



**CITY OF VALLEY PARK
PLANNING & ZONING COMMISSION MEETING
7:00 PM – OCTOBER 9, 2023**

**CITY HALL
320 BENTON STREET
VALLEY PARK, MO 63088**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES

- a. Planning & Zoning Commission Meeting – 09/11/2023

5. OLD BUSINESS

- a. An application to rezone the property commonly identified as 266 Vance Road from R-1 Single Family Residential to R-2 Single Family Residential and to rezone the property commonly identified as 2 Francis Avenue from NU Non-Urban to R-2 Single Family Residential. Application submitted by Yahl Homes, LLC.

6. PUBLIC HEARING

One Public Hearing will be held pertaining to the various proposed amendments to Chapter 400 of the City of Valley Park Municipal Code as listed below.

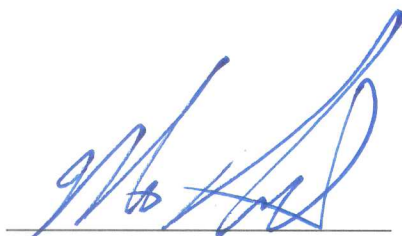
- a. A change to Article II, Section 405.050 of the definition of “Open Storage” to be renamed “Outdoor/Open Storage” and changing the definition thereof.
 - b. Adding a new Section 405.275 to Article V to regulate outdoor and/or open storage.
 - c. Adding a new definition for Motor Vehicle Towing and Storage to Article II, Section 405.050 and adding this use to Appendix A of Chapter 400.
 - d. Changes to the language of Article IV, 405.180, B, 3, d. to limit Mixed-Use developments to a combination of residential and commercial uses.
 - e. A series of changes to Appendix A of Chapter 400 which provides the list of permitted and conditional uses for the various zoning districts. This amendment revises conditional and permitted uses, creates an ongoing linkage to the most recent version of the North American Industry Classification System (NAICS) code of land uses, and removes NAICS numeric references from the code.

7. NEW BUSINESS

- a. A change to Article II, Section 405.050 of the definition of “Open Storage” to be renamed “Outdoor/Open Storage” and changing the definition thereof.

- b. Adding a new Section 405.275 to Article V to regulate outdoor and/or open storage.
- c. Adding a new definition for Motor Vehicle Towing and Storage to Article II, Section 405.050 and adding this use to Appendix A of Chapter 400.
- d. Changes to the language of Article IV, 405.180, B, 3, d. to limit Mixed-Use developments to a combination of residential and commercial uses.
- e. A series of changes to Appendix A of Chapter 400 which provides the list of permitted and conditional uses for the various zoning districts. This amendment revises conditional and permitted uses, creates an ongoing linkage to the most recent version of the North American Industry Classification System (NAICS) code of land uses, and removes NAICS numeric references from the code.

8. ADJOURNMENT



Matt Roskowske
Community Development Director

Posted at 4:00 pm on Monday, October 2, 2023

In conjunction with modifications to Appendix A, the following other changes need to be made to various sections of the Zoning Code:

- Outdoor/Open Storage Definition to be Added to Article II, Section 405.050 by changing the definition of “Open Storage”.
- Addition of a Section 405.275 to add requirements
- Motor Vehicle Towing and Storage to be Added to Article II, Section 405.050
- Change in the language of 405.180 involving PD-MXD zoning.

These suggested changes are outlined below.

TO BE ADDED TO ARTICLE II, SECTION 405.050

Outdoor or Open Storage

Storage of equipment, construction materials, vehicles, piping, scrap metal, or other goods or materials on the ground or platforms outside of a building, where such storage is: not accessory use to a primary use, where the outdoor or open storage area comprises more than 75% of the total area of the site and where any building associated with operations is accessory to the use.

