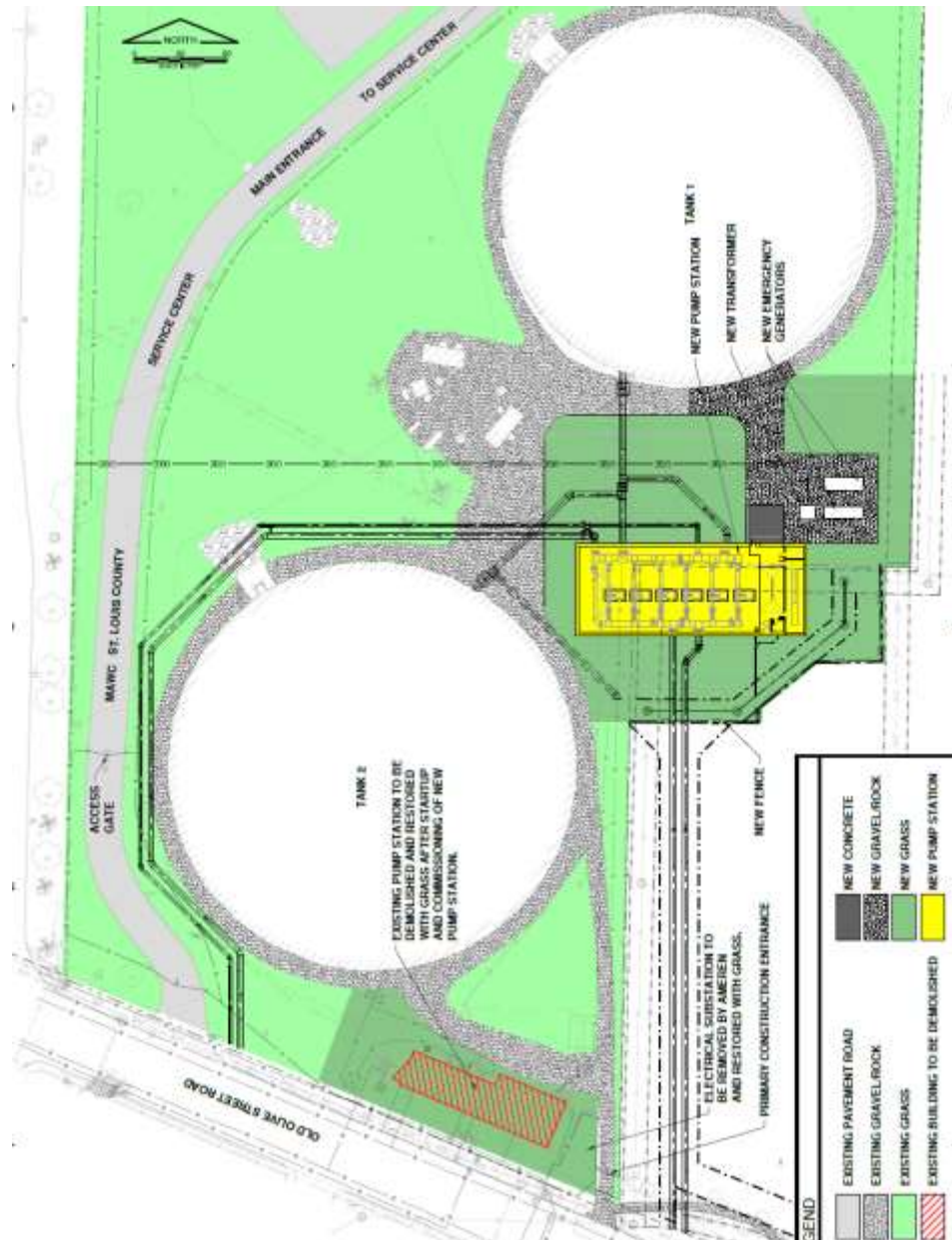
- NA

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.470: Conditional Uses
- Section 405.610 Non-conformities

PROPOSED AMENDMENTS TO THE ZONING CODE

The property is located at 9989 Old Olive Street Road and is zoned GC-General Commercial, thus the existing facility is a legally pre-existing non-conforming use, where Water Supply and Irrigation Systems are currently only allowed as a conditional use in the LI-Light Industrial District on sites of at least 3 acres. Section 405.610 Non-conformities prohibits expansion or use or extensive renovation, remodeling, rehabilitation, or structural alteration, unless the entire structure and use of the structure shall thereafter conform to all provisions of the Zoning Code and of the zoning district in which the use is located. As stated above, the MAWC is seeking to rebuild the existing pump station to meet with water needs of St. Louis County, and they are looking to purchase 14,094 sq. ft. from Danforth Plant Science Center, to build a new pump station.



