

**JOINT LAND USE STUDY IMPLEMENTATION
NAS JRB NEW ORLEANS**



Technical Group Meeting

April 14, 2014

4:00pm

AGENDA

1. Review and approve meetings minutes from 3/12/14
2. Review and confirm recommendations to the Policy Committee
3. Next steps



Topic Area	Tool	Description	Past Efforts	Future Milestones	Still viable?
Military Influence Planning District (MIPD) Overlay Zoning	Adopt Military Influence Planning District (MIPD) as Overlay Zone	Creates one or more overlay districts, within which land use, residential-density, employment density and structures are compatible with noise contours, accident protection zone (APZ) risks and flight paths.	First draft reviewed in February by the Technical Committee (TC), second draft in March. Significant input given on regulations, land use restrictions, and the inclusion of sound mitigation codes.	Next draft to be discussed at April Technical and Policy meetings, further input and revisions needed.	Yes, further revisions could yield a workable ordinance.
	MIPD Boundary	Establish clear boundary of applicability for the MIPD overlay zoning area.	Input from TC used to reduce the size of the MIPD to only areas included within the AICUZ affected areas.	Confirm MIPD boundaries with Policy committee at April meeting.	Yes
	MIPD Subdistricts	Simplifying MIPD districts into more broad districts based on accident risk and noise exposure.	Based on TC feedback, consolidated districts down to 5 subdistricts, which allow much more flexibility and ease of implementation.	Continue to revisit subdistricts with TC to check for improvements, confirm current subdistricts with Policy committee at April meeting.	Yes
	Authorized Land Uses	Establishes uses that are allowed by right, by conditional use permit or prohibited based on compatibility with NAS/JRB operations.	Draft of all uses established according to AICUZ standards, using LBCS classifications Technical Committee agree some uses should be limited in APZ to mitigate risk including limitation of residential use.	Continue to present revised draft land use table at April meetings and receive input.	Yes, upon further review

Abbreviations: **APZ** (Accident Potential Zone); **LBCS** (Land-based Classification Standards); **MIPD** (Military Influence Planning District); **PUD** (Planned Unit Development); **TC** (Technical Committee);



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Topic Area	Tool	Description	Past Efforts	Future Milestones	Still viable?
Military Influence Planning District (MIPD) Overlay Zoning	Residential Density	Establishes the number of residential dwelling units per acre that are appropriate in each impact area.	Past input from TC has indicated that restrictions on density are not desired, however edits to the draft MIPD Overlay ensure that density likely will not be restricted more than current and proposed zoning would. Residential density restrictions more acceptable based on accident potential rather than noise impacts.	Confirm no additional residential density restrictions where allowed (MIPD-4 and 5).	Not applicable at this time.
	Employment Density	Establishes the number of employees per acre that are appropriate in each impact area.	Input from TC has indicated that there is not strong interest in restricting employment density within the MIPD due to implementation challenges, but some support for use restrictions that could lead to a similar outcomes.	Confirm no employment density restriction.	Not applicable at this time.
	Density Transfers	Allows development to be shifted from high impact locations to low impact locations on the same property by using the flexibility of the PUD.	Technical Committee (TC) expressed concern about the complexity of implementing this tool.	Confirm keeping this as an optional tool.	Not applicable at this time.
	Height Limitations	Establishes maximum structure heights to minimize conflicts between flight paths and structures.	Included provisions in the Draft MIPD Overlay Zoning District, that match existing zoning and historic easements in many of the most sensitive areas.	Confirm inclusion of height restrictions based on flight path interference in April Technical committee.	Yes, upon further review

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Topic Area	Tool	Description	Past Efforts	Future Milestones	Still viable?
Other Development	Light and Glare Limitations	Establish standards for lighting and building materials to minimize glare that would interfere with flight operations.	Included in the MIPD Overlay Zoning District.	Confirm inclusion MIPD Overlay with further refinement in April Technical meeting.	Yes, further revisions could yield a workable ordinance.
	Noise Mitigation	Involves building design and materials standards to minimize noise impacts.	TC is concerned that noise mitigation will increase development costs. Consultant research shows existing building code and current MIPD subdistrict land-use restrictions minimize need for noise mitigation of uses permitted by right.	Technical Committee to review options with minimal noise mitigation requirements.	Possible, upon further review.
	Development Review Procedures	Provide the opportunity for joint review of selected projects that may have an impact on NAS/JRB operations.	Included in the Draft Memorandum of Understanding, first draft presented at the March 2014 meeting. Input generally positive, formalizing current procedures would help. Input has also been received suggesting a base representative be installed as an ex officio member of the zoning board to make comments on proposed plans.	Currently gathering feedback on the first draft MOU, Second draft available late April, Final draft in Mid-May.	Likely, TC feedback is positive in reference to the MOU.
Regulation	Easements and Restrictions	Privately established limitations on the use of property to minimize accident potential and noise impacts.	Included in acquisition strategy. Some research completed related to 1958 aviation easement. Technical committee authorized consultants to meet with property owners to gauge interest in easements.	Continue gathering information on 1958 easement. Meetings with property owners ongoing for potential easements or fee simple purchase.	Likely, Acquisition is a priority and property owners are interested at this time.