(These operations don't have a NAICS code because they are assumed to be adjunct or accessory to some other use. The closest thing is General Warehousing and Storage which is NAICS code 493110)

TO BE ADDED TO ARTICLE II, AS A NEW SECTION 405.275

Section 405.275 Outdoor or Open Storage

- Uses That Are Wholly or Predominantly Outdoor or Open Storage.* Uses whose principal operation is Outdoor or Open Storage as defined in Article II, Section 405.050 of this Chapter are only permitted in the “NU” Non-Urban zoning district.
- Subject to a Conditional Use Permit and Site Plan.* The location and operation of any Outdoor or Open Storage operation shall require a conditional use permit in accordance with the procedures of Article X, Section 405.610 of this Chapter and be accompanied by a site plan complying with the requirements of Article IX, Site Plan Approval provisions of this Chapter.
- Fencing and Lighting.* Any such operation shall require sight-proof chain link (or other appropriate material) fencing of the perimeter. Such fencing shall be at least eight feet in height adjacent to any commercial district and shall be 10 feet in height adjacent to any residential district. The fenced area shall be gated and locked during any period when the facility is not in operation. The property shall have sufficient lighting as may be determined by the Planning and Zoning Commission at all entry points as indicated on the site plan. Such fencing shall always be kept in good condition.

TO BE ADDED TO ARTICLE II, SECTION 405.050 and APPENDIX A

Motor Vehicle Towing and Storage

Motor Vehicle towing services include dispatching and office operations, tow-truck parking and minor repair, and temporary storage of damaged or derelict vehicles but not including salvage or wrecking yard operations.

(These are NAICS code 48410)

ARTICLE II, SECTION 405.180, B, 3, d TO BE MODIFIED AS NOTED BELOW

Changes to PD-MXD regulations

These changes to the matrix do not allow for the PD-MXD uses to mix residential uses with any industrial uses. The original intent of PD-MXD was to provide for the type of mixed-use development that is now very typical where residential and commercial development is combined (i.e., apartments over, attached to, or on the same tract as retail and services uses). Therefore, we are recommending that the language of 405.180, B, 3, d. be changes to read:

***Mixed use developments ("MXD").* Planned developments involving a mixture of residential and commercial uses.**

**APPENDIX A
PERMITTED AND CONDITIONAL USES BY DISTRICT**

- A. The intent and purpose of this Appendix is to provide in a consolidated location a listing of the land uses permitted by right and conditionally permitted with the zoning districts established in **Article IV, Sections 405.130 through 405.180** of this Chapter.
- B. The land uses permitted by right or subject to the **Conditional Use Regulations of Article IV** of this Code within each district as set forth in **Article IV, Sections 405.130 through 405.180** above are listed in the **Valley Park Land Use Table** that follows below.
- C. If a land use is not listed in the table as either permitted or conditional, the use is not permitted in the City. However, if a particular land use is being requested by a property owner for a property or development within a particular zoning district and that use is not listed in the Table, then the North American Industry Classification System (NAICS) shall be the determining source for identifying the type of use. The NAICS will be used to determine if the proposed use is similar to a permitted or conditional use and is in the same code category and thus *might* be permitted. The NAICS was jointly developed by the United States Office of Management and Budget through its Economic Classification Policy Committee and The Instituto Nacional de Estadística y Geografía of Mexico and Statistics Canada. It is widely used by a variety of Federal, State, and local governments to determine land use for various tax purposes and for other land use determinations.

As the nature of land uses changes, the NAICS system is updated from time to time and therefore subject to change. The most recently published version of the NAICS will be the determining source for the purposes of this Section of the Zoning Code. However, the ultimate determination of the permission of a use by right or by conditional use permit will ultimately be controlled by the provisions of this Chapter and other related Chapters of the Municipal Code that may apply.

This procedure is provided to establish a recognized system of identification of land uses by both general and specific type, and to provide a way in which to determine the category or use type that a particular land use is within, the City of Valley Park.

APPENDIX A: LISTING OF PERMITTED AND CONDITIONAL ZONING DISTRICT USES

P = Permitted Use, C = Conditional Use

Some uses may be subject to additional stipulations and requirements. See **Article IV, Schedule of District Regulations** for details and reference to requirements of other Chapters of this code.

LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
A											
Abstracting services				P	P	P			P	P	P
Accounting and bookkeeping services				P	P	P			P	P	P
Accounting, computing and office machines - manufacturing						P				P	

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Adult-oriented businesses - various businesses (see Section 405.615 Adult-Oriented Business Regulations)					C	C					
Advertising displays and signs - manufacturing				C	C	P			C	P	
Advertising services, direct mail				C	P	P			P	P	
Advertising services, general				P	P	P			P	P	P
Agricultural chemicals and fertilizers - wholesale						P				P	
Agricultural fertilizers, hazardous - retail						C				C	
Agricultural fertilizers, non-hazardous - retail				P	P	P			P	P	
Air-conditioning, refrigerated equipment and supplies - contracting services						P				P	
Air-conditioning, refrigerated equipment and supplies - wholesale					C	P				P	
Aircraft and parts - manufacturing						P				P	
Alcoholic beverages, beer and wine - wholesale					C	P				P	
Alterations, pressing and garment repair services				P	P	P			P	P	P
Ambulance services				C	P	P			P	P	P
Ammunition, small arms - manufacturing						C				C	
Amphitheaters				C	P				P		
All Other Amusement and Recreation Industries (go kart raceways - i.e., amusement rides)					C		C				
Animal hospital services				C	P	P			P	P	C
Antiques - retail				P	P				P		P
Apparel and accessories - manufacturing					C	P			C	P	
Apparel and accessories - retail				P	P				P		P
Apparel and accessories - wholesale						P				P	
Apparel belts - manufacturing					C	P			C	P	
Appliances (household) - retail				P	P				P		P
Appliances (electrical), televisions, phonographs, tape players, radio sets - wholesale						P				P	

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Appliance repair services				P	P	P			P	P	C
Architectural, engineering and planning - professional services				P	P	P			P	P	P
Arenas and fieldhouses					C				P		C
Armature rewinding services					C	P			P	P	
Armed forces reserve center					C	P			C	P	
Art galleries				P	P				P		P
Athletic field or playfield	C	C	C	C	P		P	C	P		C
Auditoriums					P				P		C
Automatic temperature controls - manufacturing						P				P	
Automobile and other motor vehicle repair services and body shops				C	C	P			C	P	
Automobile and other motor vehicles - retail					C	P			C	P	
Automobile and other motor vehicles - wholesale					C	P			C	P	
Automobile and truck rental services				C	C	P			C	P	C
Automobile equipment - wholesale						P				P	
Automobile parking - commercial lots (not associated with an existing use)				C	C	C			C	C	C
Automobile tires, parts, accessories, and supplies - retail				P	P	P			P	P	P
Automobile wash services				C	C	P			C	P	
B											
Bakeries - retail				C	C	P			C	P	C
Bakeries and Bakery products - manufacturing						P				P	
Banking services				P	P	P			P	P	P
Barber & Beauty services				P	P				P		P
Bicycles - retail				P	P				P		P
Biological products - manufacturing						C			C	C	
Blacksmith and welding services						P				P	

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Blueprinting and photocopying services				P	P	P			P	P	P
Boat building and repair services						P				P	
Bookbinding and miscellaneous related work - manufacturing						P				P	
Books, magazines and newspapers distributing - wholesale						P				P	
Books - publishing and printing						P				P	
Books - retail				P	P				P		P
Bottled gas - retail				C	C	P			C	P	C
Bottling and canning soft drinks and carbonated waters						P				P	
Bowling				P	P				P		P
Brandy, brandy spirits and wine - manufacturing					C	P			C	P	C
Building construction - general contracting services					C	P			C	P	
Building materials - retail				C	P	P			P	P	C
Building materials and lumber - wholesale					C	P			C	P	
Bus garaging and equipment maintenance						C	C			C	
Business and management consulting services				P	P	P			P	P	P
Business offices not elsewhere listed				P	P	P			P	P	P
Business associations				P	P	P			P	P	P
Business forms - manufacturing					C	P				P	
Bus passenger terminals					C	P				P	
C											
Cabinet making - manufacturing						C				C	
Cable TV maintenance yard							C				
Cameras and photographic supplies - retail				P	P	P			P	P	P
Campgrounds - general							C				
Campgrounds - group							C				

