

Chapter 11
COMMERCIAL AND INDUSTRIAL DISTRICTS

10-11-1: PURPOSE:

10-11-2: CODES AND SYMBOLS:

10-11-3: USE REGULATIONS:

10-11-1: PURPOSE:

The purpose of the following districts is:

A. Commercial Shopping District C-S: To provide areas in appropriate locations where a combination of businesses, retail commerce, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.

B. Highway Commercial District C-H: To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway related activities.

C. General Commercial District C-G: To provide areas in appropriate locations where a combination of business, retail commerce, entertainment and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development. Light manufacturing and small wholesaling where conducive to the foregoing uses, subject to noise, traffic, odor and other considerations, which would not be detrimental to promoting the primary uses.

D. Manufacturing Distribution District M-D: To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

E. General Industrial District M-G: To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

F. Regional Activity Center District (RAC): To provide land use and zoning provisions for locations which have regional significance due to their close proximity to major transportation facilities near Interstate 215, Redwood Road and Center Street. These provisions allow for a variety of mixed land uses of varying intensities and densities that benefit from easy access to the interstate transportation system in the western areas of the City. This zone is intended to only be applied to properties within approximately ½ mile of the intersection of Redwood Road and Center Street. Areas zoned RAC may include high density residential land uses, retail and office uses as permitted in this chapter. These land uses should be of such intensity as to become living, employment and entertainment destinations for the population centers that are located along the Redwood Road corridor in both Salt Lake and Davis Counties. Approval of a master development plan within this zone is intended to include approval of land use entitlements in exchange for exceptional quality in architecture, urban design and the features and amenities which result in the highest quality development standards.

~~To provide areas in appropriate locations where a combination of office, high density residential, businesses, retail commerce, entertainment and related activities may be established, maintained and protected. The regulations of this district are designed to promote the development of big-box retail, large office buildings and campuses, and high density residential land uses.~~

G. Foxboro Village Center District (FVC): To provide areas in appropriate locations where a combination of office, multi-family residential, and commercial may be established, maintained and protected. The regulations of this district are designed to promote quality design standards and appropriate uses to serve as an entry feature and a pedestrian-friendly commercial area for the Foxboro development.

10-11-2: CODES AND SYMBOLS:

In section 10-11-3 of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". If a use needs a city staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S". The city staff determination will be

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decided by the Community and Economic Development Director or designee. The city staff member must make written findings to justify the use categorization. If the applicant finds that the use has been categorized incorrectly, they may appeal the decision to the Planning Commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section 10-1-43 of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone						
	C-S	C-H	C-G	M-D	M-G	<u>RAC</u>	<u>FVC</u>
<u>Production</u>							
Crop Production	N	N	N	C	C	<u>N</u>	<u>N</u>
<u>Animal Production</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Animal Production</u>							
<u>Beef cattle ranching and farming</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>		
<u>Cattle feedlots</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
<u>Dairy cattle and milk production</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
<u>Hog and pig farming</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
<u>Chicken egg production</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
<u>Broilers and other meat type chicken production</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
<u>Turkey production</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		

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Poultry hatcheries—	⌘	⌘	⌘	⌘	⌘
Other poultry production—	⌘	⌘	⌘	⌘	⌘
Sheep farming—	⌘	⌘	⌘	⌘	⌘
Goat farming—	⌘	⌘	⌘	⌘	⌘
Fin-fish farming and fish hatcheries—	⌘	⌘	⌘	⌘	⌘
Other animal aquaculture—	⌘	⌘	⌘	⌘	⌘
Apiculture—	⌘	⌘	⌘	⌘	⌘
Horse and other equine production—	⌘	⌘	⌘	⌘	⌘
Furbearing animal and rabbit production—	⌘	⌘	⌘	⌘	⌘
All other animal production—	⌘	⌘	⌘	⌘	⌘

Support Activities For Agriculture And Forestry

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Soil preparation, planting, and cultivating	N	N	N	C	C	<u>N</u>	<u>N</u>
Crop harvesting, primarily by machine	N	N	N	C	C	<u>N</u>	<u>N</u>
Mining							
Oil And Gas Extraction							
Crude petroleum and natural gas extraction	N	N	N	N	C	<u>N</u>	<u>N</u>
Natural gas liquid extraction	N	N	N	N	C	<u>N</u>	<u>N</u>
Mining (except oil	N	N	N	N	N	<u>N</u>	<u>N</u>

and gas)							
Construction sand and gravel mining	N	N	N	N	C	N	N
Industrial sand mining	N	N	N	N	C	N	N
Support activities for mining	N	N	N	C	C	N	N
Drilling oil and gas wells	N	N	N	N	C	N	N
Support activities for oil and gas operations	N	N	N	C	C	N	N
Utilities							
Fossil fuel electric power generation	N	N	N	N	C	N	N
Nuclear electric power generation	N	N	N	N	N	N	N
Other electric power generation	N	N	N	N	C	N	N
Electric bulk power transmission and control	N	N	N	C	C	N	N
Electric power distribution	N	N	C	C	C	N	N
Natural gas distribution	N	N	C	C	C	N	N
Water supply and irrigation systems	C	C	C	P	P	N	N
Sewage treatment facilities	N	N	N	C	C	N	N
Steam and air conditioning supply	N	N	N	C	P	N	N
Building, Developing And General Contracting							

Contractors and land development (office only)	N	N	C	C	C		
Contractors and land development (equipment/material) storage yards	N	N	N	C	C	<u>N</u>	<u>N</u>
Manufacturing							
Food manufacturing							
<u>Food Manufacturing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>
Dog and cat food manufacturing	N	N	N	C	P		
Other animal food manufacturing	N	N	N	C	P		
Flour milling	N	N	N	C	P		
Rice milling	N	N	N	C	P		
Malt manufacturing	N	N	N	C	P		
Wet corn milling	N	N	N	C	P		
Soybean processing	N	N	N	C	P		
Other oilseed processing	N	N	N	C	P		
Fats and oils refining and blending	N	N	N	N	C		
Breakfast cereal manufacturing	N	N	N	P	P		
Sugarcane mills	N	N	N	C	P		
Cane sugar refining	N	N	N	N	C		
Beet sugar	N	N	N	N	C		

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manufacturing-					
Chocolate and confectionery manufacturing from cocoa beans-	N	N	N	C	P
Confectionery manufacturing from purchased chocolate -	N	N	C	P	P
Nonchocolate confectionery manufacturing-	N	N	C	P	P
Frozen fruit, juice and vegetable manufacturing-	N	N	C	P	P
Frozen specialty food manufacturing -	N	N	C	P	P
Fruit and vegetable canning-	N	N	C	P	P
Specialty canning-	N	N	C	P	P
Dried and dehydrated food manufacturing-	N	N	C	P	P
Fluid milk manufacturing-	N	N	N	P	P
Creamery butter manufacturing-	N	N	N	P	P
Cheese manufacturing-	N	N	N	P	P
Dry, condensed, and evaporated dairy product manufacturing-	N	N	N	P	P
Ice cream and	N	N	C	P	P

frozen dessert manufacturing					
Animal (except poultry) slaughtering	N	N	N	N	EN
Meat processed from carcasses	N	N	N	C	C
Rendering and meat byproduct processing	N	N	N	C	C
Poultry processing	N	N	N	C	C
Seafood canning	N	N	N	C	P
Fresh and frozen seafood processing	N	N	N	C	P
Retail bakeries	P	P	P	P	P
Commercial bakeries	N	N	C	P	P
Frozen bakery product manufacturing	N	N	C	P	P
Cookie and cracker manufacturing	N	N	C	P	P
Flour mixes and dough manufacturing from purchased flour	N	N	C	P	P
Pasta manufacturing	N	N	C	P	P
Tortilla manufacturing	N	N	C	P	P
Roasted nuts and peanut butter manufacturing	N	N	C	P	P
Other snack food	N	N	C	P	P

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manufacturing-					
Coffee and tea manufacturing-	N	N	C	P	P
Flavoring syrup and concentrate manufacturing-	N	N	C	P	P
Mayonnaise, dressing and other prepared sauce manufacturing-	N	N	C	P	P
Perishable prepared food manufacturing -	N	N	N	P	P
All other miscellaneous food manufacturing-	N	N	C	P	P

Product Manufacturing							
Textile mills	N	N	N	P	P	<u>N</u>	<u>N</u>
Textile product mills	N	N	N	P	P	<u>N</u>	<u>N</u>
Apparel manufacturing	N	N	C	P	P	<u>N</u>	<u>N</u>
Leather and allied product manufacturing	N	N	N	N	C	<u>N</u>	<u>N</u>
Wood product manufacturing	N	N	N	C	C	<u>N</u>	<u>N</u>
Paper manufacturing	N	N	N	C	C	<u>N</u>	<u>N</u>
Printing and related support activities	C	C	C	P	P	<u>N</u>	<u>N</u>
Petroleum and coal products manufacturing	N	N	N	N	C	<u>N</u>	<u>N</u>

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Chemical manufacturing	N	N	N	N	C	<u>N</u>	<u>N</u>
Plastics and rubber products manufacturing	N	N	N	C	P	<u>N</u>	<u>N</u>
Nonmetallic mineral product manufacturing	N	N	N	C	P	<u>N</u>	<u>N</u>
Primary metal manufacturing	N	N	N	N	C	<u>N</u>	<u>N</u>
Fabricated metal product manufacturing	N	N	N	C	C	<u>N</u>	<u>N</u>
Machinery manufacturing	N	N	N	C	P	<u>N</u>	<u>N</u>
Computer and electronic product manufacturing	N	N	C	P	P	<u>N</u>	<u>N</u>
Electrical equipment, appliance and component manufacturing	N	N	C	P	P	<u>N</u>	<u>N</u>
Transportation equipment manufacturing	N	N	N	C	P	<u>N</u>	<u>N</u>
Furniture and related product manufacturing	N	N	N	C	P	<u>N</u>	<u>N</u>
Concrete service and batching plants	N	N	N	C	P	<u>N</u>	<u>N</u>
Miscellaneous manufacturing	N	N	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Wholesale/Retail Trade							
Wholesale, Trade, Durable Goods							

