

AN ORDINANCE AMENDING CHAPTER 405 ZONING REGULATIONS AND CHAPTER 410 SUBDIVISION REGULATIONS, SECTIONS 405.410-410.280 AND APPENDIX A OF THE MUNICIPAL CODE OF THE CITY OF RICHMOND HEIGHTS, REGARDING ZONING REGULATIONS AND SUBDIVISION REGULATIONS.

WHEREAS, The City of Richmond Heights has adopted amendments to the zoning ordinance in response to changes over the last two decades by taking a comprehensive look at how the community has changed and may continue to change in the future; and

WHEREAS, the City of Richmond Heights updated its Comprehensive Plan in 2023, which is the policy guide providing the backbone for making development and Zoning decisions; and

WHEREAS, now that the Comprehensive Plan has been updated, the City is in process of updating its Land Use Policies and Regulations to align with the New Plan; and

WHEREAS, the City has updated its Zoning designations, of Land Use Designations, to align with the New Plan and must now also align all sections of the Code with the updated Land Use Categories;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND HEIGHTS AS FOLLOWS:

SECTION 1. Section 405 Zoning Regulations, Section 405.410 Procedures is hereby amended to read as follows:

E. *Approval Or Denial Of Application By Findings Of Fact.* After receiving and considering the evidence submitted, if any, the Planning and Zoning Commission, following its public hearing on the matter, shall vote separately on whether such building, development or use:

1. ~~Will not adversely affect traffic safety;~~ Will (or will not) adversely affect traffic safety;
2. ~~Will not substantially increase fire hazards;~~ Will (or will not) substantially increase fire hazards;
3. ~~Will not substantially adversely affect the character of the neighborhood;~~ Will (or will not) substantially adversely affect the character of the neighborhood;

4. ~~Will not adversely affect the general welfare of the community;~~ Will (or will not) adversely affect the general welfare of the community;
5. ~~Will not overtax public utilities;~~ Will (or will not) overtax public utilities;
6. ~~Will not adversely affect public safety and health;~~ Will (or will not) adversely affect public safety and health;
7. ~~Will not adversely affect stormwater runoff;~~ Will (or will not) adversely affect stormwater runoff;
8. ~~Is consistent with good planning practice or conforms to the Master Plan;~~ Is (or is not) consistent with good planning practice or conforms to the Master Plan;
9. ~~Can be operated in a manner that is not substantially detrimental to the permitted developments and uses in the district; and~~ Can (or cannot) be operated in a manner that is not substantially detrimental to the permitted developments and uses in the district; and
10. ~~Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.~~ Can (or cannot) be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

SECTION 2. Section 405 Zoning Regulations, Section 405.480.B Specific Requirements For Individual Conditional Uses - Moor Vehicle Oriented Businesses is hereby amended to read as follows:

B. Motor-vehicle-oriented business may only be permitted in the ~~"C-1", "C-2"~~ "MU", "C" and "PD" Districts and then only after review and report by the Planning and Zoning Commission and approval by the City Council for the specific location and treatment as shown on the approved site plan. Restriction: Motor-vehicle-oriented businesses shall be prohibited on Clayton Road west of Hanley Road and prohibited on Brentwood Boulevard, on the west side entirely, and from Clayton Road to Antler Drive on the east side of Brentwood Boulevard. The site plan shall be subject to the following conditions and procedures:

SECTION 3. Section 405 Zoning Regulations, Section 405.485.C *Specific Requirements For Individual Conditional Uses — Businesses With Special Characteristics* is hereby amended to read as follows:

C. In the case of any establishment or business described in this Section, the following special conditions shall apply:

1. No adult bookstore or novelty store, adult entertainment facility or establishment, bathhouse, check cashing establishment, massage parlor or shop, pawnshop, piercing, tattoo parlor or establishment or short-term loan establishment shall be permitted within

seven hundred fifty (750) feet of any religious institution, school, public park or any property zoned for residential use or any City boundary. Such distance shall be measured in a straight line without regard to intervening properties from the closest exterior structural wall of the establishment to the closest point on any property line of the religious institution, school or public park, or the property zoned for residential use, or to the closest point of the City boundary. These uses are only permitted in a "PDC" or "~~C-2~~" "C" zoning district.

SECTION 4. Section 405 Zoning Regulations, Section 405.495.C *Marijuana Cultivation, Testing, Manufacturing and Dispensing Facilities* is hereby amended to read as follows:

1. Permitting.

- a. No marijuana business or establishment shall be permitted within one thousand (1,000) feet of any church or similar religious institution, elementary or secondary school, child day care or public library.
- b. Distances shall be measured in a straight line without regard to intervening properties from the closest exterior structural wall of the establishment to the closest point on any property line of the church or similar religious institutions, elementary or secondary school, child day care or public library.
- c. Such uses are only permitted in a "~~C-2~~," "C" "PDC" or "PDM" Zoning Districts and a comprehensive or medical marijuana dispensary facility shall only be permitted within a medical facility building. Such a building shall contain a minimum one-third (1/3) of its gross floor area dedicated and used for the prevention, diagnosis or treatment of human disease, pain, injury, deformity, or physical condition.