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Candy and other confectionery products - manufacturing				C	C	P			C	P	C
Candy, nut, and confectionery - retail				P	P				P		P
Canvas products - manufacturing						P				P	
Carpet and rug cleaning and repair services						P				P	
Cemeteries	C	C	C	C	C	C	C	P	P	P	P
Charitable and welfare services				P	P	P				P	
Cheese (natural and processed) - manufacturing						C				C	
Chemicals, industrial - wholesale						P				P	
China, glassware, and metalware - retail				P	P				P		P
Chiropractors, optometrists, and other similar health services				P	P				P		P
Chocolate and cocoa products - manufacturing				C	C	P			C	P	C
Churches, synagogues, and temples	C	C	C	C	P		P	P	P		P
Cigarettes and cigars - retail				P	P	P			P	P	P
Civic, social and fraternal associations				P	P	P	C		P	P	P
Civil defense and related activities	C	C	C	P	P	P	P	P	P	P	P
Clock, watch and jewelry repair services				P	P	P			P	P	P
Clocks, watches, clockwork operated devices and parts - manufacturing				C	C	P			C	P	
Coffee roasting and coffee products - manufacturing					C	P			C	P	C
Commercial and industrial machinery, equipment and supplies - wholesale						P				P	
Commodity and security brokers, dealers and exchanges and services				P	P	P			P	P	P
Communication equipment - manufacturing						P				P	
Confectionery - wholesale						P				P	
Construction and lumber materials - wholesale						P				P	
Consumer lending establishments / non-depository credit intermediation (i.e., payday loans)					C						

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Construction equipment - retail					C	P				P	
Consumer electronics stores				P	P				P		P
Convents	C	C	P	C	P		P	P	P		P
Convenience stores - with or without gasoline sales				C	C				C		C
Cosmetics, perfumes, and other toiletries - manufacturing						P				P	
Costume jewelry, novelties, buttons, and miscellaneous notions - manufacturing				C	C	P			C	P	C
Country Club	C	C	C	C	P		C	P	P		P
Crating and packing services						P				P	
Credit reporting, adjustment, and collection services				P	P	P			P	P	P
Credit unions and agricultural, business, and personal credit service				P	P	P			P	P	P
Funeral & mortuary services (ex. Crematory)					P	P			C	P	
Curtains and draperies - manufacturing				C	C	P			P	P	
Curtains, draperies & upholstery - retail				P	P				P		P
D											
Dairy products - retail				P	P	C			P	P	P
Dairy products - wholesale						P				P	
Day care centers / Nursery Schools	C	C	C	P	P	C	P	C	P	C	P
Dental equipment and supplies - manufacturing						C				C	
Dental laboratory services					C	P			C	P	
Dental services				P	P	C			P	C	P
Department stores - retail				P	P				P		P
Detective and protective services				P	P				P		P
Diaper services						P				P	
Direct selling organizations - retail				P	P	P			P	P	P
Discount and variety stores - retail				P	P				P		P

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Disinfecting and exterminating services						P				P	
Distilling, rectifying and blending liquors					C	P			C	P	C
Drug and proprietary - retail				P	P				P		P
Drugs, drug proprietaries and druggist sundries - wholesale						P				P	
Dry cleaning & laundering pickup service				P	P	P			P	P	P
Dry cleaning and laundering, self service				P	P	P			P	P	P
Dry cleaning, laundering and dyeing services, except rugs						P				P	
Dry goods and general merchandise - retail				P	P				P		P
Dry goods and notions - wholesale						P				P	
Duplicating, mailing and stenographic services					C	P				P	
Dwelling, multi-family			P		C			P			P
Dwelling, single-family attached		P	P				P	P			P
Dwelling, single-family detached	P	P	P					P			P
Dwelling, two-family		P	P					P			P
Dyeing and finishing textiles						P				P	
E											
Earthenware, table and kitchen articles - manufacturing						C				C	
Educational and scientific research services					P	P			P	P	C
Eggs and poultry - retail				P	P	C			P	C	P
Electrical apparatus and equipment, wiring supplies, and construction materials - wholesale						P				P	
Electrical contractor services						P				P	
Electrical repair services, except radio and television					P	P			P	P	
Electrical supplies - retail					P	P			P	P	
Electrical generator plants						C				C	P
Electric utility maintenance yard						C	C			C	
Electricity regulating substations	C	C	C	C	C	P	P	C	C	P	C