Automobile and other motor vehicle wholesalers	N	C	C	P	P	<u>N</u>	<u>N</u>
Motor vehicle supplies and new part wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Tire and tube wholesalers	N	N	N	C	P	<u>N</u>	<u>N</u>
Motor vehicle part (used) wholesalers	N	N	N	C	C	<u>N</u>	<u>N</u>
Furniture wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Home furnishing wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Lumber, plywood, millwork and wood panel wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Brick, stone and related construction material wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Roofing, siding and insulation material wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Other construction material wholesalers	N	N	N	<u>CS</u>	<u>CS</u>	<u>N</u>	<u>N</u>
Photographic equipment and supplies wholesalers	N	N	C	N	N	<u>N</u>	<u>N</u>
Office equipment wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Computer and computer peripheral equipment and	N	N	C	P	P	<u>N</u>	<u>N</u>

software wholesalers							
Other commercial equipment wholesalers	N	N	<u>ES</u>	<u>ES</u>	P	<u>N</u>	<u>N</u>
Medical, dental and hospital equipment and supplies wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Ophthalmic goods wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Other professional equipment and supplies wholesalers	N	N	<u>ES</u>	P	P	<u>N</u>	<u>N</u>
Metal service centers and offices	N	N	N	P	P	<u>N</u>	<u>N</u>
Coal and other mineral and ore wholesalers	N	N	N	N	C	<u>N</u>	<u>N</u>
Electrical apparatus and equipment, wiring supplies and construction material	N	N	N	P	P	<u>N</u>	<u>N</u>
Electrical appliance, television and radio set wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Other electronic parts and equipment wholesalers	N	N	<u>ES</u>	P	P	<u>N</u>	<u>N</u>
Hardware wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Plumbing and heating equipment and supplies (hydronics)	N	N	N	P	P	<u>N</u>	<u>N</u>

wholesalers							
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	N	P	P	N	N
Refrigeration equipment and supplies wholesalers	N	N	N	P	P	N	N
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	N	C	P	N	N
Farm and garden machinery and equipment wholesalers	N	N	N	P	P	N	N
Industrial machinery and equipment wholesalers	N	N	N	P	P	N	N
Industrial supplies wholesalers	N	N	N	C	P	N	N
Service establishment equipment and supplies wholesalers	N	N	C	C	P	N	N
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	N	C	P	N	N
Sporting and recreational goods and supplies	N	N	C	P	P	N	N

wholesalers							
Recyclable material wholesalers	N	N	N	C	C	<u>N</u>	<u>N</u>
Jewelry, watch, precious stone and precious metal wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Other miscellaneous durable goods wholesalers	N	N	N	<u>ES</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Wholesale Trade, Nondurable Goods							
Printing and writing paper wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Stationery and office supplies wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Industrial and personal service paper wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Drug, drug proprietaries and druggist sundries wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Piece goods, notions and other dry goods wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Men's and boys' clothing and furnishings wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Women's, children's, and infants' and accessories wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Footwear	N	N	C	P	P	<u>N</u>	<u>N</u>

wholesalers							
General line grocery wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Packaged frozen food wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Dairy product (except dried or canned) wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Poultry and poultry product wholesalers	N	N	N	C	P	<u>N</u>	<u>N</u>
Confectionery wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Fish and seafood wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Meat and meat product wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Fresh fruit and vegetable wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Other grocery and related products wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Grain and field bean wholesalers	N	N	N	C	P	<u>N</u>	<u>N</u>
Livestock wholesalers	N	N	N	C	C	<u>N</u>	<u>N</u>
Other farm product raw material wholesalers	N	N	N	C	C	<u>N</u>	<u>N</u>
Plastics materials and basic forms and shapes wholesalers	N	N	N	C	C	<u>N</u>	<u>N</u>

Other chemical and allied products wholesalers	N	N	N	<u>ES</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Petroleum bulk stations and terminals	N	N	N	C	C	<u>N</u>	<u>N</u>
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	N	C	C	<u>N</u>	<u>N</u>
Beer and ale wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Wine and distilled alcoholic beverage wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Farm supplies wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Book, periodical and newspaper wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Flower, nursery stock and florist supplies wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Tobacco and tobacco product wholesalers	N	N	C	P	P	<u>N</u>	<u>N</u>
Paint, varnish and supplies wholesalers	N	N	N	P	P	<u>N</u>	<u>N</u>
Other miscellaneous nondurable goods wholesalers	N	N	<u>ES</u>	<u>SE</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Motor Vehicle And Parts Dealers							
<u>Car dealers</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>

New car dealers	C	C	P	P	N		
Used car dealers	C	C	P	P	N		
Recreational vehicle dealers	C	C	P	P	N	<u>N</u>	<u>N</u>
Motorcycle dealers	C	C	P	P	N	<u>N</u>	<u>N</u>
Boat dealers	C	C	P	P	N	<u>N</u>	<u>N</u>
All other motor vehicle dealers	<u>CS</u>	<u>CS</u>	P	P	N	<u>N</u>	<u>N</u>
Automotive parts and accessories stores	C	C	P	P	N	<u>N</u>	<u>N</u>
Tire dealers	C	C	P	P	N	<u>N</u>	<u>N</u>
Furniture And Home Furnishings Stores							
Furniture stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Floor covering stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Window treatment stores	P	P	P	P	N	<u>P</u>	<u>P</u>
All other home furnishings stores	<u>CS</u>	<u>CS</u>	P	P	N	<u>P</u>	<u>S</u>
Electronics And Appliance Stores							
Household appliance stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Radio, television and other electronics stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Computer and software stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Building Material And Garden Equipment And Supplies Dealers							
Home centers	N	C	P	P	N	<u>P</u>	<u>C</u>
Paint and wallpaper	P	P	P	P	N	<u>P</u>	<u>P</u>

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stores							
Hardware stores (10,000 square feet or less)	P	P	P	P	N	<u>P</u>	<u>P</u>
Other building material dealers	N	N	<u>CS</u>	P	N	<u>S</u>	<u>N</u>
Outdoor power equipment stores <u>sales only</u>	C	C	P	P	N	<u>N</u>	<u>N</u>
Nursery and garden centers	C	C	P	P	N	<u>P</u>	<u>P</u>
Food And Beverage Stores							
Supermarkets and other grocery (except convenience) stores	C	C	P	P	N	<u>P</u>	<u>P</u>
Convenience stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Meat markets	C	C	P	P	N	<u>P</u>	<u>N</u>
Fish and seafood markets	C	C	P	P	N		
Fruit and vegetable markets	P	P	P	P	N	<u>P</u>	<u>P</u>
Baked goods stores <u>Bakeries</u>	P	P	P	P	N	<u>P</u>	<u>P</u>
Confectionery and nut stores	P	P	P	P	N		
All other specialty food stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Beer, wine and liquor stores	N	N	C	N	N	<u>C</u>	<u>N</u>
Health And Personal Care Stores							

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Pharmacies and drugstores	P	P	P	P	N	<u>P</u>	<u>P</u>
Cosmetics, beauty supplies and perfume stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Optical goods stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Food (health) supplement stores	P	P	P	P	N	<u>P</u>	<u>P</u>
All other health and personal care stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Gasoline Stations							
Gasoline stations with convenience stores	C	C	P	P	P	<u>N</u>	<u>N</u>
Other gasoline stations	<u>CS</u>	<u>C-S</u>	P	P	P	<u>N</u>	<u>N</u>
Clothing And Clothing Accessories Stores							
<u>Clothing and Clothing Accessory Stores</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
Men's clothing stores	P	P	P	P	N		
Children's and infants' clothing stores	P	P	P	P	N		
Family clothing stores	P	P	P	P	N		
Clothing accessories stores	P	P	P	P	N		
Other clothing stores	P	P	P	P	N		
Shoe stores	P	P	P	P	N		

Jewelry stores	P	P	P	P	N		
Luggage and leather goods stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Sporting Goods, Hobby, Book And Music Stores							
Sporting goods stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Hobby, toy and game stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Sewing, needlework and piece goods stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Musical instrument and supplies stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Bookstores	P	P	P	P	N	<u>P</u>	<u>P</u>
News dealers and newsstands	C	C	P	P	N	<u>P</u>	<u>P</u>
Prerecorded tape, compact disc and record stores	P	P	P	P	N	<u>P</u>	<u>P</u>
General Merchandise Stores							
Department stores	C	C	P	P	N	<u>P</u>	<u>C</u>
All other general merchandise stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Miscellaneous Store Retailers							
Florists	P	P	P	P	N	<u>P</u>	<u>P</u>
Office supplies and stationery stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Gift, novelty and souvenir stores	P	P	P	P	N	<u>P</u>	<u>P</u>
Used merchandise stores	C	C	C	C	N	<u>N</u>	<u>C</u>

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Pet and pet supplies stores	C	C	P	P	N	<u>P</u>	<u>C</u>
Art dealers	C	C	P	P	N	<u>P</u>	<u>P</u>
Manufactured (mobile) home dealers	N	N	N	C	P	<u>N</u>	<u>N</u>
Tobacco stores	N	N	P	P	N	<u>P</u>	<u>N</u>
All other miscellaneous store retailers (except tobacco stores)	CS	C-S	C-S	C-S	N	<u>S</u>	<u>S</u>
Nonstore Retailers							
Electronic shopping and mail order houses	N	N	C	P	N	<u>N</u>	<u>N</u>
Vending machine operators	N	N	C	P	N	<u>N</u>	<u>N</u>
Heating oil dealers	N	N	N	C	C	<u>N</u>	<u>N</u>
Liquefied petroleum gas (bottled gas) dealers	N	N	N	C	C	<u>N</u>	<u>N</u>
Other fuel dealers	N	N	N	CS	C-S	<u>N</u>	<u>N</u>
Other direct selling establishments	N	N	N	CS	N	<u>N</u>	<u>N</u>
Air Transportation							
Scheduled passenger air transportation	N	N	N	C	N	<u>N</u>	<u>N</u>
Scheduled freight air transportation	N	N	N	C	N	<u>N</u>	<u>N</u>
Nonscheduled chartered passenger air transportation	N	N	N	C	N	<u>N</u>	<u>N</u>
Nonscheduled	N	N	N	C	N	<u>N</u>	<u>N</u>