SECTION 5. Section 405 Zoning Regulations, Section 405.515 *Building Permits* is hereby added and shall read as follows:

Section 405.515 Building Permits - Review When - Appeal

A. Referral of Application To Planning and Zoning Commission.

1. Every application for a building permit for a residential or other building, buildings, fence or other structure which, in the opinion of the Building Commissioner:
 - a. Indicates a residential or other building, buildings, fence or other structure which is unsightly, grotesque and unsuitable, when compared with surrounding residential or other buildings, fences or structures;
 - b. Is detrimental to the stability of value and welfare and happiness of the community; and

- c. Does not conform in general to the surrounding property, structures and residences, shall be submitted by the Building Commissioner, along with plans, elevations, detailed drawings and specifications, to the Planning and Zoning Commission before being finally approved by the Building Commissioner.
2. The Planning and Zoning Commission shall keep regular minutes of its proceedings relative to the provisions of this Section, as well as showing the vote of each member of the Commission upon each roll call in connection with any action taken in conformity with this Section.
3. A majority of the Planning and Zoning Commission may adopt rules and regulations to govern the procedure before the Commission insofar as this Section is concerned.

B. Planning and Zoning Commission Hearing — Evidence Taken — Purpose.

1. The building permit application shall be considered at the first (1st) regularly scheduled meeting of the Planning and Zoning Commission but not sooner than twenty-one (21) days from the filing of the completed application. The members shall:
 - a. Examine the plans, elevations, detailed drawings and specifications;
 - b. Hear the applicant in reference thereto; and
 - c. Receive and hear any other evidence that may be pertinent for the purpose of the hearing.
2. The purpose of the hearing is to determine whether the proposed structure, residence or other building will conform to proper architectural standards, appearance and design of surrounding structures, residences and other buildings, and that the same will not in any way be unsightly, grotesque and unsuitable as detrimental to the stability of values and welfare of surrounding property, structures and residences and to the general welfare and happiness of the community.
3. ~~Examples of criteria for review may be:~~ **In evaluating the proposed building's ability to conform in general to surrounding structures and residences, comparisons of the following design features shall be considered for consistency with all properties on the block:**
 - a. *Detail.* Detail and form should be used to provide visual interest. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings. Additions should relate to the existing buildings in design, details, colors and material.

- b. *Scale and proportion.* The height, scale and proportion of each building should be compatible with its site and adjoining buildings. Building components such as windows and doors should have proportions appropriate to the architecture of the structure.
- c. *Proportion.* Elements of building massing should relate to the size and shape of those adjacent buildings.
- d. *Materials.* Materials should be selected for suitability to the type of building and the design in which they are used and for harmony with adjoining buildings. Materials should be of durable quality.
- e. *Colors.* Colors, including trim and accent colors, should be harmonious and visually compatible with neighboring buildings.
- f. *Awnings, canopies and marquees.* Awnings, canopies and marquees should fit the character of the building and not interfere with the appearance of the surrounding buildings.
- g. *Preservation of period detail.* Original details on existing buildings such as cornices, horizontal bands and decorative elements should be preserved where practicable.
- h. *Screening.* Facilities, including, but not limited to, trash dumpsters and rooftop and mechanical units, should be visually screened with materials harmonious with the building.
- i. *Lighting.* Exterior lighting, when used, should be of a design and size compatible with the building and adjacent areas. Excessive brightness should be avoided.
- j. *Landscaping.* Landscape treatment, where appropriate, should be provided to enhance architectural features and provide visual interest. Landscape materials may include plants, trees, fences, walls and pavings.

C. Additional Review Criteria For In-Fill Housing.

In addition to the general review criteria of Section ~~505.030(C)~~, **405.515.B.3.** the following guidelines shall be observed for in-fill housing. "*In-fill housing*" is development on a vacant or substantially vacant tract of land surrounded by existing development. The intent of these guidelines is to ensure that in-fill redevelopment responds to the established character and variation within the various neighborhoods by utilizing complementary design characteristics, setbacks, massing and building heights.