To enable these improvements, MAWC is seeking to include the use as a conditional use in the GC District and to modify the Standards for Conditional Uses to require minimum acreage of eight acres, to limit the ability that such facilities could be located throughout the GC-General Commercial District in other areas of the City.

Use Table

Therefore, the use table (Table A within the Zoning Code) would be amended as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
221310	Water Supply and Irrigation Systems												<u>C</u>		C

Section 405.470: Conditional Uses would be revised to include specific condition as part of a conditional use, such as:

Chapter 405. Zoning Ordinance

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

A. Conditional uses allowed in zoning districts are as follows:

9. Water supply and irrigation systems — NAICS 221310 (conditional use in the "GC" and "LI" district).

- Shall be located on lots of at least three (3) acres in the LI-Light Industrial District
- Shall be located on lots of at least eight (8) acres in the GC-General Commercial District
- b. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

The existing site is approximately 12.15 acres and the existing tanks are not elevated and therefore, would comply with item c above, and would not represent a nonconformity.

CONCLUSION

Staff believes that the proposed text amendment represents the best option for MAWC to proceed with changes to the property as a public water supply provider, without creating unforeseen consequences in the future, or by allowing for other uses along Old Olive Street Road that would not meet with the Comprehensive Plan and the 39 N Master Plan. Rezoning of the property to LI was considered but Staff's concern was that this could lead other adjacent properties along Old Olive Street Road to seek rezoning for uses that would not be appropriate, nor consisted with the 39N and Old Olive Great Street Plan. Both Plans acknowledge the MAWC's continued existence and do not envision a change in use to this site.

Text Amendments to the Zoning Ordinance are reviewed and approved at the City Council based upon the recommendation of the Planning and Zoning Commission. If the Commission members believe that Staff Recommendations are reasonable and in keeping with the intent of the Comprehensive Plan and within a reasonable authority of the Zoning Ordinance, then they should vote on a recommendation to the City Council of the draft text amendment.

MOTION

A sample motion to continue the application and public hearing to allow additional input is as follows:

"I move to recommend approval of the proposed text amendments to various sections of the Zoning Ordinance as discussed with Application #19-026 to allow for Water Supply and Irrigation Systems as a Conditional Use in the GC District as discussed in the meeting of July 15, 2019."

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Missouri American Water Company



City Limits

Parcels

June 24, 2019



Prepared By

HORNER SHIFRIN

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE, TO ALLOW FOR WATER SUPPLY AND IRRIGATION SYSTEMS (NAICS 221310) AS A CONDITIONAL USE IN THE GC- GENERAL COMMERCIAL DISTRICT AND PROVIDING FOR STANDARDS FOR SUCH USE.

WHEREAS, The Missouri-American Water Company's (MAWC) existing facility at 9989 Old Olive Street Road is a non-conforming use located within the GC-General Commercial zoning district.

WHEREAS, Water Supply and Irrigation Systems (NAICS 221310) are listed as a conditional use only within the City's LI-Light Industrial District.

WHEREAS, an application was submitted by Kristin Rehg, of the Missouri-American Water Company for text amendments to various sections of the City's Zoning Ordinance to allow Water Supply and Irrigation Systems as a conditional use within the GC-General Commercial District and to modify Section 405.470.A.9 Conditional Uses to update the regulations to include a minimum acreage in GC-General Commercial districts of eight (8) acres.