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chartered freight air transportation							
Other nonscheduled air transportation	N	N	N	<u>es</u>	N	<u>N</u>	<u>N</u>
Rail Transportation							
Line-haul railroads	N	N	N	C	C	<u>N</u>	<u>N</u>
Short line railroads	N	N	N	C	C	<u>N</u>	<u>N</u>
Water Transportation							
Truck Transportation							
General freight trucking, local	N	N	N	P	P	<u>N</u>	<u>N</u>
General freight trucking, long distance, truckload	N	N	N	C	P	<u>N</u>	<u>N</u>
General freight trucking, long distance, less than truckload	N	N	N	C	P	<u>N</u>	<u>N</u>
Used household and office goods moving	N	N	N	C	P	<u>N</u>	<u>N</u>
Specialized freight (except used goods) trucking, local	N	N	N	C	P	<u>N</u>	<u>N</u>
Specialized freight (except used goods) trucking, long distance	N	N	N	C	P	<u>N</u>	<u>N</u>
Transit And Ground Passenger Transportation							
Mixed mode transit systems	C	C	C	C	C	<u>C</u>	<u>C</u>
Commuter rail systems	C	C	C	C	C	<u>C</u>	<u>C</u>
Other urban transit systems	C	C	C	C	C	<u>C</u>	<u>C</u>

Interurban and rural bus transportation	N	N	C	C	C	<u>N</u>	<u>N</u>
Taxi and limousine service	N	N	N	C	P	<u>N</u>	<u>N</u>
Limousine service	N	N	N	C	P		
School and employee bus transportation	N	N	N	C	P	<u>N</u>	<u>N</u>
Charter bus industry	N	N	N	C	P	<u>N</u>	<u>N</u>
Special needs transportation	N	N	N	C	P	<u>N</u>	<u>N</u>
All other transit and ground passenger transportation	C <u>S</u>	C <u>S</u>	C <u>S</u>	C <u>S</u>	C <u>S</u>	<u>N</u>	<u>N</u>
Pipeline Transportation							
Pipeline transportation of crude oil	N	N	N	C	C	<u>N</u>	<u>N</u>
Pipeline transportation of natural gas	N	N	N	C	C	<u>N</u>	<u>N</u>
Pipeline transportation of refined gas	N	N	N	C	C	<u>N</u>	<u>N</u>
All other pipeline transportation	N	N	N	C <u>S</u>	C <u>S</u>	<u>N</u>	<u>N</u>
Scenic And Sightseeing Transportation							
Scenic and sightseeing transportation, land	C	C	C	P	P	<u>C</u>	<u>N</u>
Scenic and sightseeing transportation, water	C	C	C	P	P		
Scenic and sightseeing transportation, other	C	C	C	P	P		
Support Activities For Transportation							

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Air traffic control	N	N	C	C	C	<u>N</u>	<u>N</u>
Other airport operations	N	N	N	<u>ES</u>	<u>E-S</u>	<u>N</u>	<u>N</u>
Other support activities for air transportation, except fuel	N	N	<u>ES</u>	<u>E-S</u>	<u>E-S</u>	<u>N</u>	<u>N</u>
Support activities for rail transportation	N	N	N	C	C	<u>N</u>	<u>N</u>
Other support activities for water transportation	N	N	N	<u>ES</u>	<u>E-S</u>	<u>N</u>	<u>N</u>
Motor vehicle towing <u>and impound lots</u>	N	N	N	C	C	<u>N</u>	<u>N</u>
Other support activities for road transportation	N	N	N	<u>ES</u>	<u>E-S</u>	<u>N</u>	<u>N</u>
Freight transportation arrangement	N	N	N	C	C	<u>N</u>	<u>N</u>
Packing and crating	N	N	N	C	C	<u>N</u>	<u>N</u>
All other support activities for transportation	N	N	N	<u>ES</u>	<u>E-S</u>	<u>N</u>	<u>N</u>
Postal Service							
Postal service	P	P	P	P	P	<u>P</u>	<u>P</u>
Couriers And Messengers							
Couriers	C	C	C	P	P	<u>P</u>	<u>P</u>
Local messengers and local delivery	C	C	C	P	P	<u>P</u>	<u>P</u>
Warehousing And Storage Facilities							
General warehousing and storage facilities	N	N	C	P	P	<u>N</u>	<u>N</u>
Refrigerated warehousing and storage facilities	N	N	C	P	P	<u>N</u>	<u>N</u>
Farm product warehousing and storage facilities	N	N	N	P	P	<u>N</u>	<u>N</u>

Self-storage units	N	N	N	C	C	<u>N</u>	<u>N</u>
Other warehousing and storage facilities	N	N	N	<u>ES</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Professional And Information Services							
Publishing Industries							
Newspaper publishers	N	N	C	P	P	<u>N</u>	<u>N</u>
Periodical publishers	N	N	C	P	P	<u>N</u>	<u>N</u>
Book publishers	N	N	C	P	P	<u>N</u>	<u>N</u>
Database and directory publishers	N	N	C	P	P	<u>N</u>	<u>N</u>
Greeting card publishers	N	N	C	P	P	<u>N</u>	<u>N</u>
All other publishers	N	N	<u>ES</u>	P	<u>ES</u>	<u>N</u>	<u>N</u>
Software publishers	C	C	C	P	P	<u>P</u>	<u>P</u>
Motion Picture And Sound Recording Industries							
Motion picture and video production	C	C	C	C	C	<u>N</u>	<u>N</u>
Motion picture and video distribution	C	C	C	C	C	<u>N</u>	<u>N</u>
Motion picture theaters, except drive-ins	P	P	P	P	N	<u>P</u>	<u>N</u>
Drive-in motion picture theaters	N	N	N	C	N	<u>N</u>	<u>N</u>
Teleproduction and other postproduction services	C	C	C	C	C	<u>N</u>	<u>N</u>
Other motion picture and video industries	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>S</u>	<u>S</u>
Record production	C	C	C	P	P	<u>N</u>	<u>N</u>
Integrated record production/distribution	C	C	C	P	P	<u>N</u>	<u>N</u>
Music publishers	C	C	C	C	C	<u>N</u>	<u>N</u>

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Sound recording studios	C	C	C	C	C	<u>N</u>	<u>N</u>
Other sound recording industries	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Broadcasting And Telecommunications							
Radio networks	C	C	C	P	P	<u>N</u>	<u>N</u>
Radio stations	C	C	C	P	P	<u>N</u>	<u>N</u>
Television broadcasting	C	C	C	P	P	<u>N</u>	<u>N</u>
Cable networks	C	C	C	P	P	<u>N</u>	<u>N</u>
Cable and other program distribution	C	C	C	P	P	<u>N</u>	<u>N</u>
Wired telecommunications carriers	C	C	C	P	P	<u>N</u>	<u>N</u>
Paging	C	C	C	P	P	<u>N</u>	<u>N</u>
Cellular and other wireless telecommunications	N	N	C	C	C	<u>N</u>	<u>N</u>
Telecommunications resellers	P	P	P	P	P	<u>P</u>	<u>P</u>
Satellite telecommunications	C	C	C	P	P	<u>N</u>	<u>N</u>
Other telecommunications	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>N</u>	<u>N</u>
Information Services And Data Processing Services							
News syndicates	P	P	P	P	P	<u>P</u>	<u>P</u>
Libraries and archives	P	P	P	P	P	<u>P</u>	<u>P</u>
Online information services	P	P	P	P	P	<u>P</u>	<u>P</u>
All other information services	P	P	P	P	P	<u>P</u>	<u>P</u>
Data processing services	P	P	P	P	P	<u>P</u>	<u>P</u>
Monetary Authorities – Central Bank – Monetary authorities – central bank	N	N	P	P	N		

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Credit Intermediation And Related Activities							
Banks and Credit Unions	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
Commercial banking	P	P	P	P	N		
Savings institutions	P	P	P	P	N		
Credit unions	P	P	P	P	N		
Other depository credit intermediation	P	P	P	P	N		
Credit card issuing	P	P	P	P	N	<u>P</u>	<u>P</u>
Sales financing	P	P	P	P	N	<u>P</u>	<u>P</u>
Consumer lending	P	P	P	P	N		
Real estate credit	P	P	P	P	N	<u>P</u>	<u>P</u>
International trade financing	P	P	P	P	N	<u>P</u>	<u>P</u>
Secondary market financing	P	P	P	P	N		
All other nondepository credit intermediation	P	P	P	P	N	<u>P</u>	<u>P</u>
Mortgage and other loan brokers	P	P	P	P	N		
Financial transactions processing, reserve, and clearing house activities	P	P	P	P	N	<u>P</u>	<u>P</u>
Pawnshop	N	C	C	N	N	<u>N</u>	<u>N</u>
Other activities related to credit intermediation	<u>CS</u>	<u>CS</u>	<u>CS</u>	P	N	<u>S</u>	<u>N</u>
Securities, Commodity Contracts And Other Intermediation							
Investment banking and securities dealing	P	P	P	P	N	<u>P</u>	<u>P</u>
Securities brokerage	P	P	P	P	N	<u>P</u>	<u>P</u>
Commodity contracts dealing	P	P	P	P	N	<u>P</u>	<u>P</u>

