



**NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, April 26, 2016 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, April 26, 2016 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING

- Amendments to the General Plan of the City of Cedar Hills
- Amendments to the City Code, Title 10, Chapter 6 Related to Planned Commercial Development Projects

SCHEDULED ITEMS

3. Approval of Minutes from the March 31, 2016 Special Planning Commission Meeting
4. Review/Recommendation on Amendments to the General Plan of the City of Cedar Hills
5. Review/Recommendation on Amendments to the City Code, Title 10, Chapter 6 Related to Planned Commercial Development Projects
6. Review/Recommendation on Amendments to Title 10, Chapter 5 Related to Conditional Use Permits
7. Review/Action on Conceptual Plans to Subdivide the Johnson property, located at 9220 N 3635 W in the R-1-15,000 Residential Zone
8. Discussion on the Land Use Academy of Utah
9. Committee Assignments and Reports

ADJOURNMENT

10. Adjourn

Posted this 25th day of April, 2016

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	4/26/2016

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to the General Plan of the City of Cedar Hills
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Changes have been made to the Land Use Element and the Economic Element of the City's General Plan. Changes include updating language references to Utah State Code, established zones, and removing the density calculations.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Land Use Element, Economic Element	
RECOMMENDATION: Make any necessary changes and recommend to the City Council	
MOTION: To recommend/not recommend the proposed amendments to the Economic Element and the Land Use Element to the City Council for approval and adoption, pending the following changes:	

I. Introduction

The Land Use Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote sound land use decisions within the jurisdiction and areas surrounding Cedar Hills located in the annexation declaration policy of the town. ~~According to the Utah Code § 10-9a-403, the Land Use Element should designate long-term goals and the proposed extend general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. According to the Utah Code § 10-9-302 (2) (a), the Land Use Element should designate the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. The Utah Code conveys further that a community may include a statement of the standards of population density and building intensity recommended for various land use categories.~~

Under that direction and authority, this Land Use Element has been organized in order to provide the citizens, both present and future, a plan for future development patterns. The Planning Commission believes that if each concept, goal, and policy of the element is adhered to, the result will be a well-planned, functional and aesthetically pleasing community.

The Land Use Element of the Cedar Hills General Plan is intended to be consistent with all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. If any section of this Land Use Element is found to be unlawful, the specific section may be severed with all other sections remaining valid. In all other cases of conflict, the more strict of two or more laws, ordinances, or resolutions shall apply.

II. Purpose of the Land Use Element

Land use patterns, location of uses, transitions between different uses, and the density or intensity of uses are critical components of community character. The purpose of the Cedar Hills Land Use Element is to direct land use decisions in such a manner that in the future there is sufficient land for residential, commercial, ~~industrial~~ and public uses. The Land Use Element should assist decision makers in locating these uses appropriately in order to enhance community character, preserve and protect important natural resources, and enable the community to provide adequate and efficient public services in the future. The Land Use Element includes a Land Use Map which indicates recommended future land use patterns for all locations within the Cedar Hills General Plan area.

The Land Use Element of the Cedar Hills General Plan will allow current and future residents, property owners and developers, elected officials, and staff to approach land use issues from a similar standpoint resulting in improved coordination, efficient delivery of public services, and elimination of competition between public entities in attracting development.

It is the intent of Cedar Hills to regulate growth in such a manner so that public services and facilities required to serve proposed development are functional prior to development approval. In order to accomplish this task, Cedar Hills will develop a Capital Improvements Program which organizes future capital expenditures of the town City. The program will indicate where the community will focus expansion of service provision and construction of public facilities, and provide a general timeline for completion of the improvements. For any development which requires services not currently found in the Capital Improvements Program, the developer will be responsible for providing such services. Cedar Hills may consider future reimbursement for any public facilities provided by a developer.

The Land Use Element is divided into two Chapters. Chapter 1 describes desired uses of land currently located within the incorporated boundaries of Cedar Hills, and generally the types of uses which are allowed under the current Zoning Ordinance. Chapter 2 describes areas of future annexation complete with desired uses and Land Use Categories.

III. Key Land Use Element Issues

Several key issues pertain to areas located both within the community, Chapter 1, and areas within the Annexation Policy Declaration of Cedar Hills, Chapter 2. Prior to making land use decisions which impact the ability of Cedar Hills to guide future development patterns, these issues should be addressed by the Planning Commission and City Council.

1. Accommodation of Growth in Accordance with Community Goals and Objectives.

The Land Use Element establishes a planned pattern for the development of the community in the future. It reflects historical development patterns, and the current amount and type of development occurring at present. The Land Use Element also provides a guide for future development patterns which reflect the desires of Cedar Hills residents, land owners, elected officials, and staff. The Land Use Element is a combined effort of all individuals and groups that may be affected by land use decisions.

2. Development Guidance.

Development of land will create a long term effect on Cedar Hills. Cedar Hills desires to make well informed decisions that will benefit the community in the future. The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the community's vision for the future and guides the development of land accordingly. If individual developments correspond with the Land Use Element, the residents of Cedar Hills can expect to create the envisioned community. As development occurs within the community, the Land Use Element should be updated and revised to provide decision makers a tool with which to make proper land use

decisions.

3 Land Use Compatibility.

The current Zoning Ordinance of Cedar Hills is an attempt to create a pattern of compatible land uses. As the community continues to expand, it will be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be annexed in the future, the community can reduce the potential for incompatible land uses located adjacent to one another.

4. Preservation of the Natural Environment and Open Space.

Cedar Hills and the Land Use Element recognize the importance of the natural environment and open space in the community. Many of the goals and objectives found in this element reflect the community's desire to protect the environment and provide open areas for the use, recreation and enjoyment of the residents. Although aesthetics play an important role in preservation of the environment and open space, there are also areas within Cedar Hills which are difficult to develop. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

5. Distinctive Community Character.

The residents and elected officials of Cedar Hills would like to see the community maintain a level of individualism and unique community character. Zoning regulations, including site requirements, building requirements, mitigating impacts and other policies ~~Design guidelines, regulation of signage, landscaping requirements and other policies~~ of the community are meant to provide opportunities for unique and highly desirable development to occur, not simply add to the burden of potential developers.

6. Infill Development.

The Land Use Element supports the efficient use of public and private resources by promoting the development of vacant land or under developed parcels in existing developed areas. By doing so, reductions in overall capital expenditures, by reducing the need for new public services and facilities, may be achieved.

7. Joint Planning Efforts.

The residents and elected officials of Cedar Hills recognize that the community effects and is affected by surrounding areas. When land use decisions made by Cedar Hills may effect surrounding jurisdictions, including Utah County, every effort will be made to inform all interested parties. Conversely, Cedar Hills will make every effort to be informed about land use decisions that may affect the community.

8. Agricultural Protection.

Cedar Hills desires to protect the production of food and other agricultural products through appropriate zoning, tax and density incentives. Cedar Hills does not support development that would encroach upon areas where agricultural uses are desired by the land owner.

9. Financing Capital Facilities

Cedar Hills Town intends has established Levels of Service (LOS) for each public service the Town provides to the residents (See Appendix B). Cedar Hills will be responsible for correcting existing deficiencies, while private development will participate in capital improvements through exactions, dedications, impact fees and other reasonable means.

CHAPTER 1

Desired Uses of Land Located Within Current Cedar Hills Town Boundary

At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone may be found in the Zoning Ordinance of Cedar Hills. The Land Use Element of Cedar Hills is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. The Zoning Map of Cedar Hills provides a graphic representation of the land located in each zone. A description of each current zoning district and the intended land use within different zones is provided as follows:

1. ~~R-1-10,000~~ R-1 11,000

The ~~R-1-10,000~~ R-1 11,000 zone is characterized by single family homes located on lots of not less than ~~10,000~~ 11,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

~~Development in the R-1-10,000 zone is the highest intensity residential use in the community at the current time. This high intensity use demands more concentrated public service provisions. Special attention to the availability of adequate public services should be a concern of the community in this zone. Institutional uses (government buildings, schools, churches, health care facilities, public safety facilities) may be located within this zone.~~

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

2. R-1 15,000

The R-1 15,000 zone is characterized by single family homes located on lots of not less than 15,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use. This zone is to be characterized by spacious lots, and creating a quiet residential neighborhood.

Uses within the R-1 15,000 zone are to be primarily residential in nature; other uses may include gardens, orchards, large and small animals, churches and assisted living facilities for elderly persons.

3. PR 2.2 PLANNED RESIDENTIAL ZONE

4. PR 3.4 PLANNED RESIDENTIAL ZONE

~~2~~ 5. R-1-20,000

The R-1-20,000 zone provides an area for single family residential housing on larger lots of not less than 20,000 square feet, or roughly one half acre. The zone provides for subdivision type development while allowing a variety of more rural type uses than the R-1-10,000 zone.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

The R-1-20,000 zone also provides a buffer area between the urban development pattern in the R-1-10,000 zone and the agriculture based RA-1 zone and the more development sensitive H-1 zone. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

3. RA-1

The rural agriculture zone of Cedar Hills provides for single family homes equal to one unit per acre. The purpose of this district is to allow for continued agricultural uses and to protect the property from encroachment by conflicting uses. Ideally, this area would provide housing for residents in the agriculture sector and workers associated with agricultural uses. Careful consideration of farming issues, such as odors, dust, noise, and chemicals (fertilizers, pesticides) should be reviewed prior to development approval which approaches this zone in order to protect the future of the agricultural industry in Cedar Hills.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

This zone is located in a corridor between 4000 West and Canyon Road. However, when reviewing development applications, Cedar Hills should allow for some future residential development in the RA-1 zone, consistent with the current use of the RA-1 zone.

4 6. H-1

The hillside area of Cedar Hills located on the east side of the community is characterized by limited development on the sensitive foothills of Mahogany Mountain. Cedar Hills recognizes that this zone contains areas more sensitive to development than other areas within the community. Designed to minimize impact on the hillsides and provide a sense of openness, while retaining a portion of the land in its natural state, development in this zone will be limited to one unit per acre.

Clustered, master planned developments may be allowed in this zone. Clustering will most likely provide a more efficient use of the land and keep public service costs to a minimum. Interconnected open space amenities through development of this type assist to create conservation of view sheds, ridgelines, and trail systems.

Architectural design and building materials can aid in creating housing which blends into the natural surroundings providing attractive development. Particularly in this zone, sensitive areas should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval

5 7. Shopping Center 1 (SC-1)

This zone provides for commercial and retail uses within the community. To the extent possible, commercial uses should attempt to minimize impact on residential areas. The zone allows the community to better balance the tax base, and provides residents with employment opportunities, retail goods, and office space. Special attention should be given to traffic, design, location, safety and signage in the zone. Cedar Hills will encourage commercial development which will directly benefit the residents of the community. Cedar Hills recognizes that not all commercial and industrial uses are compatible with other uses in the community.

8. Townsite Residential

The Townsite Residential zone provides for coordinated planning and development of large areas within the City. These areas are used for single-family detached housing units and also attached housing units located in a coordinated design setting. Additional uses found within the Townsite Residential zone include open space areas, playgrounds, schools, churches, and other private and community facilities which are intended to serve the residents of the City and neighborhood. Density within this zone is approximately one unit per acre, with an increase in density granted through clustering single-family homes within the development, using innovative design concepts that increase the sense of community, and providing for increased levels of open space.

9. Public Facilities Zone

The Public Facilities zone has been established to provide areas within the City that are for the location, establishment, and use of facilities owned and maintained by public and quasi-public entities. These areas shall include parks, electrical substations and transmission lines, schools, cemeteries, parks, municipal building, public works facilities, and water reservoirs and tanks.

CHAPTER 2

Desired Uses of Land Within the Cedar Hills Annexation Policy Declaration

In order to create an organized growth pattern for future development in areas of Cedar Hills which have yet to be annexed, the Land Use Element must include desired future land use patterns and account for the impact the new areas will have on the community. It is the intention of Cedar Hills to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations when annexed. In order to do so, six general land use designations have been assigned to land located within the annexation policy declaration area. Each of the designations are meant to be general and somewhat flexible in nature. Each of these designations are described below and can be found on the Cedar Hills General Plan Map.

Current density in Cedar Hills averages approximately two dwelling units per acre. It is the intention of the Planning Commission and City Council to create a land use element that would maintain a similar overall density in the future while providing a variety of housing styles, types, and price

ranges.

Because the Land Use Element primarily addresses land development, it is important to reiterate that the community desires to protect the natural environment and open space found within the community. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

1. Low Density Residential

Generally located in the central section of Cedar Hills, this area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses.

~~The general density of the Low Density Residential area will be one (1) unit per acre. This area is suitable for low density developments with substantial open spaces to provide protection and preservation of ridgelines, view corridors, hillsides, wildlife habitat, and aesthetic attributes. However, developments may occur on lots smaller than one half acre provided that the overall density of the area is not increased. For example, a subdivision containing a portion of one acre lots and a portion of quarter acre lots may be approved. Likewise, a developer who would like to develop quarter acre lots and retain the remainder of the parcel as open space would be encouraged to do so. A wide variety of housing types and styles, and development flexibility is allowed and encouraged by Cedar Hills.~~

Cedar Hills believes that low density, carefully planned, single family housing may enhance many features of the community such as Manila Creek, and provide parcels with spectacular views of Utah Valley and the surrounding Mountains. Likewise, by limiting the number of homes in these areas, the community can protect these types of areas. As each application for development approval is submitted in the low density residential area, it will be carefully reviewed for conformance with the objectives of the General Plan.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

2. Medium Density Residential

Located along the east side of Canyon Road, and in areas on both the northern and southern portions of the community, the Medium Density Residential area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses. ~~The~~

~~general density of the Medium Density Residential area is two (2) units per acre. Minimum lot size is not as important in this area as overall density. Clustered, master planned developments which contain substantial open space are encouraged in this area. Interconnected open space amenities through developments assist to create a recreation and open space system available for use by residents and is highly encouraged.~~

The medium density residential area will also provide a transition area from low density residential uses into the high density residential area of higher intensity uses. Because this area will provide such a transition, all development concepts and layout should be reviewed with compatibility in mind.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

High Density Residential

~~High density housing, characterized by single family developments with a density of three (3) to four (4) units per acre, is located throughout the community in areas suitable for single family residential development. When reviewing developments in the high density residential area, careful attention should be paid to impact on surrounding developments and integration of transportation, and open space.~~

Located near main roads and commercial areas of the community, the high density residential area may provide a significant portion of the future population of Cedar Hills.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

4. Very High Density Residential

~~The Very High Density Residential area, located on the western side of the community near the SC-1 zone, future main roadways, and the new High School, should provide for multi-family housing, factory built homes, and rental units. This area will allow access to the commercial, retail, and institutional uses in the community. This area will also provide a transition from the higher intensity commercial and retail uses to less intensive residential uses.~~

Landscaping, off street parking requirements, traffic circulation, and other high density housing

planning issues will play an important role in project review in this area.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

5. Commercial-Retail District Zone

Commercial and retail development will be encouraged located in the Commercial Zone, known as the Shopping Center 1, or SC-1 Zone ~~Retail District~~. ~~The Commercial Zone is located on the west side of Cedar Hills, adjacent to 4800 West; and consists of approximately forty acres of land. The district will be located in two areas of the community, one on the western side of Cedar Hills adjacent to the SC-1 zone, and the other near the intersection of Canyon Drive and S.R. 92.~~ Commercial and retail businesses that provide services directly to the residents of Cedar Hills will be highly encouraged. Transportation and other considerations may limit the types of businesses approved in the district.

~~In particular, the Commercial Retail District located adjacent to S.R. 92 because of its proximity to American Fork Canyon, should include very low intensity commercial activities such as bike rentals, fishing supplies, and other businesses catering to visitors of the canyon.~~

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development ~~which~~ **that** conforms to the General Plan of Cedar Hills.

Land Use Element Goals and Policies

Goal # 1: **Make land use decisions that conform to the Cedar Hills General Plan and the Elements of the General Plan.**

Policy: As each subdivision is reviewed by the staff, Planning Commission and City Council, reference to the General Plan and each relevant Element will occur prior to final approval.

Policy: Each applicant will be required to demonstrate how the proposed development is consistent with the General Plan and the Elements of the General Plan.

Goal # 2: Update the Land Use Element on a regular basis to provide current Planning Commissions with a useful tool for making land use decisions.

Policy: The Planning Commission shall review the land use element on an annual basis and amend the land use element as needed.

Policy: Prior to zone changes, density amendments, and other land use decisions, the Planning Commission will make necessary adjustments to the Land Use Element to reflect such changes.

Goal # 3: Maintain Consistency between the Land Use Element, General Plan, and Zoning Ordinance.

Policy: Review the General Plan, Land Use Element, and Zoning Ordinance in order to maintain consistency between these documents and minimize any potential conflict in making land use decisions.

Goal # 4: Preserve the integrity of the Land Use Element by requiring all developments and zone changes to be consistent.

Policy: The Planning Commission will not recommend approval for any development or zone change which is inconsistent with the General Plan or Land Use Element.

Policy: If a development or zone change is found to be beneficial to the community by the Planning Commission, the Planning Commission will recommend that the General Plan and Land Use Element be amended prior to approval of the development or zone change.

Goal #5: Provide established levels of service to residents of the City town.

Policy: Cedar Hills town will correct existing deficiencies in the provision of public services at the adopted Level of Service (LOS).

Policy: Private development will participate in the provision of public services through exactions, dedications, impact fees, and other reasonable means.

Economic Element

I. Introduction

The Economic Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote economic development in the community which will provide a more stable economic and tax base, while minimizing impacts on the residential nature of the town. ~~According to the Utah Code 10-9-302 (2) (f), the economic element should be composed of appropriate studies and an economic development plan that may include review of municipal revenue and expenditures, revenue sources, identification of base and residential industry, primary and secondary market areas, employment, and retail sales activity.~~

II. Purpose of the Economic Element

At the present time, Cedar Hills has not completed studies dealing with potential economic development options. At such time as these studies are completed, they will be included in this section. Until these studies have been completed and an economic development plan has been adopted, it is the intention of Cedar Hills to encourage economic development which will have a positive effect on the economic base and tax structure of the community, but to limit such development to those types of businesses which are compatible with the residential nature of the community.

Areas for economic development have been identified on the General Plan Map and Zoning Map of Cedar Hills. These areas have been set aside for commercial interest and should not be used for residential purposes. Likewise, the residential areas of the community should not be used for commercial purposes.

III. Key Economic Element Issues

Many issues of economic development deal with compatibility and conflicts with residential uses, and although important, other issues must be addressed as well. Cedar Hills must look to future and attempt to create a self-sustaining, economically viable community.

1. Neighborhood Compatibility.

Prior to development approval, the town should attempt to minimize impacts that commercial development might have on the surrounding residential areas. Special attention should be paid to potential traffic problems, pedestrian access, intermodal transportation, noise and air pollution, and other relevant impacts.

2. Type and Amount of Commercial Development.

Because Cedar Hills is expected to remain primarily a residential community, the town should encourage commercial development which is compatible with residential use. The amount of commercial development should be carefully balanced with projected build out population in order to create a sustainable commercial base.

3. Creation of Aesthetically Pleasing Commercial Development.

Commercial development in Cedar Hills should consist of innovative and aesthetically pleasing design. This includes an abundance of landscaping, proper use of colors, proper massing and adequate, yet attractive parking areas.

Economic Element Goals and Policies

Goal #1: Complete appropriate studies leading to the creation of an Economic Development Plan.

Policy: The Cedar Hills ~~Town~~-City Council will organize a committee to explore economic development opportunities and commission a study of these opportunities. ~~The economic development committee will also be charged with completing an Economic Development Plan for the community.~~

Policy: Once the study of economic opportunities and the Economic Development Plan have been completed, ~~the Planning Commission will update the Economic Element of the General Plan to include the findings of the economic development committee.~~

Goal #2: Approve developments which will benefit Cedar Hills economically, aesthetically, and socially.

Policy: Prior to approval of commercial development, the applicant should be able to demonstrate to the Town Council that the project will be beneficial to the community to the community.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	4/26/2016

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to the Cedar Hills City Code, Title 10, Chapter 6 A Related to Planned Commercial Development Projects.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: The proposed amendments to the Design Requirements will be codified in Section 10-6A. The Design Requirements will replace the existing code	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: 10-6A Design Requirements For Planned Commercial Development	
RECOMMENDATION: Make any necessary changes and recommend to the City Council.	
MOTION: To recommend/not recommend the proposed amendments to 10-6a Design Requirements for Planned Commercial Development to the City Council pending the following changes:	

ARTICLE E. SC-1 SHOPPING CENTER ZONE

10-4E-1: LEGISLATIVE INTENT:

The SC-1 zone is established to provide an area in which the primary use of land is for commercial and service uses to serve the needs of the community and surrounding area and is located in the portion of the city most appropriately suited for the purpose. It is intended that development within the zone shall be characterized by a harmonious grouping of commercial stores and shops and essential ancillary uses (parking, signs, landscape features) architecturally designed and functioning as an integrated unit. Clean, well lighted parking lots, readily accessible from adjacent streets, and attractive, well maintained shops with significant peripheral and on site landscaping will be characteristic of development within this zone. It is the specific intent that architectural design and character of operation shall, to the maximum extent possible, be compatible with that of surrounding residential environment, and review, approval and attachment of conditions upon development within the zone will be predicated upon the accomplishment of this objective. (Ord. 10-11-95A, 10-11-1995)

The City of Cedar Hills values the tranquil environment that currently exists within the community and would like to preserve the small town atmosphere that exists. Design and planning of and operation within the commercial district shall be primarily for the benefits of the residents of Cedar Hills. Restrictions may be placed on development within the community to protect the citizens from noise, light, air, traffic and other forms of pollution while fostering a viable, walkable commercial zone. Considerations shall include density, diversity and design.

A. Quality of Life Values

The city of Cedar Hills recognizes the value of having a neighborhood commercial shopping center in close proximity to existing housing to reduce vehicle trips and travel time. Additionally, development within the subject property is intended to mix retail, professional office, residential and public facilities and to promote pedestrian access and active transportation.

B. Vision Statement

The SC-1 zone will develop as an integrated, architecturally harmonious mixed-use development. Particular emphasis shall be placed on creating a pedestrian-friendly atmosphere where residents will desire to shop and gather. Design elements including architecture, landscaping, signs, and lighting shall create a commercial district that is of higher quality and value than the typical suburban "strip" mall. Land development shall be sensitive to adjacent single-family housing.