1. Site.

- a. *Surface water.* No alteration in the flow of the existing surface water may occur which will result in increased water flow onto any adjoining residential property, nor may

the natural surface water flow be altered in a way which will obstruct the flow and cause the water to back up on adjoining property. The intent is for the surface water to drain to either approved storm inlets, natural drainage ways or be conveyed by swales or pipes onto the street.

b. Roof drains, sump pumps or other piped water system shall not be discharged onto adjacent property but shall be drained as noted in Subsection (A) above.

c. ~~No more than sixty percent (60%) of the required front yard setback shall be covered by impervious material.~~ At least fifty-five percent (55%) of the required front yard area and twenty-five percent (25%) of the required rear yard shall be permeable and landscaped, and landscaping shall consist of living trees, shrubbery, grass, flowers and/or ground cover. Property with a front entry garage and paved driveway leading to it may have additional non-permeable surface, provided that at least forty percent (40%) of the required front yard is permeable and landscaped.

d. ~~No more than seventy-five percent (75%) of the required rear yard may be covered by impervious materials.~~

2. *Trees — recommendation.* At least one (1) tree should be planted for each fifty (50) foot of street frontage. The tree should be planted in the front yard with a minimum of two hundred (200) square feet of planting area surrounding the tree. The tree shall be from the list of preferred large canopy trees listed in the Richmond Heights City Design Guidelines. If the tree cannot be planted with at least twenty (20) feet of horizontal clearance to overhead utility lines, an approved understory tree may be substituted.

3. *Building design.*

a. *Height.* No building shall exceed the height restrictions described for the zoning district in which the lot is located.

b. Any structure, which exceeds the height of the principal structure on an abutting side property by more than twelve (12) feet, shall provide a fifty percent (50%) increase to the required side yard setback or the house shall "step-down" to meet the height of the adjacent structure. Information detailing the height of the adjacent structures shall be submitted with the application for a building permit.

c. Excessive similarity to other structures within two hundred (200) feet of the subject property shall be avoided. No single architectural style should be imposed upon the buildings and each should reflect its own individual style. Excessive dissimilarity in relation to other residential structures within two hundred (200) feet of the subject property shall be avoided.

In evaluating the proposed building's ability to conform in general to surrounding structures and residences, comparisons of the following design features shall be considered:

- (1) Landscaping.
- (2) Combination of materials.
- (3) Texture of materials.
- (4) Site development.
- (5) Location of garages and carports.
- (6) Use of brick and stone. *Note: If the predominate exterior finish material on the houses within two hundred (200) feet is of brick, conformance with this Section shall require a substantial use of brick.*
- (7) Height of building.
- (8) Type and shape of roof.
- (9) Size, quality and placement of doors and windows.
- (10) Use of architectural design features to create visual interest.
- (11) Use of porches.

d. *Garages.*

- (1) For lots over fifty (50) feet in width, as measured along the front lot line, no attached front entry garages shall be permitted. The garages shall be side or rear entry or detached from the principle structure. **A front entry garage set back from the front building line not less than 50% of the depth of the building, shall be allowed.**
 For corner lots fronting on two (2) streets, a front entry garage on a lot over fifty (50) feet in width shall not be allowed on the street front for which the majority of the neighboring homes are oriented. A front entry garage that does not protrude past the primary plane of the house may be erected to the side of the house which is not oriented to the neighboring homes' front entrance.
 Orientation for the purpose of this Section shall mean the plane where a majority of neighboring homes have their front entrance.
- (2) For lots fifty (50) feet in width or less as measured along the front lot line, front entry garages shall only be permitted for below grade access. A "below grade" access garage shall normally access the house at the basement level and shall not access the home at the level of the main pedestrian street front entrance. The below grade vehicle door shall be of material and designed to complement the structure and shall include raised design features and windows to break up the

monotony of the door. The garage door shall not exceed sixteen (16) feet in width or fifty percent (50%) of the building width.

- (3) Below grade front entry garages shall not protrude past the primary plane of the front façade of the structure.

EXCEPTION: Grade front entry garages are permitted for lots of fifty (50) feet in width or less provided they do not protrude more than eight (8) feet past the primary plane of the front façade of the dwelling and the dwelling shall have a covered front porch that extends the depth of the garage protrusion and runs the full length or front of the house. The vehicle door for the protruding garage shall not exceed eight (8) feet in width or thirty percent (30%) of the building width, whichever is smaller. The vehicle door shall be of material and design to complement the structure and shall include raised design features and windows to break up the monotony of the door.

- (4) Any lot which is located on an improved alley way shall access the required off-street parking from the alley.

D. Application Approval or Disapproval — Return Without Decision.

1. At the meeting and after the hearing, or at any meeting within fifteen (15) days subsequent thereto, the Planning and Zoning Commission shall, by majority vote, approve the application if, in its opinion, the proposed structure will conform to proper architectural standards of appearance and design and will be in general conformity with the style and design of surrounding structures and conducive to the proper architectural development of the City.
2. The Planning and Zoning Commission shall disapprove the application if it determines the proposed structure will constitute an unsightly, grotesque or unsuitable structure in appearance, detrimental to the welfare of surrounding property or residences, and may make recommendations in regard to the application if it sees fit.
3. If the Planning and Zoning Commission cannot decide, it shall return the application, together with the plans, elevations, detailed drawings and specifications, to the Building Commissioner without either the approval or disapproval of the Planning and Zoning Commission. The commission shall make such suggestions and recommendations in regard thereto as it may see fit.