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein for conformity with state law and zoning practices that are consistent with public health and welfare; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on July 15, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on July 15, 2019; and

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

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

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

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

Attachment: 19-026.MAWC TA.Draft Ordinance.7-15-2019 (19-026: MAWC in GC District Text Amendment)

SECTION 1. Table A, Permitted and Conditional Uses, is amended by adding the following uses in the manner shown below:

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
221310	Water Supply and Irrigation Systems												<u>C</u>		C

SECTION 2. Section 405.470(A)(9) Conditional Uses shall be amended as follows:

Chapter 405. Zoning Ordinance

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

A. Conditional uses allowed in zoning districts are as follows:

9. Water supply and irrigation systems — NAICS 221310 (conditional use in the "GC" and "LI" district).

- a. Shall be located on lots of at least three (3) acres in the LI-Light Industrial District
- b. Shall be located on lots of at least eight (8) acres in the GC-General Commercial District
- c. ~~b.~~ Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

SECTION 5. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2019.

DR. ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

Attachment: 19-026.MAWC TA.Draft Ordinance.7-15-2019 (19-026: MAWC in GC District Text Amendment)

File # _____

city
of

CREVE COEUR

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PLANNING AND ZONING COMMISSION AGENDA APPLICATION TEXT AMENDMENT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Kristin Rehg <i>Name</i>	 <i>Name</i>
Missouri-American Water Company <i>Company (If Applicable)</i>	 <i>Company (If Applicable)</i>
727 Craig Road, Creve Coeur, MO 63141 <i>Address</i>	 <i>Address</i>
 <i>Address</i>	 <i>Address</i>
Telephone # 314-996-2340	Telephone # _____
Fax # 314-569-3972	Fax # _____
Email: Kristin.Rehg@amwater.com	Email: _____

Applicant's Status (Indicate one):

____ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
 ____ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, July 15, 2019.



Applicant's Signature

Applicant's Representative Signature

6/4/2019

 Date

OWNER ACKNOWLEDGEMENT

Signature 

Print Name Derek Linam, Manager Engineering, Missouri-American Water Company

File # _____

Description of Request (attach additional sheets as needed): _____

Text amendment to Chapter 405 of Creve Coeur Zoning Code to allow use NAICS 221310 Water Supply Supply and Irrigation Systems as a permitted conditional use in the GC zoning district. Missouri-American Water Company's (MAWC) existing Stratmann Pump Station and two water storage tanks located at 9989 Old Olive Street Rd currently represent a non-conforming use in the GC zoning district. Due to the age and condition of the existing pump station, it is now necessary to replace it. MAWC is purchasing property from the adjacent Danforth Center and requests to build the new station there so the existing station can remain in service during construction (existing pump station will be demolished once new station is in service). MAWC requests that the proposed facility consisting of the new pump station and two water storage tanks be allowed as a permitted conditional use in the GC zoning district.

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

Chapter 405. Zoning Ordinance, Article IV. Standards for Permitted, Accessory and Conditional Uses:

-- Section 405.470 Conditional Uses, Part A.9.a.

-- Attachment 1 - Table A: Permitted and Conditional Uses

Proposed Ordinance Language (attach additional sheets as needed): _____

Modify Section 405.470.A.9. as follows:

"Water supply and irrigation systems - NAICS 221310 (conditional use in the **GC and LI** district).

Modify Section 405.470.A.9.a. as follows:

"Shall be located on lots of at least ~~three (3)~~ **eight (8)** acres."

Modify Attachment 1 - Table A: Permitted and Conditional Uses as follows:

Under the "Zoning Districts" section of the table, add the letter "C" under the "GC" column to designate 221310 Water Supply and Irrigation Systems as an allowable permitted conditional use in the GC zoning district.

Office Use Only

Proposed Ordinance Language

Received By: _____

Fees Paid

Written Justification

Date: _____

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

Revised: 1/2017

ZONING ORDINANCE

405 Attachment 1

City of Creve Coeur

TABLE A
PERMITTED AND CONDITIONAL USES
[Ord. No. 5300, 4-22-2013; Ord. No. 5325 §1, 8-26-2013; Ord. No. 5431 §§17 — 18, 7-27-2015]

P = Permitted Use; C = Conditional Use Permit Required																
Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	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		C	
221320	Sewage Treatment Facilities														C	
236115	New Single-Family Housing Construction (except For-Sale Builders)														C	
236116	New Multi-Family 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	