C. Goals

The goals of the SC-1 zone are:

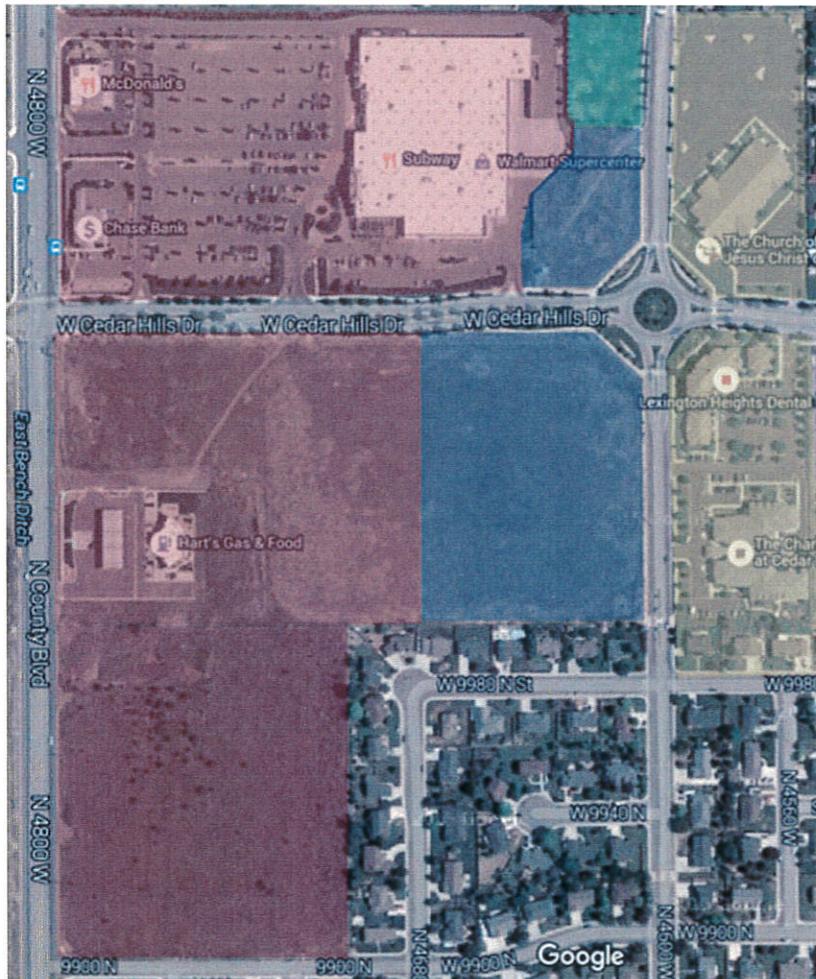
- (1) to create a commercial city center,
- (2) to create a place where the atmosphere is conducive to community gathering,
- (3) to provide a place for convenient, community services,
- (4) to provide for mixed land uses, and
- (5) to expand the city's sales tax base.

10-4E-2: DISTRICTS:

The SC-1 zone is divided into districts that are intended to differentiate between three levels of land-use intensity, where intensity is characterized by average daily automobile trips and building size, height, and density. The most intense land uses are planned along the frontage of 4800 West where there exists the greatest separation from residential uses and where there is the most significant commercial potential. The least intense

land uses are intended to be located to the east, adjacent to the elementary school and the neighboring residential area.

The districts in the SC-1 zone are shown on the map below. These consist of Retail (shown in red), Mixed-Use (shown in blue) and Office (shown in yellow). The green area is not a part of the SC-1 zone and is zoned Public Facilities.



A. Retail

The Retail district is intended to be a retail commercial center for the City. The main focus of the Retail district is to provide an area for those sales tax generating commercial entities that benefit from the frontage of a major collector (i.e. 4800 West and Cedar Hills Drive). Aside from public facilities, this district shall only include uses that predominantly generate on-site sales. The Retail district is intended to accommodate the most intense land uses of the SC-1 zone.

B. Mixed-Use

The Mixed Use district is intended to have a mix of retail, office, and residential uses. It shall generally have lower intensity uses than the Retail district. Lower intensity is defined as uses that generate fewer automobile trips and buildings that have smaller size and scale.

The boundary between the Retail District and the Mixed-Use district south of Cedar Hills drive is defined as: Beginning at a point which is N 89° 49' 37" E 661.38 feet and N 89° 53' 43" E 143.68 feet from the west ¼

corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said point also being the northwest corner of Lot 6, Apple Blossom Park Plat A Subdivision, thence due north approximately 610 feet to the south right-of-way limit of Cedar Hills Drive.

C. Office

The Office district is intended to provide services that require office space. It shall generally have the least intense land uses and to provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building size and scale, and land uses. In addition, any retail uses in this area shall help create a transition from the more intense uses in the other areas to the surrounding residential neighborhoods. The general appearance of buildings within this district shall use rooflines and slopes and window coverage and sizes that are more residential in appearance than commercial in appearance.

10-4E-3: PERMITTED AND CONDITIONAL USES:

All uses shall be consistent with the character and purpose of the district within which they are located. No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown in the use table below. Uses listed in the Cedar Hills Land Use Code Numbers document that are not listed in the table below are prohibited.

The table below lists permitted, conditional, and exceptional uses. The numbers in the use column and the description of the use are listed in the Cedar Hills Land Use Code Numbers document. The most specific match for a given number shall be used. If a use is not specifically designated, or if the column for a zone is blank, that use is prohibited. A “P” means the use is Permitted, a “C” means the use is Conditional, and an “E” means the use is Exceptional, meaning not permitted except for existing approved uses or those that have been approved prior to the year 2016.

Regardless of the entries in the table, all uses for land within 100 feet of residential uses in this zone or in adjoining zones shall be conditional.

Conditional uses listed in the Retail district in the table below shall only be permitted if they predominantly generate on-site sales, unless accepted by the city council after a recommendation by the planning commission. Public facilities are excepted from this requirement.

For the process and standards used in the granting of conditional uses see Chapter 10-5-37 of this code.

Use	Description	Retail	Mixed-Use	Office
1121	Two family dwelling (duplex), detached.		C	
1122	Two family dwelling (duplex), attached to another duplex		C	
1123	Two family dwelling (duplex), attached to a commercial use		C	
1131	Multiple family dwelling containing three or four family residences, detached		C	
1133	Multiple family dwelling containing three or four family residences, attached to a commercial use		C	
1292	Disabled assisted living facility		C	
1293	Senior housing or congregate care		C	
1294	Senior assisted living		C	E
5230	Paint, glass, and wallpaper	C	C	

5240	Electrical supplies and lighting stores	P	P	
5251	Hardware stores	P	P	
5310 – 5312	Shopping centers, department stores, and discount department stores	P	P	
5330	Variety stores (dollar stores)		P	
5391 – 5392	Dry goods and general stores (yarn shops, linen shops, boutiques, craft stores, fabric stores)	P	P	
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionery, dairy products, bakeries)	P	P	
5520	Tires, batteries and accessories	C		
5530	Gasoline service stations	C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)	P		
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)	P	P	
5810	Restaurants (food consumed on premises)	P	P	
5813	Drive-through and fast food restaurants	C		
5910	Drug stores and pharmacies	P	P	
5930	Antiques and secondhand merchandise	P	P	
5940	Books, stationery, art and hobby stores	P	P	
5950	Sporting goods, bicycles and toys	P	P	
5969	Farm and garden supplies	C	C	
5970	Jewelry	P	P	
5991	Florists	P	P	P
5992 – 5999	Miscellaneous retail (newspapers, cameras, gifts, optical, paper products, pet supplies)	P	P	
6111	Banking Services	E		
6121	Savings and loans associations	E		
6122	Credit unions	E		
6130 – 6190	Security brokers, insurance agents, real estate services		P	P
6221	Portrait photography		P	P
6230	Beauty and barber services	P	P	P
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	P	
6297	Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.		C	
6416 – 6417	Auto washing	C		

6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)	C	P	C
7212	Motion picture theaters (indoors)	C		
7392	Miniature golf	C		
7413	Tennis courts		C	
7414	Ice skating	C	C	
7417	Bowling alleys	C	C	
7424	Recreation and community centers	C	C	
7430	Swimming pools	C	C	
7611	Developed park land, general recreation	C	C	
7621	Developed park land, leisure and ornamental	C	C	
8110 – 8130, 8180	Agriculture	E	E	
8221	Veterinarian services		C	

10-4E-4: Site Requirements:

It is intended that these requirements and standards will promote consistent, quality development within the SC-1 zone.

A. Area

1. **Site Area:** Each proposed development shall contain an initial site size of ten (10) contiguous acres, which shall be considered as the minimum amount necessary to constitute a logical design area; provided, however, that in the instance of nonconforming lots of record containing less than ten (10) acres, the minimum initial site size shall be the entire parcel.
2. **Additions:** Subsequent additions to the site area containing less than the amount set forth under item 1 of this section may be permitted, upon a determination that the area to be added constitutes a logical extension of the initial site plan.
3. **Phased Construction:** A proposed development may be constructed in phases upon approval by the city council and upon a finding that the proposed phase is consistent with the overall plan for the project, constitutes a significant portion of the total project, and is consistent with other requirements specified in this code.

B. Landscaping

The following requirements shall be followed for landscaping within the SC-1 zone.

All planter areas shall be edged with a concrete mow strip and landscaped. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over 2 feet in size. Each building shall have flowering crab (malus species) trees planted near the building. Trees may be placed on any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (lineal feet), dividing by 40 and rounding up. All landscaped shall be appropriately maintained throughout the year.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Select shrubs for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic effects in winter.

To ensure consistency throughout the zone, all materials used within the zone shall be found within the following plant list:

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea engelmannii	Engelmann Spruce	8' ht. minimum
Picea pungens	Colorado Green Spruce	8' ht. minimum
Deciduous Trees		
Acer platanoides	Norway Maple	2-1/2" cal. minimum
Fraxinus pennsylvanica	Patmore Ash	2-1/2" cal. minimum
Koelreuteria paniculata	Golden Rain Tree	2" cal. minimum
Prunus blireana	Blireana Plum	2" cal. minimum
Acer palmatum Bloodgood	Bloodgood Japanese Maple	6-8' ht. minimum
Prunus subhirtella	Weeping Flowering Cherry	2" cal. minimum
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. minimum
Potentilla fruticosa	Shrubby Cinquefoil	5 gal. minimum
Prunus glandulosa	Dwarf Flowering Almond	5 gal. minimum
Mahonia Aquifolium	Compact Oregon Grape	5 gal. minimum
Prunus laurocerasus 'Otto Luyken'	English Laurel Otto Luyken	18-24" minimum
Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	5 gal. minimum
Buxus koreana wintergreen	Wintergreen Boxwood	5 gal. minimum
Berberis t.a. nana	Crimson Pygmy Barberry	5 gal. minimum

The following requirements shall apply:

1. No less than 30% of any individual site shall be landscaped. Individually developed sites must provide the required 30% landscaping within that individual site. Larger planned developments must provide the required 30% landscaping for the entire site but shall not be required to provide 30% landscaping on individual pads within the planned development. So that all of the building(s) within

the proposed development may be seen within a park-like setting by the community, the required 30% landscaping shall be visible and accessible to the public way in its entirety and shall to the extent possible not be concealed by walls, fences, building layout, etc.

2. Planted areas such as yard space, planter boxes, flower beds, shrubbery beds and other traditional landscaped features shall qualify towards the landscaped requirement. Sidewalks shall not count towards the requirement.
3. Proposed fountains, plazas, or splash-pads shall be included in the site design. The city council, with a recommendation from the planning commission, may approve a 5% reduction in landscaping area requirements for these features when designed as a publicly accessible gathering area. Public art features are encouraged.
4. Landscaping shall also be used as a screen, where other means are less appropriate, to shield Cedar Hills Drive and 4600 West from large areas of parking.
5. Landscaped areas shall not be residual in nature but shall create a cohesive network from site to site and throughout the project. Specifically, landscaped areas shall help create a park-like atmosphere with linked pedestrian corridors designed to promote pedestrian activity.
6. Landscaping materials and details shall contribute to the perpetuation of the established architectural theme.
7. As part of the site plan approval process, landscape plans shall be required. Such plans shall be prepared by a professional landscape architect licensed in the State of Utah. Landscape plans shall provide for landscape treatments that are consistent with the architectural theme. All landscape plans are subject to the approval of the City Council, following a recommendation by the Planning Commission.
8. Storm-drainage shall be retained on-site through landscaping or other approved facilities.
9. Xeriscape plans shall be permitted and shall be prepared by a qualified landscape architect, and shall not constitute more than one-third (1/3) of the total landscaped area.

C. Streetscapes

Cedar Hills Drive is the main thoroughfare for the community. As such, special attention and consideration shall be given to creating an attractive, distinct entrance to the City of Cedar Hills. To encourage continuity throughout the site and to provide appropriate ties to the surrounding residential areas, 4600 and 4800 West shall receive the same treatments as Cedar Hills Drive. Landscaped areas adjacent to public streets shall conform to the Cedar Hills Landscape Plan.

1. Sidewalks shall be separated from Cedar Hills Drive 4600 West and 4800 West so as to encourage pedestrian activity. Separations shall include landscaped berms, shrubbery or other elements that convey a sense of protection from the vehicular travel lanes. Streetscapes shall be varied between grass and planter areas and be appropriately maintained year-round.
2. Sufficient planter strips shall be provided so as to allow for the planting of trees as outlined in the plant list.
3. The landscaped areas adjacent to Cedar Hills Drive and 4600 West shall serve, in part, to screen adjacent parking areas from the view of passing motorists. Trees, berms and shrubbery shall be incorporated to provide the above-described screening.

At street intersections, a clear view of intersecting streets shall be maintained. Clear view of intersecting streets shall be measured as follows: extend lines along each street curb to a point of intersection and measure back 60 feet along each curb. Draw a line between those two points. This triangular area is the area that must have clear view of intersecting streets.

Trees closest to intersections shall be Capitol Flowering Pear with no less than 3 at each intersection. Trees on East-West streets between walks and curbs or within 10 feet of street curbs shall be Burr Oak (*Quercus macrocarpa*) with all branches pruned to 5 feet from ground. Trees on North-South streets shall be London Plane Trees (*Platanus acerifolia*) with all branches pruned to 5 feet from ground.

The number of trees along all streets shall be at least 1 tree for every 30 feet of street frontage. Trees shall be 2-1/2" caliper minimum. Additional trees are encouraged. These additional trees shall be selected from the table below. To help with screening and winter aesthetics, evergreen trees are required.

Berming shall be required along streets to screen parking areas and travel lanes. Berms shall not exceed 3:1 in steepness. Curvilinear walks are encouraged where practical. Any planter areas shall have a curvilinear concrete curb between plants and lawn. All planters shall be mulched 3 inches deep and maintained with shredded fir bark. Plants for planters shall be selected from the table below.

Evergreen Trees		
<i>Abies concolor</i>	White Fir	8' ht. minimum
<i>Abies lasiocarpa</i>	Alpine Fir	8' ht. minimum
<i>Picea engelmannii</i>	Engelmann Spruce	8' ht. minimum
<i>Picea pungens</i>	Colorado Green Spruce	8' ht. minimum
Deciduous Trees		
<i>Acer platanoides</i>	Norway Maple	2-1/2" cal. minimum
<i>Fraxinus pennsylvanica</i>	Patmore Ash	2-1/2" cal. minimum
Shrubs		
<i>Euonymus alatus compacta</i>	Burning Bush	5 gal. minimum
<i>Juniperus tamariscifolia</i>	Tam Juniper	5 gal. minimum
<i>Prunus cistena</i>	Cistena Plum	5 gal. minimum
<i>Pinus mugo 'Mughus'</i>	Dwarf Mugo Pine	18-24" minimum

D. Street Lighting

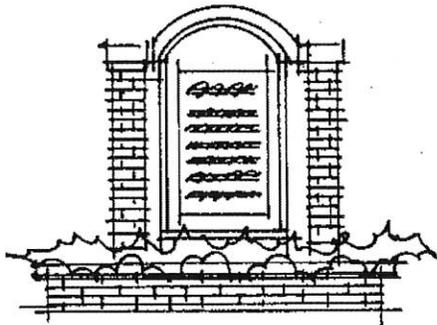
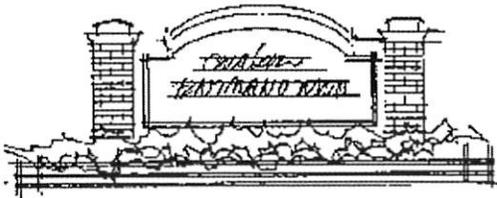
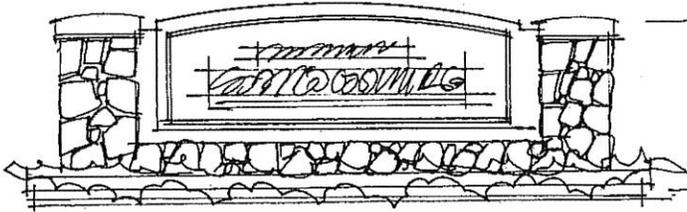
Street-lighting should be designed to create an attractive, crime-free environment and to protect surrounding residents from light pollution. Where practical, lighting in new developments shall match lighting used in existing developments.

1. Lighting plans shall be prepared for each individual site. Adequate lighting shall be provided to encourage pedestrian activity and to eliminate shadowed areas that may contribute to poor visibility and the creation of dark areas.
2. Wall mounted lighting shall not be located higher than 20 feet on any structure.
3. Pole mounted lighting along 4800 West and Cedar Hills Drive shall not exceed 30 feet in height.
4. Pole mounted lighting for the interior of the commercial development shall not exceed 20 feet in height. Pole mounted lighting within any residential areas shall not exceed 15 feet in height.
5. Dark-sky lighting fixtures shall be used in all areas of this development. Shields, covers, or other mechanisms shall be incorporated into fixture design so as to prevent light pollution.

6. Cobra-head and shoe box light fixtures are prohibited.

E. Signs

Signs standards are intended to ensure aesthetic quality and a cohesive architectural theme. The below listed standards shall be followed by all developments. Such incorporation must be consistent and harmonious with the established architectural theme. Signs shall be limited to monument signs and wall-mounted signs. The following illustrations demonstrate the intent of this ordinance. Signs shall be consistent with this intent.



1. Wall-mounted signs shall include blade signs, pendant signs and signs located on awnings.
2. Earth tones shall be the predominate colors used on signs.
3. Monument signs shall not exceed 48 square feet and shall be multi-tenant signs. Monument signs on the same side of an uninterrupted street shall not be located closer than 200 feet to one another.
4. Monument signs shall not exceed six feet above the top back of curb.
5. Wall-mounted signs shall be limited to 10 percent of the wall area on which the sign is mounted or 75 square feet, whichever is less.
6. Signs on canopies, awnings or similar architectural features may be permitted upon Site Plan

review if it can be shown that it will not detract from the architectural theme.

7. Blade signs shall be consistent with the architectural theme of the overall development.
8. Pendant signs shall be consistent with the architectural theme of the overall development.
9. Signs on awnings shall only be located on the valence of the awning. Awnings must be consistent with the architectural theme of the overall development and shall only be located above doors and windows. Awnings must be kept in good repair at all times.
10. Backlit signs may be permitted. Functional awnings shall not be considered backlit signs. Backlit awnings shall not be permitted.
11. Roof signs shall not be permitted.
12. Statuary signs bearing the likeness of any product or logo shall not be permitted.
13. Wind signs shall not be permitted.
14. Temporary signs shall not be permitted.
15. Placing handbills upon, painting or otherwise marking any trees, sidewalks, walls, poles or other surfaces is prohibited.
16. Spotlights projecting into the sky shall not be permitted.
17. Vehicles and trailers shall at no time be used as signs.
18. Flashing, moving or audible signs shall not be permitted.
19. Neon lights shall not be permitted
20. Pole signs shall not be permitted.

F. Walkability and Active Transportation

The site layout shall foster walkability and active transportation throughout all portions of the site.

1. Commercial space shall immediately front streets and parking areas shall be located on the interior or in the underground of the property, unless a recommendation by the planning commission to deviate from this requirement is accepted by the city council.
2. Site layout shall incorporate pedestrian paths throughout the development, enabling safe and convenient access to and between each use.
3. Pedestrian paths shall be provided through parking areas. These paths shall be separated from vehicular traffic by the incorporation of landscaping, other grade separations and through the use of pavers, cobblestone or stamped concrete.
4. Developments shall include bicycle racks located adjacent to buildings.
5. Developments shall provide connectivity to other uses in the same district and adjoining districts by way of a concrete paved trail or path and open space.

G. Parking

The following apply to parking areas within the SC-1 zone.

1. Parking areas shall be situated so as to be screened from Cedar Hills Drive, 4600 West and 4800 West. Appropriate screening would include buildings, landscaped berms, shrubbery and groups of trees. Fencing is not considered an appropriate screen.
2. Landscaping shall be dispersed throughout the parking areas. These landscaped areas will be of

sufficient size so as to accommodate landscaped berms, and trees.

3. Parking stalls shall be 9' wide and 18' deep if they front onto a landscaped area. Parking stalls that do not front onto a landscaped area shall be 9' wide and 20' deep.
4. For retail uses, a minimum of four (4) parking stalls shall be provided for each 1,000 square feet of gross floor area.
5. For restaurants or other eating establishments, a minimum of one (1) parking space shall be provided for every three (3) seats and a minimum of one (1) additional space shall be provided for each employee at the highest shift.
6. For office uses, a minimum of six (6) parking spaces shall be provided for each 1,000 square feet of floor area.
7. For residential units with two (2) bedrooms or fewer, 2 stalls per unit. For residential units with more than two (2) bedrooms, 1 stall per bedroom (maximum 4). For senior housing or congregate care housing, 2 stalls per unit. For assisted living, 1 stall per 2 units. In all cases, there shall be additional stalls for visitor parking computed as 1 per 4 units. No RV parking is allowed. No overnight customer parking is allowed for commercial uses.
8. Shared parking for commercial uses is encouraged. When it can be found that adjacent uses, or uses in close proximity to one another, have substantially different peak hours of operation, a minimum number of parking spaces required for the said uses may be reduced. It is intended that shared parking will increase the attractiveness of the area by eliminating excess parking without creating a parking deficiency.
9. Drive aisles shall be twenty-four (24) feet wide unless they provide only one-way access or access to angular parking. In the event that the drive aisle provides access to angular parking or is restricted to one-way travel, it may be twenty (20) feet wide.
10. A separation shall be provided between parking stalls and occupied structures. This separation must include no less than a 4' sidewalk and in most situations shall include a larger sidewalk and landscaping.
11. All parking islands shall be planted with at least one Skyline Honeylocust tree (*Gleditsia triacanthos* 'Skyline') per 400 square feet of planter. A tree ring of fir bark (3" depth) shall be formed with at least a 2-foot radius around the tree. Trees shall be 3" caliper minimum, having all branches pruned within 7 feet of the ground. Islands shall be bermed slightly and planted with Kentucky Bluegrass (*Poa pratensis*) sod.
12. Reciprocal access shall be guaranteed from site to site. Stub locations and cross access easements may be required to ensure the establishment of perpetual reciprocal access.