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Commodity brokerage	P	P	P	P	N	<u>P</u>	<u>P</u>
Securities and commodity exchanges	P	P	P	P	N	<u>P</u>	<u>P</u>
Miscellaneous intermediation	P	P	P	P	N	<u>P</u>	<u>P</u>
Portfolio management	P	P	P	P	N	<u>P</u>	<u>P</u>
Investment advice	P	P	P	P	N	<u>P</u>	<u>P</u>
Trust, fiduciary and custody activities	P	P	P	P	N	<u>P</u>	<u>P</u>
Miscellaneous financial investment activities	P	P	P	P	N	<u>P</u>	<u>P</u>
Insurance Carriers And Related Activities							
Direct life insurance carriers	P	P	P	P	N	<u>P</u>	<u>P</u>
Direct health and medical insurance carriers	P	P	P	P	N	<u>P</u>	<u>P</u>
Direct property and casualty insurance carriers	P	P	P	P	N	<u>P</u>	<u>P</u>
Direct title insurance carriers	P	P	P	P	N	<u>P</u>	<u>P</u>
Other direct insurance (except life, health and medical) carriers	P	P	P	P	N	<u>P</u>	<u>P</u>
Reinsurance carriers	P	P	P	P	N	<u>P</u>	<u>P</u>
Insurance agencies and brokerages	P	P	P	P	N	<u>P</u>	<u>P</u>
Claims adjusters	P	P	P	P	N	<u>P</u>	<u>P</u>
Third party administration for insurance and pension funds	P	P	P	P	N	<u>P</u>	<u>P</u>
All other insurance related activities	P	P	P	P	N	<u>P</u>	<u>P</u>

Funds, Trusts And Other Financial Vehicles
(U.S. Only)

Pension funds	P	P	P	P	N	P	P
Health and welfare funds	P	P	P	P	N	P	P
Other insurance funds	P	P	P	P	N	P	P
Open end investment funds	P	P	P	P	N	P	P
Trusts, estates, and agency accounts	P	P	P	P	N	P	P
Real estate investment trusts	P	P	P	P	N	P	P
Other financial vehicles	P	P	P	P	N	P	P
Real Estate							
Lessors of nonresidential buildings	P	P	P	P	N	P	P
Lessors of other real estate property	P	P	P	P	N	P	P
Offices of real estate agents and brokers	P	P	P	P	N	P	P
Residential property managers	P	P	P	P	N	P	P
Nonresidential property managers	P	P	P	P	N	P	P
Offices of real estate appraisers	P	P	P	P	N	P	P
Other activities related to real estate	P	P	P	P	N	P	P
Rental And Leasing Services							
Passenger car rental	P	P	P	P	C	P	N
Passenger car leasing	P	P	P	P	C	P	N
Truck, utility trailer, and RV (recreational vehicle) rental	N	C	C	P	P	P	N

and leasing							
Consumer electronics and appliances rental	P	P	P	P	N	<u>P</u>	<u>P</u>
Formal wear and costume rental	P	P	P	P	N	<u>P</u>	<u>P</u>
Videotape and disc rental	P	P	P	P	N	<u>P</u>	<u>P</u>
Home health equipment rental	P	P	P	P	N	<u>P</u>	<u>P</u>
Recreational goods rental	P	P	P	P	N	<u>P</u>	<u>P</u>
All other consumer goods rental	<u>ES</u>	<u>E-S</u>	<u>E-S</u>	P	N	<u>S</u>	<u>S</u>
General rental centers	C	C	C	P	N	<u>N</u>	<u>N</u>
Commercial air, rail, and water transportation equipment rental and leasing	C	C	P	P	N	<u>N</u>	<u>N</u>
Construction, mining and forestry machinery and equipment rental and leasing	N	N	N	C	C	<u>N</u>	<u>N</u>
Office machinery and equipment rental and leasing	P	P	P	P	N	<u>P</u>	<u>P</u>
Other commercial and industrial machinery and equipment rental and leasing	N	N	N	P	P	<u>N</u>	<u>N</u>
Owners And Lessors Of Other Nonfinancial Assets							
Professional, Scientific And Technical Services							
Offices of lawyers	P	P	P	P	N	<u>P</u>	<u>P</u>
Title abstract and settlement offices	P	P	P	P	N	<u>P</u>	<u>P</u>
All other legal services	P	P	P	P	N	<u>P</u>	<u>P</u>

Offices of certified public accountants	P	P	P	P	N	<u>P</u>	<u>P</u>
Tax preparation services	P	P	P	P	N	<u>P</u>	<u>P</u>
Payroll services	P	P	P	P	N	<u>P</u>	<u>P</u>
Other accounting services	P	P	P	P	N	<u>P</u>	<u>P</u>
Architectural services	P	P	P	P	N	<u>P</u>	<u>P</u>
Landscape architectural services	P	P	P	P	N	<u>P</u>	<u>P</u>
Engineering services	P	P	P	P	N	<u>P</u>	<u>P</u>
Drafting services	P	P	P	P	N	<u>P</u>	<u>P</u>
Building inspection services	P	P	P	P	N	<u>P</u>	<u>P</u>
Geophysical surveying and mapping services	P	P	P	P	N	<u>P</u>	<u>P</u>
Surveying and mapping (except geophysical) services	P	P	P	P	N	<u>P</u>	<u>P</u>
Testing laboratories	C	C	P	P	N	<u>N</u>	<u>N</u>
Interior design services	P	P	P	P	N	<u>P</u>	<u>P</u>
Industrial design services	P	P	P	P	N	<u>P</u>	<u>P</u>
Graphic design services	P	P	P	P	N	<u>P</u>	<u>P</u>
Other specialized design services	P	P	P	P	N	<u>P</u>	<u>P</u>
Custom computer programming services	P	P	P	P	N	<u>P</u>	<u>P</u>
Computer systems design services	P	P	P	P	N	<u>P</u>	<u>P</u>
Computer facilities management services	P	P	P	P	N	<u>P</u>	<u>P</u>
Other computer related services	P	P	P	P	N	<u>P</u>	<u>P</u>

Administrative management and general management consulting services	P	P	P	P	N	P	P
Human resources and executive search consulting services	P	P	P	P	N	P	P
Marketing consulting services	P	P	P	P	N	P	P
Process, physical, distribution and logistics consulting services	P	P	P	P	N	P	P
Other management consulting services	P	P	P	P	N	P	P
Environmental consulting services	P	P	P	P	N	P	P
Other scientific and technical consulting services	P	P	P	P	N	P	P
Research and development in the physical sciences and engineering sciences	P	P	P	P	N	P	P
Research and development in the life sciences	P	P	P	P	N	P	P
Research and development in the social sciences and humanities	P	P	P	P	N	P	P
Advertising agencies	P	P	P	P	N	P	P
Public relations agencies	P	P	P	P	N	P	P
Media buying agencies	P	P	P	P	N	P	P
Media representatives	P	P	P	P	N	P	P
Display advertising	P	P	P	P	N	P	P
Direct mail advertising	P	P	P	P	N	P	P
Advertising material	P	P	P	P	N	P	P

distribution services							
Other services related to advertising	P	P	P	P	N	<u>P</u>	<u>P</u>
Marketing research and public opinion polling	P	P	P	P	N	<u>P</u>	<u>P</u>
Photography studios, portrait	P	P	P	P	N	<u>P</u>	<u>P</u>
Commercial photography	P	P	P	P	N	<u>P</u>	<u>P</u>
Translation and interpretation services	P	P	P	P	N	<u>P</u>	<u>P</u>
Veterinary services	C	C	P	P	N	<u>N</u>	<u>P</u>
All other professional, scientific and technical services	C-S	C-S	P-S	P	N	<u>S</u>	<u>S</u>
Management Of Companies And Enterprises							
Offices of bank holding companies	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of other holding companies	P	P	P	P	N	<u>P</u>	<u>P</u>
Administrative And Support Services							
Office administrative services	P	P	P	P	N	<u>P</u>	<u>P</u>
Facilities support services	P	P	P	P	N	<u>P</u>	<u>P</u>
Employment placement agencies	P	P	P	P	N	<u>P</u>	<u>P</u>
Temporary help services	P	P	P	P	N	<u>P</u>	<u>P</u>
Employee leasing services	P	P	P	P	N	<u>P</u>	<u>P</u>
Document preparation services	P	P	P	P	N	<u>P</u>	<u>P</u>
Telephone answering services	P	P	P	P	N	<u>P</u>	<u>P</u>

Telemarketing bureaus	P	P	P	P	N	<u>P</u>	<u>P</u>
Private mail centers	P	P	P	P	N	<u>P</u>	<u>P</u>
Other business service centers (including copy shops)	P	P	P	P	N	<u>P</u>	<u>P</u>
Collection agencies	P	P	P	P	N	<u>P</u>	<u>P</u>
Credit bureaus	P	P	P	P	N	<u>P</u>	<u>P</u>
Repossession services	C	C	C	C	N	<u>N</u>	<u>N</u>
Court reporting and stenotype services	P	P	P	P	N	<u>P</u>	<u>P</u>
All other business support services	P	P	P	P	N	<u>P</u>	<u>P</u>
Travel agencies	P	P	P	P	N	<u>P</u>	<u>P</u>
Tour operators	P	P	P	P	N	<u>P</u>	<u>P</u>
Convention and visitors bureaus	P	P	P	P	N	<u>P</u>	<u>P</u>
All other travel arrangement and reservation services	P	P	P	P	N	<u>P</u>	<u>P</u>
Investigation services	P	P	P	P	N	<u>P</u>	<u>P</u>
Security guards and patrol services	P	P	P	P	N	<u>N</u>	<u>N</u>
Armored car services	N	N	C	P	N	<u>N</u>	<u>N</u>
Security systems services (except locksmiths)	P	P	P	P	N	<u>P</u>	<u>P</u>
Locksmiths	P	P	P	P	N	<u>N</u>	<u>N</u>
Exterminating and pest control services	N	N	N	P	N	<u>N</u>	<u>N</u>
Janitorial services	C	C	C	P	N	<u>N</u>	<u>N</u>
Landscaping services	N	N	N	P	N	<u>N</u>	<u>N</u>
Carpet and upholstery	P	P	P	P	N	<u>N</u>	<u>N</u>