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Electric lighting and wiring equipment - manufacturing						C				C	
Electronic parts and equipment - wholesale						P				P	
Electrotyping and stereotyping / Photoengraving						P				P	
Employment services				P	P	P			P	P	P
Engineering, laboratory, and scientific and research instruments and associated equipment - manufacturing						P				P	
Envelope - manufacturing						P				P	
Equipment and supplies for service establishments - wholesale						P				P	
Equipment rental and leasing services					C	P				P	
Executive, legislative, and judicial functions					P	P			P	P	P
Exhibition halls					C				C		
Extracts and flavoring syrups - manufacturing						P				P	
F											
Fairgrounds						C	C				
Farm machinery and equipment - retail					P	P				P	
Farm machinery and equipment - wholesale						P				P	
Farm products warehousing and storage excluding stockyards						P				P	
Farm supplies - retail				C	P	P			P	P	
Farms (crop & livestock farms; riding/boarding stables)	C						P				
Farms, nursery stock						P	P			P	
Feeds, grains and hay - retail					C	P				P	
Felt goods - manufacturing						P				P	
Fire protection and related activities	C	C	P	P	P	P	P	C	P	P	P
Fish and seafoods - retail				P	P	P			P	P	P
Fish and seafoods - wholesale						P				P	

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Flea markets and other direct selling establishments (temporary location, direct selling)					C						
Floor coverings - retail				P	P	P			P	P	P
Florists - retail				P	P				P		P
Food lockers and storage services						P				P	
Freight forwarding services						P				P	
Frozen desserts and ice cream - manufacturing				C	C	P			P	P	P
Fruits and vegetables - wholesale						P				P	
Fruits and vegetables - retail				P	P				P		P
Fuel oil - retail						P				P	
Furniture and home furnishings - wholesale						P				P	
Furniture - retail				P	P	C			P	P	P
Furniture repair and reupholstery services					P	P				P	
Fur repair and storage services					P	P				P	
Furriers and fur apparel - retail				P	P				P		P
G											
Garden supplies and landscape nursery - retail				P	P	P			P	P	P
Gasoline service stations - retail				C	C	C			C	C	C
Gas pressure control stations	C	C	C	C	C	P	P	P	P	P	P
Gas storage and distribution points						C	P			P	P
Gas utility maintenance yard							C				
General stores - retail				P	P	C			P	P	P
Gifts, novelties and souvenirs - retail				P	P				P		P
Glass and glassware, pressed or blown - manufacturing						C				C	
Glass, paint and wallpaper - retail				P	P	P			P	P	P
Golf courses, public	C	C	C	C	P		P	P	P		P
Golf driving ranges					C		P		P	P	P

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Grain - wholesale						P				P	
Greenhouses (commercial wholesale or retail)					C	P	P			P	
Greeting card - manufacturing						P				P	
Groceries - retail				P	P				P		P
Groceries - wholesale						P				P	
Group homes	P	P	P				P	P			
Gymnasium, soccer, and other athletic clubs					P	P	P		P	P	P
H											
Handbags and other personal leather goods - manufacturing						C				C	
Hardware - retail				P	P	C			P	C	P
Hardware - wholesale						P				P	
Hats, caps, and millinery - manufacturing						P				P	
Health and exercise spas				P	P	P			P	P	P
Hearing aids, optical goods, orthopedic appliances, and other similar devices - retail				P	P	P			P	P	P
Heating and plumbing equipment and supplies - retail					C	P			C	P	C
Heliport pads						C	C			C	
Historic and monument sites	P	P	P	P	P	P	P	P	P	P	P
Hobby supplies - retail				P	P				P		P
Holding and investment services				P	P	P			P	P	P
Hospital services					P	P			P	P	P
Hotels and motels					P				P	P	P
I											
Ice - manufacturing						P				P	
Ice - retail				P	P	P			P	P	P
Ice skating rinks, indoor					C	P	C		C	P	C
Industrial laundry and linen supply services						P				P	