H. Deliveries

Loading areas, including, but not limited to, loading spaces, loading docks and service or maintenance areas shall be screened from public view. In addition, loading areas that abut a residential district shall reduce noise associated with such use by providing a sound wall and/or berm with screen plantings around the loading areas or at the property line abutting the residential district. Loading and delivery times shall be restricted to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends, unless an exception is made in a conditional use permit that is recommended by the Planning Commission and accepted by the City Council.

I. Outside Storage and Sales

Outdoor storage or sales shall only be permitted in enclosed outdoor areas such as a garden center. Exceptions may be made by obtaining a separate conditional use permit. The application for a permit shall be made in the

form of a written request that specifies the sales area size, location, type of merchandise, and requested duration for the permit. The City Council shall be the Land Use Authority for this permit. The City Council shall be able to set parameters limiting the size, location, duration and appearance of the outdoor sales area. The conditional use permit shall otherwise be subject to section 10-5-37 of this code.

A business that utilizes grocery carts shall provide permanent cart storage within a building. The business operator shall use customary business practices to collect carts from parking lots, cart corrals, and other outdoor locations periodically. The business operator shall use reasonable efforts to ensure that carts do not leave the property.

J. Maintenance

As part of the Site Plan review process, applicants shall provide a legal agreement describing how the site shall be maintained and enforced by the city.

10-4E-5: Building Requirements:

The following shall apply to all buildings within the SC-1 zone.

A. Architecture

Architecture, building materials, color schemes and building location all play critical roles in setting a tone for any development. These same elements are of the utmost importance in creating a sense of place. As a mixed-use commercial area, attention to scale is of particular importance and will be considered throughout the design process. The following illustration demonstrates the intent of this ordinance. Buildings shall be consistent with this intent.



Buildings in the SC-1 zone shall use the American Colonial style. The American Colonial motif is a symmetrical design (AB A, AB CB A, etc.) style. High-pitched tile or slate roofs, either side gabled or hipped, overhang the front facade and are often capped with a cupola. A central door, often a French door, is sided by large windows on the sides. Buildings may use the classic temple front, or contain pillars, pilasters and the Palladian window. Exterior construction is normally of brick in traditional colors like red and brown, and makes use of substantial exterior moldings. Wrought iron or copper accents are also used. It is expected that this theme will create intimacy and interest by limiting the use of those architectural elements that only cater to the widespread domination of the automobile. That is to say, architectural designs should be kept in such a scale so as to maintain a human, rather than automobile, orientation. The inclusion of street level windows, wide walks and appropriate signs are a few of the elements that must be considered in maintaining consistency with this theme. The appropriate selection of materials and colors are also essential in maintaining consistency with this theme and in meeting the goals of this requirement.

It is expected that the established architectural theme will be used consistently throughout the entire zone. Designers will consider this theme when developing plans for all types of structures that may be found within this development.

1. Earth tones shall dominate the color schemes of individual buildings and all color schemes shall be developed so as to conform to the established architectural theme. Additionally, color schemes shall be consistent with those found in the surrounding areas.
2. Structures shall be situated so as to screen parking areas and to aid in the creation of a park-like atmosphere.
3. Entrances to structures shall orient to parks, plazas or pedestrian-friendly pathways.
4. Structures shall be situated so as to provide appealing vistas at the terminus of drive aisles, pathways or other open areas.
5. Structures shall be massed so as to conform to the established architectural theme and to maintain a human scale.
6. Building facades shall be varied and shall not consist of vast expanses of blank walls.
7. Wherever found, overhead doors shall be positioned so as to not be visible from 4600 West, 4800 West or Cedar Hills Drive.
8. Building materials shall be limited to those materials traditionally associated with the established architectural theme. Structures constructed largely of glass or other reflective materials are not acceptable for this area.

B. Building Height and Size

One or two story buildings are permitted. Buildings may be erected to a maximum height of thirty-five (35) feet. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.

The building size shall be reviewed by the Planning Commission and City Council and potentially approved based on such items as building placement, aesthetics, noise control, lighting design, traffic control, etc. to give the feel consistent with the overall commercial development, as well as the community as a whole. Building size shall be limited by the total building area, meaning the sum of the gross floor area of all floors. In the Mixed-Use and Office districts building size shall be limited to no more than 25,000 total square feet. In the Retail district building size shall be limited to no more than 50,000 square feet.

Developments composed of strip malls are prohibited. Smaller, individual buildings that tend to break up parking areas and create visual interest are required. Long and monotonous walls and roof planes are prohibited. Building mass and scale shall be minimized by manipulating the building form using offsets and recesses and variations in height.

C. Building Setbacks

All buildings shall be set back a minimum of thirty feet from any residential uses. The following standards shall apply:

1. There shall be provided a landscaped side yard of at least fifteen feet (15') in width along such property line, containing trees or groupings of trees spaced no more than 25 feet apart.
2. A precast concrete or decorative masonry wall, at least six feet (6') in height, shall be erected along all property lines which lie adjacent to a residential zone.

3. All lighting is to be arranged so that there will be no glare visible to the occupants of adjoining residential property.
4. Uses will be strictly prohibited next to adjoining residential uses that involve open storage of merchandise or equipment, off premises signs, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.
5. No loading docks, delivery pick up areas, etc., may be located within fifty feet (50') of residential uses. These areas must be screened from the public's view with an eight foot (8') masonry wall.
6. No trash container shall be located closer than twenty-five feet (25') to a residential property line, and must be located to the rear of the main building.

10-4E-6 RESIDENTIAL USE REQUIREMENTS:

A. All Residential Uses

Residential use is permitted in the SC-1 zone only as set forth herein. These requirements pertain to uses 1121—1123 (two family dwellings), 1131 and 1133 (multiple family dwellings), 1292 (disabled assisted living), 1293 (senior housing or congregate care), and 1294 (senior assisted living) listed in the table in section 10-4E-3 of this code.

The purpose of residential development in the SC-1 zone is to provide for mixed-use, which combines residential and commercial uses in order to provide housing opportunities in close proximity to retail, office, civic and related uses. Mixed-use development promotes a pedestrian friendly environment, and more compact development. Mixed-use development projects shall follow the following process, and meet the following requirements:

1. All development projects seeking approval for residential use must be new construction, and must submit a detailed site plan pursuant to section 10-6-3 of this code showing the entire development project, and showing the added requirements of this section.
2. The entire ground floor of any building in the project shall only have commercial uses (land use codes 5000 through 6999 listed in the table above), except as provided within this section.
3. Residential use shall be located above the ground floor commercial use, except as provided within this section. Allowed residential density shall be 8 units per acre, with no more than 4 units per building. No more than 50 total units may be built within the Mixed-Use district.
4. The requirement that the ground floor be limited to only commercial use may be altered to allow residential use only in the Mixed-Use district if all of the following conditions are met:
 - a) The building is located in the southern half of the Mixed-Use district; and
 - b) A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses (land use codes 5000 through 6999 listed in the table above).
5. If the project is built in phases, each phase shall be entirely commercial or may include a mix of commercial and residential use. No phase shall be solely residential, unless fifty percent (50%) of the required commercial area has been built in previous phases.
6. The minimum height of ground level commercial use shall be twelve feet (12') floor to ceiling.
7. Parking lots, garages, and carports shall be located in the interior of a project and not adjacent to a public street, except that access driveways with parking spaces on one or both sides, with a maximum width of seventy feet (70'), are permitted. For buildings fronting a public street, all parking shall be located to the rear or side of buildings, or may be located below grade (underneath

building). Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan. Underground parking will be permitted provided that such parking is accessible from the side or rear of the development and not from the primary street. All projects must comply with the parking requirements for commercial and residential uses specified in section 10-4E-4G of this code.

8. Residential developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, and landscaped areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Open space shall be visible from streets and sidewalks.
9. CC&Rs: The applicant (developer) of any residential development in the SC-1 zone shall, prior to the recording of the plat, submit to city staff a declaration of covenants, conditions, and restrictions (CC&Rs) relating to the project, which are to be reviewed by the Planning Commission and given final approval by the city council, and shall be recorded to run with the land. Said CC&Rs shall include management policies, which shall set forth the quality of maintenance that will be performed, and who is responsible for said maintenance within the development. As a minimum, the said document shall include the following:
 - a) The care and maintenance of all common or limited common areas, facilities, and private streets shall be ensured by the developer by establishing a private homeowners' association.
 - b) A professional property management company is to be hired by the HOA to govern the responsibility for all maintenance. Maintenance of the common/limited common areas, facilities, and private streets shall be managed by an established property management company where there is adequate expertise and experience in property management, to assure that said maintenance is sustained and accomplished efficiently, and at a high standard of quality. Contact information and a copy of the governing contract for the current property management company shall be submitted to be on file with the office of the Cedar Hills City clerk.
10. HOA Failure: In case of failure or neglect to comply with any and all of the conditions and regulations established herein, and as specifically made applicable to a development, such failure or neglect to comply with the requirements and to maintain the buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.
11. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered here, refer to provisions applying to the underlying district.

B. Senior Housing or Congregate Care

The following requirements apply to senior housing or congregate care facilities.

1. Onsite services shall be provided directly by the management of the senior housing or congregate care facilities or under contract with qualified third party vendors. These services shall include an onsite restaurant/cafeteria that provides three meals per day, seven days a week; home health care services from qualified professionals, including help with medications, bathing, dressing, and other resident needs; physical therapy; other routine health care services; fitness classes; regular social

activities; and a shuttle to nearby destinations.

2. Each residential unit shall be occupied by at least one resident that is 55 years of age or older, and there shall be no residents younger than 25.

C. Assisted Living

The following requirements apply to disabled assisted living and senior assisted living facilities.

1. The facility shall conform to all applicable standards and requirements of the Utah state department of human services and the owner/operator has obtained all licenses required by the state to operate such a facility.
2. The facility shall conform to all state and local building, safety, health, and zoning requirements applicable to similar structures.
3. The facility shall be occupied only by individuals qualified by age or disability to live in the facility and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the elderly persons and not primarily a benefit of employment to the staff member.
4. The facility is operated for the primary purpose of providing a living arrangement for senior or disabled persons in a group home setting.
5. Residency in the facility shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. An assisted living facility shall not include any persons referred by the Utah state department of corrections or any court.

10-4E-7 IMPACTS:

Developments shall blend harmoniously with the surrounding neighborhoods so that the use does not change the intent and characteristics of the district. The following standards must be met to mitigate impacts on surrounding neighborhoods.

1. Noise: Developments in the SC-1 zone shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others. Any mechanical apparatus (i.e., air conditioner, fans, pumps, etc.) capable of producing noise that is located on the outside of the building must have sound barrier mitigation. Commercial sound levels at the property line during daytime hours shall meet levels L1, L10, and L90 of 68 dBA, 60 dBA, and 52 dBA respectively. Commercial sound levels at the property line during nighttime hours shall meet levels L1, L10, and L90 of 55 dBA, 55 dBA, and 50 dBA respectively.
2. Dust and Odors: Developments shall comply with all air quality standards, state, federal and local, and use shall not create unusual or obnoxious dust or odors beyond the property line.
3. Trash: No trash, used materials or wrecked or abandoned vehicles or equipment shall be stored in an open area. All trash is to be stored within a dumpster and the dumpster is to be enclosed with a solid metal gate, and walls matching the masonry used for the buildings, or must be stored in a fully enclosed building. The dumpster enclosure shall not have frontage on a public street, and is to be located toward the rear of a development. Outside storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the city shall be screened by a sight obscuring fence at least one foot (1') higher than the dumpster and maintained in a location approved by the planning commission in conjunction with approval of a site plan.
4. Safety: The developer shall take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous

materials, or related problems.

5. Traffic:
 - a) Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".
 - b) Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
 - c) The developer may be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned in any particular district at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signs, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.
6. Public Health: Use shall comply with all sanitation and solid waste disposal codes and use shall not create public health concerns.

10-4E-8: IMPROVEMENTS, DOCUMENTS AND OTHER REQUIREMENTS:

A. Single ownership or control required.

All portions of a commercial development project shall be in single ownership or in single control in order to provide for effective integrated development. Following final approval of the project plan, the city may approve plans for the subdivision of a portion of the plan, provided that there is adequate assurance of the development of the entire project and provision for the development and maintenance of common elements (i.e., parking and landscaping) through the establishment of cross easements, guarantees and covenants as provided for under section 10-4E-9, "Required Documents", of this article.

B. Improvements

The following improvements shall be constructed by the developer in each development in accordance with city standards, as directed by the city engineer:

1. Streets, driveways and parking areas shall be graveled and hard surfaced.
2. Curbs, gutters and walkways.
3. Drainage and flood control structures and facilities.
4. On site water and sewer mains.
5. Off site water and sewer mains.
6. Fire hydrants.
7. Permanent survey monuments.
8. Gas, electric, telephone and cable TV (which shall be placed underground).

9. Landscaping in the common area and walkways.
10. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
11. Project lighting and signs.

C. Required Documents

Where the development is to be retained by one owner, required documents shall include:

1. Covenants, conditions, restrictions and management policies.
2. Management agreement.

Where the development has two (2) or more owners or where an existing development is being divided among two (2) or more owners, required documents shall include:

1. Articles of incorporation for property owners' association.
2. Corporation bylaws.
3. Covenants, conditions, restrictions and management policies.
4. Management agreement.

D. Additional requirements

Additional requirements are set forth in this code, Title 10, Section 6, Large Scale Development.

Cedar Hills Land Use Code Numbers

LIVING AREAS

1000

The major category applies to supplies to structures on the land and corresponding area used primarily as places to live whether on a temporary (e.g. transient lodging, hotel), semi-permanent (e.g. hotel, fraternity, sorority) or permanent (e.g. home or apartment) basis. This category may also include structures on parcels and a corresponding area that are used for two or more activities yet the dominant use of the structure is for living purposes. An example of dual use structure where living is secondary might be a convalescent home. Since medical service is the primary use of the property, convalescent home is coded under Services 6516.

The Household Units section has been developed to reflect certain characteristics as well as activity. For example, a code category and respective number is given to represent household units in terms of arrangement with respect to each other and to non-residential structures. Diagrams of these special conditions are provided to represent the meaning of respective code categories.

1100 HOUSEHOLD UNITS

1110 Single Family Dwelling

- 1111 Single family dwelling, detached (with or without an attached garage, on one parcel. Includes cabins, non-commercial)
- 1112 Single family dwelling, attached (to one or more single family dwelling)
- 1113 Single family dwelling, attached (to a commercial, industrial or other nonresidential use. Dwelling unit can be under, over, in front, behind or beside nonresidential use in the structure.)

NOTE: If a single family dwelling is on the same parcel with a nonresidential use, and is not attached, sub parcel and code use each separately.

- 1114 Mobile home on same parcel as residential use.
- 1115 Mobile home on same parcel as nonresidential use (not located in a mobile home park.)
- 1116 Mobile home on parcel alone.

1120 Two Family Dwelling (includes two family condominiums)

- 1121 Two family dwelling (duplex), detached. (With or without attached garage, on the same parcel. Two units can be on the ground level, or one above the other.)
- 1122 Two family dwelling (duplex), attached to one or more duplexes).
- 1123 Two family dwelling (duplex), attached (to a commercial, industrial or other nonresidential use on the same parcel. Dwelling units can be under, over, in front, behind, or beside the nonresidential use in the structure.)
- 1124 Accessory apartment, a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is (1) within or attached to a single-family residential building, or (2) within a detached accessory structure associated with a single-family dwelling.

NOTE: If a two family dwelling (duplex) is on the same parcel with a nonresidential use, and is not attached, sub parcel and code each use separately.

1130 Multiple Family Dwelling (3 or 4 dwelling units, Including 3 or 4 Family Condominiums)

- 1131 Multiple family dwelling containing three or four family residences, detached. (on one parcel, with or with attached garage.)
- 1132 Multiple family dwelling containing three or four family residences attached, (to one or more similar multiple family dwellings).
- 1133 Multiple family dwelling containing three or four family residences, attached, (to a commercial, industrial or other nonresidential use, on one parcel. Dwelling units can be under, over, in front, behind, or beside the nonresidential use in the structures.)

NOTE: If a multiple family dwelling (3or4) dwelling units) is on same parcel with a nonresidential use, and is not attached sub parcel and code each use separately.

1140 Apartment (Low-Rise or Garden Type) Includes Condominiums

- 1141 Apartment (low-rise or garden type), detached (a multiple family structure containing five or more units, two stories or less in height, on one parcel and with or without garages.)
- 1142 Apartment (low- rise or garden type), attached (to one or more similar garden or low-rise apartment buildings)
- 1143 Apartment (low-rise or garden type), attached on nonresident parcel, (contains five or more units, two stories or less in height, on one parcel containing commercial, industrial, or other nonresidential uses on one parcel. Nonresidential uses can be anywhere within the building.)

NOTE: If an apartment of the low-rise or garden type is on the same parcel with a nonresidential use, and is not attached, sub parcel and code each use separately.

1150 Apartment (High Rise) Includes Condominiums

- 1151 Apartment (high-rise), detached (contains five or more units, three or more stories in height, detached, on one parcel and with or without at garages. Includes five or more units, three or more story condominiums.)
- 1152 Apartment (high-rise), attached (contains five or more units, three or more stories in height, attached to one more similar high rise apartment buildings)
- 1153 Apartment (high-rise), attached on nonresidential parcel (Contains five or more units, three or more stories in height, on one parcel, with or without attached garages, containing commercial, industrial, or other nonresidential uses on one parcel. Nonresidential uses can be anywhere within the building.)

1154 Mixed use multifamily dwellings, attached above a nonresidential use.

NOTE: If an apartment of the high-rise type, five or more units with three or more stories in height, is on same parcel with nonresidential use and is not attached, sub parcel and code each use separately.

1200 GROUP QUARTERS

1210 Rooming and Boarding Houses

1210 Rooming and boarding houses (Having three or more persons renting rooms, with or without board, and not related to the head or persons in charge. Does not include rest homes, includes child care homes, retarded children homes, homes for unwed mothers, lodging houses – except organization, and tourist homes. All the above uses are generally operated on a commercial basis.)

1211 Batching apartments

1220 Membership Lodging

1221 Fraternity and sorority houses

1229 Other membership lodging, NEC. (Includes home for the aged –organization, hotels – organization, membership residence dormitories.)

1230 Residence Halls or Dormitories

1231 Nurses' and interns' residences

1232 Collage dormitories

1239 Other residence hall or dormitories, NEC.

1240 Retirement Homes and Orphanages

1241 Retirement homes (includes homes for aged – except organization.)

1242 Orphanages (public and semi – public)

1243 Indigent homes (public and semi – public)

1250 Religious Quarters

1251 Convents

1252 Monasteries and abbeys

1253 Rectories, parish houses and parsonages

1259 Other religious quarters, NEC.

1260 Military Quarters Only

1261 Training and billeting

- 1262 Billeting (Quartered or lodged) only
- 1269 Military Quarters NEC.
- 1290 Other Group Quarters NEC.
- 1291 Non Handicapped
- 1292 Disabled assisted living facility
- 1293 Senior housing or congregate care
- 1294 Senior assisted living facility

1300 RESIDENTIAL HOTELS

1300 Residential Hotels

- 1310 Residential hotels and apartments hotels (seventy five percent or more of the available accommodations occupied by permanent guest residing more than 30 days if such can be determined.)

1400 MOBILE HOME PARKS OR TRAILER COURTS

1400 Mobile Home Parks or Trailer Courts

- 1410 Mobile home park
- 1420 Travel trailer parks

1500 TRANSIENT LODGINGS

1510 Special Transient Lodgings

- 1511 Hotels
- 1512 Motels and motor hotels (Off street parking provided.)
- 1513 Tourist or cabin courts (Off street parking provided, includes auto courts and auto camps.)
- 1515 Transient apartments rented by day or week.
- 1516 Bed and breakfast
- 1517 Seasonal overflow housing

1590 Other Transient Lodgings NEC.

- 1590 Other transient lodgings, NEC. (Includes seasonal hotels operated less than 9 months, Y.M.C.A., Y.W.C.A., and Y.M. H. A. hotel open to general public with 50% or more floor space used for transient lodging.)

1800 SUPPLEMENTAL RESIDENTIAL

1800 Supplemental Residential Use

1800 Supplemental residential use, (Includes lawn gardens, trees, tennis courts, swimming pools, recreational patio areas.)

1900 RESIDENTIAL, NEC.

1900 Residential, NEC

1902 Ranch or farm employee dwelling.

1905 Residential vacant lot in a recorded subdivision.

1919 Other Residential, NEC. (Includes houseboats, one or more, at a private or public dock.)

Manufacturing

2000 – 3000

This major group includes activities involved in processing of materials that produce a material of higher value than that of the original material. All activities are usually in establishments and often time are called plants, factories or mills. Establishments involved in putting together parts of a manufactured product are considered manufacturing as long as the new product is neither a structure nor other fixed improvement such as highways.

The final product of a manufacturing establishment may be “finished” in the sense that it is ready for utilization or consumption, or it may be “semi-finished” to become a raw material for an establishment engaged in further manufacturing. For example, the product of a copper smelter is the raw material used in electrolytic refineries: refined copper is the raw material used by copper mills; and copper wire is the raw material used by certain electrical equipment manufacturers.

Printing, publishing and industries servicing the printing trades are classified as, manufacturing industries.