cleaning services							
Other services to buildings and dwellings	<u>ES</u>	<u>ES</u>	<u>ES</u>	P	N	<u>P</u>	<u>P</u>
Packaging and labeling services	P	P	P	P	N	<u>P</u>	<u>P</u>
Convention and trade show organizers	P	P	P	P	N	<u>P</u>	<u>P</u>
All other support services	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	<u>N</u>	<u>N</u>
Waste Management And Remediation Services							
Solid waste collection	N	N	N	N	C	<u>N</u>	<u>N</u>
Hazardous waste collection	N	N	N	N	C	<u>N</u>	<u>N</u>
Other waste collection	N	N	N	N	C	<u>N</u>	<u>N</u>
Hazardous waste treatment and disposal	N	N	N	N	C	<u>N</u>	<u>N</u>
Solid waste landfill	N	N	N	N	C	<u>N</u>	<u>N</u>
Solid waste combustors and incinerators	N	N	N	<u>EN</u>	C	<u>N</u>	<u>N</u>
Other nonhazardous waste treatment and disposal	N	N	N	<u>EN</u>	C	<u>N</u>	<u>N</u>
Remediation services	N	N	N	N	C	<u>N</u>	<u>N</u>
Materials recovery facilities	N	N	N	<u>EN</u>	C	<u>N</u>	<u>N</u>
Septic tank and related services	N	N	N	N	C	<u>N</u>	<u>N</u>
All other miscellaneous waste management services	N	N	N	N	<u>ES</u>	<u>N</u>	<u>N</u>
Health And Educational Services							
Educational Services							
Elementary and secondary	P	P	P	C	N	<u>N</u>	<u>N</u>

schools							
Junior colleges	P	P	P	P	N	<u>N</u>	<u>N</u>
Colleges, universities and professional schools	P	P	P	P	N	<u>N</u>	<u>N</u>
Business and secretarial schools	P	P	P	P	N	<u>N</u>	<u>N</u>
Computer training	P	P	P	P	N	<u>N</u>	<u>P</u>
Professional and management development training	P	P	P	P	N	<u>N</u>	<u>P</u>
Cosmetology and barber schools	P	P	P	P	N	<u>N</u>	<u>N</u>
Flight training	P	P	P	P	N	<u>N</u>	<u>P</u>
Apprenticeship training	P	P	P	P	N	<u>N</u>	<u>P</u>
Other technical and trade schools	P	P	P	P	N	<u>N</u>	<u>P</u>
Fine arts schools	P	P	P	P	N	<u>N</u>	<u>P</u>
Sports and recreation instruction	P	P	P	P	N	<u>N</u>	<u>N</u>
Language schools	P	P	P	P	N	<u>N</u>	<u>P</u>
Exam preparation and tutoring	P	P	P	P	N	<u>N</u>	<u>P</u>
Automobile driving schools	C	C	C	P	N	<u>N</u>	<u>N</u>
All other miscellaneous schools and instruction	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	<u>N</u>	<u>N</u>
<u>Educational Services – located within offices only</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
Educational support services	P	P	P	P	N	<u>N</u>	<u>P</u>
Ambulatory Healthcare Services							

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Offices of physicians (except mental health specialists)	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of physicians, mental health specialists	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of dentists	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of chiropractors	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of optometrists	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of mental health practitioners (except physicians)	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of physical, occupational and speech therapists and audiologists	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of podiatrists	P	P	P	P	N	<u>P</u>	<u>P</u>
Offices of all other miscellaneous health practitioners	P	P	P	P	N	<u>S</u>	<u>S</u>
Family planning centers	N	N	C	C	N	<u>N</u>	<u>N</u>
Outpatient mental health and substance abuse centers	N	N	C	C	N	<u>N</u>	<u>N</u>
HMO medical centers	P	P	P	P	N	<u>P</u>	<u>P</u>
Kidney dialysis centers	P	P	P	P	N	<u>P</u>	<u>P</u>
Freestanding ambulatory surgical and emergency centers	P	P	P	P	N	<u>P</u>	<u>P</u>
All other outpatient care centers	P	P	P	P	N	<u>S</u>	<u>S</u>
Medical laboratories	N	N	C	P	N	<u>N</u>	<u>N</u>
Diagnostic imaging centers	P	P	P	P	N	<u>P</u>	<u>P</u>

Home healthcare services	P	P	P	P	N	<u>P</u>	<u>P</u>
Ambulance services	P	P	P	P	N	<u>P</u>	<u>P</u>
Blood and organ banks	N	N	C	P	N	<u>N</u>	<u>N</u>
All other miscellaneous ambulatory healthcare services	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	<u>S</u>	<u>S</u>
Hospitals							
General medical and surgical hospitals	C	C	C	C	N	<u>N</u>	<u>N</u>
Psychiatric and substance abuse hospitals	N	N	C	C	N	<u>N</u>	<u>N</u>
Specialty (except psychiatric and substance abuse) hospitals	N	N	C	C	N	<u>N</u>	<u>N</u>
Nursing And Residential Care Facilities							
Nursing care facilities	C	C	C	N	N	<u>N</u>	<u>N</u>
Assisted living center	N	C	C	N	N	<u>N</u>	<u>C</u>
Residential mental retardation health facilities	N	N	C	N	N	<u>N</u>	<u>C</u>
Residential mental health and substance abuse facilities	C	N	C	N	N	<u>N</u>	<u>N</u>
Continuing care retirement communities	C	C	C	N	N	<u>N</u>	<u>C</u>
Homes for the elderly	C	C	C	N	N	<u>N</u>	<u>C</u>
Other residential care facilities	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	N	<u>N</u>	<u>S</u>
Social Assistance							
Child and youth services	N	C	C	N	N	<u>N</u>	<u>C</u>
Services for the elderly and	N	C	C	N	N	<u>N</u>	<u>C</u>

persons with disabilities							
Other individual and family services	N	<u>ES</u>	<u>E-S</u>	N	N	<u>N</u>	<u>S</u>
Community food services	N	C	C	N	N	<u>N</u>	<u>N</u>
Temporary shelters	N	N	N	N	N	<u>N</u>	<u>N</u>
Other community housing services	N	N	N	N	N	<u>N</u>	<u>S</u>
Emergency and other relief services	N	C	C	C	N	<u>N</u>	<u>N</u>
Vocational rehabilitation services	N	C	C	C	N	<u>N</u>	<u>N</u>
Child daycare services	C	C	C	C	N	<u>N</u>	<u>C</u>
Arts, Entertainment And Recreation							
Performing Arts, Spectator Sports And Related Industries							
Theater companies and dinner theaters	C	C	P	C	N	<u>P</u>	<u>C</u>
Dance companies	C	C	P	C	N	<u>P</u>	<u>C</u>
Musical groups and artists	C	C	P	C	N	<u>P</u>	<u>C</u>
Other performing arts companies	<u>ES</u>	<u>E-S</u>	P	<u>E-S</u>	N	<u>P</u>	<u>S</u>
Sports teams and clubs	C	C	P	C	N	<u>P</u>	<u>C</u>
Racetracks	N	N	N	C	C	<u>N</u>	<u>N</u>
Other spectator sports	<u>ES</u>	<u>E-S</u>	<u>E-S</u>	<u>E-S</u>	<u>E-S</u>	<u>S</u>	<u>N</u>
Promoters of performing arts, sports and similar events with facilities	P	P	P	P	N	<u>P</u>	<u>P</u>
Agents and managers for artists, athletes, entertainers and other public figures	P	P	P	P	N	<u>P</u>	<u>P</u>
Independent artists, writers, and performers <u>-studio</u>	P	P	P	P	N	<u>P</u>	<u>P</u>

only-							
Museums, Historical Sites And Similar Institutions							
Museums	P	P	P	C	C	<u>P</u>	<u>P</u>
Historical sites	P	P	P	C	C	<u>P</u>	<u>P</u>
Zoos and botanical gardens	C	C	C	P	P	<u>C</u>	<u>N</u>
Nature parks and other similar institutions	<u>ES</u>	<u>ES</u>	P	P	P	<u>S</u>	<u>N</u>
Amusement, Gambling And Recreation Industries							
Amusement and theme parks	N	N	C	C	N	<u>C</u>	<u>N</u>
Amusement arcades	C	C	C	C	N	<u>C</u>	<u>N</u>
Golf courses and country clubs	C	C	C	C	C	<u>N</u>	<u>N</u>
Fitness and recreational sports centers	C	C	P	P	N	<u>P</u>	<u>P</u>
Bowling centers	C	C	P	P	N	<u>P</u>	<u>N</u>
All other amusement and recreation industries	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	<u>S</u>	<u>N</u>
Accommodation							
Hotels (except casino hotels) and motels	C	C	P	P	N	<u>P</u>	<u>N</u>
Bed and breakfast inns	C	C	P	P	N	<u>P</u>	<u>N</u>
All other traveler accommodation	<u>ES</u>	<u>ES</u>	<u>ES</u>	P	N	<u>S</u>	<u>N</u>
RV (recreational vehicle) parks and campgrounds	N	N	C	C	N	<u>N</u>	<u>N</u>
Recreational and vacation camps	N	N	N	C	N	<u>N</u>	<u>N</u>
Food Services And Drinking Places							

Full service restaurants	P	P	P	P	N	<u>P</u>	<u>P</u>
Limited service restaurants	P	P	P	P	N	<u>P</u>	<u>P</u>
Cafeterias	P	P	P	P	N	<u>P</u>	<u>P</u>
Snack and nonalcoholic beverage bars	P	P	P	P	N	<u>P</u>	<u>P</u>
Food service contractors	C	C	C	P	N	<u>N</u>	<u>N</u>
Caterers	C	C	P	P	N	<u>N</u>	<u>N</u>
Mobile food services	C	C	P	P	N	<u>P</u>	<u>P</u>
Taverns	N	N	N	N	C	<u>C</u>	<u>N</u>
Private clubs	N	N	C	N	N	<u>C</u>	<u>N</u>
Sexually oriented businesses	N	N	N	N	C	<u>N</u>	<u>N</u>
Other Services (Except Public Administration)							
Repair And Maintenance							
General automotive repair	N	C	C	P	P	<u>N</u>	<u>N</u>
Automotive exhaust system repair	N	C	C	P	P	<u>N</u>	<u>N</u>
Automotive transmission repair	N	C	C	P	P	<u>N</u>	<u>N</u>
Other automotive mechanical and electrical repair and maintenance	N	<u>CS</u>	<u>CS</u>	P	P	<u>S</u>	<u>S</u>
Automotive body, paint and interior repair and maintenance	N	N	N	C	C	<u>N</u>	<u>N</u>
Automotive glass replacement shops	N	C	C	C	C	<u>P</u>	<u>N</u>
Automotive oil change and lubrication shops	N	C	<u>CP</u>	C	C	<u>P</u>	<u>N</u>
Car washes	N	C	C	C	C	<u>N</u>	<u>C</u>