E. Issuance of Permit — Procedure.

1. If the Planning and Zoning Commission returns the application to the Building Commissioner without disapproval under Section ~~505.040~~ **405.515.D** or if the Planning and Zoning Commission fails to act within sixty (60) days after the Building Commissioner has delivered the plans to the Planning and Zoning Commission, the Building Commissioner may issue the permit.

2. If the Planning and Zoning Commission returns the application to the Building Commissioner with disapproval and recommendations under Section ~~505.040~~ **405.515.D** the Building Commissioner may issue the permit provided that the applicant makes appropriate changes in the drawings and specifications and agrees to comply with the recommendations of the Planning and Zoning Commission.

F. Permit Denial — Conditions.

If the Planning and Zoning Commission returns the application to the Building Commissioner with its disapproval and without recommendations, or with its disapproval with recommendations, and the applicant refuses to comply with the recommendations in either case, the Building Commissioner shall refuse to issue the permit.

G. Appeal For Denial of Building Permit — Procedure — Fee.

1. If an application is refused by the Building Commissioner under Section ~~505.060~~, **405.515.F** the applicant for the building permit may appeal from his/her action to the Council to review the recommendation of the Planning and Zoning Commission and the action of the Building Commissioner in connection therewith.
2. The appeal to review may be taken by the applicant by filing with the Building Commissioner a letter directed to the Council, requesting an appeal to review the matter and asking for a public hearing before the Council, accompanied by a fee of five hundred dollars (\$500.00). The letter shall be filed within ten (10) days after refusal of the building permit by the Building Commissioner. The Building Commissioner shall attach to the letter of appeal a copy of the report of the Planning and Zoning Commission in connection therewith.

H. Council Hearing On Denial of Building Permit — Procedure — Record.

1. Upon an appeal being taken, the Council shall proceed to hold a public hearing, giving at least fifteen (15) days' notice of the time and place of the hearing. The notice shall first be published in a newspaper having general circulation in the City.
2. The hearing shall be before a regular or special meeting of the Council held not more than sixty (60) days nor less than thirty (30) days after the taking of the appeal.
3. The Council, at such hearing, shall hear any interested parties who desire to be heard and shall review the matter in every respect. After the hearing, the Council shall approve or disapprove the application, or approve the application subject to recommendations and conditions.
4. If the Council approves the application or approves it subject to conditions and the applicant complies with the conditions, the permit shall be issued forthwith. Otherwise no permit shall be issued. The action of the Council in regard to the application, together

with the report of the Planning and Zoning Commission, shall be spread on the minutes of the Council.

SECTION 6. Chapter 405 Attachment **Appendix A. Listing of Permitted and Conditional Uses.** is hereby amended as set out in Appendix A.

SECTION 7. Section 410.030 *Definitions* is hereby amended to read as follows:

ADD: LOT, FLAG

A lot not fronting on or abutting a public roadway and where access to the public roadway is limited to a narrow private right-of-way.

MINOR SUBDIVISION

Is one in which:

1. There are existing utility services, no additional public improvements are required, and the proposed new lots will front an existing public street.
2. The proposed division of lots meets all frontage and square footage requirements of the existing zoning district.

PEDESTRIAN WAY

An easement or right-of-way dedicated to public use to facilitate pedestrian access to adjacent streets and/or properties.

PLAT

A map or drawing, to scale, of a tract of land proposed for subdivision showing such information as is required elsewhere in this Chapter.

RIGHT-OF-WAY

A strip of land reserved or acquired by dedication, prescription, condemnation, gift, purchase, eminent domain, or any other legal means occupied or intended to be occupied by a street, sidewalk, railroad, utility, sewer or other similar use. In the case of a private street, the right-of-way shall be dedicated to the property owners or trustees for street maintenance purposes.

STREET

A general term denoting a public or private way which affords the principal means of vehicular access to abutting property. The term includes all facilities which normally occur within the right-of-way; it shall also include such other designations as highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place and/or court but shall not include an alley, driveway, common driveway, driveway easement or a pedestrian way.

STREET, COLLECTOR (SECONDARY)

A street designed to carry traffic from several minor streets to the system of major streets. ~~or a street located in a zoning district other than a single-family residential district.~~

STREET, DEAD-END (CUL-DE-SAC)

A street having only one (1) end open for vehicular traffic and the other permanently terminated by a turnaround for vehicles.

STREET, MAJOR (PRIMARY)

A street designed or used primarily for high vehicular speeds or heavy volumes of traffic on a continuous route with an average daily traffic of five thousand (5,000) vehicles.