There are borderline cases between the manufacturing code category and other division in the regional land use classification system. Specific instances will be found in the description of individual industries. A few of the more important examples are:

Agriculture, Forestry, and Fisheries. Processing on farm is not considered manufacturing in the raw materials are grown on the farm and if the manufacturing activities are on a small scale.

Mining. The breaking up of ores or the breaking, washing, and grading of coal are not considered manufacturing.

Construction. Combining of various manufactured parts at the site of construction by contractors is not considered manufacturing. The prefabrication of sheet metal, concrete and terrazzo products and similar construction materials is included in the manufacturing division.

Wholesale and Retail Trade. Establishments engaged in the following types of operations are not included in the manufacturing division. These include: assembling, grading, and preparing fruits and vegetables for market; shelling and roast nuts; and establishment primarily engaged in selling to the general public products produced on the same premises from which they are sold such as bakeries, candy stores, ice cream parlors, shade shops, custom tailors.

2100 FOOD AND KINDRED PRODUCTS

2110 Meat Products

- 2111 Meat packing (Including slaughtering plant products)
- 2112 Sausage and other prepared meat products (Includes products not made in slaughtering plant, e.g. bacon, beef, ham etc.)
- 2113 Poultry and small game dressing and packing (Includes chickens, turkey, rabbits, ducks, etc.)
- 2118 Irradiation of meat

2120 Dairy Products (May involve home delivery)

- 2121 Creamery butter and whey
- 2122 Cheese, Natural and processed (Includes spreads and cheese-like preparations)
- 2123 Condensed and evaporated milk
- 2124 Ice Cream and frozen desserts
- 2125 Fluid milk processing (Includes buttermilk, cottage cheese)
- 2126 Dairy products, general (Combination of products)

2130 Canning and Preserving of fruits and vegetables

- 2132 Canning specialty foods (Includes baby foods, breads, pies hash, and health foods)
- 2133 Canning fruits, vegetables, preserves, jams jellies, and juices.
- 2134 Drying and dehydrating fruits and vegetables (Includes sulfuring)
- 2135 Pickling fruits and vegetables; vegetables sauces and seasoning, salad dressing (Includes brining)
- 2137 Frozen fruits, fruit juices, vegetables, and specialties (e.g. frozen dinners)
- 2138 Irradiation of fruit, vegetables and sea foods.

2140 Grain Mill Products

- 2141 Flour and other grain mill products (Include corn, wheat and rye)
- 2142 Preparing feeds for animals and fowls (Frozen or dry)
- 2143 Cereal preparation (breakfast foods and cereals)
- 2144 Rice milling
- 2145 Blending and preparing flour

- 2146 Corn oil, starch, syrup
- 2148 Irradiation of grain mill products
- 2150 Bakery Products (May involve home delivery)
 - 2150 Bakery products (Includes pastries, crackers, cones, and pies, except meat)
- 2160 Sugar
 - 2160 Sugar, beet and cane, (Including cane syrup)
- 2170 Confectionery and Related Products
 - 2171 Candy and other confectionery products,(Including glazed products, glazing, cough drops)
 - 2172 Chocolate and cocoa products
 - 2173 Chewing gum
- 2180 Beverage

(If the manufacturing activity includes wholesale distribution of product, use one of these code numbers rather than one under wholesale.)

 - 2181 Malt liquors and extracts (Including beer and near bear)
 - 2182 Malt, barley, rye, wheat, and corn by-products (Includes whiskey bourbon, rye, scotch, and corn liquors)
 - 2183 Wine, brandy, and brandy spirits
 - 2184 Distilling, rectifying and blending liquors, except brandy
 - 2185 Bottling and canning soft drinks and carbonated waters, non-alcoholic (including drink powders and concentrates)
 - 2186 Fountain flavors, pastes, powers (Including crushed fruits)
 - 2189 Flavor extracts and flavoring syrups, NEC.
- 2190 Food preparations and Kindred Products, NEC.
 - 2191 Cottonseed oil milling
 - 2192 Soybean milling (Including cake, meal, and oil)
 - 2193 Vegetable oil milling, except cottonseed and soybean (Including tallow and tung)
 - 2194 Animal and marine fats and oils (Includes greases, tallow, and kindred products)
 - 2195 Roasting coffee and coffee products
 - 2196 Shortening, table oils, margarine, and other edible fats and oils

- 2197 Ice
- 2198 Macaroni, spaghetti, vermicelli, and noodles
- 2199 Other food preparations and kindred products, NEC. (Includes cider, corn chips, peanut butter, spices, vinegar, yeast and sandwiches for wholesale trade)

2200 TEXTILE MILL PRODUCTS

2210 Broad and Narrow Woven Fabrics and Other Small Wares

- 2210 Broad and narrow woven fabrics and other small wares Includes cotton, manmade fibers, silk and wool, including broadcloth, brocade, cheesecloth, corduroy, and muslin)

2220 Knit Goods

- 2220 Knit goods

2230 Dyeing and finishing of textiles, except Wool Fabrics and Knit Goods

- 2230 Dyeing and finishing of textiles, except wool, fabrics and knit goods (Including embossing and mercerizing)

2240 Floor Coverings

- 2240 Floor coverings Includes rugs, carpets, and door mats)

2250 Yarns and Threads

- 2250 Yarns and threads

2290 Other Textile Goods, NEC.

- 2291 Felt goods, except woven felt and hats (Including boiler coverings, carpet cushions, acoustic felts, pads and padding.)
- 2292 Lace goods
- 2293 Padding and upholstery filling and wadding not felt
- 2295 Artificial leather, oil cloth, and other impregnating and coating fabrics, except rubberizing
- 2296 Tire cord and fabric
- 2299 Other textile goods, NEC. (Includes narrow and broad woven fabrics e.g. linen, jute, hemp, ramie, burlap, and special yarns

2300 APPAREL AND OTHER FINISHED PRODUCTS MADE FROM FABRICS, LEATHER, AND SIMILAR MATERIALS

2310 Apparel, Except Leather and Fur Goods

- 2311 Men's, youth's, and boys', suits, coats, and overcoats (Including military, hunting, policeman, and other type uniforms)
- 2312 Men's youth's and boys' furnishing, work clothing, and allied garments (Including slacks, neckties, jackets, underwear, shirts, and athletic uniforms)
- 2313 Women's, misses', juniors', girls, children's, and infant's outerwear (Including dresses, jackets, playsuits, slacks, and riding habits)
- 2314 Women's, misses', children's, and infant's undergarments (Including corsets and allied garments)
- 2315 Family apparel
- 2350 Hats, Caps, and Millinery
 - 2350 Hats, caps, and millinery, except fur.
- 2360 Leather and Leather Products
 - 2361 Leather tanning and finishing (Including processing of upholstery and saddlery items)
 - 2362 Industrial leather belting and packing (Including oil seals)
 - 2363 Boot and shoe cut stock and findings
 - 2364 Footwear, except rubber (Includes shoes, slippers, sandals, and boots)
 - 2365 Leather gloves and mittens (for semi-dress and work only)
 - 2366 Luggage (regardless of material)
 - 2367 Handbags and other personal leather goods
 - 2369 Other leather products, NEC. (Includes saddles, razor straps, dog collars and furnishings, helmets, except athletic)
- 2370 Fur Goods
 - 2370 Fur goods (Including coats, hats and neckpieces)
- 2380 Miscellaneous Apparel and Accessories
 - 2381 Dress and work gloves, except knit and leather products
 - 2382 Robes and dressing gowns
 - 2383 Raincoats and other waterproof outer garments
 - 2384 Leather and sheep lined clothing except gloves and mittens
 - 2385 Apparel belts (made of any material)

2389 Other miscellaneous apparel and accessories, NEC. (Includes costumes, hose supports)

2390 Fabricated Textile Products Manufacturing (not made in weaving mills), NEC

2391 Curtains and draperies

2392 House furnishings, except curtains and draperies (Includes blankets, cushions, dust mops and cloths, board covers, slip covers tablecloths)

2393 Textile bags (Including canvas materials)

2394 Textile bags (Including canvas materials)

2395 Pleating, decorative and novelty stitching and tucking for the trade

2396 Apparel findings and related products

2399 Other fabricated textile products, NEC. (Includes emblems, pennants, and seat covers)

2400 LUMBER AND WOOD PRODUCTS (EXCEPT FUNITURE)

2410 Logging Camps and Logging Contractors

2410 Logging camps and logging contractors (Includes handling of log, pilings, poles, posts, and ties)

2420 Sawmills and Planning Mills

2421 Sawmills and planning mills, general

2422 Hardwood dimension and flooring

2429 Special sawmill products, NEC. (Includes shingles)

2430 Millwork, Veneer, Plywood, and Prefabricated Structural Wood Products

2431 Millwork (Includes blinds, shutters, doors, moldings screens)

2432 Veneer and plywood

2433 Prefabrication of wooden buildings and structural members (Includes manufactured homes, chicken coops, corn cribs, etc.)

2440 Wooden Containers

2240 Wooden containers (Includes boxes, buckets, crates, shook kegs, drums, and cases)

2490 Other Lumber and Wood Products (except Furniture, NEC.)

2491 Wood preserving (creosoting and preservation of wood)

2499 Other lumber and wood products, except furniture, NEC. (Includes ironing boards, cork products, ladders, letters, poles, toothpicks, pallets, etc.)

2500 FURNITURE AND FIXTURES

2510 Household Furniture

2511 Wood household furniture, except upholstered (Included cabinets, chest, chairs, tables, etc.)

2512 Wood household furniture, upholstered

2513 Wood household furniture, upholstered and non-upholstered (Including rattan, reed, wicker, willow, furniture)

2514 Metal household furniture (including garden and lawn furniture, cabinets, bookcases, etc.)

2515 Mattresses, bedsprings, and box springs

2519 Household furniture, NEC. (Includes glass and plastic furniture e.g. for garden and patio)

2520 Office Furniture

2521 Office furniture, wood, (Includes tables, chairs, cabinets, files, etc.)

2522 Office furniture, metal (Includes tables, chairs, cabinets, files, etc.)

2530 Public Building and Related Furniture

2530 Public and related furniture (Including aircraft and automobile seats)

2540 Partitions, Shelving, Lockers, and Office and Store Fixtures

2540 Partitions, shelving, lockers, and office and store fixtures and racks.

2590 Furniture and Fixtures, NEC.

2591 Venetian blinds and shades (Including curtain and drapery poles and rods)

2592 Window and door screens

2599 Other furniture and fixtures combined metal and wood NEC.

2600 PAPER AND ALLIED PRODUCTS

2610 Pulp

2610 Pulp

2620 Paper except Building Paper

2620 Paper, except building paper made in paper mills (Includes newsprint, tissue stock etc.)

2630 Paperboard

2630 Paperboard

2640 Converted Paper and Paperboard Products, except Containers and Boxes

2641 Paper coating and glazing (Including adhesive tape, bread wrappers)

2642 Envelopes

2643 Bags, except Textile Bags

2644 Wallpaper

2645 Die cut paper and paperboard; and cardboard (Including egg cases, index cards, boxes, etc.)

2646 Pressed and molded pulp goods (Includes egg cases)

2647 Sanitary paper products (Including tissues, napkins)

2649 Other converted paper and paperboard products except containers and boxes, NEC. (Includes insulating batts, fills and blankets, novelties, tiles, hats, etc.)

2650 Paperboard Containers and Boxes

2651 Folding paperboard boxes

2652 Set-up paperboard boxes

2653 Corrugated and solid fiber boxes

2654 Sanitary food containers (Includes cups, plates, straws)

2655 Fiber cans, tubes, drums, and similar products

2659 Fiberboard boxes and containers, general (combination of types)

2660 Building Paper and Building Board

2660 Building paper and building board

2700 PRINTING, PUBLISHING, AND ALLIED INDUSTRIES

2710 Newspaper: Publishing and Printing

2710 Newspaper: Publishing and printing

2720 Periodicals: Publishing and Printing

2720 Periodicals: Publishing and Printing

2730 Books: Publishing and Printing

2731 Books: Publishing and printing

- 2732 Book printing
- 2733 Miscellaneous Publishing
- 2740 Commercial Printing
 - 2741 Commercial printing, except Lithographic (Including wrapping cards, maps, labels, periodicals, stationery, etc.)
 - 2742 Commercial printing, lithographic (Including map, dry transfers, cards, labels, etc.)
 - 2743 Engraving and plate printing (Including maps, cards, stationery, etc.)
- 2750 Manifold Business Forms
 - 2750 Manifold business forms
- 2760 Greeting Cards
 - 2760 Greeting cards
- 2770 Bookbinding and Related Industries
 - 2771 Blank books, loose-leaf binders, devices (Including business forms, binders, record albums, etc.)
 - 2772 Bookbinding and miscellaneous related work (Including embossing)
- 2780 Printing Trade Service Industries
 - 2781 Typesetting (Including advertisement, composition-hand or machine, typographic composition)
 - 2782 Photoengraving (Including half tones and line cuts)
 - 2783 Electrotyping and stereotyping
 - 2789 Other printing trade services, NEC.
- 2790 Other Printing and Publishing, NEC.
 - 2790 Other printing and publishing, NEC. (Includes comic books, directories, and maps)

2800 CHEMICALS AND ALLIED PRODUCTS

- 2810 Industrial Inorganic and Organic Chemicals
 - 2811 Industrial inorganic chemicals
- 2820 Plastics Materials and Synthetic Resins, Synthetic Rubber, Synthetic and Other Manmade Fiber, except Glass
 - 2821 Plastics materials, synthetic resins and nonvulcanizable elastomers

- 2822 synthetic rubber (vulcanizable elastomers)
- 2823 Cellulosic manmade fibers
- 2824 Synthetic organic fibers, except cellulosic
- 2830 Pharmaceutical and Nutritional Supplements
 - 2831 Biological products (Includes serums, toxins, vaccines, bacterias)
 - 2832 Medicinal chemicals and botanical products
 - 2833 Pharmaceutical preparations (Includes analgesics, anesthetics, antacids, cold remedies, soap, etc.)
- 2840 Soap, Detergents and cleaning Preparations, perfumes, Cosmetics, and other Toilet Preparations
 - 2841 Soap and detergents, except specialty cleaners
 - 2842 Specialty cleaning, polishing, sanitation preparations, except soap and detergents (Includes ammonia, disinfectants, waxes, rat poisons, etc.)
 - 2843 Surface active agents, finishing agents, sulfonated oil and assistants
 - 8244 Perfumes, cosmetics, and other toilet preparations
- 2850 Paints, Varnished, Lacquers, Enamels, and Allied Products
 - 2851 Paints, varnished, lacquers and enamel
 - 2852 Putty, caulking compounds, and allied products
- 2860 Gum and Wood Chemicals
 - 2860 Gum and wood chemicals (Includes acetone, charcoal, creosote, turpentine etc.)
- 2870 Agricultural Chemicals
 - 2871 Fertilizers, manufacturing
 - 2872 Fertilizers, mixing only
 - 2873 Agricultural pesticides (Including Lindane)
 - 2879 Agricultural chemicals, NEC. (Includes soil conditioners, defoliants, plant hormones, herbicides, dips, etc.)
- 2890 Other Chemicals and Allied Products, NEC
 - 2891 Glue and gelatin and mending Cements
 - 2892 Explosives (Includes dynamite, nitroglycerin, fuses, etc.)
 - 2893 Printing Ink

- 2894 Carbon black
- 2895 Salt
- 2899 Other chemicals and allied products, NEC. (Include battery acid, household bleached, anti-freeze, bluing, fireworks, ink and writing fluids, household dyes, nonagricultural pesticides, etc.)

2900 PETROLEUM REFINING AND RELATED INDUSTRIES

- 2910 Petroleum Refining
 - 2910 Petroleum refining
- 2920 Paving and Roofing Materials
 - 2921 Paving mixtures and block
 - 2922 Asphalt felts, coatings and cement, (Including linoleum cement, roof coatings, shingles.)
- 2990 Other Petroleum Refining and Related Industries, NEC.
 - 2991 Lubricating oils and greases
 - 2993 Fuels briquettes and other packaged fuel
 - 2999 Other Petroleum and coal products, NEC.

3100 RUBBER AND MISCELLANEOUS PLASTIC PRODUCTS

- 3110 Tires and Inner Tubes
 - 3110 Tires and inner tubes
- 3120 Rubber Footwear
 - 3120 Rubber footwear (Includes shoes, boots, and sandals)
- 3130 Reclaiming Rubber
 - 3130 Reclaiming rubber
- 3140 Miscellaneous Plastic Products
 - 3140 Miscellaneous Plastic Products (Includes finished plastic products, except records, molding of plastics or trades, e.g., dishes, doors, heels, garden hose, lenses, novelties, tile, etc.)
- 3190 Other Fabricated Rubber Products, NEC.
 - 3190 Other fabricated rubber products, NEC. (Including belting, brake lining, balls, bushings, castings, combs, flooring, gloves latex, soles, sponges, tile, mats, cement, etc.)

3200 STONE, CLAY, AND GLASS PRODUCTS

3210 Flat Glass

3210 Flat glass (Includes furniture tops, mirrors, optical glass, shower doors, laminated and colored glass, etc.)

3220 Glass and Glassware (pressed or blown)

3221 Glass containers (Includes jars, bottles, etc.)

3229 Other glass and glassware, pressed or blown, NEC. (Includes bowels, candlesticks, Christmas tree ornaments, fiberglass, lamp shades, novelties, reflectors, tableware, etc.)

3230 Cement Hydraulic

3230 Cement, hydraulic (Includes Portland, natural, masonry, puzzolan, cement etc.)

3240 Structural Clay Products

3241 Brick and structural clay tile (Includes ceramic-glazed, brick kilns, brick flooring, paving brick, etc.)

3242 Ceramic wall and floor tile

3243 Clay refractories

3249 Other structural clay products, NEC. (Including drain pipe, sewer pipe, roofing tiles, terra cotta, etc.)

3250 Pottery and Related Products

3251 Vitreous china plumbing fixtures, china, earthenware fittings, and bathroom accessories

3252 Vitreous china table and kitchen articles

3253 Fine earthenware (white ware), table and kitchen articles

3254 Porcelain electrical supplies

3255 Statuary and factory-made art goods of clay, plaster of paris, plaster, etc.

3259 Other pottery and related products, NEC. (Includes garden pottery, crockery, etc.)

3260 Concrete, Gypsum, and Plaster Product

3261 Concrete brick and block

3262 Concrete products, excluding brick and block (Includes sewer pipes, floor slabs, joists, monuments, poles, post, septic tanks, silos, tile, etc.)

3263 Concrete, ready mixed

3264 Lime products (includes lime, quick lime, agricultural lime, hydrated and dolomitic lime etc.)

3265 Gypsum products (Includes boards, panels, bricks, tile, etc.)

3270 Cut Stone and Stone Products

3270 Cut stone and stone products (Includes tombstones, terrazzo, furniture, roofing, etc.)

3280 Abrasive, Asbestos and Miscellaneous Nonmetallic Mineral Products

3281 Abrasive products (Includes wheels, cloths, paper, sponges, stones, etc.)

3282 Asbestos products (Includes blankets, brake lining, sheets, shingles, rope, roofing, etc.)

3283 Stem and other packing, and pipe and boiler covering

3284 Mineral and earths, ground or otherwise treated (Includes borax, clay, graphite, pumice, shale, stucco, etc.)

3285 Mineral wool (Includes acoustical board, tile, etc.)

3286 Non-clay refractories

3289 Nonmetallic, mineral products, NEC. (Includes asphalt floor tile)

3310 PRIMARY METAL INDUSTRIES

3310 Blast Furnaces, Steel Works and the Rolling and Finishing of Ferrous Metals

3311 Blast furnaces (including coke ovens), steel works, and rolling of ferrous metals (includes iron, pig iron, steel, tinplate, etc.)

3312 Electrometallurgical products

3313 Steel wire drawing and steel nails and spikes

3314 Cold rolled sheet, strip and bars

3315 Steel pipe and tubes

3320 Iron and Steel Foundries

3321 Gray iron foundries

3322 Malleable iron foundries

3323 Steel foundries

3330 Primary Smelting and Refining of Nonferrous Metals

3331 Primary smelting and refining of copper

- 3332 Primary smelting and refining of lead
- 3334 Primary smelting and refining of zinc
- 3339 Other primary smelting and refining of nonferrous metals, NEC. (Includes tin, nickel, antimony, magnesium, platinum, silver, etc.)

3340 Secondary Smelting and Refining of Nonferrous Metals and Alloys

- 3340 Secondary smelting and refining of nonferrous metals and alloys (Includes copper, gold, lead, nickel, silver, tin, zinc, etc.)

3350 Rolling, Drawing, and Extruding of nonferrous Metals

- 3351 Rolling, drawing and extruding of copper
- 3352 Rolling, drawing and extruding of aluminum
- 3353 Rolling, drawing and extruding of nonferrous metals, except copper and aluminum
- 3354 Drawing and insulating of nonferrous wire
- 3356 Tin and tin alloys bars pipe, rods, sheets, etc.

3360 Nonferrous Foundries

- 3361 Aluminum castings (including cooking utensils, etc.)
- 3362 Brass, bronze, copper base alloy castings
- 3369 Nonferrous castings, NEC. (Includes magnesium, titanium, etc.)

3390 Other Primary Metal Industries, NEC

- 3391 Iron and steel forgings
- 3392 Nonferrous forgings (Includes aluminum, brass, bronze, etc.)
- 3399 Primary metal industries, NEC

3400 FABRICATED METAL PRODUCTS

3410 Ordinance and Accessories

- 3411 Guns, howitzers, mortars, and related equipment
- 3412 Ammunition, except small arms (includes bombs, mines, warheads, and all ammunition over 30mm)
- 3413 Tanks and tank components
- 3414 Sighting and fire control components
- 3415 Small arms

- 3416 Small arms ammunition (30mm or less)
- 3417 Guided missiles and space vehicles, completely assembled
- 3419 Other ordinance and accessories, NEC.