All other automotive repair and maintenance	N	<u>€S</u>	<u>€-S</u>	<u>€-S</u>	<u>€-S</u>	<u>S</u>	<u>S</u>
Consumer electronics repair and maintenance	P	P	P	C	N	<u>P</u>	<u>P</u>
Computer and office machine repair and maintenance	P	P	P	C	N	<u>P</u>	<u>P</u>
Communication equipment repair and maintenance	P	P	P	C	N	<u>P</u>	<u>P</u>
Other electronic and precision equipment repair and maintenance	<u>€S</u>	<u>€-S</u>	<u>€-S</u>	<u>€-S</u>	<u>€-S</u>	<u>S</u>	<u>S</u>
Commercial and industrial machinery and equipment (except automotive and electric)	N	N	N	C	C	<u>N</u>	<u>N</u>
Garden equipment repair and maintenance	C	C	C	C	N	<u>N</u>	<u>N</u>
Appliance repair and maintenance	P	P	P	C	N	<u>P</u>	<u>P</u>
Reupholstery and furniture repair	N	C	C	C	N	<u>N</u>	<u>N</u>
Footwear and leather goods repair	P	P	P	C	N	<u>P</u>	<u>P</u>
Other personal and household goods repair and maintenance	<u>€S</u>	<u>€-S</u>	<u>€-S</u>	<u>€-S</u>	N	<u>S</u>	<u>S</u>
Personal And Laundry Services							
Barbershops	P	P	P	C	N	<u>P</u>	<u>P</u>
Beauty salons	P	P	P	C	N	<u>P</u>	<u>P</u>
Nail salons	P	P	P	C	N	<u>P</u>	<u>P</u>
Diet and weight reducing centers	P	P	P	C	N	<u>P</u>	<u>P</u>

Other personal care services	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	<u>S</u>	<u>S</u>
Funeral homes	P	P	P	C	N	<u>P</u>	<u>P</u>
Cemeteries and crematories	N	N	N	N	N	<u>N</u>	<u>N</u>
Coin operated laundries and dry cleaners	C	C	C	C	N	<u>N</u>	<u>C</u>
Laundries, family and commercial	N	N	C	C	N	<u>N</u>	<u>N</u>
<u>Laundry drop off services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
Dry cleaning plants	N	N	N	C	C	<u>N</u>	<u>N</u>
Linen supply	N	N	N	C	C	<u>N</u>	<u>N</u>
Industrial launderers	N	N	N	C	N	<u>N</u>	<u>N</u>
Garment pressing, and agents for laundries	N	N	C	C	N	<u>N</u>	<u>N</u>
All other laundry services	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	N	<u>S</u>	<u>S</u>
Pet care (except veterinary) services	C	C	C	C	N	<u>N</u>	<u>N</u>
Photofinishing laboratories (except one hour)	N	N	C	C	N	<u>N</u>	<u>N</u>
One hour photo finishing	P	P	P	P	N	<u>P</u>	<u>P</u>
<u>Freestanding P</u> arking lots and garages	C	C	C	C	C	<u>C</u>	<u>N</u>
All other personal services	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>ES</u>	<u>S</u>	<u>S</u>
Religious, Grant Making, Civic, And Professional And Similar Organizations							
Religious organizations	P	P	P	N	N	<u>N</u>	<u>P</u>
Grant making foundations	P	P	P	C	N	<u>P</u>	<u>P</u>
Voluntary health organizations	P	P	P	C	N	<u>S</u>	<u>S</u>
Other grant making and	P	P	P	<u>ES</u>	N	<u>S</u>	<u>S</u>

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giving services							
Human rights organizations	P	P	P	C	N	<u>P</u>	<u>P</u>
Environment, conservation and wildlife organizations	P	P	P	C	N	<u>P</u>	<u>P</u>
Other social advocacy organizations	P	P	P	<u>ES</u>	N	<u>P</u>	<u>P</u>
Civic and social organizations	P	P	P	C	N	<u>P</u>	<u>P</u>
Business associations	P	P	P	C	N	<u>P</u>	<u>P</u>
Professional organizations	P	P	P	C	N	<u>P</u>	<u>P</u>
Labor unions and similar labor organizations	P	P	P	C	N	<u>P</u>	<u>P</u>
Political organizations	P	P	P	P	N	<u>P</u>	<u>P</u>
Other similar organizations	P	P	P	<u>ES</u>	N	<u>P</u>	<u>P</u>
Private Households							
Single-family dwellings	C	C	N	N	N	<u>N</u>	<u>N</u>
Two-family dwellings	C	C	N	N	N	<u>N</u>	<u>N</u>
Three-family dwellings	C	C	N	N	N	<u>N</u>	<u>N</u>
Four-family dwellings	C	C	N	N	N	<u>N</u>	<u>N</u>
<u>Multi-family dwellings (More than four-family dwellings)</u>	C	<u>PC</u>	<u>NP</u>	N	N	<u>P</u>	<u>P</u>
Land Development							
Business, light manufacturing and research park	N	N	<u>NE</u>	<u>CP</u>	N	<u>N</u>	<u>N</u>
Subdivisions	<u>PC</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>P</u>	<u>P</u>
Industrial parks	N	N	N	C	C	<u>N</u>	<u>N</u>

Planned unit developments	<u>PC</u>	<u>C-P</u>	<u>C-P</u>	<u>C-P</u>	<u>C-P</u>	<u>P</u>	<u>P</u>
<u>Outdoor Storage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
Building Site Regulations							
Height Regulations							
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	<u>360</u>	60	45	45	<u>150</u>	<u>60</u>
The maximum number of stories	2	<u>24</u>	4	3	3	<u>10</u>	<u>4</u>
Area							
Minimum area in acres for lots (unless modified by conditional use)	1	1	1	2	5	<u>n/a</u>	<u>n/a</u>
Maximum percentage of area covered by any buildings	65	65	65	65	65	<u>n/a</u>	<u>65</u>
Minimum landscape percentage of area, except where reduced by conditional use permit	10	10	10	10	10	<u>150</u>	<u>150</u>
Dimensions							
Frontage: The minimum width of any lot at the street right of way line in feet shall be	65	65	65	65	65	<u>n/a</u>	<u>n/a</u>
Width: The minimum width of any lot in feet at the building setback line	100	100	100	100	100	<u>n/a</u>	<u>n/a</u>
Minimum front yard setback (<u>corner lots have two front yard setbacks</u>)	20	<u>20-15</u>	20	20	20	<u>24</u>	<u>15</u>
<u>Maximum front yard setback (corner lots have two front yard setbacks)</u>	<u>n/a</u>	<u>25</u>	<u>80</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>25</u>
Minimum side yard setback	0	0	0	0	0	<u>0</u>	<u>0</u>
Minimum rear yard setback	0	0	0	0	0	<u>0</u>	<u>0</u>
<u>Parking Location</u>							

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<u>Front</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>Side</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Rear</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Fence and Wall Standards* <i>(Fence and Wall Standards are detailed further in Section 10-1-33.)</i>							
Maximum Wall or Solid Fence Height (Within 20' of a public street)	3'	3'	3'	3'	3'	3'	3'
Maximum Fence Height – 75% or More Open (Within 20' of a public street)	4'	4'	4'	4'	4'	4'	4'
Minimum Solid Fence or Wall Height – Outdoor Storage	N	N	N	6'	6'	N	N
Barbed Wire – no more than 3 strands strung tightly atop a minimum 6' high fence	N	N	N	P	P	N	N
Electric Fences	N	N	N	P	P	N	N
Required Improvements To Be Completed Or In Progress Before Building Permit May Be Issued							
Street paving	A	A	A	A	A	<u>A</u>	<u>A</u>
Street curb and gutter	A	A	A	A	A	<u>A</u>	<u>A</u>
Sidewalk	A	A	A	N	N	<u>A</u>	<u>A</u>
Surface drainage facilities	A	A	A	A	A	<u>A</u>	<u>A</u>
Wastewater disposal facilities	A	A	A	A	A	<u>A</u>	<u>A</u>
Culinary water facilities	A	A	A	A	A	<u>A</u>	<u>A</u>
Firefighting facilities	A	A	A	A	A	<u>A</u>	<u>A</u>
Street name and traffic signs	A	A	A	A	A	<u>A</u>	<u>A</u>
Streetlights	A	A	A	A	A	<u>A</u>	<u>A</u>
Public utilities - power, gas, telephone,	A	A	A	A	A	<u>A</u>	<u>A</u>

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cable TV, etc.

(Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. Ord. 03-3, 4-15-2003; Ord. 05-14, 12-13-2005; Ord. 07-01, 1-9-2007)

~~*Fence and Wall Standards are detailed further in Section 10-1-33.~~

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10-11-4: STANDARDS FOR RESIDENTIAL DEVELOPMENTS IN THE C-H DISTRICT

A. Allowances: Multi-family dwellings shall be permitted on Highway 89 in the C-H District subject to the following requirements:

1. No residential development in the C-H District shall be located within 500' of the center point(s) of the Highway 89/350 North intersection or the Highway 89/Center Street intersection.

2. The main building facade of all residential developments on Highway 89 must be oriented to Highway 89.

3. Developments shall include the highest quality architectural features and use durable exterior materials such as brick, stone, stucco, cement-based siding, natural wood timbers and contain other accents and features that are customarily associated with high quality architecture.