STREET, MINOR (NEIGHBORHOOD)

A street of limited continuity ~~in a single-family residential zoned district~~ which serves or is intended to serve the local needs of a neighborhood and is used primarily for access to abutting properties.

SECTION 8. Section 410.150. *G Street Design* is hereby amended to read as follows:

G. All cul-de-sacs shall terminate in a circular right-of-way with a minimum diameter of one hundred eight (108) feet **and a minimum pavement diameter of eighty-four (84) feet.**

SECTION 9. Section 410.280.D *Stormwater Drainage Provisions* is hereby amended to read as follows:

D. Backfill of trenches for ~~sanitary sewer~~ **stormwater drainage** installations shall conform to the requirements of Section 410.300.

SECTION 10. **SECTIONS 505.020 through 505.080 ARTICLE II BUILDING PERMITS – REVIEW WHEN – APPEAL** are to be deleted in its entirety.

SECTION 11. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 12. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 13. This Ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.


PASSED and SIGNED this 20th day of May, 2024.


REGINALD FINNEY
MAYOR

ATTEST:


AMY HAMILTON
CITY CLERK

APPROVED AS TO FORM:


KENNETH J. HEINZ
CITY ATTORNEY

First reading: May 6, 2024
Second reading: May 20, 2024

APPENDIX A. LISTING OF PERMITTED AND CONDITIONAL USES

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
A										
Abstracting services	6153					P	P	P	P	
Accounting and bookkeeping services	6593					P	P	P	P	
Advertising services, direct mail	6331					P	P	P	P	
Advertising services, general	6311					P	P	P	P	
Air-conditioning, refrigerated equipment and supplies— contracting services	6621					C		P	P	
Air-conditioning, refrigerated equipment and supplies— wholesale	5173					C		P	P	
Alcoholic beverages, beer and wine—wholesale	5195					C		C	C	
Alterations, pressing and garment repair services	6251					P	P	P	P	
Ambulance services	6518					C	C	C	C	
Amphitheaters	7211					C	C	P	P	
Amusement, athletic and sporting goods and toys—manufacturing	3930							C	C	
Animal hospital services	8222					C		C	C	
Antiques—retail	5931					P	C	P	P	
Apparel and accessories—retail	5610					P	P	P	P	
Apparel and accessories—wholesale	5132					C		P	P	
Appliances (household)—retail	5720					P		P	P	
Appliances (electrical), televisions, phonographs, tape players, radio sets—wholesale	5162					C		C	C	
Appliance repair services	6497					P	C	P	P	
Arboretums and botanical gardens	7123	C	C	C	C	C	C	P	P	P
Architectural, engineering and planning—professional services	6591					P	P	P	P	
Arenas and fieldhouses	7222					C		C	C	
Armed forces reserve center	6757					P		P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Art galleries	7113					P	C	P	P	
Athletic field or playfield	7423	C	C	C	C	C	C	P	P	P
Auditoriums	7231					C	C	C	C	
Automobile and other motor vehicle repair services and body shops	6411					C		C	C	
Automobile and other motor vehicles—retail	5511					C		C	C	
Automobile and other motor vehicles—wholesale	5111					C		C	C	
Automobile and truck rental services	6397					C		C	C	
Automobile equipment—wholesale	5112					C		C	C	
Automobile parking—commercial lots	4600					C	C	C	C	
Automobile parts and supplies—retail	5520					P		P	P	
Automobile wash services	6412					C		C	C	
B										
Bakeries manufacturing—retail	5461					C	C	C	C	
Bakeries non-manufacturing—retail	5462					P	C	P	P	
Banking services	6111					P	C	P	P	
Barber services	6232					P	P	P	P	
Beauty services	6231					P	P	P	P	
Bicycles—retail	5952					P	P	P	P	
Blueprinting and photocopying services	6332					P	P	P	P	
Bookbinding and miscellaneous related work—manufacturing	2772					C		C	C	
Books, magazines and newspapers distributing—wholesale	5199					C		C	C	
Books—publishing and printing	2730					C		C	C	
Books—retail	5941					P	P	P	P	
Bottled gas—retail	5983					C		P	P	
Bowling	7417					P		P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Building construction—general contracting services	6611					C		P	P	
Building materials—retail	5212					C		C	C	
Business and management consulting services	6392					P	P	P	P	
Business offices not elsewhere listed	6380					P	C	P	P	
Business associations	6991					P		P	P	
Business forms—manufacturing	2750					C		C	C	
Bus passenger terminals	4211					C		C	C	
C										
Cabinet making—manufacturing	2435					C		C	C	