3420 Machinery

- 3421 Engines and turbines (Includes gas, diesel, steam, etc.)
- 3422 Farm machinery and equipment (Includes brooders, feeders, grinders, mowers, plows, snow removal equipment, tractors, rakes, sprayers, elevators, etc.)
- 3423 Construction, mining and materials handling machinery and equipment, (includes bulldozers, dollies, drills, lifts, elevators, shovels, snow plows dredges, crushers, etc.)
- 3424 Metal working machinery and equipment (Includes tool and die shops, small machine shops, metal boring, brushing, cutting, drilling milling, etc.)
- 3425 Special industry machinery except metalworking machinery (includes paper, food, printing machinery, power tools, etc.)
- 3426 General industrial machinery and equipment (Includes pumps, ovens, blowers, filters, sprayers, sifters, etc.)
- 3427 Office machines, small (typewriters, adding machines, fax machines, calculators, desk top computers, computer supplies and parts, etc.)
- 3428 Service industry machines (Includes cabinets, counter, warmers, ranges, soda fountains, cleaners, sweepers, coolers, etc.)
- 3429 Other machinery, except electoral, NEC. (Includes carburetors, pistons and rings car seals, etc.)

3430 Other Machinery

- 3431 Electrical transmission and distribution equipment (Includes transformers, boosters, fuses, relays, etc.)
- 3432 Electrical industrial apparatus (Includes electric generators, parts for aircraft, motor vehicles and railroad stock, speedometers)
- 3433 Household appliances (Includes blankets, heaters, razors, etc.)
- 3434 Electric lighting and wiring equipment
- 3435 Radio and television receiving sets, except communication types (Includes phonographs, recorders, speaker systems. etc.)
- 3436 Communication equipment (Includes telephone and telegraph apparatus, cellular phones, pagers, radio and television transmitting, signaling and detection equipment and apparatus)
- 3437 Electrical components and accessories (Includes tubes, transformers, coils, etc.)

- 3438 Electronic computing equipment, other than desk top machines (Includes EDP, EAM, card punch, and scanner equipment)
- 3439 Other electrical machinery, equipment, and supplies NEC. (Includes batteries, Christmas lighting sets, electric fireplaces, spark plugs, lamps, etc.)
- 3440 Transportation Equipment
 - 3441 Motor vehicles, complete assembly (Includes auto, trucks, buses, truck tractors, etc...all for highway use)
 - 3442 Aircraft manufacturing and assembling
 - 3443 Aircraft engines and engine parts
 - 3444 Aircraft parts other than engines
 - 3445 Motor vehicle parts and accessories
 - 3446 Ship and boat building and repairing (including jet skis and other similar recreational equipment)
 - 3447 Railroad equipment
 - 3448 Motorcycles, bicycles and parts
 - 3449 Other transportation equipment, NEC.
- 3490 Fabricated Metals Products NEC.
 - 3491 Metal cans for food, beverages, etc.
 - 3492 Cutlery, hand tools, and general hardware (Includes scissors, shears, blades, keys, locks, racks, etc.)
 - 3493 Heating apparatus, except electrical: plumbing fixtures (Includes sinks, sprinklers, toilets, etc.)
 - 3494 Fabricated structural metal products (Includes structural joists, doors and trim, window frames and sash, boiler and plate work, sheet metal work, architectural and ornamental metal work, prefabricated buildings, etc.)
 - 3495 Screw machine products and bolts, nuts, screws, rivets, and washers
 - 3496 Metal stamping and chemical milling appliance parts (Includes bottle caps, top, cans, auto body parts, pails, garbage cans, kitchen utensils, helmets etc.)
 - 3497 Coating, plating, engraving, bronzing shoes and allied services (Polishing, anodizing, electroplating, galvanizing etc.)
 - 3498 Fabricated wire products (Includes wire chain, cables, cages, clips, hangers, fencing, mats, traps, carts, furniture and precision springs etc.)

- 3499 Fabricated metal products, NEC. (Includes barrels, drums and containers, safes and vaults, steel leafed and coiled springs, pipe valves, ladders, magnets, wheels, trophies, etc.)

3500 PROFESSIONAL, SCIENTIFIC, AND CONTROLLING INSTRUMENTS: PHOTOGRAPHIC AND OPTICAL GOODS: WATCHES AND CLOCKS

3510 Engineering, Laboratory and scientific and Research Instruments and Associated Equipment

- 3510 Engineering, laboratory, and scientific and research instruments and associated equipment

3520 Instruments for Measuring, Controlling, and Indicating Physical Characteristics

- 3521 Mechanical measuring and controlling instruments, except automatic temperature controls (Including meter, regulators, thermometers, etc.)

- 3522 Automatic temperature controls (Including thermostats)

3530 Optical Instruments and Lenses

- 3530 Optical instruments and lenses (Including mirrors, prisms, microscopes, etc.)

3540 Surgical, Medical, and Dental Instruments and Supplies

- 3541 Surgical and medical instruments and apparatus (Including knives, tables, syringes, etc.)

- 3542 Orthopedic, prosthetic, surgical appliances and supplies (Including hearing aids, braces, supporters, limbs, etc.)

- 3543 Dental equipment and supplies (Including chairs, cabinets, alloys, etc.)

3550 Ophthalmic Goods

- 3550 Ophthalmic goods (Includes glasses, goggles, sunglasses, etc.)

3560 Photographic Equipment and Supplies

- 3560 Photographic equipment and supplies (Includes cameras, film, reels, screens etc.)

3570 Watches, Clocks, Clockwork, Operated Devices and Parts

- 3570 Watches, clocks, clockwork operated devices, and parts (Including electrically operated time pieces)

3900 MISCELLANEOUS MANUFACTURING

3910 Jewelry, Silverware, and Plated Ware

- 3911 Jewelry and precious metals

- 3912 Jeweler's findings and materials

- 3913 Lapidary work
- 3914 Silverware and plated ware
- 3920 Musical Instruments and Parts
 - 3920 Musical instruments and parts
- 3930 Toys, Amusement, Sporting, and Athletic Goods
 - 3931 Games and toys, except dolls and children's vehicles
 - 3932 Dolls
 - 3933 Children's vehicles, except bicycles
 - 3934 Sporting and athletic goods (Including underwater gear, goods for archery, golf, baseball, basketball, bowling, fishing, tennis, pool, etc.)
 - 3939 Toys, amusements, sporting and athletic goods, NEC.
- 3940 Pens, Pencils, and Other Office and Artists' Materials
 - 3941 Pens, pen points, fountain pens, ball point pens, mechanized pen and pencil parts
 - 3942 Lead pencils, crayons, and artists materials (Including ink, drawing tables and boards, lettering equipment etc.)
 - 3943 Marking devices (Including rubber stamps, stencils, etc.)
 - 3944 Carbon paper and inked ribbons
- 3950 Costume Jewelry, Costume Novelties, Buttons, and Miscellaneous Notions, except precious metals
 - 3951 Costume Jewelry; costume novelties, except precious metal
 - 3952 Feathers, plumes, and artificial flowers (Including fruit, foliage, etc.)
 - 3953 Buttons
 - 3954 Needles, pins, hooks, eyes, and similar notions
- 3960 Tobacco
 - 3961 Cigarettes
 - 3962 Cigars
 - 3963 Tobacco (Chewing and smoking snuff)
 - 3964 Tobacco stemming and re-drying
- 3970 Motion Picture Production

- 3970 Motion picture production (Including television and video production)
- 3980 Audio Products
 - 3981 Records, CD's (blanks or finished records)
 - 3982 Tapes or wires
- 3990 Miscellaneous Manufacturing, NEC
 - 3991 Brooms and brushes (Includes toothbrushes, paint brushes, etc.)
 - 3992 Linoleum, asphalted-felt-base, and other hard surface floor cover, NEC.
 - 3993 Matches
 - 3994 Lamp shades except metal and glass
 - 3995 Morticians; goods (Includes caskets, coffins, vaults, etc.)
 - 3996 Awnings-metal, wood, or canvas
 - 3997 Signs and advertising displays (Including neon and electric scoreboards, etc.)
 - 3998 Umbrellas, parasols, and canes
 - 3999 Other miscellaneous manufacturing NEC. (Includes barber and beauty shop equipment, amusements, gloves, smoking pipes, tinsel, toupees, wigs, etc.)

TRANSPORTATION, COMMUNICATION & UTILITIES

4000

This major category includes enterprises engaged in passenger and freight transportation by railway, highway, water or air, or furnishing services related to transportation; telephone and telegraph communication services; radio broadcasting and television; and the supplying of electricity, gas, steam, water or sanitary services. Many of the industries assigned to this division are semi-public and public in character.

4100 RAILROAD, RAPID RAIL, TRANSIT, AND STREET RAILWAY TRANSPORTATION

- 4110 Railroad Transportation
 - 4111 Railroad right of way (excluding switching and marshaling yards)
 - 4112 Railroad switching and marshaling yards
 - 4113 Railroad terminals (passenger)
 - 4114 Railroad terminals (freight)
 - 4115 Railroad terminals (passenger and freight)(Includes ticket offices at terminal)

4116 Railroad equipment and maintenance yards

4118 Railroad company offices not located at terminal

4119 Other railroad transportation, NEC.

4120 Raid Rail Transit and Street Railway Transportation

4121 Rapid rail transit and street railway right-of-way (Includes only that land which is not within the public right-of-way, e.g. within a public street right-of-way)

4122 Rapid rail transit and street railway passenger terminals (Includes only those terminals that are not located within the public right-of-way, e.g. within a public street right-of-way)

4123 Rapid rail transit and street railway equipment maintenance yards

4129 Other rapid rail transit and street railway transportation, NEC.

4200 MOTOR VEHICLE TRANSPORTATION

4210 Bus Transportation

4211 Bus passenger terminals (intercity and interstate)

4212 Buss passenger terminals (local)

4213 Bus passenger terminals (intercity and local)(Includes only those terminals that are not located within the public right-of-way, e.g. within a public street right-of-way)

4214 Bus garaging and equipment maintenance

4215 Charter bus companies, school, sightseeing

4218 Bus company offices not located at terminal or garage

4219 Other bus transportation, NEC. (Including interstate bus lines)

4220 Motor Freight Transportation

4221 Motor freight terminals (Local and long distance trucking companies, and transfer companies)

4222 Motor freight garaging and equipment maintenance

4229 Other motor freight transportation, NEC. (Including local moving combined with storage, etc.)

4290 Motor Vehicle Transportation, NEC

4291 Taxicab transportation

4292 Passenger autos for rent with drivers

- 4294 Ambulance service
- 4295 Parcel delivery, and pickup and delivery service
- 4299 Other motor vehicle transportation, NEC. (Including rental of trucks with drivers, disabled persons assistance, etc.)

4300 AIRCRAFT TRANSPORTATION

4310 Airports and flying fields

- 4311 Airport and flying fields (For private and business aircraft)
- 4312 Airport terminals (Passenger)
- 4313 Airport terminals (Freight)
- 4314 Airport terminals (Passenger and Freight)
- 4315 Aircraft storage, repair, and equipment maintenance
- 4316 Charter aircraft service (Including flying clubs)
- 4317 Airport service (Air freight or passengers including refueling)
- 4318 Airline company offices not located at terminals

4390 Other Air Transportation, NEC.

- 4391 Heliport landing/takeoff pads, with maintenance facilities (Identified only when they are separate activities and not a part of airports or flying fields)
- 4392 Heliport (pad only without maintenance facilities)
- 4399 Other aircraft transportation, NEC. (Including charter services etc.)

4400 MARINE CRAFT TRANSPORTATION

4410 Marine Craft Transportation (Includes all docking facilities, e.g. wharves, piers, and docks)

- 4411 Marine terminals and piers (Passenger)
- 4415 Miscellaneous marine facilities (Includes ferry boats, water taxis, tug boats and associated repair facilities, boat yards, etc.)
- 4416 Ship Salvaging
- 4418 Steamship company offices not located at terminal
- 4419 Other marine terminal, piers and facilities, NEC. (Including lighthouses, etc.)

4500 HIGH AND STREET RIGHT OF WAY (See Comprehensive Regional Land Inventory Program Manual for more complete definitions)

4510 Freeways

4510 Freeways (Defined as divided highways for inter-urban movement of large volumes of through traffic at high speeds with fully controlled access.)

4520 Prime Arterials

4520 Prime arterial (Defined as divided highways which augment the freeway system for intra-urban movement of large volumes of through traffic with some grade separations at major crossroads.)

4530 Major Roads

4531 Major urban streets (Defined as primary through routes within urbanized areas with full or partial control of traffic access.)

4532 Major rural road defined as highway or primary routes through rural or undeveloped areas which generally serve as links within the county highway system.

4540 Collector Roads

4540 Collector roads (Defined as undivided streets for movement of traffic between major and local streets and for circulation within urban subareas. Access is generally not controlled.)

4550 Local Streets and Roads

4550 Local streets and roads (Defined as those streets used primarily for direct access to residences, businesses, or other abutting uses or activities.)

4560 Alleys

4560 Alley (Defined as minor, narrow streets, usually without sidewalks, and which rear parts of buildings adjoin.)

4590 Other Highway and Street Right of Way, NEC.

4590 Other highway and street right of ways, NEC.

4600 AUTOMOBILE PARKING

4600 Automobile Parking

4601 No fee parking lots and garages (free customer parking for two or more establishments such as shopping centers.)

4602 Commercial parking lots and garages on a fee basis

4603 Long term storage (Autos, Trucks, Boats, Vacation Trailers, etc.)

4700 COMMUNICATIONS

4710 Telephone Communication

- 4711 Telephone exchange stations
- 4712 Telephone relay towers, microwave or other
- 4718 Telephone company offices
- 4719 Other telephone communications, NEC. (Including cable service, land or submarine, etc.)
- 4720 Telegraph Communication
 - 4721 Telegraph message centers
 - 4722 Telegraph transmitting and receiving stations (only)
 - 4729 Other telegraph communication, NEC. (Including cable service, land or submarine, etc.)
- 4730 Radio Communication
 - 4731 Radio broadcasting (studios only)
 - 4732 Radio transmitting stations and towers
 - 4739 Other radio communication, NEC.
- 4740 Television Communication
 - 4741 Television broadcasting (studios only)
 - 4742 Television transmitting stations and relay towers (including satellite)
 - 4749 Other television communication, NEC.
- 4750 Radio and Television Communication (Combined system)
 - 4751 Radio and television broadcasting studios, only, (Combined systems)
 - 4752 Radio and television transmitting facilities only
 - 4759 Other combined radio and television communication, NEC.
- 4760 Recording and Sounds Studios
 - 4760 Recording and sound studios
- 4790 Other Communication, NEC.
 - 4790 Other communication, NEC.

4800 UTILITIES

- 4810 Electric Utility

- 4811 Electric transmission right of way (Identifies areas where the surface is devoted exclusively to the right of way of the activity.)
- 4812 Electric generation plants – conventional fuel (Including hydroelectric, solar, etc.)
- 4813 Electric generation plants – nuclear energy
- 4814 Electricity regulation substations
- 4815 Electric utility company office
- 4818 Small generation
- 4819 Other electric utility, NEC.
- 4820 Gas Utility
 - 4821 Gas pipeline right of way (Identifies areas where the surface is devoted exclusively to the right of way of the activity.)
 - 4822 Gas production plants
 - 4823 Natural or manufactured gas storage; distribution points
 - 4824 Gas pressure control stations
 - 4825 Gas company office
 - 4829 Other Gas utilities, NEC.
- 4830 Water Utilities or Irrigation
 - 4831 Water pipeline right of way (Identifies areas where the surface is devoted exclusively to the right of way of the activity.)
 - 4832 Water treatment plants (Purification)
 - 4833 Water storage as part of a utility system (Open reservoirs)
 - 4834 Water storage as part of a utility system (Covered including water storage standpipes.)
 - 4835 Irrigation distribution channels
 - 4836 Water pressure control stations and pumping plants
 - 4837 Water utilities or irrigation company office
 - 4839 Other water utilities or irrigation, NEC.
- 4840 Sewage Disposal
 - 4841 Sewage pipeline right of way (Identifies areas where surface is devoted exclusively to the right of way of activity)

- 4842 Sewage treatment plants
- 4843 Sewage sludge drying beds
- 4844 Sewage pressure control stations
- 4845 Water reclamation plants
- 4846 Sewage company office
- 4849 Other sewage disposal, NEC.
- 4850 Solid Waste Disposal
 - 4851 Refuse incineration
 - 4852 Central garbage grinding stations and compositing plant
 - 4853 Refuse disposal company office
 - 4854 Sanitary land fills
 - 4855 Refuse disposals
 - 4856 Industrial waste disposals
 - 4857 Active slag dumps and mineral waste disposals
 - 4858 Solid waste transfer station
 - 4859 Other solid waste disposal, NEC. (Including trash collectors)
- 4860 Combination Utilities, (Gas and Electric, Water and Electric, etc.)
 - 4861 Combination utilities company storage yards and equipment storage
 - 4862 Gas and electric utility company office
 - 4863 Water and electric utility company office
 - 4864 Combination utilities right of way (Identifies areas where surface is devoted exclusively to right of way activity)
 - 4869 Combination utilities, NEC.
- 4870 Flood Control System
 - 4871 Channel or right of way (Predominantly open flume-like structure)
 - 4872 Debris basin (A dam and basin for intercepting debris)
 - 4873 Storm drain or right of way (Predominantly covered pipes or boxes)
 - 4874 Spreading grounds (Area for percolating water into underground)

4890 Other Utilities, NEC

4890 Other utilities, NEC.

4900 TRANSPORTATION, COMMUNICATIONS, AND UTILITIES, NEC.

4910 Pipeline Right of Way and Pressure Control, NEC.

4911 Petroleum pipeline right of way

4912 Petroleum pressure control station

4913 Industrial gas pipeline right of way

4915 Industrial chemical pipeline right of way

4919 Other pipeline right of way and pressure control stations, NEC.

4920 Transportation Services and Arrangements

4921 Freight forwarding services

4922 Parking and crating services

4923 Travel arranging services (Travel Agencies)

4924 Transportation ticket services (Includes all modes of transportation, when not located within one of the transportation terminals.)

4929 Other transportation services and arrangements, NEC.

4990 Other Transportation, Communications, and Utilities, NEC.

4990 Other transportation, communications, and utilities, NEC.

TRADE, WHOLESALE & RETAIL

5000

Trade includes establishments or places of business primarily engaged in selling of merchandise and rendering services incidental to the sale of goods.

Wholesale Trade: 5100

This subdivision includes establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or profession users; or to other wholesalers; or acting as agents in buying merchandise for or selling merchandise to such persons or companies. The principal types of establishments included are:

1. Merchant wholesalers
2. Sales branches and sales offices (but not retail stores) maintained by manufacturing or mining enterprises apart from their plants or mine for the purpose of making their products:

3. Agents merchandise or commodity brokers and commissioned merchants:
4. Petroleum bulk stations:
5. Assemblers, buyers and associations engaged in the cooperative marketing of farm products.

The chief functions of establishments included in wholesale trade are selling goods to trading establishments or to industrial, commercial, institutional and professional users; and bringing buyer and seller together. In addition to selling, functions frequently performed by wholesale establishments include maintaining inventory of goods; extending credit; physically assembling, sorting and grading types of promotion such as advertising and label designing.

Retail Trade: 5200-5900

This subdivision includes establishments engaged in selling merchandise for personal, household, or farm consumption, and rendering services incidental to the sale of the goods. In general, retail establishments are classified by kind of business according to the principal lines of commodities sold (Groceries, hardware, etc.), or the usual trade designation (drug store, cigar store, etc.). Some of the important characteristics of retail trade establishments are: the establishment is usually a place of business and is engaged in activities to attract the general public to buy; the establishment buys or receives merchandise as well as sells; the establishment is considered as retail in the trade; and the establishment sells to customers for personal, household, or farm use. Not all of the characteristics need be present and some are modified by trade practice.

Buying of goods for resale to the consumer is a characteristic of retail trade establishments that particularly distinguishes them from the agricultural and extractive industries. For example, restaurants prepare meals, and feed stores grind feed. Retail establishments of manufacturing concerns are included in retail trade.

For the most part, establishments engaged in retail trade sell merchandise to the general public for personal or household consumption. Certain exceptions to this general rule are made necessary by trade practices. For example, retail lumber yards are included in Retail Trade despite the fact that a high proportion of their sales are made to contractors; and establishments selling feed, fertilizer, machinery, etc., to farmers are also included the Retail Trade. Chain store warehouses are considered auxiliary to the retail establishment served and are classified on the basis of the industrial activity carried on by such retail stores.

Establishments engaged in selling to the general public, from displayed merchandise, products such as typewriters, stationery, or gasoline, are classified in retail trade even though such products may not be used for personal in household consumption. However, establishments that sell these products only to institutional or industrial users and establishments that sell similar merchandise for use exclusively by business establishments are not classified in Retail Trade.

5100 WHOLESALE TRADE

5110 Motor Vehicles and Automotive Equipment

5111 Automobiles, trucks and other motor vehicles (Includes buses, motorcycles, motor scooters truck tractors, etc.)

5112 Automotive equipment, e.g. automobile parts (Includes batteries, seat belts, seat covers, tools, etc.)

5113 Tires and tubes for automobile, truck, motorcycles, motor scooters, etc.

5120 Drugs, Chemicals, Allied Products

- 5121 Drug, drug proprietaries and druggists' sundries (Includes cosmetics, drugs, perfumes, razor blades, toilet soap, toothbrushes, essential oils, etc.)
- 5122 Paints and varnishes (Includes enamels, lacquers, shellac, etc.)
- 5123 Industrial chemicals
- 5129 Other drugs, chemicals, and allied products, NEC. (Includes acids, agricultural pesticides, dyestuffs, explosives, industrial salts, insecticides, soaps, polishes, etc.)

5130 Dry Goods and Apparel

- 5131 Dry goods, piece goods, and notions (Includes buttons, knit fabrics, lace, linen, thread, tape textiles, etc.)
- 5132 Apparel and accessories, hosiery, and lingerie (Includes men's, women, boys and girls, except shoes.)
- 5133 Footwear (All type)

5140 Groceries and Related Products

- 5141 Groceries (General Lines)
- 5142 Dairy products
- 5143 Poultry and poultry products
- 5144 Confectionery (Includes candy, gum, fruits, nuts, fountain syrups, etc.)
- 5145 Fish and foods, fresh
- 5146 Meat and meat products, fresh (Includes lard; sausages, etc.)
- 5147 Fruits and vegetables, fresh
- 5148 Bakery products
- 5149 Other groceries and related products, NEC. (Includes bottle water, canned goods, cereal preparations, cooking oils, dog and cat food, frozen juices, canned and frozen meats and vegetables, soft drinks, spices, jellies, jams, sauces, honey, margarine, sandwiches, etc.)