4. All developments in the C-H District that are adjacent to Highway 89 shall be required to follow the City's landscaping cross-section for developments on Highway 89, including street trees, and a sidewalk.

5. Residential developments may be located in the same building or on the same site as a commercial development as long as efforts are made to mitigate any potential negative effects of co-locating the uses, such as fencing, separated parking, etc.

6. All residential developments in the C-H District shall have a pedestrian orientation to the building and the site. Where possible, the development shall connect to existing and proposed trails. The buildings shall have awnings and other features to make the building safe and convenient for pedestrians.

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10-11-5: SUPPLEMENTAL REGULATIONS FOR REGIONAL ACTIVITY CENTER (RAC) DEVELOPMENTS

A. Development Standards for Non-Residential Uses within the RAC. Non-residential development within this zone shall comply with the following development standards;

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- 1) There shall be a minimum Floor Area Ratio (FAR – ratio of total building area to overall site area) of 0.3 and a maximum FAR of 1.5.
- 2) For every ten (10) square feet of gross building floor area, development shall include one square foot of plaza, park or other public space.
- 3) For all buildings with ground floors facing a street, whether public or private, ground floors shall be made up of not less than 35% transparent materials which may include windows, doors and display areas. This requirement does not apply to big box retail which is defined as any shopping center over 30,000 square feet in size.
- 4) All development shall include an architectural theme or plan which insures both compatibility between buildings and a high standard of quality in both design and materials. Such standards must include, at a minimum, the following:
 - a. Themed or uniform lighting, landscaping and fencing (walls).
 - b. Screening of undesirable views such as dumpster locations, delivery bays, large walls and loading areas.
 - c. Themed signage.
 - d. Awnings and other features within pedestrian walkways.
- 5) There shall generally be pedestrian walkways, sidewalks or paths not less than eight (8) feet in width, adjacent to buildings.
- 6) Except for big box format buildings, parking shall be located to the side or rear of buildings and not between the building's front façade and the closest public or private street.
- 7) Design and landscaping standards for parking areas:
 - a. Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten (10) feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty (30) feet. Covered walkways may be substituted for walkways with landscaped islands. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway and shall meet the same standards as a center aisle walkways.
 - b. Islands on Doubled Rows of Parking. On doubled rows of parking stalls, there shall be one (1) thirty-six (36) foot by nine (9) foot landscaped island on each end of the parking rows, plus one (1) thirty-six (36) foot by nine (9) foot landscaped island to be placed at minimum of every twenty (20) parking stalls. Each island on doubled parking rows shall include a minimum of two (2) trees per island.
 - c. Islands on Single Rows of Parking. On single rows of parking or where parking abuts a sidewalk, there shall be one (1) eighteen (18) foot by nine (9) foot landscaped island a minimum of every twenty (20) stalls. Islands on a single parking row shall have a minimum of one (1) tree.
 - d. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty (40) parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site via drive aisles.

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e. Perimeter Landscaping Strips. A landscaped screen, berm or fence may be required by the Planning Commission or City Council around the perimeter of the parking area to mitigate intrusion of lighting from headlights and other potential negative impacts to surrounding property. All perimeter landscaping strips shall be a minimum of eight (8) feet in width.

- 8) Where development is proposed adjacent to residentially-zoned property, buffering methods shall be included. Such methods include, but are not limited to, solid walls, berms, landscaping, directed lighting, flexible hours of operation or other techniques that have the effect of maintaining a nuisance-free separation of land uses.
- 9) All developments adjacent to Redwood Road shall be required to follow the City's landscaping cross-section for developments on Redwood Road, including berms, street trees, and a meandering walking path.

B. Development Standards for Residential Uses within the RAC. Residential development within this zone shall comply with the following development standards:

- 1) Residential densities shall be developed at a minimum density of twenty-four (24) units to the acre and a maximum density of thirty (30) units to the acre.
- 2) A minimum of 30% landscaping shall apply to all residential developments.
- 3) Developments may contain a combination of unit types (condos, townhomes, apartments), but in no case shall projects contain less than 200 units.
- 4) Developments shall include amenities that are commonly found in high quality rental communities including, at a minimum, a clubhouse/recreation facility, swimming pool facility, a formal pathway/trail system that provides convenient and logical connections both within the project and to regional trail systems adjacent to or near the development, outdoor recreation such as play areas and equipment and substantial landscaping of trees, shrubs, flower beds, entry features, etc.
- 5) Developments shall include the highest quality architectural features and use durable exterior materials such as brick, stone, stucco, cement-based siding, natural wood timbers and contain other accents and features that are customarily associated with high quality architecture.
- 6) Development shall comply with the provisions of Chapter 10-6, Off-Street Parking Requirements.
- 7) No residential development shall be located within 800' of the center point of the Redwood Road/Center Street intersection.
- 8) No residential developments have driveway access directly on Redwood Road.
- 9) No Residential developments shall only be allowed on the east side of Redwood Road.
- 10) All residential developments that are adjacent to Redwood Road shall be required to have a solid fence or wall at least six (6) feet in height fronting on Redwood Road that is a minimum of twenty four (204) feet from the public right-of-way to provide privacy for residents of the residential units.
- 11) All residential developments that are adjacent to Redwood Road shall be required to follow the City's landscaping cross-section for developments on Redwood Road, including berms, street trees, and a meandering walking path.

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12) Where development is proposed adjacent to single family residential, buffering methods shall be included. Such methods include, but are not limited to, solid walls, berms, landscaping, directed lighting, flexible hours of operation or other techniques that have the effect of maintaining a nuisance-free separation of land uses.

C. Approval Process. It is anticipated that development within this district will be approved through the use of a comprehensive master planning process. This process includes the submittal and approval of a master development plan and an accompanying development agreement. The purpose of this requirement is to prevent a piecemeal development approach that avoids evaluating impacts on adjacent properties and the establishment of optimal public services such as public utilities and adequate traffic circulation. In addition, development proposals shall include a review of impacts on applicable city general plans and policies, access management (driveways and access points), affected arterial roadways and pedestrian connections such as trails, walkways, plazas and open spaces. The process of review and action for development proposals in the RAC zone is as follows:

1) Coordination with the Development Review Committee through a pre-application meeting. Prior to the submittal of an application for a master development plan for proposals in the RAC district, applicants shall first have a pre-application conference with the City's Development Review Committee (DRC). The purpose of this meeting is for applicants and the DRC to discuss the details and merits of the proposal and for applicants to receive initial feedback from City personnel regarding potential deficiencies or other concerns that should be addressed in the formal submittal of a master development plan.

2) Master Development Plan Submittal. Proposals for master development plans required by this chapter should be submitted on forms provided by the City and should include feedback, if any, from the pre-application conference. In addition, no development applications for subdivisions, site plans, conditional uses or any other development activity within the RAC district shall be accepted by the City unless a previously-approved master development plan and its accompanying development agreement are in place for the property that is the subject of such application. The master development plan submittal should contain the following information:

- a. A complete master development plan application that is duly signed by the property owner or the owner's representative and that includes a legal description of the property and a non-refundable application fee.
- b. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the City.
- c. General description of the proposed development together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project.
- d. Sufficient detail to indicate how the proposed development complies with the development standards for residential and non-residential uses within the RAC district.

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- e. A description of architectural design standards that will apply to all buildings within the master development plan.
- f. Data table including total number of lots/units, floor area ratio (FAR) calculations, square footage of proposed buildings by floor, number of proposed garage parking spaces, if any, number of proposed surface parking spaces, percentage of buildable land, percentage of open space or landscaping and net density of dwelling units by acre.
- g. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed master development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project.
- h. Existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, contour data (2 foot intervals).
- i. Identify how environmental issues, if any, will be protected or mitigated, i.e. wetlands, historical sites, endangered plants and animals.
- j. Conceptual information relating to storm drainage including: 100 year 24 hour drainage flows, 10 year 24 hour storm water flows and proposed storm drainage facilities.
- k. Major street layout with detailed traffic study prepared by a traffic engineer, if necessary.
- l. Statements of how the proposed development is compatible with surrounding land uses and other areas of the City.
- m. A general description of controlling entities and methods such as the use of CC&Rs, HOAs, architectural or design review committees or associations proposed to insure that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project.
- n. A list of property owner's names and addresses within 300 feet of the subject property and stamped and pre-addressed envelopes (return address to be left blank) for all property owners within 300 feet.
- o. Adjacent land in the same ownership as the applicant must be included in the proposed master development plan area.
- p. File of all submitted plans in pdf or other electronic format determined by City staff.

3) Action on Application. Upon receipt of a complete master development plan application, the application shall be scheduled for a public hearing before the Planning Commission. Public hearing notice requirements shall include a mailed notice to all property owners within three-hundred (300) feet of the subject property at least ten (10) calendar days before the hearing. The Planning Commission shall conduct a public hearing and shall thereafter recommend to the City Council approval, approval with conditions or denial of the application. The Planning Commission may also recommend modifications to the master development plan application or may table its action if the application is incomplete or if the Planning Commission determines that more information should be provided prior to making a recommendation.

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City Council Action. The City Council, after a receiving a recommendation from the Planning Commission, shall review the application and shall approve, approve with conditions or deny the application. The Council may also modify the application or table their action if the application is incomplete or if the City Council determines that more information should be provided prior to taking final action. Any City Council action on a proposed master development plan or accompanying agreement is discretionary and, while approval shall not be unreasonably withheld, the Council shall have the right to make a determination with respect to whether or not the standards contained in this Chapter have been met for each proposed master development plan.