Candy and other confectionery products—manufacturing	2171					C	C	C	C	
Candy, nut and confectionery—retail	5440					P	P	P	P	
Canvas products—manufacturing	2394					C		C	C	
Carpentry and wood flooring services	6625					P	C	P	P	
Carpet and rug cleaning and repair services	6215					P	C	P	P	
Caterer						C	C	C	C	
Cemeteries	6242	C	C	C	C	C	C	C	C	C
Charitable and welfare services	6920					C	C	C	C	
China, glassware and metalware—retail	5714					P	C	P	P	
Chiropractors, optometrists, and other similar health services	6519					P	P	P	P	
Chocolate and cocoa products—manufacturing	2172					C	C	C	C	
Churches, synagogues and temples	6911	C	C	C	C				C	C
Cigarettes and cigars—retail	5992					P	P	P	P	
Civic, social and fraternal associations	6994					P		P	P	
Civil defense and related activities	6723	C	C	C	C	P	P	P	P	P
Clocks, watches, clockwork operated devices and parts—manufacturing	3570					C	C	C	C	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Commercial and industrial machinery, equipment and supplies—wholesale	5181					C		C	C	
Commodity and security brokers, dealers and exchanges and services	6130					P	C	P	P	
Communication equipment—manufacturing	3436					C		C	C	
Comprehensive Marijuana – See Marijuana										
Concrete construction and paving services	6627					C		C	C	
Confectionery—wholesale	5144					C		C	C	
Construction equipment—retail	5260					C		C	C	
Convenience stores— with or without gasoline sales						C		C	C	C
Convents	1251	C	C	C	C				P	P
Cotton, manmade fibers, silk and wool—manufacturing	2210					C		C	C	
Credit reporting, adjustment and collection services	6320					P	P	P	P	
Credit unions and agricultural, business and personal credit services	6122					P	C	P	P	
Curtains and draperies—manufacturing	2391					C		C	C	
Curtains, draperies and upholstery—retail	5713					P	C	P	P	
D										
Dairy products—retail	5450					P	P	P	P	
Dairy products—wholesale	5142					C		C	C	
Day care centers	6811				C	C	C	C	C	C
Dental equipment and supplies—manufacturing	3543					C		C	C	
Dental laboratory services	6515					P	C	P	P	
Dental services	6512					P	P	P	P	
Department stores—retail	6310					P		P	P	
Detective and protective services	6393					P	P	P	P	
Diaper services	6213					C	C	C	C	
Direct selling organizations—retail	5350					P	C	P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Discount and variety stores—retail	5330					P		P	P	
Dormitories, college	1232				C				C	C
Drug and proprietary—retail	5910					P	P	P	P	
Drugs, drug proprietaries and druggist sundries—wholesale	5121					C		C	C	
Dry cleaning and laundering pickup service	6216					P	C	P	P	
Dry cleaning and laundering, self-service	6214					P	C	P	P	
Dry cleaning, laundering and dyeing services, except rugs	6211					C		C	C	
Dry goods and general merchandise—retail	5391					P	C	P	P	
Dry goods and notions—wholesale	5131					C		C	C	
Duplicating, mailing and stenographic services	6339					P	P	P	P	
Dwelling, multi-family	1130			P	P		P		P	P
Dwelling, single-family attached	1113			P	P		P		P	P
Dwelling, single-family detached	1111	P	P	P	P		P		P	P
Dwelling, two-family	1120			P	P		P		P	P
E										
Earthenware, table and kitchen articles—manufacturing	3253					C		C	C	
Electrical apparatus and equipment, wiring supplies, and construction materials—wholesale	5161							C	C	
Electrical contractor services	6623					C		P	P	
Electrical repair services, except radio and television	6491					P	C	P	P	
Electrical supplies—retail	5240					P	C	P	P	
Electricity regulating substations	4813	C	C	C	C	C	C	C	C	C
Electronic components and accessories—manufacturing	3437							C	C	
Electronic parts and equipment—wholesale	5163					C		C	C	
Electrotyping and stereotyping	2783					P		P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Employment services	6360				P	P	P	P	P	
Engineering, laboratory, and scientific and research instruments and associated equipment—manufacturing	3510					C		C	C	
Equipment and supplies for service establishments—wholesale	5184					C		C	C	
Equipment rental and leasing services	6394					C		C	C	
Executive, legislative and judicial functions	6710					P		P	P	
Exhibition halls	7240					C	C	C	C	
Exterminating and disinfecting services	6342					C		P	P	
F										
Fire protection and related activities	6722	P	P	P	P	P	P	P	P	P
Fish and seafoods—retail	5422					P	C	P	P	
Fish and seafoods—wholesale	5145					C		C	C	
Floor coverings—retail	5712					P	C	P	P	