5150 Farm Products (Raw Materials)

- 5151 Cotton
- 5152 Grain (includes corn, wheat, beans, etc.)
- 5153 Hides, skins, raw furs and pelts
- 5154 Nurseries (Flowers, including nursery stock)

- 5155 Wool and mohair
- 5156 Livestock (Includes cattle, hogs, goats, sheep, etc.)
- 5157 Horses and mules
- 5159 Other farm products, NEC. (Includes nuts, oilseeds, raw silk, etc.)
- 5160 Electrical Goods
 - 5161 Electrical apparatus and equipment, wiring supplies, and construction materials (Includes alarm systems, scanner equipment, individual storage batteries, circuit breakers, generators, telephone and telegraph apparatus, wiring, cables, light bulbs, fuses, etc.)
 - 5162 Electrical appliances, television, and radio sets (Includes dishwashers, ranges, razors, freezers, garbage disposals, machines, console phonographs, etc.)
 - 5163 Tape recorders, record changers, CDs, slide, Video Camera Recorders and movie projectors
 - 5169 Electrical parts and equipment, NEC. (Includes electronic parts and equipment)
- 5170 Hardware, Plumbing, Heating Equipment, and Supplies
 - 5171 Hardware (Includes all tools, nails, screws, cutlery, etc.)
 - 5172 Plumbing and heating equipment and supplies (Includes all fixtures)
 - 5173 Air conditioning, refrigerated equipment, and supplies (Includes drinking coolers, ice cream cabinets, ventilation equipment, etc.)
- 5180 Machinery, Equipment, and Supplies
 - 5181 Commercial and industrial machinery, equipment, and supplies, except office equipment and supplies
 - 5182 Farm machinery and equipment
 - 5183 Professional equipment and supplies (Includes laboratory equipment, optical equipment, research instruments, dental equipment, drafting, supplies, engineering supplies, etc.)
 - 5184 Equipment and supplies for service establishments (Including barber chairs, and equipment, shoe equipment, undertakers equipment etc.)
 - 5185 Transportation equipment and supplies (Includes motorboats, railroad equipment, etc., excludes motor vehicles)
 - 5186 Office machinery, equipment and accessories (Including typewriters, duplicating equipment, computers, printers, and screens etc.)
 - 5189 Other machinery, equipment, and supplies, NEC.
- 5190 Miscellaneous Wholesale Trade, NEC.

- 5191 Metals and minerals (except petroleum products and scrap)
- 5192 Petroleum bulk stations and terminals
- 5193 Scrap and waste material (Includes breaking up, sorting, wholesale distribution of scrap and waste such as metal, paper, automobiles, etc. Excludes dismantling of objects for purposes of selling second-hand parts.)
- 5194 Tobacco and tobacco products
- 5195 Beer, wine, and distiller alcoholic beverages
- 5196 Paper, paper products, and kindred supplies (Includes bags, boxes, office supplies, cups, pens, pencils, ink, etc.)
- 5197 Furniture-commercial home furnishings (Includes blankets, carpets, china, crockery, desks, etc.)
- 5198 Lumber and construction materials (Includes concrete products, fiberglass, sand, pipe, tile, wallboard, glass, etc.)
- 5199 Other wholesale trade, NEC. (Includes firearms and ammunition, Amusement devices and goods, art supplies, books, briquettes, brooms, burlap, cameras, candles, canvas, CDs, charcoal clocks, cotton yarns, dolls, livestock and poultry feed, farm supplies, golf equipment and supplies, greeting cards, hay, ice, jewelry, leather goods except footwear, gloves, and belts, luggage, magazines, malt, marking devices, sheet music, pet supplies, phonograph records, smokers, pipes, precious metals, silverware, sporting goods, toys wallpaper, etc.)

RETAIL TRADE

5200 BUILDING MATERIALS, HARDWARE, FARM EQUIPMENT AND SUPPLIES

- 5210 Lumber and Other Building Materials
 - 5211 Lumber yards
 - 5212 Building materials, except lumber (Includes brick, tile, cement, fencing, gravel, gypsum products, flooring, plywood, veneers, roofing materials, etc.)
 - 5213 Fabricated metal products
- 5220 Heating and Plumbing Equipment
 - 5221 Heating equipment (Includes furnaces and heating equipment etc.)
 - 5222 Plumbing equipment (Includes pipe and boiler coverings, pumping equipment, water conditioners and softeners, etc.)
 - 5223 Air conditioning equipment
 - 5224 Solar energy equipment
- 5230 Paint, Glass, and Wallpaper

5230 Paint, glass, and wallpaper (Includes brushes, rollers, sprayers, etc.)

5240 Electrical Supplies, except Appliances

5240 Electrical supplies except appliances (Includes fuse boxes, lighting fixtures, etc.)

5250 Hardware and Supplies

5251 Hardware (Includes hand and power tools, cutlery, nails, screws, etc.)

5252 Farm equipment (Includes cultivating equipment, rototillers, snow removal equipment, dairy equipment, harvesting machinery, mowers, planter, tractors, etc.)

5253 Firefighting equipment and supplies

5254 Janitorial supplies

5255 Building maintenance materials

5256 Swimming pool supplies (Includes hot tubs and spas)

5300 GENERAL MERCHANDISE

5310 Department Stores

5311 Shopping Centers

5312 Department stores (Includes major and junior chain department stores)

5313 Discount department stores (Those that separate departments within these stores)

5314 Surplus stores

5320 Mail and Phone Order Houses

5321 Mail Order Houses (Includes book clubs, coins, fruit, cheese, jewelry, records, stamps, etc.)

5322 Phone order houses, selling only

5330 Variety Stores, Limited Price

5330 Variety Stores, limited price (Includes dime stores, five and ten stores, of all sizes but not junior department stores or drug stores with variety goods)

5332 Trading stamps redemptions

5340 Merchandise Vending Machine Operators

5340 Merchandise vending machine operators

5350 Direct Selling Organizations

5350 Direct selling organizations (Includes bakery goods, house to house selling, ice cream vendors, lunch wagons, etc.)

5390 Other Retail Trade – General Merchandise

5391 Dry goods and general merchandise (Includes yarn shops, linen shops, boutiques, craft stores, fabric stores, etc.)

5392 General Stores

5399 Other retail trade, NEC. (Includes computer supplies and parts, communication equipment, etc.)

5400 FOOD

5410 Groceries

5410 Groceries, with or without meat (Includes food and freezer plans, supermarkets)

5420 Meat and Fish

5421 Meats (Includes Butcher shops)

5422 Fish and seafood (Includes fish markets, fresh and frozen)

5430 Fruits and Vegetable

5430 Fruit and vegetables

5440 Candy, Nut, and Confectionery

5440 Candy, nut, and confectionery (Includes gum, glazed fruits, nuts, etc.)

5450 Dairy Products

5451 Cheese, butter, milk products (except ice cream)

5452 Ice cream products (Packaged for off premises consumption)

5460 Bakeries (Does not involve home delivery)

5461 Bakeries (Manufacturing)(Includes only those bakeries that produce, on the premises)

5462 Bakeries (Nonmanufacturing)(Includes only those bakeries that do not produce, on the premises, the products sold.)

5463 Doughnut shops – on or off premises manufacture or retail

5490 Retail Trade – Food, NEC.

5491 Egg and poultry

5492 Frozen foods

- 5493 Water, bottled, coolers (Retail and home delivery)
- 5494 Delicatessen selling ready cooked or prepared food
- 5495 Health foods
- 5496 Food to go delivery and pickup (no eating on premises)
- 5497 Food catering (preparation and delivery of food)
- 5499 Other retail trade – food, NEC. (Includes dietetic foods, spices and herbs, etc.)

5500 AUTOMOTIVE, MARINE CRAFT, AIRCRAFT, AND ACCESSORIES

5510 Motor Vehicles

- 5511 Motor vehicles, automobiles (new and used)
- 5512 Motor vehicles, automobiles (used)
- 5513 Farm and construction vehicles (fork lifts, tractors, bulldozers, earth moving equipment)
- 5514 Motor vehicles, trucks and buses (new and used)
- 5515 Motor vehicles, trucks and buses (used only)

5520 Tires, Batteries, and Accessories

- 5520 Tires, batteries, and accessories (Including air conditioning, tires – new and recapped)

5530 Gasoline Service Stations

- 5531 Gas stations full service station
- 5532 Convenience stores, with gasoline and general merchandise

5590 Retail Trade – Automotive, Marine Crafts, Aircraft, and Accessories, NEC.

- 5591 Marine craft and accessories (Including inboards, outboards, sailing craft, jet skis, etc.)
- 5592 Aircraft and accessories
- 5593 New and used house trailer, R.V.s, campers, and mobile homes (Includes parts, accessories, supplies, etc.)
- 5594 Motorcycles, motor scooters – parts, accessories, supplies
- 5599 Other retail trade – Automotive, marine craft, aircraft, and accessories, etc.)

5610 Men's and Boy's Clothing and Furnishings

- 5611 Men's and boy's clothing and furnishings, excluding hats

5612 Men's and boy's hats

5620 Women's Ready to Wear

5620 Women's ready to wear (Includes bridal shops, dress shops, maternity shops etc.)

5630 Women's Accessories and Specialties

5630 Women's accessories and specialties (Includes milliner, costume jewelry, handbags, hosier, knitwear, etc.)

5640 Children's and Infant's Wear

5640 Children's and infant's wear

5650 Family Clothing

5650 Family clothing

5660 Shoes

5660 Shoes (Adult and children)

5670 Custom Tailoring

5670 Custom tailoring (Includes tailors, dressmakers, etc.)

5680 Furriers and Fur Apparel

5680 Furriers and fur apparel

5690 Retail Trade – Apparel and Accessories, NEC.

5691 Uniforms (Includes nurses, doctors, etc.)

5692 Wigs

5693 Cosmetics (Only when sold in a separate store)

5694 Leather goods

5695 Other retail trade – (apparel, sports apparel, umbrella shops, etc.)

5696 Scuba diving equipment

5700 FURNITURE, HOME FURNISHINGS, AND EQUIPMENT

5710 Furniture, Home Furnishings, and Equipment

5711 Furniture (Includes patio shops)

5712 Floor coverings (Includes carpets, linoleum, tile, rugs, etc.)

5713 Draperies, curtains, and upholstery

- 5714 China, glassware, and metal ware (Includes aluminum ware, enamelware, kitchenware, etc.)
- 5715 Window screen
- 5716 Window shades
- 5717 Awnings
- 5718 Picture frames, mirrors, etc.
- 5719 Other furniture, home furnishings, and equipment, NEC. (Includes brooms and brushes, sinks, cabinets, lamps and shades, pottery, etc.)

5720 Household Appliances

- 5721 Vacuum cleaners and parts and supplies
- 5722 Refrigerators, freezers, washing machines, dryers, disposals, stoves, parts and supplies, etc. gas or elect.
- 5723 Water softeners (Including sales, rental, and service)
- 5724 Sewing machines and parts
- 5729 Miscellaneous gas and electric household appliance sales, parts, and supplies (Including one room unit air conditioners, etc.)

5730 Radios, Televisions, and Music Sound Systems and Supplies

- 5731 Radio, televisions, stereo, high fidelity sound systems and parts
- 5732 Audio-visual aids, Dictaphones, tape recorders, parts and supplies, video equipment parts and supplies
- 5733 Musical instruments and supplies (Includes record shops, CDs, piano stores etc.)
- 5734 Hearing aids and supplies
- 5735 Cellular phone equipment, supplies, services

5740 Office Equipment, Furniture, Machines and Supplies

- 5742 Office furniture
- 5743 Office machines (Includes typewriters, fax machines, duplicators, adding machines, computers, and printers, etc.)
- 5744 Office supplies (Includes marking devices, pens and pencils)
- 5749 Office equipment, NEC.

5800 EATING AND DRINKING PLACES

5810 Eating Places

- 5811 Restaurants (with or without liquor)
- 5812 Short order eating places with product specialty, such as Frostie Freeze, Snow Shacks, ice cream, soft drinks, etc. (May or may not be auto oriented)
- 5813 Short order eating places with no product specialty, auto oriented (drive-in or drive through establishments, etc.)
- 5814 Short order eating places with or without product specialty, non-auto oriented (downtown coffee shops, lunch counters, snack bars, etc.)

5820 Drinking Places – Alcoholic Beverages

- 5820 Drinking places – alcoholic beverages (Includes bars, night clubs, cabarets, taverns, etc. but does not include restaurants serving alcoholic beverages.)

5900 MISCELLANEOUS RETAIL TRADE

5910 Drug and Proprietary

- 5911 Drug stores (Includes super drug stores with variety goods)
- 5912 Prescription pharmacy

5920 Liquor Package

- 5920 Liquor package

5930 Antiques and Secondhand Merchandise

- 5931 Antiques (Includes furniture, glassware, etc.)
- 5932 Secondhand clothing, shoes, furniture, and books
- 5933 Flea markets/swap meets
- 5935 Secondhand auto parts (Includes dismantling of automobiles for purpose of selling parts not scrap e.g. auto wrecking yards, but not junk yards)
- 5936 Thrift shops, general secondhand merchandise.
- 5937 Stamp and coin collectors, supplies, etc.
- 5938 Junk dealers and salvage operation (much like wholesale: 5193)
- 5939 Secondhand stores NEC. (Includes brick, lumber, building, supplies)

5940 Books, Stationery, Art and Hobby Supplies

- 5941 Books
- 5942 Stationery and supplies (Includes blank books, forms, pens, and pencils, etc.)
- 5943 Art equipment and supplies

- 5944 Hobby supplies
- 5945 Religious books and supplies
- 5946 Trophy supplies
- 5947 Commercial art galleries, including art dealers
- 5950 Sporting Goods, Bicycles and Toys
 - 5951 Sporting goods (Includes ammunition and firearms, camping equipment, fishing, and hunting equipment, golf equipment, playground equipment, riding goods, underwater gear, etc.)
 - 5952 Bicycles and parts
 - 5953 Toys and games
- 5960 Farm and Garden Supplies
 - 5961 Hay, grains, and feeds, for poultry and livestock, including bulk fertilizers
 - 5969 Other farm and garden supplies, NEC. (Includes nurseries, garden centers, retail sale of seeds, bulbs, garden tools, top soil, fertilizer, pesticides, Christmas trees, harness equipment, irrigation equipment, lawn sprinklers, topsail, etc.)
- 5970 Jewelry
 - 5790 Jewelry (Includes watches, silverware, etc.)
- 5980 Fuel and Ice
 - 5981 Fuel wood, coal, except fuel oil and bottled gas
 - 5982 Fuel oil
 - 5983 Bottled gas
 - 5984 Ice dealers
- 5990 Miscellaneous Retail Trade NEC.
 - 5991 Florists, with or without floral tel. service
 - 5992 Cigars and cigarettes
 - 5993 Newspaper and magazines
 - 5994 Cameras and photographic supplies, photo finishing
 - 5995 Gifts, novelties, souvenirs, greeting cards, artificial or plastic flowers, etc.
 - 5996 Optical goods (Includes eyeglasses, binoculars, etc.)
 - 5997 Paper products excluding stationery, NEC.

5998 Pet sales and supplies

5999 Other miscellaneous retail trade, NEC. (Includes architectural supplies, bait shops, fireworks, flag shops, orthopedic stores, perfume shops, rubber stamp store, tent shops)

SERVICES

6000

This major group includes establishments primarily engaged in rendering a wide variety of services to individuals and business establishments. Establishments providing personal, business, repair and services; educational institutions; government institutions; and other miscellaneous services are included.

6100 FINANCE, INSURANCE, AND REAL ESTATE SERVICE

6110 Banking and Bank – Related Functions

6111 Banking services, members and non-members of Federal Reserve System (Includes national, state, commercial, mutual, private, trust, companies.)

6112 Bank-related functions (Includes check cashing agencies, currency exchanges, clearing houses, and safe deposit companies.)

6120 Credit Services (Other than Banks)

6121 Savings and loan associations (Members and non-members of Federal Home Loan Bank)

6122 Agricultural, business, and personal credit services (Includes credit unions, mortgage and finance companies, acceptance corporations, agricultural loan companies, bond and mortgage companies, import-export bank, etc.)

6123 Pawnbrokers

6124 Bail Bonds (Not by surety companies)

6129 Other credit services, other than banks, NEC. (Includes agents or brokers for farm or business loans, etc.)

6130 Security and Commodity Brokers, Dealers, Exchanges, and Services

6131 Security brokers, dealers, and flotation services (Includes bond dealers and brokers, etc.)

6132 Commodity contracts brokers and dealers services

6133 Security and commodity exchanges

6134 Security and commodity allied services (Includes exchange clearing houses, investment advisory services.)

- 6140 Insurance Carriers, Agents, Brokers, and Services
 - 6141 Insurance carriers (Mutual stock, crop, livestock, surety bail bonding, funeral, marine, pension funds, title insurance, etc.)
 - 6142 Insurance agents, brokers, and services (Includes adjusters, etc.)
 - 6143 Hospital and medical services organizations (Includes Blue Cross Blue Shield, etc.)

6150 Real Estate and Related Services

- 6151 Real estate operators and lessors, except developers (Includes residential, commercial and industrial buildings.)
- 6152 Real estate agents, brokers, and management services
- 6153 Title abstracting and escrow services
- 6154 Real estate subdividing and developing services, including consulting
- 6155 Real estate operative builders
- 6156 Combinations of real estate, insurance, loan, law, services
- 6157 Real estate appraiser
- 6159 Other real estate and related services, NEC.

6160 Holding and Investment Services

- 6160 Holding and investment services

6190 Other Finance, Insurance, and Real Estate Services, NEC.

- 6190 Other finance, insurance, and real estate services, NEC.

6200 PERSONAL SERVICE

6210 Laundrying, Dry Cleaning, and Dyeing

- 6211 Laundries, dyeing and cleaning, except rugs and hand laundries (Does not include pickup stations.)
- 6212 Hand Laundries
- 6213 Dry cleaning, pressing, and dyeing, except rugs (Does not include pickup stations)
- 6214 Linen supply and industrial laundry services (Includes towel supply, uniform rental services, etc.)
- 6215 Diaper services
- 6216 Self-service laundries or dry cleaners, coin-operated (launderettes, laundromats)

- 6218 Rug cleaning and repair
- 6220 Photographic Services
 - 6221 Portrait photograph
 - 6222 Commercial photography (Includes aerial photography and map service)
- 6230 Beauty and Barber Services
 - 6231 Beauty service (Includes tanning salons, electrolysis, etc.)
 - 6232 Reducing salons
 - 6233 Barber services
 - 6234 Barber and beauty services, combines
- 6240 Funeral Parlor, Cemeteries, and Crematory Services
 - 6241 Funeral parlor (Mortuary)
 - 6242 Cemeteries
 - 6243 Crematory
 - 6244 Mausoleum
- 6250 Apparel Repair, Alteration and Cleaning Pickup Services, Shoe Repair Services
 - 6251 Pressing, alteration, and garment repair
 - 6252 Laundry and dry cleaning pickup services (only)
 - 6253 Fur repair and storage
 - 6254 Shoe repair, shoe shining, and hat cleaning
 - 6256 Locker rental, locker clubs
- 6290 Personal Services, NEC.
 - 6291 Clothing rental
 - 6292 Costume rental
 - 6293 Porter service
 - 6294 Escort Service
 - 6295 Tattooing
 - 6297 Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.

6298 Dating Service

6299 Other personal services, NEC. (Includes babysitting bureaus, rental of beach chairs, invalid supplies, pillows, marriage bureaus, reducing salons, Receptions, wedding chapels, etc.)

6300 BUSINESS SERVICES

6310 Advertising Services (Includes public relations services, layout and advertising copy preparation.

6311 Advertising services (Includes public relations services, layout and advertising copy preparation.)

6312 Outdoor advertising or billboard advertising (Includes preparation and posting services)

6313 Searchlight Advertising

6314 Sound truck Advertising

6315 Mobile sign advertising

6316 Direct mail advertising

6317 Sign painting, excluding billboards or electric signs

6319 Other advertising services, NEC. (Includes aerial advertising, circulars and handbills, samples, etc.)

6320 Consumer and Mercantile Credit Reporting Services; Adjustment and Collection Services

6321 Consumer and mercantile credit reporting services

6322 Collection agency, independent service on contract basis, tax collection agency

6330 Duplicating, Mailing, Stenographic and Office services

6331 Addressing and mailing services

6332 Blueprinting and photocopying

6333 Secretarial service, stenographic service

6334 Duplicating, quick print services (Not an industrial print shop)

6335 Telephone answering, and paging services

6339 Stenographic services and other duplicating and mailing services, NEC. (Includes court reporting, computer graphics, multilithing, typing, etc.)

6340 Dwelling and Other Building Services

6341 Window cleaning

- 6342 Disinfecting and exterminating
- 6343 Janitorial services (includes building maintenance such as chimney cleaning, floor waxing, furnace cleaning, etc.)
- 6344 Floor coverings – installation of carpet, linoleum, and asphalt tile
- 6345 Sewer maintenance, cesspools
- 6346 Building management services
- 6349 Other dwelling and building services, NEC.
- 6350 News Syndicate Services
 - 6350 News syndicate services
- 6360 Employment Services
 - 6361 Employment agencies, general
 - 6362 Employment agencies, specialized
 - 6363 Employment services, temporary
- 6370 Warehousing or Storage Services
 - 6371 Farm products, warehousing/storage, except stockyards (Includes cheese, cotton, grain)
 - 6372 Stockyards
 - 6373 Refrigerated warehousing, except food lockers
 - 6374 Food lockers, with or without food preparation facilities
 - 6375 Household goods warehousing and storage and moving company offices without local trucking
 - 6376 General warehousing and storage, and unidentified storage
 - 6377 Indoor climate controlled storage facilities
 - 6379 Other warehousing and storage, NEC.
- 6380 Auction Services
 - 6381 Auction house
 - 6382 Auction yard
- 6390 Business Services, NEC.
 - 6391 Commercial testing laboratories and services

- 6392 Messenger service
- 6393 Detective and protective services (Including private police, armored cars, watch dogs, investigation services, etc.)
- 6394 Equipment rental and leasing services (Includes airplanes, business equipment, chairs, construction equipment, sanitation units, sports equipment, video equipment, etc.)
- 6395 Photofinishing services, video tape duplication, transfer, editing
- 6396 Trading stamp services
- 6397 Automobile, truck, and trailer rentals without drivers
- 6398 Motion picture distribution and services (Includes booking agencies, etc., excludes video)
- 6399 Other business services, NEC. (Includes artist agents and brokers, assaying, author's agents and brokers, bronzing shoes, drafting services, florist telegram services, handwriting analysis, inventory services, lecture bureaus, patent brokers, repossession service tax collection agencies, translation services, welcome wagon service, street and airport cleaning, parking lots, etc.)