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Industrial and commercial machinery, equipment, and supplies - wholesale						P				P	
Ice cream and frozen desserts - retail				P	P				P		P
Instruments for mechanical measuring and controlling except automatic temperature controls - manufacturing						P				P	
Insurance agents and brokers services				P	P	P			P	P	P
Insurance carriers					P	P			P	P	P
J											
Janitorial services						P				P	
Jewelry and precious metals - manufacturing				C	C	P			C	P	C
Jewelry - retail				P	P				P	P	P
K											
Kennels - boarding					C	P	P			P	
Kennels - breeding						P	P			P	P
Knit goods - manufacturing						P				P	
L											
Labor unions and similar labor organizations				P	P	P	C		P	P	P
Lace goods - manufacturing						P			P	P	P
Lamp shades - manufacturing						P			P	P	P
Landfills - trash transfer stations						C	C				
Landscape contracting services						P				P	
Landscape nursery and garden supplies - retail				P	P	P			P	P	P
Lapidary work				P	P	P			P	P	P
Lawn care - services						P				P	
Legal services				P	P				P	P	P
Libraries	C	P	P	P	P			P	P		P
Liquid petroleum gas - wholesale						P				P	
Liquor - retail				P	P				P		P

APPENDIX A: LISTING OF PERMITTED AND CONDITIONAL ZONING DISTRICT USES

P = Permitted Use, C = Conditional Use

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Lockers, shelving, partitions and office store fixtures - manufacturing						P				P	
Locksmith services				P	P	P			P	P	P
M											
Machine shop						P				P	
Magazines and newspapers - retail				P	P	C			P	P	P
Mail order houses - retail						P				P	
Masonry, stonework, tile setting and plastering services						P				P	
Massage services				C	C				C		C
Materials recovery/recycling facilities						C					
Meats-retail				P	P	C			P	P	P
Medical and surgical instruments and apparatus - manufacturing						P				P	
Medical clinics, out-patient services				P	P	C			P	P	P
Medical laboratory services				C	P	P			P	P	P
Medical chemicals - manufacturing (except medical marijuana)						P				P	
Marijuana dispensaries (not including growing operations)				C	C	C			C	C	C
Marijuana growing & processing operations						C				C	
Milk processing, fluid only						P				P	
Monasteries			P				P	P			P
Monuments - retail					P	P				P	
Motor freight garaging and equipment maintenance						P				P	
Motor freight terminals						P				P	
Motor vehicle-oriented business				C	C	C			C	C	C
Motor Vehicle Towing and Storage						P				P	
Museums				P	P				P		P
Musical instruments & supplies - retail				P	P				P	P	P

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Musical instruments and parts - manufacturing						C				C	
N											
Newspapers publishing and printing						P				P	
News syndicate services				P	P	P			P	P	P
Nursing home (including assisted living facility)		C	C	C	P		C	P	P		P
O											
Office/Warehouse						P				P	
Ophthalmic goods - manufacturing						P				P	
Optical instruments and lenses - manufacturing						P				P	
Orthopedic, prosthetic, and surgical appliances and supplies - manufacturing						P				P	
Outdoor advertising services						P				P	
P											
Painting and paper hanging services						P				P	
Paper and paper products - wholesale						P				P	
Parks, public	P	P	P	P	P	P	P	P	P	P	P
Penny arcades				P	P				P		P
Perfumes, cosmetics, and other toiletries - manufacturing						P				P	
Periodicals, publishing, and printing						P				P	
Petroleum pipeline right-of-way				C	C	C	C	C	C	C	C
Pets and pet grooming				P	P	P			P	P	P
Pharmaceutical preparations - manufacturing						P				P	
Photofinishing services				P	P	P			P	P	P
Photographic equipment and supplies - manufacturing						P				P	
Photographic studios and services				P	P	P			P	P	P
Physician's services				P	P				P		P
R											