Florists—retail	5991					P	P	P	P	
Food lockers and storage services	6374					C		C	C	
Fraternity and sorority houses	1221				C				C	C
Freight forwarding services	4921							C	C	
Fruits and vegetables (fresh)—wholesale	5147					C		C	C	
Fruits and vegetables—retail	5430					P	C	P	P	
Fuel, except fuel oil and bottled gas—retail	5981					C	C	C	C	
Furniture and home furnishings—wholesale	5197					C		C	C	
Furniture (household)—manufacturing	2510					C		C	C	
Furniture (office)—manufacturing	2520					C		C	C	
Furniture—retail	5711					P	C	P	P	
Fur repair and storage services	6252					P	C	P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Furriers and fur apparel—retail	5680					P	C	P	P	
G										
Gasoline service stations—retail	5530					C	C	C	C	
Gas pressure control stations	4824	C	C	C	C	P	P	P	P	P
Gas utility maintenance yard	4825					C		C	C	
General stores—retail	5392					P	C	P	P	
Gifts, novelties and souvenirs—retail	5995					P	P	P	P	
Grain—wholesale	5152					C		C	C	
Greenhouses	8291	C	C	C	C	C	C	C	C	
Greeting card—manufacturing	2760					C	C	C	C	
Groceries—retail	5410					C	C	P	P	
Groceries—wholesale	5141					C		C	C	
Gymnasiums and athletic clubs	7425					C	C	P	P	
H										
Hardware—retail	5251					P	C	P	P	
Hardware—wholesale	5171					C		C	C	
Health resorts	7513					C	C	P	P	
Health and exercise spas	6261					C	C	P	P	
Hearing aids, optical goods, orthopedic appliances and other similar devices—retail	5996					P	P	P	P	
Heliport pads	4391					C		C	C	
Historic and monument sites	7191	P	P	P	P	P	P	P	P	P
Hobby supplies—retail	5997					P	P	P	P	
Hospital services	6513					P		P	P	
Hotels, tourist courts, motels	1510					P		P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
House furnishings, textile (except curtains and draperies)—manufacturing	2392					C		C	C	
I										
Ice—retail	5985					P		P	P	
Ice skating rinks, indoor	7414					C		P	P	
Industrial laundry and linen supply services	6212					C		P	P	
Instruments for mechanical measuring and controlling except automatic temperature controls—manufacturing	3520					C		C	C	
Insurance agents and brokers services	6142					P	P	P	P	
Insurance carriers	6141					P	P	P	P	
Investment and holding services	6160					P	P	P	P	
J										
Janitorial services	6344					P	C	P	P	
Jewelry and precious metals—manufacturing	3911					C		C	C	
Jewelry—retail	5970					P	P	P	P	
Jewelry, watch and clock repair services	6493					P	C	P	P	
K										
Kennels—boarding	8223					C		C	C	
Kennels—breeding	8224					C		C	C	
Knit goods—manufacturing	2220					C		C	C	
L										
Labor unions and similar labor organizations	6993					P		P	P	
Lace goods—manufacturing	2292					C		C	C	
Landscape contracting services	6630					C		C	C	
Landscape nursery and garden supplies—retail	5962					C	C	P	P	
Lawn care—services	6343					C	C	C	C	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Legal services	6520					P	P	P	P	
Libraries	7111	C	C	C	C	P	P	P	P	
Liquor—retail	5920					C	C	C	C	
Locksmith services	6399					P	C	P	P	
Luggage—manufacturing	2366							C	C	
Lumber and building materials—wholesale	5198					C		C	C	
Lumberyards—retail	5211					C		C	C	
M										
Machine shop—manufacturing	3450					C		C	C	
Magazines and newspapers—retail	5993					P	P	P	P	
Mail order houses—retail	5320					P		P	P	
Masonry, stonework, tile setting and plastering services	6624					C		P	P	
Massage Therapist, Licensed	6790					P	P	P	P	
Mausoleums	6243	C	C	C	C	C	C	P	P	P
Meats—retail	5421					P	P	P	P	
Medical and surgical instruments and apparatus—manufacturing	3541					C		C	C	
Medical clinics, out-patient services	6517					P	C	P	P	
Medical laboratory services	6514					P	C	P	P	
Comprehensive or Medical Marijuana cultivation facility	8220					C		C	C	
Comprehensive or Medical Marijuana dispensary facility — retail	5911					C		C	C	
Comprehensive or Medical Marijuana-infused products manufacturing facility; Marijuana testing facility	2834					C		C	C	
Metal products, fabricated structural—manufacturing	3494							C	C	
Metalworking machinery and equipment—manufacturing	3424							C	C	
Milk processing, fluid only	2125							C	C	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Postal services	6730					C	C	C	C	C
Pottery—manufacturing	3259					C	C	C	C	
Poultry and eggs—retail	5491					P	C	P	P	
Poultry and poultry products—wholesale	5143					C		C	C	
Printing, commercial	2740					C	C	P	P	