6400 REPAIR SERVICES

6410 Automobile Repair and Related Services

- 6411 Automobile repair (Includes body shops, brake repair, mufflers, transmission repair, carburetor, radiator, wheel alignment, etc.)
- 6412 Tire retreading and recapping
- 6413 Auto paint shops
- 6414 Seat covers and auto tops
- 6415 Motorcycle, motor scooter, and bicycle repair
- 6416 Auto washing, polishing, detailing
- 6417 Auto washing, self-service
- 6418 Auto glass installation and service
- 6419 Other automobile service, except repair and wash, NEC. (Includes motor clinics, auto towing service, lube, diagnostic, tune ups, parts replace, ignition accessory parts only.)

6420 Electrical Appliance Repair and Services

- 6421 Electrical appliance repair, except radio and TV (Includes shops which repair both light and heavy appliances)
- 6422 Radio and TV repair (Includes cable TV and video equipment)

- 6423 Business machine repair (Includes computer equipment repair)
- 6424 Two-way radio service and repair
- 6425 Electrical appliance repair, light hand-carried items, except radio and TV
- 6426 Electrical appliance repair, heavy (Includes air conditioning, freezer, refrigerator, washing machine, etc.)
- 6490 Repair Shops and Related Services, NEC.
 - 6491 Machine shops engaged exclusively in repair
 - 6492 Welding services
 - 6493 Watch, clock, jewelry repair, engraving, etc.
 - 6494 Re-upholstery and furniture repair (Includes antiques, etc.)
 - 6495 Armature rewinding shops (Includes electric motor repair, etc.)
 - 6496 Locksmiths and key shops
 - 6497 Gunsmiths
 - 6498 Saw, knife, lawn mower and tool sharpening and repair
 - 6499 Other repair services, NEC. (Includes awning repair, blacksmiths, camera repair, fix-it shops, leather goods repair, musical instrument repair)

6500 PROFESSIONAL SERVICES

6510 Medical and Other Health Services

- 6511 Physician's office and services in single offices or medical centers, but not including medical clinics (Includes chiropractors, gynecologists, neurologists, obstetricians, etc.)
- 6512 Dental offices and services (If dentist is in a medical center use 6511)
- 6513 Hospital (private, organization, military, veterans, etc. but does not include small medical clinics)
- 6514 Medical and dental laboratory services, excluding manufacturing (biological, chemistry, x-ray services, etc.)
- 6515 Behavior drug and alcohol treatment centers
- 6516 Sanitariums, convalescent, and rest home services (Lodging and meals offered with full time medical staff, Includes asylums, drug abuse, Substance abuse)
- 6517 Medical clinics (Includes out-patient services)
- 6518 Blood banks

6519 Other medical and health services, NEC. (Includes abortion clinics, birth control clinics, chiropodists, dieticians, medical photography, neuropath, optometrists, licensed massage therapists, physical therapists, podiatrists, psychiatric clinics, home health and nursing services, blood banks, mental telepathy, hypnotherapists, hypnotist, etc.)

6520 Legal Services

6521 Legal services, attorneys

6522 Other legal services, NEC.

6530 Engineering, Architectural, and Planning Services

6531 Engineering services (consulting and research)

6532 Architectural services and building designers

6533 Landscape architecture services

6535 Drafting services

6540 Research Services

6541 Educational and scientific research services and facilities non-profit (Includes institutional research such as Carnegie and Salk Institutes, Scripps Research Foundation, etc.)

6542 Industrial or applied research services on contract or fee basis

6543 Social Science research services, on contract or fee basis (Including economic research)

6549 Other research services, NEC. (Includes telemarketing surveys and call centers)

6550 Data Processing Services

6550 Data Processing Services

6590 Professional Services, NEC.

6591 Accounting, auditing, bookkeeping services, income tax services, notary public

6592 Interior decorating consulting services

6593 Artist, art studios, restoration services, etc. (Excluding art museums)

6594 Marriage and family counseling services

6595 Technical writers, report preparation, desktop publishing

6596 Microfilming services

6597 Business and management consulting services (Including computer installation, programming, networking, designing, etc.)

6599 Other professional services, NEC. (Includes lecturers, music arrangers, etc.)

6600 CONTRACT CONSTRUCTION SERVICES

6610 General Contact Construction

6611 Building contractors (Includes residential, commercial and industrial)

6614 General construction company.

6620 Building Construction Trade Services

6621 Plumbing, heating, air conditioning, sprinkler system, and ventilating services

6622 Painting and paper hanging services; decorating services

6623 Electrical services, electricians, electrical contractors

6624 Masonry, stonework, tile, terrazzo and marble setting, and plastering service

6625 Carpentering and wood flooring services (Including cabinet shops, etc.)

6626 Roofing and sheet metal services

6627 Concrete services (Includes gunite, brick materials, etc.)

6628 Water well drilling

6630 Specialized Construction Trade Services, NEC.

6631 Ornamental and other metal work contractors (Including fencing, fire escapes and structural street erection)

6632 Glass and glazing contractors

6633 House or building wreckers or movers

6634 Building equipment installation

6635 Swimming pool installation and service

6636 Excavation and foundation work contractors

6639 Other special construction trade services, NEC. (Includes installation of insulation, machinery, awnings, acoustical materials, dry wall, fireproofing materials, iron work, steeple jacks, test boring, sand blasting, etc.)

6700 GOVERNMENTAL SERVICES (ALL LEVELS OF GOVERNMENT)

6710 Executive, Legislative, and Judicial Functions, Except Military

6711 Administrative centers (Includes BLM)

6714 Operation centers (Includes repair and maintenance facilities)

- 6717 Courts
- 6719 Executive, Legislative, and judicial functions, NEC. (Job Corps)
- 6720 Protective Functions and Related Activities
 - 6721 Police protection and related activities
 - 6723 Fire protection and related activities
 - 6724 Civil defense and related activities
 - 6725 Health services
 - 6729 Other protective functions, and their related activities, NEC. (Includes customs inspection, immigration offices, FBI offices)
- 6730 Postal Services
 - 6730 Postal services
- 6740 Correctional Institutions
 - 6741 Prisons or jails, juvenile halls
 - 6743 Honor camps
 - 6745 Other correctional institutions, NEC.
- 6750 Military Bases and Reservations (Facilities used by regular military units, the Reserves and the National Guard)
 - 6751 Military training bases
 - 6752 Military defense installations
 - 6753 Military storage depots and transportation centers
 - 6754 Military maintenance centers
 - 6755 Military administration or command centers (Includes recruiting centers)
 - 6756 Military communication centers
 - 6757 General military base
 - 6758 Military airfield
 - 6759 Other military bases and reservations, NEC.
- 6770 Indian Reservations
 - 6770 Indian reservations

6800 EDUCATIONAL SERVICES

6810 Nursery, Primary, and Secondary Education

6811 Kindergarten Schools

6812 Elementary Schools

6813 Junior High Schools

6814 Senior High Schools

6815 Day Nursery – child care center

6816 Denominational and sectarian schools (combines grades)

6817 Schools for the handicapped including the blind

6819 Military academies

6820 University, College, Junior College, and Professional School Education

6821 Universities and colleges

6822 Junior colleges or community college

6823 Professional schools (Any school which is of college degree level including nurses, preparatory, seminaries, etc.)

6830 Special Training and Schooling

6831 Vocational or trade schools (Including flying, data processing, practical nurses, etc.)

6832 Business and stenographic schools

6833 Barber and beauty schools

6834 Art, drama and music schools

6835 Dancing schools

6836 Driving schools

6837 Correspondence schools

6838 Language schools

6839 Other special training and schooling, NEC. (Includes charm, modeling, child guidance, civil services, finishing, reading tutoring, training and lecturing services, schools, etc.)

6900 MISCELLANEOUS SERVICE ORGANIZATIONS

6910 Religious Activities

6911 Churches, synagogues, temples and missions

- 6912 Religious reading rooms (Must be separate from church structure)
- 6919 Other religious activities, NEC.
- 6920 Welfare and Charitable Services
 - 6920 Welfare and charitable services – private or semiprivate with no permanent residential uses (Includes Goodwill, Red Cross, Travelers Aid)
- 6930 Business, Professional and Labor Organizations and Services
 - 6931 Business associations (Includes chambers of commerce, trade associations, boards of trade, better business bureau, etc.
 - 6932 Professional membership organizations, boards of trade, better business bureau, etc.
 - 6933 Labor unions and similar organizations, including union halls
- 6940 Social, Fraternal and Youth Organizations and Services
 - 6941 Social clubs (Includes alumni, bridge, etc.)
 - 6942 Fraternal associations and lodges
 - 6943 Women's clubs
 - 6944 Youth organizations (Boy Scouts and Girl Scouts, Boys' clubs, etc.)
 - 6945 YMCA and YWCA facilities, except lodging
- 6950 Political, Civic and Veterans Organizations
 - 6951 Political organizations and campaign offices
 - 6952 Civic associations (Civic clubs, taxpayers associations, etc.)
 - 6953 Veterans organizations (Includes offices and meeting facilities)
- 6960 Organizations and Clubs, NEC.
 - 6961 Nonprofit membership organizations (Auto clubs, aviation clubs, historical clubs, humane societies, etc.)
 - 6962 Charitable and educational research organization (Cancer Society, Alcoholic and Narcotic Rehabilitation Centers, planned parenthood, etc.)
- 6990 Miscellaneous Services, NEC.
 - 6991 Ticket sales offices (Includes theatrical, sporting events)
 - 6999 Other Miscellaneous services, NEC. (Includes welcome wagon services)

CULTRAL, ENTERTAINMENT & RECREATIONAL

7000

This major group includes establishments primarily engaged in a wide variety of specialized services designed mostly for the use of individuals rather than for businesses. Various types of profit and nonprofit facilities that are for the purpose of entertaining the public or offering various types of opportunity to assemble and included.

7100 CULTURAL ACTIVITIES AND NATURE EXHIBITIONS

7110 Cultural Activities

- 7111 Libraries (Includes lending libraries)
- 7112 Museums (Includes historical, war museums, etc.)
- 7113 Art galleries
- 7114 Other cultural activities, NEC.

7120 Nature Exhibitions

- 7121 Planetariums
- 7122 Aquariums
- 7123 Botanical gardens and arboretums
- 7124 Zoos (Includes Zoological gardens, etc.)
- 7125 Other nature exhibitions, NEC. (Includes animal specialties, e.g. reptile, deer, etc.)

7190 Cultural Activities and Nature Exhibitions, NEC.

- 7191 Historic and monument sites
- 7199 Other cultural activities and nature exhibitions, NEC.

7200 PUBLIC ASEMBLY

7210 Entertainment Assembly

- 7211 Amphitheaters
- 7212 Motion pictures theaters (Indoor)
- 7213 Drive-in movies
- 7214 Legitimate theaters
- 7219 Other entertainment assembly, NEC. (Includes baller, etc.)

7220 Sports Assembly

7221 Stadiums and coliseums

7222 Arenas and field houses

7223 Race tracks, animal

7224 Race tracks, auto (Includes stock cars, racing cars, etc.)

7229 Other sports assembly, NEC.

7230 Public assembly, Miscellaneous Purposes

7231 Auditoriums

7232 Exhibition halls

7233 Convention halls

7234 Civic theaters and halls (Includes non-alcoholic comedy clubs)

7235 Meeting halls for rent

7239 Other miscellaneous public assembly, NEC.

7300 AMUSEMENTS

7310 Fairgrounds and Amusement Parks

7311 Fairgrounds

7312 Amusement parks

7390 Amusements, NEC.

7391 Arcades and other coin-operated amusements (Including auto racing and slot car alleys)

7392 Miniature golf

7393 Golf driving ranges

7394 Go-cart tracks

7395 Card rooms

7396 Dance halls, ballrooms, nightclubs (non-alcoholic)

7397 Billiard and pool halls

7398 Video rentals

7399 Other amusements, NEC. (Including astrologers, psychics, mental telepathy, bicycle rental, carnivals, fortune tellers, laser tag, paintball arcades, tourist

guides, observation towers, phrenologist, roller coaster, shooting galleries, trampoline pits, etc.)

7400 RECREATIONAL ACTIVITIES

7410 Sports Activities

- 7411 Golf course, open to public (without country club)
- 7412 Golf courses, private membership (with country club)
- 7413 Tennis courts (indoors and out of doors)
- 7414 Ice Skating
- 7415 Roller skating, skate boarding
- 7416 Riding academies, schools, and stables
- 7417 Bowling alleys
- 7418 Skiing and tobogganing (Includes independent chair lifts and rope tows, etc.)
- 7419 Other sports activities, NEC. (Includes snowmobile)

7420 Playgrounds and Athletic Areas

- 7421 Play lots or tot lots (Code only when found as a separate activity)
- 7422 Play grounds (Includes play lots but not full range of activities found in a playfield)
- 7423 Playfields or athletic fields, nonprofessional sports only (Includes playground plus courts and fields for competitive sports with or without bleachers, etc. Not part of school playfields.)
- 7424 Recreation and community centers (Includes a gymnasium or other facilities. Center may or may not include a playfield)
- 7426 Amateur baseball fields (Includes facilities for all age groups such as little league, colt league, pony league)
- 7429 Other playground and athletic areas, NEC.

7430 Swimming Areas

- 7431 Swimming beaches
- 7432 Swimming pools and schools (Includes swimming and scuba diving)

7440 Marinas

- 7441 Yachting and rowing clubs
- 7442 Boat rentals and boat access sites

7443 Sports fishing activities (Excludes yachting or boat rental)

7449 Other marina related activities, NEC. (Includes water craft, jet skis, etc.)

7450 Firearms and Archery

7451 Archery

7452 Pistol and rifle range

7453 Skeet or trap shooting

7490 Recreation, NEC.

7491 Camping areas

7492 Picnicking area

7499 Other recreation, NEC.

7500 RESORTS AND GROUP CAMPS

7510 Resorts

7512 Dude ranches

7513 Health resorts

7514 Ski resorts

7515 Hunting and fishing clubs

7516 Recreational camps

7519 Other resorts, NEC.

7520 Group or organized Camps

7520 Group or organized general camps for children, such as Boy Scouts, Girl Scouts, YMCA member)

7600 PARKS

7610 Parks –General Recreation (May include, but not limited to camping, picnic areas, playfields, and any other active or passive recreational facilities)

7611 Developed park land, general recreation

7612 Undeveloped park land, leisure and ornamental

7620 Parks-Leisure and Ornamental (For scenic or Leisure purposes, (May include statues, monuments, etc.

7621 Developed park land, leisure and ornamental

7622 Undeveloped park land, leisure and ornamental

7690 Other Parks, NEC

7691 Other developed park land, NEC.

7692 Other undeveloped park land, NEC.

7900 OTHER CULTURAL, ENTERTAINMENT, AND RECREATIONAL ACTIVITIES, NEC.

7910 Other Cultural Entertainment, and Recreational Activities, NEC.

7910 Other cultural, entertainment, and recreational activities, NEC.

RESOURCE PRODUCTION & EXTRA EXTRACTION

8000

This major group includes agriculture, forestry, fisheries and all establishments primarily engaged in mining.

Agriculture: Agricultural operations consist of the Production of crops or plants, vines, and trees (excluding forestry operations); or the keeping, grazing, or feeding of livestock for animal products (including serums), animal increase, or value increase. Livestock, as here uses includes poultry of kinds, rabbits, bees, and fur bearing animals in captivity, in addition to the mules, asses, burros, horses, cattle, sheep, goats, and hogs. This division also includes activities such as dry lot or farm dairies; nurseries; greenhouses; sod farms; bulb, flower, and vegetable seed crops, mushroom cellars; cranberry bogs; apiaries; poultry hatcheries; and fur farms. The classification of agriculture also includes agricultural services, animal husbandry services, horticultural services, and other operations such as hunting, trapping, and game propagation, when carried on as business enterprises.

Forestry: This group includes establishments primarily engaged in the operation of timber tracts, forest nurseries, and related activities, such as reforestation services and the gather of gums, barks, balsam, needles, maple sap, Spanish moss, and other forest products.

Fisheries: The group includes establishments primarily engaged in commercial fishing; and the operation of fish hatcheries or fishing preserves.

Mining: This group includes all establishments primarily engaged in mining. Mining is here used in the broad sense to include the extraction of minerals occurring naturally: solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. The term "mining" is also used in the broad sense to include quarrying, well operation, milling (crushing, screening, washing, flotation, etc.), and other preparation needed to render the material marketable. Exploration and development of mineral properties and included.

Mining operation are classified, by industry, on the basis of the principal mineral produced, or if there is no production on the basis of the principal mineral for which development work is in process. The mining of culm banks, ore dumps, and tailing piles is classified as mining according to the mineral product derived.

The purification and distribution of water, harvesting and storage of natural ice, bottling and distribution of natural spring and mineral waters, and the crushing, grinding, or otherwise treating of certain earths, rocks, and minerals not in conjunction with mining activities are not included in this division.

8100 AGRICULTURE

8110 Field and Seed Crops

- 8111 Grain, irrigated (Crop is supplied with water via ditches, canal, sprinklers, or any other apparent means of irrigation. Grains included are barley, corn, wheat, oats, peas, rye, sorghum, soybeans, etc.)
- 8112 Grain, dry farm (Land under cultivation in which no irrigation is used on the crop. The crop depends solely on the natural moisture. Grains included are barley, corn, wheat, oats, peas, rye, sorghum, soybeans, etc.)
- 8113 Hay, irrigated (Includes alfalfa)
- 8114 Hay, dry farm (Includes alfalfa)
- 8115 Cotton
- 8116 Beans, dry farm
- 8119 Field and seed crops, NEC. (Includes clover, flax, hemp, hops, mustard seeds, peanuts, potatoes, sugar beets, sugar cane, sweet potatoes, tobacco, etc.)

8120 Truck Crops

- 8120 Truck crops (Includes vegetables, berries, melons)

8130 Orchards and vineyards (Fruits and tree nuts)

- 8136 Other tree crops (Excludes avocados, citrus, nut crops. Includes apples, apricots, cardo, cherimoya, cherries, figs, nectarines, olives, passion fruit, peaches, pears, plumbs, pomegranates, sapotes.)
- 8137 Vineyards (Includes all types of grape plants)
- 8139 Orchards, NEC.

8140 Livestock

- 8141 Beef cattle raised for purposes other than dairying (Includes feed lots)
- 8142 Horses (raising, breeding, and/or training)
 - 8142.1 Horses (registered Class A & B miniatures)
- 8143 Swine (hogs and pigs raised for all purposes; feed lots)
- 8144 Dairies and dairy feeding
- 8145 Paddock – small fenced area for livestock, non-commercial

- 8149 Livestock operations, NEC. (Includes goat milk production sheep ranches for wool production, etc.)
- 8150 Animal Specialties
- 8151 Chicken raising (Includes chickens raised solely for meat related products.)
- 8152 Turkey or other poultry raising (Includes turkeys, ducks, geese, pigeon, etc., raised solely for meat related products.)
- 8154 Egg production (Includes production of both chicken and turkey eggs. Egg processing is to be recorded under 8215)
- 8155 Rabbits
- 8156 Apiaries (Includes all processes involves in honey production)
- 8157 Apiaries (All types, both commercial and noncommercial)
- 8159 Animal specialties, NEC. (Includes dog farms, fox farms, mink farms, etc.)
- 8160 Pasture and Rangeland
- 8161 Pasture, irrigated (Pasture is supplies with water via ditches, canals, rainbirds, sprinklers, or any other apparent means of irrigation.)
- 8162 Rangeland (All types of pasture and mixed pasture growth that is not irrigated.)
- 8170 Horticulture Specialties
- 8171 Commercial cut flowers and decorative, covered
- 8172 Commercial cut flowers and decorative, open field
- 8173 Nursery crops (Includes bulbs of all types, florist greens, mushrooms, herbs, flower seeds, and sod crops whether grown in or out of doors.)
- 8179 Horticulture specialties, NEC. (Includes all types of seed, etc.)
- 8180 Fallow
- 8180 Fallow, (Fallow may be defined as land that has been cleared but not seeded for one or more growing seasons. Includes all crops defined in the 8110 section.)
- 8190 Agriculture, NEC.
- 8191 Tree farms, crop trees only (Commercial farms that raise all types of young trees to be planted elsewhere or harvested. Includes the raising of Christmas trees.)
- 8192 Abandoned agricultural land (orchards and vineyards)
- 8193 Plowed land (not in fallow)
- 8194 Abandoned agricultural land, NEC.

8199 Agricultural production, NEC. (Includes experimental farms and stations)

8200 AGRICULTURAL RELATED ACTIVITIES

8210 Agricultural Processing

8211 Cotton ginning and pressing

8212 Grist milling services (Includes flour, grains, etc.)

8213 Corn shelling, hay baling, and threshing services

8214 Contract sorting, grading, and packaging services

8215 Egg processing (Includes egg processing and packaging but not egg production. See 8154)

8219 Other agricultural processing services, NEC. (Establishment primarily engaged in performing on a contract basis, services such as crop dusting, fruit picking, grain cleaning, harvesting, and plowing)

8220 Animal Husbandry Services

8221 Veterinarian Services

8222 Animal hospital services

8223 Poultry hatchery services on a contract of fee basis (Poultry raising is assigned to 8151 and 8152.)

8224 Animal kennels, animal boarding, breeding, training, and grooming (excluding large animals)

8229 Other animal husbandry services, NEC. (Includes pedigree record services, worn raising, etc.)

8290 Other Agricultural Related Activities, NEC.

8291 Landscape gardening

8292 Tree planting, pruning, spraying, surgery

8293 Horticultural services, NEC.

8299 Other agricultural related activities, NEC.

8300 FORESTRY ACTIVITIES AND RELATED SERVICES

8310 Commercial Forestry Production

8311 Timber production, predominantly for pulp wood

8312 Timber production, predominantly for saw logs

8313 Timber production, predominantly for veneer logs

- 8314 Timber production, mixed uses (poles, pilings, firewood)
- 8315 Timber seed, gathering and extracting
- 8316 Timber and tree products production, mixed uses
- 8319 Other commercial forestry production, NEC. (Includes gum extraction, etc.)