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D. Effect of the Master Development Plan. The master development plan, as approved, will constitute the applicant's right to develop the property in essentially the same manner as outlined in the approved master development plan. The master development plan shall be approved with a master development agreement that will run with the land and will establish the general land uses in the project, the total number of residential dwelling units, the estimated square footage of structures used for non-residential purposes, the general off-site utility and public infrastructure required and any general phasing for the development of the master development plan area. The master development plan may, as necessary, include a request to amend the City's Zoning Map. The master development plan shall not grant the applicant the right to circumvent any City ordinances, policies, City Council directives or any other procedure that is approved and practiced by the City. The applicant shall still be required to apply for subdivision approval, site plan review, conditional use approval or other appropriate procedures all as required by this or other codes adopted by the City. Even though the effect of a master development agreement shall be to create vested rights as described in the agreement, the execution of such agreements do not insulate developments from changes in state or federal regulations or changes in the City's land development code, adopted fee schedules and ordinances, Uniform Fire Code or International Building Code or other regulations adopted by the City and which may be amended as necessary from time to time. A master development agreement shall include an expiration date that is negotiated between the City and the applicant(s) and that realistically reflects the expected reasonable completion of the development.

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E. Amending a Master Development Plan. An approved master development plan may be amended by mutual consent of the parties. In determining the process for review and approval of proposed amendments to an existing master development plan, the provisions of Section 10-13-5 (C) shall apply.

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10-11-6: SUPPLEMENTAL REGULATIONS FOR FOXBORO VILLAGE CENTER (FVC) DEVELOPMENTS

A. Development Standards for Non-Residential Uses within the FVC. Non-residential development within this zone shall comply with the following development standards:

- 1) For every ten (10) square feet of gross building floor area, development shall include one square foot of plaza, park or other public space.

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2) All development shall include an architectural theme or plan which insures both compatibility between buildings and a high standard of quality in both design and materials. Such standards must include, at a minimum, the following:

- a. Themed or uniform lighting, landscaping and fencing (walls).
- b. Screening of undesirable views such as dumpster locations, delivery bays, large walls and loading areas.
- c. Themed signage.
- d. Awnings and other features within pedestrian walkways.

3) There shall generally be pedestrian walkways, sidewalks or paths not less than eight (8) feet in width, adjacent to buildings and connecting to existing and future pedestrian trails and sidewalks.

4) Parking shall be located to the side or rear of buildings and not between the building's front façade and the closest public or private street.

5) Design and landscaping standards for parking areas:

- a. Parking lots shall be shared with other non-residential developments within the Foxboro Village Center, when possible.
- b. Parking lots shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of ten (10) feet wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every thirty (30) feet. Covered walkways may be substituted for walkways with landscaped islands. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway and shall meet the same standards as a center aisle walkways.
- c. Islands on Doubled Rows of Parking. On doubled rows of parking stalls, there shall be one (1) thirty-six (36) foot by nine (9) foot landscaped island on each end of the parking rows, plus one (1) thirty-six (36) foot by nine (9) foot landscaped island to be placed at minimum of every twenty (20) parking stalls. Each island on doubled parking rows shall include a minimum of two (2) trees per island.
- d. Islands on Single Rows of Parking. On single rows of parking or where parking abuts a sidewalk, there shall be one (1) eighteen (18) foot by nine (9) foot landscaped island a minimum of every twenty (20) stalls. Islands on a single parking row shall have a minimum of one (1) tree.
- e. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty (40) parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site via drive aisles.
- f. Perimeter Landscaping Strips. A landscaped screen, berm or fence may be required by the Planning Commission or City Council around the perimeter of the parking area to mitigate intrusion of lighting from headlights and other potential negative impacts to surrounding property. All perimeter landscaping strips shall be a minimum of eight (8) feet in width.

6) All developments adjacent to Redwood Road shall be required to follow the City's landscaping cross-section for developments on Redwood Road, including berms, street trees, and a meandering walking path.

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C. Development Standards for Residential Uses within the FVC. Residential development within this zone shall comply with the following development standards:

- 13) Residential densities shall be developed at a minimum density of eighteen (18) units to the acre and a maximum density of twenty four (24) units to the acre.
- 14) A minimum of 30% landscaping shall apply to all residential developments.
- 15) Developments shall include amenities that are commonly found in high quality rental communities including, at a minimum, a clubhouse/recreation facility, swimming pool facility, a formal pathway/trail system that provides convenient and logical connections both within the project and to regional trail systems adjacent to or near the development, outdoor recreation such as play areas and equipment and substantial landscaping of trees, shrubs, flower beds, entry features, etc.
- 16) Developments shall include the highest quality architectural features and use durable exterior materials such as brick, stone, stucco, cement-based siding, natural wood timbers and contain other accents and features that are customarily associated with high quality architecture.
- 17) Development shall comply with the provisions of Chapter 10-6, Off-Street Parking Requirements.
- 18) No residential developments shall have driveway access directly on Redwood Road.
- 19) All residential developments that are adjacent to Redwood Road shall be required to have a solid wall at least six (6) feet in height fronting on Redwood Road that is a minimum of twenty four (24) feet from the public right-of-way to provide privacy for residents of the residential units.
- 20) All residential developments that are adjacent to Redwood Road shall be required to follow the City's landscaping cross-section for developments on Redwood Road, including berms, street trees, and a meandering walking path.

D. Approval Process. It is anticipated that development within this district will be approved through the use of a comprehensive master planning process. This process includes the submittal and approval of a master development plan and an accompanying development agreement. The purpose of this requirement is to prevent a piecemeal development approach that avoids evaluating impacts on adjacent properties and the establishment of optimal public services such as public utilities and adequate traffic circulation. In addition, development proposals shall include a review of impacts on applicable city general plans and policies, access management (driveways and access points), affected arterial roadways and pedestrian connections such as trails, walkways, plazas and open spaces. The process of review and action for development proposals in the FVC zone is as follows:

- 1) Coordination with the Development Review Committee through a pre-application meeting. Prior to the submittal of an application for a master development plan for proposals in the RAC district, applicants shall first have a pre-application conference with the City's Development Review Committee (DRC). The purpose of this meeting is for applicants and the DRC to discuss the details and merits of the proposal and for applicants to receive initial feedback from City personnel regarding potential deficiencies or other concerns that should be addressed in the formal submittal of a master development plan.
- 2) Master Development Plan Submittal. Proposals for master development plans required by this chapter should be submitted on forms provided by the City and should include feedback, if any, from the pre-application conference. In addition, no development applications for subdivisions, site plans, conditional uses or any other development activity within the FVC district shall be accepted by the City unless a previously-approved master

development plan and its accompanying development agreement are in place for the property that is the subject of such application. The master development plan submittal should contain the following information:

- q. A complete master development plan application that is duly signed by the property owner or the owner's representative and that includes a legal description of the property and a non-refundable application fee.
- r. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the City.
- s. General description of the proposed development together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project.
- t. Sufficient detail to indicate how the proposed development complies with the development standards for residential and non-residential uses within the FVC district.
- u. A description of architectural design standards that will apply to all buildings within the master development plan.
- v. Data table including total number of lots/units, floor area ratio (FAR) calculations, square footage of proposed buildings by floor, number of proposed garage parking spaces, if any, number of proposed surface parking spaces, percentage of buildable land, percentage of open space or landscaping and net density of dwelling units by acre.
- w. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed master development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project.
- x. Existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, contour data (2 foot intervals).
- y. Identify how environmental issues, if any, will be protected or mitigated, i.e. wetlands, historical sites, endangered plants and animals.
- z. Conceptual information relating to storm drainage including: 100 year 24 hour drainage flows, 10 year 24 hour storm water flows and proposed storm drainage facilities.
- aa. Street layout with detailed traffic study prepared by a traffic engineer, if necessary.
- bb. Statements of how the proposed development is compatible with surrounding land uses and other areas of the City.
- cc. A general description of controlling entities and methods such as the use of CC&Rs, HOAs, architectural or design review committees or associations proposed to insure

that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project.

dd. A list of property owner's names and addresses within 300 feet of the subject property and stamped and pre-addressed envelopes (return address to be left blank) for all property owners within 300 feet.

ee. Adjacent land in the same ownership as the applicant must be included in the proposed master development plan area.

ff. File of all submitted plans in pdf or other electronic format determined by City staff.

3) Action on Application. Upon receipt of a complete master development plan application, the application shall be scheduled for a public hearing before the Planning Commission. Public hearing notice requirements shall include a mailed notice to all property owners within three-hundred (300) feet of the subject property at least ten (10) calendar days before the hearing. The Planning Commission shall conduct a public hearing and shall thereafter recommend to the City Council approval, approval with conditions or denial of the application. The Planning Commission may also recommend modifications to the master development plan application or may table its action if the application is incomplete or if the Planning Commission determines that more information should be provided prior to making a recommendation.

4) City Council Action. The City Council, after a receiving a recommendation from the Planning Commission, shall review the application and shall approve, approve with conditions or deny the application. The Council may also modify the application or table their action if the application is incomplete or if the City Council determines that more information should be provided prior to taking final action. Any City Council action on a proposed master development plan or accompanying agreement is discretionary and, while approval shall not be unreasonably withheld, the Council shall have the right to make a determination with respect to whether or not the standards contained in this Chapter have been met for each proposed master development plan.

E. Effect of the Master Development Plan: The master development plan, as approved, will constitute the applicant's right to develop the property in essentially the same manner as outlined in the approved master development plan. The master development plan shall be approved with a master development agreement that will run with the land and will establish the general land uses in the project, the total number of residential dwelling units, the estimated square footage of structures used for non-residential purposes, the general off-site utility and public infrastructure required and any general phasing for the development of the master development plan area. The master development plan may, as necessary, include a request to amend the City's Zoning Map. The master development plan shall not grant the applicant the right to circumvent any City ordinances, policies, City Council directives or any other procedure that is approved and practiced by the City. The applicant shall still be required to apply for subdivision approval, site plan review, conditional use approval or other appropriate procedures all as required by this or other codes adopted by the City. Even though the effect of a master development agreement shall be to create vested rights as described in the agreement, the execution of such agreements do not insulate developments from changes in state or federal regulations or changes in the City's land development code, adopted fee schedules and ordinances, Uniform Fire Code or International Building Code or other regulations adopted by the City and which may be amended as

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necessary from time to time. A master development agreement shall include an expiration date that is negotiated between the City and the applicant(s) and that realistically reflects the expected reasonable completion of the development.