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Topic Area	Tool	Description	Past Efforts	Future Milestones	Still viable?
Other Development Regulation	Real Estate Notifications	Establish a mechanism to notify buyers and renters that there is associated risk and noise exposure with the property they are looking at.	Input on mechanisms for notification has been mixed. Recent meetings have pointed towards a passive approach that involves making information available to those who do their due diligence (website, signs at Parish line, etc.).	Confirm recent feedback with Technical committee at April meeting and bring to the Policy Committee.	Yes, in most current form.
Acquisition	Pursue purchase of impacted properties in the CZ, APZ I, and APZ II	Reduction of inappropriate land uses through voluntary acquisition of properties, funded by the state or federal government.	Technical committee authorized consultants to begin discussions with associated landowners of Clear Zone (MIPD-1) parcels to gauge interest in selling property or easement.	Meetings with property owners ongoing for potential easements or fee simple purchase.	Likely, Acquisition is a Navy priority and property owners appear interested in obtaining more information.
	Source of Implementation Funds	Identify a funding source to finance acquisition of property or easements (General fund, grants, Special Use tax, TIF District, other, etc.).	Research into active funding sources for military influence mitigation. REPI funds no longer available, Parish funds unlikely to be utilized for acquisition of these properties.	Continued research to determine what funds are available locally and nationally to acquire property. Ongoing meetings with Base CO/Community Liaison Planning Officer, and property owners.	Likely, Acquisition is a priority and property owners are interested at this time.
Infrastructure	Storm Water Drainage Assessment (Low Impact Development (LID) Strategy)	Reduce the volume of runoff to the base and decentralize flows	None taken		Need to revisit this tool.

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IMPLEMENTATION TOOLKIT STATUS SUMMARY
April 2014



JOINT LAND USE STUDY IMPLEMENTATION
NAS JRB NEW ORLEANS

Topic Area	Tool	Description	Past Efforts	Future Milestones	Still viable?
MOU	Establish a mutually beneficial process(es) that will ensure timely and consistent communication	Maintain formal process for development and rezoning matters pending around NAS/JRB base.	Included in the Draft Memorandum of Understanding, first draft presented at the March 2014 meeting. Input was generally positive with a number of suggested edits.	Currently gathering feedback on the first draft, Second draft available late April, Final draft in Mid-May.	Likely, Technical Committee feedback is positive in reference to the MOU.
Other Plan Involvement	Review Future Land Use Plan and Zoning Ordinance	Incorporate appropriate planning concepts to minimize land use conflicts affecting the continuing mission of NAS/JRB.	Submitted Memo on suggested edits. Converted draft zoning matrix to proposed LBCS form.	Continue to monitor adoption of the new Master Plan and work towards workable land use component of the MIPD overlay.	Yes, as needed.

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SECTION __-41. MILITARY INFLUENCE PLANNING DISTRICT OVERLAY

- (1) **Purpose.** The purposes of the Military Influence Planning District (MIPD) overlay are to regulate the height, land use and construction of development within the environs of the NAS-JRB to:
 - (a) Ensure safe aircraft approach and departure;
 - (b) Avoid the concentration of people within potential accident areas;
 - (c) Reduce potential harmful effects of high noise level exposure on humans; and
 - (d) Allow for the reasonable use of private property in ways that are consistent with the purposes of this district
- (2) **Applicability.** The provisions of the MIPD overlay are applicable in the following situations:
 - (a) Subdivisions and subsequent development on lots created in subdivisions approved after adoption of this ordinance shall comply with all district requirements.
 - (b) Zoning map amendment ordinances (rezonings) of existing property shall address the degree of compliance required for any new construction or change of use resulting from the rezoning.
 - (c) New construction on lots platted prior to adoption of the MIPD overlay shall comply with applicable height and noise level reduction standards unless a site plan has been approved and a valid building permit is in effect upon the date of adoption of this district and said approvals do not expire. If said approvals expire, compliance with applicable height and noise level reduction standards shall be required.
 - (d) Repair, rehabilitation, expansion or other modification of structures that costs more than 50% of the appraised value of the structure shall invoke applicable height and noise level reduction standards, provided however that for expansions, noise level reductions shall only be required for the expanded area.
 - (e) Changes of use of existing structures to any use allowed within the applicable subdistrict that do not require the modification of a structure are not subject to compliance with any of the provisions herein.
- (3) **Subdistricts Created.** To achieve the purposes of the MIPD, the following subdistricts are created:
 - (a) **MIPD-1** – This subdistrict includes the clear zones established for the NAS-JRB and are considered to be very high hazard and high noise areas that are inappropriate for land uses involving any structures intended for human occupancy.
 - (b) **MIPD-2** – These areas generally are located within APZ-1 as identified in the NAS-JRB Joint Land Use Study and are subject to noise levels that are 70 DNL or greater. The area may be appropriate for a wide range of non-residential uses. This subdistrict is inappropriate for residential land uses, land uses with significant concentrations of people, and land uses involving the storage or processing of hazardous materials.