8320 Forestry Services

- 8321 Forest nurseries (Non-commercial farms that raise young forest trees for reforestation)
- 8329 Other forestry services, NEC. (Services related to forest production, Includes wood technology, forestry economics and marketing, crushing timber, firefighting and reforestation)

8390 Other Forestry Activities and Related Services, NEC.

- 8390 Other forestry activities and related services, NEC. (Includes ranger and lookout stations, etc.)

8400 FISHING ACTIVITIES AND RELATED SERVICES

8410 Fisheries and Marine Products

- 8413 Sea life fishing piers (Includes commercial, recreational, and scientific)
- 8419 Other fisheries and marine products, NEC.

8420 Fisher Services

- 8421 Fish hatcheries
- 8429 Other fishery services, NEC.

8490 Other Fishery Activities and Related Services, NEC.

- 8490 Other fishery activities and related services, NEC.

8500 MINING ACTIVITIES AND RELATED SERVICES

8510 Metal Ore Mining

- 8511 Iron ore mining
- 8512 Copper ore mining
- 8513 Lead and zinc ore mining
- 8514 Gold and silver ore mining
- 8515 Bauxite and other aluminum ore mining
- 8516 Ferroalloy ore (except vanadium) mining

- 8519 Other metal ore mining NEC.
- 8520 Coal Mining
 - 8521 Anthracite coal mining
 - 8522 Bituminous coal mining
 - 8523 Lignite coal mining
- 8530 Crude Petroleum and Natural Gas
 - 8531 Drilling well (well is currently being drilled)
 - 8532 Producing oil well (well is producing oil, oil and natural gas, or natural gas and water)
 - 8533 Producing gas well (well is producing gas only, no water or oils.)
 - 8534 Abandoned drilling well (well was drilled but never produced)
 - 8535 Abandoned oi well (well produces oil at one time)
 - 8536 Abandoned gas well (well produced gas at one time)
 - 8537 Idle drilling well (well that is in the process of being drilled but drilling has been delayed temporarily)
 - 8538 Idle oil well (well can produce oil but production has been stopped temporarily)
 - 8539 Idle gas well (well can produce gas but production has been stopper temporarily)
- 8540 Mining and Quarrying of Nonmetallic Minerals (except fuels)
 - 8541 Dimension stone
 - 8542 Crushed and broken stone quarrying (Including riprap)
 - 8543 Sand and gravel quarrying
 - 8544 Clay, ceramic, and refractory minerals mining
 - 8545 Chemical and fertilizers (mineral) mining
 - 8549 Other mining and quarrying of nonmetallic minerals (except fuels), NEC.
- 8550 Mining Services
 - 8551 Metal mining services
 - 8552 Coal mining services
 - 8553 Crude petroleum and gas field services
 - 8554 Nonmetallic mining (except fuel) services

8559 Other mining services, NEC.

8600 RECYCLE CENTER

8601 Recycle Center

8900 OTHER RESOURCE PRODUCTION AND EXTRACTION, NEC.

8910 Other resource Production and Extraction, NEC.

8910 Other resource production and extraction, NEC

UNDERVELOPED LAND & WATER AREAS

9000

The major group identifies land that has not been developed for any particular use or has been developed for some purpose in the past but presently is vacant or unused. This group includes in particular non-commercial forest development, vacant floor area and a variety of "water are" types.

9100 UNDERVELOPED AND UNUSED LAND AREA (EXCEPT FOREST)

9110 Undeveloped and Unused Land Area (Except Forest)

9110 Undeveloped and unused land area (except forest)

9200 NONCOMMERCIAL FOREST

9210 Forest Reserves

9211 Forest reserve wildlife "habitat" (harvest permitted)

9212 Forest reserve wildlife "reserve" or "refuge" (harvest not permitted)

9219 Other forest reserves, NEC.

9220 Non-reserve Forests (Undeveloped)

9220 Non-reserve forests (undeveloped)

9300 WATER AREAS

9310 Rivers, Streams or Creeks

9310 Rivers, streams or creeks (Including dry channels but not including usable flood plains)

9320 Lakes, Reservoirs and Dams

9320 Lakes, reservoirs and dams (not part of a utility system)

9330 Bays and Lagoons

9330 Bays

9350 Harbors

9351 Ship channels

9352 Basins

9390 Other Water Areas, NEC.

9390 Other water areas, NEC.

9400 VACANT FLOOR AREA AND BUILDINGS

9410 Vacant Floor Area - Vacant Buildings

9410 Vacant floor area – vacant buildings



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	4/26/2016

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Amendments to Title 10, Chapter 5, Regarding Conditional Use Permits
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Staff has prepared conditional use code to be adopted as part of Title 10, the City's Land Use Code. The proposed code outlines a process for granting a CUP, as well as the conditions upon which a CUP may be granted. Changes from the previous version can be found in 10-5-37 regarding the approval process.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Code for 10-5-36	
RECOMMENDATION: Make any necessary changes and recommend to the City Council	
MOTION: To recommend/not recommend the proposed code, 10-5-36, regarding Conditional Use Permits to the City Council for approval and adoption, pending the following changes:	

Chapter 10-5-37

CONDITIONAL USES AND ZONES

10-5-37 A: PURPOSE OF CONDITIONAL USE PROVISIONS:

10-5-37 B: PERMIT REQUIRED:

10-5-37 C: APPLICATION:

10-5-37 D: FEE:

10-5-37 E: APPROVAL PROCESS:

10-5-37 F: PUBLIC HEARING:

10-5-37 G: STANDARD FOR GRANTING A CONDITIONAL USE:

10-5-37 H: APPEALS OF DECISIONS:

10-5-37 I: INSPECTION:

10-5-37 J: REVOCATION:

10-5-37 K: TIME LIMIT:

10-5-37 L: REAPPLICATION AFTER DENIAL:

10-5-37 M: CONTINUING EFFECT:

10-5-37 N: REPORTING REQUIREMENTS:

10-5-36 A: PURPOSE OF CONDITIONAL USE PROVISIONS:

An application for a conditional use permit may be granted by the Planning Commission, subject to the provisions of this Code. The purpose of a Conditional Use permit is to allow the proper integration into the City of certain uses which may have a detrimental effect within the City. Certain uses which may be harmonious under special conditions and in specific locations within a zone, but may be improper under general conditions and in other locations, are classed as conditional uses within the various zones and require conditional use permits for approval as authorized by the planning commission.

10-5-36 B: PERMIT REQUIRED:

A conditional use permit shall be required for all uses listed as conditional uses in the zoning regulations or elsewhere in this title. A conditional use permit may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit.

10-5-36 C: APPLICATION:

1. A conditional use permit application shall be made to the planning department as provided in this title. The completed application shall be submitted to the planning commission at one of their regularly scheduled meetings. The planning commission shall review the application with the requirements of this title and take final action.

2. Applications for a conditional use permit shall be accompanied by maps, drawings, statements, reports, studies or other documents, as required by the planning commission and planning staff.

10-5-36 D: FEE:

The application for any conditional use permit shall be accompanied by an applicable fee, and applicants shall pay the cost to post and mail public hearing notices.

10-5-37 E: APPROVAL PROCESS:

The approval process for a Conditional Use permit shall be as follows:

1. Conditional Use Permit for a Use in a new or expanded structure or site: Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Department shall place the Conditional Use application and related Site Plan application on the next available Planning Commission agenda for a public hearing.
 - a. The Planning Commission shall review each application and make a recommendation to the City Council to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided.
 - b. The City Council is the Land Use Authority, and shall review each application at a public meeting and approve, approve with conditions, or deny the application, or may defer action if an applicant fails to appear at the public meeting or there is insufficient application information provided to determine whether City ordinances and regulations are met.
2. Conditional Use Permit for a Use in an Existing Structure or Site:
 - a. Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Director shall review the application for compliance with the standards in this Title.
 - b. If the application does not include external changes to the site, the Planning Director shall be the Land Use Authority and shall approve, approve with conditions, or deny the application, or may defer action if there is insufficient application information provided.
 - c. If the application includes external changes to the site, a site plan amendment shall be required, the Conditional Use Permit shall follow the same process as the related site plan, and the Land use authority for the site plan shall become the Land Use Authority for the Conditional Use Permit.

10-5-36 E F: PUBLIC HEARING:

No public hearing need be held, however, a public hearing may be held when the planning commission shall deem such a hearing to be necessary in the public interest to gather information on a specific application. The planning commission shall schedule and hold a hearing at the nearest available planning commission meeting date upon submission of a properly completed and filed application form. At all times, including at a public hearing, the applicant has the burden of proof, by

a preponderance of the evidence, to convince the Planning Commission that the requirements of this Chapter have been satisfied with respect to the applicant's proposed Conditional Use.

10-5-36 F G: STANDARDS FOR GRANTING A CONDITIONAL USE:

1. The planning commission may permit a conditional use to be located within any zone in which the particular conditional use is permitted by the use regulations of this title. In authorizing any conditional use, the planning commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The planning commission shall not authorize a conditional use permit unless the evidence establishes:

- a. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. That the proposed use will stress quality development with emphasis toward adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single-family zones and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, to minimize the impact on schools, utilities and streets;
- c. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, and any other information which may be needed in order to render a proper decision.
- d. That the proposed use will promote health and sanitation by controlling outdoor storage, disposing of waste properly, controlling dust, gases, dirt, odors, noxious matter, heat, glare, electromagnetic disturbances, radiation, or other types of air pollution.
- e. That the use will be compatible with the General Plan of the City of Cedar Hills and permitted zoning. The use will protect the quality of the underlying zone and all lighting, aesthetics, noise, signs, landscaping, general use, and design will comply with the standards of the zone.
- f. That the applicant has demonstrated that there is sufficient utility capacity and emergency vehicle access.

2. A proposed Conditional Use shall be considered as detrimental or injurious to the health, safety, or general welfare of persons or properties within the vicinity of the proposed Conditional Use if:

- a. The proposed Conditional Use will cause unreasonable risks to the safety of persons or properties because of vehicular traffic, parking, or large gatherings of people;
- b. The proposed Conditional Use will unreasonably interfere with the lawful use of properties within the vicinity of the proposed Conditional Use;
- c. The proposed Conditional Use will create an additional need for essential City or public services (e.g., utilities, law enforcement, fire prevention, etc.) which cannot be met without unreasonable efforts or expenditures of City or public resources;

d. The proposed Conditional Use will otherwise present an unreasonable detriment or injury to the health, safety, or general welfare of persons or properties in the vicinity of the proposed Conditional Use; or

e. The proposed Conditional Use will not be in harmony with the General Plan.

3. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, based on the standards set forth, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, **hours of operation** and time limits for the proposed Conditional Use.

The Commission may require guarantees, bonds, or other assurances that such requirements and conditions are being met.

10-5-36 G H: APPEALS OF DECISIONS:

Any person for which any application for approval of a conditional use permit has been filed or any person who may be affected by the proposed use shall have the right to appeal the decision of the **Land Use authority** to the appeal authority. An appeal must be presented in writing within thirty (30) days after the date of **the final** decision of the planning and zoning commission.

10-5-36 H I: INSPECTION:

Following the issuance of a conditional use permit, the planning office shall approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the planning commission. Representatives of the code enforcement/planning department shall inspect the project to ensure that all required improvements meet the conditions of the conditional use permit and this title before a certificate of occupancy is issued by the building inspection division.

10-5-36 I J: REVOCATION:

1. Written Complaint: Upon receiving a written complaint alleging a violation or failure to comply with any condition prescribed in a conditional use permit, the code enforcement/community development division shall investigate the complaint. If the complaint has merit, and attempts to remedy the complaint fail, the community development division may place the complaint on the agenda of the regular meeting of the planning commission, provided, that the permittee shall have at least fourteen (14) days' notice of the meeting.
2. Hearing Procedure: Permittee shall be given written notice of the exact nature of the complaint and the date and time of the hearing before the planning commission. The hearing shall be held in accordance with customary administrative hearings procedures.
3. Action; Complaint Dismissal: The planning commission, after hearing the evidence presented regarding the complaint, may continue the hearing from time to time, modify or rescind any condition or requirement of the conditional use permit as it deems necessary, revoke the conditional use permit, or take no action and dismiss the complaint.

4. Notices: All notices required herein shall be provided by personal service or by certified mail.
5. Effective Date And Scope: This section shall apply to all conditional use permits issued after the effective date hereof, regardless of change in ownership or occupancy.
6. Revocation: A Conditional Use permit may be revoked if the Commission finds, by a preponderance of the evidence, that one or more of the following exist:
 - a. The Conditional Use permit was obtained in a fraudulent manner.
 - b. The use for which the Conditional Use permit was granted has now ceased for at least six (6) consecutive calendar months.
 - c. One or more of the conditions of the Conditional Use permit have not been substantially met.

10-5-36 J K: TIME LIMIT:

1. A temporary conditional use permit may be issued by the planning commission for a period of six (6) months. This permit may be renewed by the planning staff for a total of three (3) successive six (6) month time periods, allowing a total of two (2) years for the temporary conditional use permit. Where hardship or unusual circumstances exist, the planning commission may extend the temporary permit for one additional year. These extensions shall be granted in two (2) separate six (6) month increments. A temporary conditional use permit shall not be issued for a use which is not incidental to or directly related to an intended permanent use on the property.

Mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the planning commission. The planning commission may extend the time period for the temporary structure up to one additional year providing that plans for a permanent structure have received commission approval.

Temporary structures shall be removed from the property upon occupancy of the permanent structure. Premanufactured structures which meet all building code regulations and construction trailers shall be exempt from this regulation.

2. A temporary conditional use occupancy permit shall not be issued nor shall the building structure or other facility be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
3. Unless there is substantial action under a conditional use permit within a maximum period of two (2) years of its issuance, the conditional use permit shall expire. The planning commission may grant a yearly extension, when deemed in the public interest.

10-5-36 L: REAPPLICATION AFTER DENIAL:

Denial of an application for a conditional use permit regarding any parcel of property shall prohibit the filing of another application for a conditional use permit for the same parcel of property or any portion thereof, within one year of the date of the final denial of the previous application unless the planning commission finds that there has been a substantial change in the circumstances or sufficient new evidence as submitted by the applicant in writing since the denial of the previous application to merit consideration of a second application within the one year time period.

10-5-36 M: CONTINUING EFFECT:

A conditional use permit, once approved, affects real property regardless of change in ownership and all subsequent owners are subject to those conditions so long as that conditional use is being conducted on the property. The conditional use may be conducted either intermittently or continuously, provided, however, that if the conditional use becomes a legal nonconforming use due to a later amendment to this title, the provisions of chapter 10-1-8 of this title relating to nonconforming buildings and uses shall apply.

10-5-36 N: REPORTING REQUIREMENTS:

Before February 1 of every year, the owner or occupant of a property which has been approved for the following land use under a conditional use permit shall provide written evidence to the community development division that the property use complies with this title:

1200 - Group Quarters (e.g. assisted living, congregate care, supervised youth group home)



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	4/26/2016

Planning Commission Agenda Item

SUBJECT:	Review/Action on Conceptual Plan to subdivide the Johnson Property located at 9220 N 3635 W, in the R-1 15,000 zone
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Mr. Johnson has made an application to subdivide his lot located at 9220 N 3635 W. This lot is taking pieces of two adjacent properties and creating a conforming lot that will meet the requirements of the R-1 15,000 zone. The new lot to be created would be equal to .33 acres, meeting the 15,000 SF requirement for development within the zone. The proposed use is for a single family residential home, the proposal meets the lot width, depth and size requirements for the zone. Developer will be responsible to ensure that the property has been stubbed for utilities.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Johnson concept proposal	
RECOMMENDATION: Make any necessary changes and approve for preliminary preparation.	
MOTION: To approve/not approve the conceptual plan, Johnson subdivision proposal, located at 9220 N 3635 W, pending the following recommendations:	

Concept Plan

Submitted to: Cedar Hills Planning Commission

Submitted by: Craig & Rebecca Johnson (property owners)
Kenneth Stephens (property owner)

Proposal Summary: Combine adjoining properties create a buildable lot.

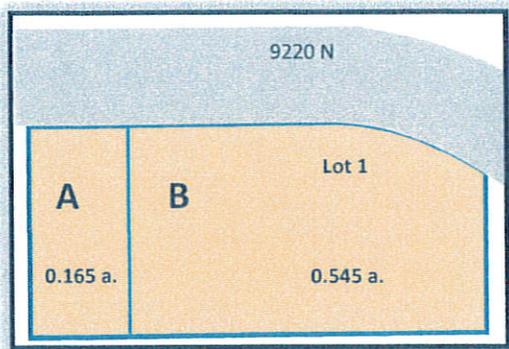


Figure 1: Current Parcels

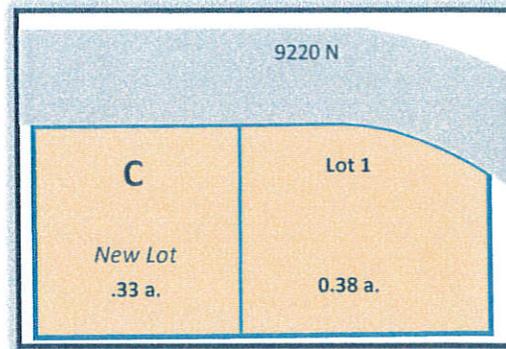


Figure 2: Proposed Parcels

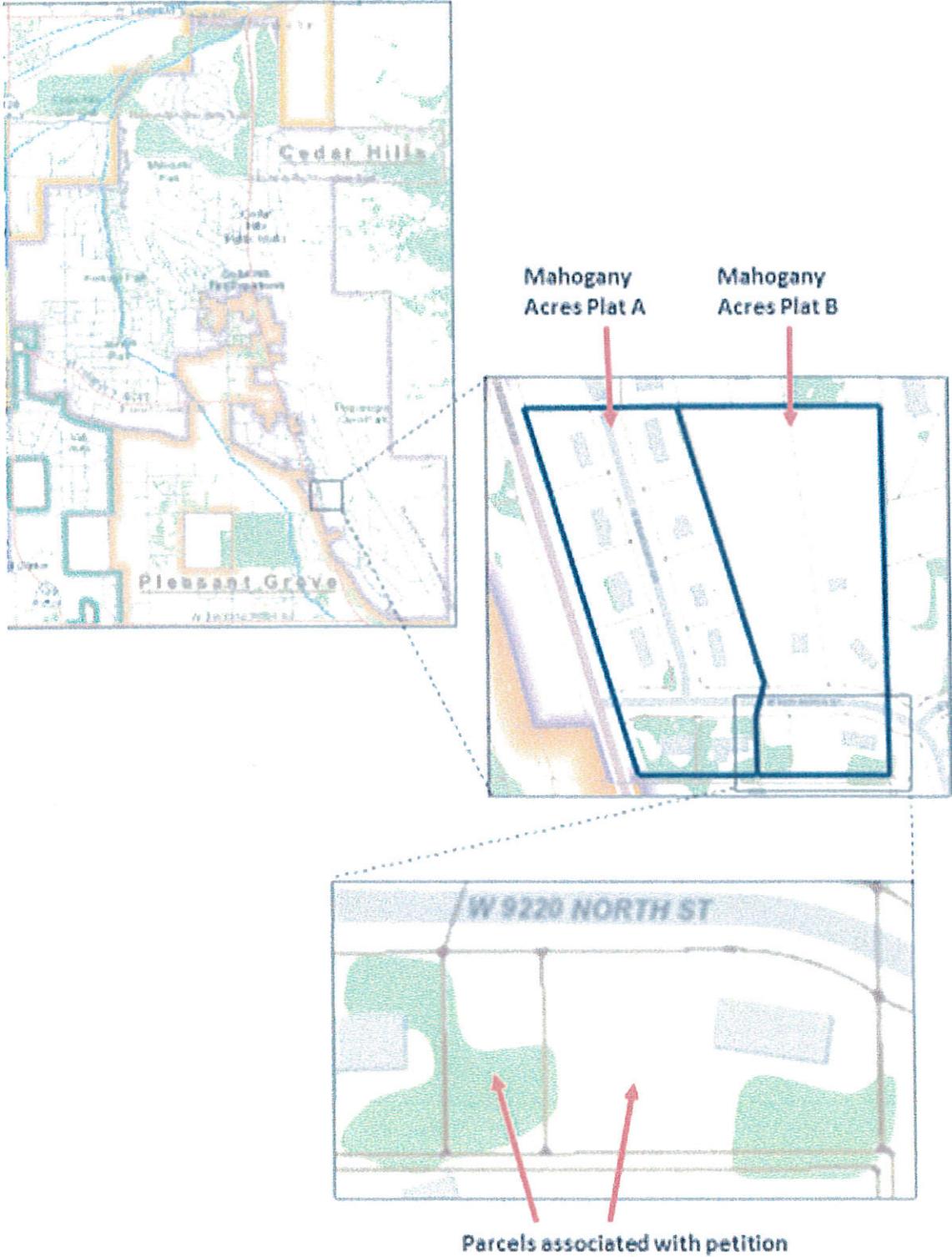
We propose combine parcel A and with a portion of Parcel B to create a buildable lot C.

The location of these parcels is south of 9220 N in the *Mahogany Acres Plat B* subdivision. Mahogany Acres is located East of Canyon Road about $\frac{1}{4}$ mile North of where the Murdock trail crosses Canyon Road. (See Attachment A).

The first parcel [14:006:0081] is approximately 0.16 acre (120' x 60'), with a frontage of 60'. The second parcel [46:270:0005] is approximately 0.545 acres. The plan would split an equal sized portion (120' x 60') from the west side of the second parcel. When combined this will create a lot 120' x 120' or 0.33 acres. (See Figure 2 above; also see aerial in Attachment B).

This proposal actually restores these properties to their original 1989 boundaries. (See Attachment C.)

Attachment A: Location of property within Cedar Hills.



Attachment B: Aerial view of Proposed New Lot



Attachment C.

History of Lots 1 & 2 for Mahogany Acres Plat B