Printing and publishing of books	2730					C		C	C	
Printing and publishing of newspapers	2710					C		C	C	
Printing and publishing of periodicals	2720					C		C	C	
Private clubs	5821					C	C	P	P	
Professional equipment and supplies—wholesale	5183					C		C	C	
Professional membership organizations	6992					P		P	P	
Professional offices not elsewhere listed	6595					P	C	P	P	
R										
Radio broadcasting studios	4731					P		P	P	
Radios, televisions, phonographs, recorders and tape players repair services	6492					P	C	P	P	
Radios, televisions, phonographs, recorders and tape players— retail	5731					P	C	P	P	
Radio transmitting stations and towers	4732					C		C	C	
Railroad passenger terminals	4113					C		C	C	
Railroad right-of-way	4111	C	C	C	C	C	C	C	C	C
Real estate agents, brokers and management services	6152					P	P	P	P	
Recreational vehicles and equipment—retail	5540					C		C	C	
Recreation centers	7424					C	C	P	P	
Rectories	1253	C	C	C	C				P	P
Refrigerated warehousing (except food lockers)	6373							C	C	
Religious camps and retreats	6912							P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Research, development and testing services	6391					C		P	P	
Residential hotels	1300					C		C	C	C
Restaurants	5810					C	C	C	C	
Restaurants, drive-in	5810					C	C	C	C	
Retail trade not elsewhere listed	5990					C	C	P	P	
Retirement home	1241				C	P		P	P	P
Reupholstery and furniture repair services	6494					P	C	P	P	
Restaurant—mall								P	P	
Road maintenance yards	4510					C		C	C	
Roller skating rinks—indoor	7415					C		P	P	
S										
Savings and loan associations	6121					P	C	P	P	
Schools, art	6834					P	C	P	P	
Schools, barber and beauty	6833					P	C	P	P	
Schools, business, computer and stenographic	6832					P	C	P	P	
Schools, colleges and universities	6821					P	C	P	P	
Schools, correspondence	6837					P	C	P	P	
Schools, dancing	6835					P	C	P	P	
Schools, driving	6836					P	C	P	P	
Schools, junior colleges	6822					P	C	P	P	
Schools, music	6834					P	C	P	P	
Schools, primary and kindergarten	6812	C	C	C	C	C	C	P	P	P
Schools, professional	6823					P	C	P	P	
Schools, secondary	6813	C	C	C	C	C	C	P	P	P
Schools, technical, vocational and trade	6831					P	C	P	P	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Scientific and education research services	6592					C	C	P	P	
Secondhand merchandise—retail	5932					P	C	P	P	
Sewage pressure control stations	4843	P	P	P	P	P	P	P	P	P
Shades and venetian blinds—manufacturing	2591					C		C	C	
Sheet metal and roofing contracting services	6626					C		C	C	
Shoe repair, shoe shining and hat cleaning services	6253					P	P	P	P	
Shoes—retail	5660					P	C	P	P	
Shoes—wholesale	5133					C		C	C	
Signs and advertising displays—manufacturing	3997					C		C	C	
Social correctional, treatment and counseling services	6742					C		C	C	
Sporting goods—retail	5951					P	C	P	P	
Stadiums	7221							C	C	
Stationery—retail	5942					P	P	P	P	
Storage and warehousing of non-hazardous products	6376					C		C	C	
Storage and warehousing of household goods	6375					C		C	C	
Substance abuse treatment facility						C				
Swimming clubs	7431	C	C	C	C	C	C	P	P	C
T										
Tailoring (custom)	5670					P	P	P	P	
Taverns	5822					C	C	C	C	
Taxicab dispatch	4291					C	C	C	C	
Telegraph communications	4720					P	C	P	P	
Telephone business office	4712					P	C	P	P	
Telephone exchange stations	4711	C	C	C	C	C	C	C	C	C
Telephone relay towers (microwave)	4712					C	C	C	C	

Land Use Category	NAICS	R-1	R-2	R-3	R-4	C	MU	PD-C	PD-MXD	PD-R
Television broadcasting studios	4741					P		P	P	
Television transmitting stations and relay towers	4742					C		C	C	
Tennis clubs	7413	C	C	C	C	C	C	C	C	C
Theaters, legitimate	7214					P		P	P	
Theaters, motion picture, indoor	7212					P		P	P	
Theaters, motion picture, outdoor	7213					C		P	P	
Tires and inner tubes—wholesale	5113					C		C	C	
Transportation equipment and supplies (except motor vehicles)—wholesale	5185					C		C	C	
Travel arranging services	4923					P	P	P	P	
Truck wash services	6413					C		C	C	
U										
Upholstery, draperies and curtains—retail	5713					P	C	P	P	
V										
Vending machine operators—retail	5340					P	C	P	P	
Veterinarian services	8221					C	C	C	C	
W										
Water storage	4833	P	P	P	P	P	P	P	P	P
Water treatment plants	4832					C		C	C	
Welding and blacksmith services	6629					C		C	C	
Window cleaning services	6341					P	P	P	P	
Wool and mohair—wholesale	5155							C	C	