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Racetracks (automobiles, go-carts, motorcycles)							C				
Radios, televisions, phonographs, and other consumer electronics repair services				P	P	P			P	P	P
Radios, televisions, phonographs, and other consumer electronics - retail				P	P	C			P	P	P
Radio, Cellular, or TV transmitting stations and towers	C	C	C	C	C	C	C	C	C	C	C
Railroad equipment and maintenance yard							C				
Real estate agents, brokers, and management services				P	P	P			P	P	P
Recreational vehicles and equipment - retail				P	P	C			P	P	P
Recreation centers				P	P	P	P		P	P	P
Refrigerated warehouses (except food lockers)						P				P	
Religious camps and retreats		C	C				P	P			P
Research, development, and testing services					P	P			P	P	P
Residential hotels (extended-stay hotels)					P	C			P	P	P
Restaurants				P	P	P	C		P	P	P
Restaurants, drive-in				C	C	C			C	C	C
Retirement home (age-restricted or assisted-living facilities)		C	C	C	P			P	C		P
Road maintenance yards (owned by government entities)						C	C				
Roller skating rinks - indoor					C	P				P	
Roofing and sheet metal contracting services						P				P	
S											
Sausages and other prepared meat products - manufacturing					C	C			C	C	C
Savings and loan associations				P	P	P			P	P	P
Private, Not-For Profit & Religious Schools or Colleges (art, barber, beauty, business, trade, etc.)	C	C	C	P	P	P			P	P	P
Public Schools (kindergarten/primary, elementary, Grades K-6/7-12, vocational)	C	C	C	P	P	P	P	P	P	P	P
Public Schools (junior colleges, colleges, universities, including satellite facilities)					P	P			P	P	P

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LAND USE CATEGORY	R-1	R-2	R-3	C-1	C-2	I-1	NU	PD-R	PD-C	PD-I	PD-MXD
Secondhand merchandise - retail				C	C	C					
Septic tank and related services						C					
Sewage pressure control stations	P	P	P	P	P	P	P	P	P	P	P
Sewage sludge drying beds						C					
Sewage treatment facilities						C				C	
Shoe repair, shoe-shining and hat cleaning services				P	P	P			P	P	P
Shoes - retail				P	P				P		P
Shoes - wholesale						P				P	
Skeet and trap shooting ranges							C				
Social correctional, treatment and counseling services				C	C	C			C	C	C
Sporting goods - retail				P	P				P		P
Stadiums									P		P
Stationery - retail				P	P				P		P
Storage and warehousing of non-hazardous products - indoor						P				P	
Storage and warehousing of non-hazardous products - outdoor						C				C	
Storage and warehousing of household goods						P				P	
Storage and warehousing of household goods – mini-warehouses/self-storage facilities						C			C	C	
Storage – Open/Outdoor (See 405.050 definition)							C				
Swimming clubs	C	C	C	P	P	P	C	P	P	P	P
T											
Tailoring (custom)				P	P	P			P	P	P
Taverns (including bars with limited food service)				P	P	P			P	P	P
Taxicab dispatch						P				P	
Taxicab garaging and maintenance						P				P	
Telephone exchange stations				P	P	P			P	P	P
Telephone maintenance yard							C				
Tennis and soccer clubs	C	C	C	P	P	P	C	P	P	P	P

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Theaters, legitimate					P				P	P	P
Theaters, motion picture, indoor				C	P				P	P	P
Tires and inner tubes - wholesale						P				P	
Tobacco and tobacco products - wholesale						P				P	
Transportation equipment and supplies (except motor vehicles) - Wholesale						P				P	
Travel arranging services				P	P				P	P	P
V											
Veterinarian services				P	P	P			P	P	P
W											
Water storage				P	P	P	P		P	P	
Water treatment plants						P	P			P	
Water utility maintenance yards							C				
Water well drilling services						P					
Window cleaning services					C	P				P	
Wool and mohair - wholesale						P				P	