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- (c) **MIPD-3** – These areas generally are located within APZ-1 and subject to noise levels between 65 and 70 DNL. The area may be appropriate for a wide range of non-residential land uses. This subdistrict is inappropriate for residential uses, institutional uses that involve gatherings of large numbers of individuals and land uses involving the storage or processing of hazardous materials.
 - (d) **MIPD-4** – These areas generally are located within APZ-2 and subject to noise levels of 65 DNL or greater. This subdistrict may be appropriate for a wide range of non-residential land uses. Low intensity residential and institutional uses may be appropriate subject to noise mitigation.
 - (e) **MIPD-5** – These areas are not located within an APZ but are subject to noise levels of 65 DNL or greater. The area may be appropriate for a wide range of manufacturing, wholesale trade, construction-related, and mining establishments. Depending on noise levels, the area may be inappropriate for residential, educational and institutional general sales, arts entertainment and recreational uses.
- (4) **Permitted Uses.** Except as modified by this section, the uses authorized by Section [redacted] of this zoning ordinance may be established in accordance with the MIPD overlay use standards, the applicable base zoning district standards of this Article, the site development standards of Article V, and the procedures established in Article VIII. Table X:
- (a) Identifies the uses that may be established within applicable MIPD subdistricts, provided that they are authorized by the underlying zoning district and comply with other applicable conditions of this zoning ordinance.
 - (b) Identifies the applicable process for establishment of the use.
 - (c) Uses the Land Based Classification Structure (LBCS). The LBCS codes establish a four-digit hierarchy of uses with digits to the right expressing greater specificity. Where no entry appears in the zoning district columns (for example 1000, 1100 and 1110), the uses described more specifically in the rows below (1111 and 1112 in the above example) indicate whether or not a specific use is authorized. Where an entry appears in the zoning district columns for a general use (for example 2520) and also for a more specific use (for example 2521) within the same classification, the more specific code and its entry shall govern. *[Note that shaded cells represent more general classifications for which the specific use authorizations are listed below.]*
 - i. **Uses Permitted by Right.** A “P” indicates the listed use is allowed by right within the subdistrict subject to issuance of a building permit in accordance with the procedures established in Article VIII. Note that some conditions may be established in the zoning district standards or elsewhere in this zoning ordinance.
 - ii. **Conditional Uses.** A “C” indicates the listed use is allowed within the respective subdistrict only after approval of a Conditional Use Permit by the Parish Council in accordance with the procedures established in Article VIII.
 - iii. **Prohibited Uses.** An “X” indicates the listed use is prohibited in the respective subdistrict.

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(5) **District Use Standards.** In addition to standards established in the zoning ordinance for specific uses in this ordinance or through the development approval process, the following standards shall apply within the MIPD Overlay subdistricts.

(a) **MIPD-1** - In the MIPD-1 subdistrict, all uses shall require conditional use permit approval except for permitted agricultural uses. No above-ground structures shall be established within this subdistrict.

(b) **MIPD-2 and MIPD-3** – For uses allowed by right or by conditional use permit, the following criteria shall apply in addition to other applicable zoning requirements:

~~i. The approval will not allow residences or accommodation uses (LBCS structural class 1000-1999);~~

~~ii. The approval will not allow any use designed to accommodate more than 25 people per acre on a regular basis (e.g., schools, religious institutions, recreational facilities with audience seating);~~

~~iii. Offices and indoor customer service areas shall be constructed with applicable noise level reduction measures;~~

~~iv.i. The approval will not allow a waste disposal facility (LBCS functional class 4340) or other use that attracts concentrations of birds;~~

~~v. Notice of potential noise and air operations shall be provided to all purchasers of property in this subdistrict;~~

~~{Discussion item: should development within APZs or moderate to high noise areas be subject to notification requirements?}~~

~~vi.ii. The approval will not allow the storage or processing of explosive, flammable or hazardous materials; and~~

~~vii.iii. The approval will not allow uses that produce smoke, steam or glare.~~

(c) **MIPD-4** – For uses allowed ~~by right or~~ by conditional use permit, the following criteria shall apply in addition to other applicable zoning requirements:

~~i. Approval of allowed residences shall comply with applicable noise level reduction measures and shall not exceed gross densities of two (2) dwellings per acre within this subdistrict;~~

~~{Discussion items: should noise mitigation be required? Cost figures under review. Option to limit development to single family without density limits.}~~

~~ii. The approval will not allow any use designed to accommodate more than 25 people per acre on a regular basis (e.g., schools, religious institutions, recreational facilities with audience seating);~~

~~iii.i. Retail uses, offices and indoor customer service areas shall ~~should~~ not be allowed in areas where noise levels exceed 80 DNL ~~and offices and indoor customer service areas shall unless be~~ constructed with applicable noise level reduction measures ~~in other areas~~;~~

~~iv. Residences, schools, religious institutions, libraries and museums and hospitals shall not be located in areas where noise levels exceed 80 DNL and shall be constructed with applicable noise level reduction measures in other locations;~~

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~~v.ii.~~ The approval will not allow a waste disposal facility (LBCS functional class 4340) or other use that attracts large concentrations of birds;

~~vi.~~ ~~Notice of potential noise and air operations shall be provided to all purchasers of property in this subdistrict;~~

~~vii.iii.~~ The approval will not allow the storage or processing of explosive, flammable or hazardous materials; and

~~viii.iv.~~ The approval will not allow uses that produce smoke, steam or glare.

(d) **MIPD-5** – For uses allowed ~~by right or~~ by conditional use permit, the following criteria shall apply in addition to other applicable zoning requirements:

i. Retail uses shall not be allowed in areas where noise levels exceed 80 DNL and offices and indoor customer service areas shall be constructed with applicable noise level reduction measures in other areas;

ii. ~~Residences~~New residences, accommodation uses, schools, religious institutions, libraries and museums and hospitals shall not be located in areas where noise levels exceed ~~80-75~~ DNL unless constructed with noise level reduction measures, ~~and shall be constructed with applicable noise level reduction measures in other locations; and.~~

~~[Discussion item: should noise mitigation be required? Cost implications under review]~~

~~— Notice of potential noise and air operations shall be provided to all purchasers or renters of property in this subdistrict;~~

(8)(6) Existing Platted Lots.

(a) Platted lots that existing on the date of adoption of this ordinance and are zoned for residential purposes may be used for residential purposes consistent with the base zoning district requirements, ~~provided that lots located within the MIPD-2, MIPD-3, MIPD-4 and MIPD-5 subdistricts;.~~

~~— Shall provide applicable noise level reduction measures for newly constructed dwellings, reconstructed development, additions of habitable space or remodeling projects with costs exceed 50% of the appraised value of the residence; and~~

~~[Discussion item: should noise mitigation be required? Cost implications under review]~~

~~— Notice of potential noise and air operations shall be provided to all purchasers of property in these subdistricts.~~

~~(e)(b)~~ Existing platted lots that are zoned for non-residential purposes may be used for any non-residential purpose that is consistent with the uses allowed within the applicable MIPD subdistrict and subject to applicable conditions for that use within the applicable subdistrict.

(9)(7) Building Site Area Standards. Building site area standards applicable to the underlying zoning district shall apply to development within any MIPD subdistrict except as otherwise approved through:

(a) A variance approved by the Board of Adjustment; or

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(b) Conditions established subject to the approval of a conditional use permit, subdivision, rezoning or planned development approval.

~~(10)~~**(8) Structure Height Limit.** The structure height limit of the underlying zoning district shall apply to all buildings and other structures within the MIPD, provided that no structure shall exceed the maximum height created by the conical projections for flight operations established herein.

~~(11)~~**(9) Conical Projections.** [adopt the projections of the NAS-JRB Joint Land Use Study in this section by reference]

~~(12)~~**(10) Site Development Flexibility.** To achieve the purposes of the MIPD and allow for reasonable development of private property while ensuring compatibility with ongoing operations of the NAS-JRB, a property owner may cluster buildings and/or residential lots through the Planned Development process. Subject to Parish Council approval of the Planned Development and compliance with the MIPD requirements, the resulting development may be constructed on smaller lots, employ smaller setbacks and achieve greater heights than would otherwise be allowed by the base zoning districts in effect at the time of the approval of the Planned Development District.

[Discussion Item: this text assumes that a more flexible PD will be developed.]

~~(14)~~**(11) Variances.** Variances from the requirements of the MIPD overlay may not be granted unless the Board of Adjustment makes a specific finding that:

- (a) The Board has considered land use compatibility with base operations;
- (b) The Board has considered the location of proposed uses and development in terms of proximity to the end of the runway and accident potential zones;
- (c) Prior to the public hearing considering the variance of land within the MIPD, the Parish notified the designated representative of NAS-JRB (notification to be discussed with MOU);
- (d) Comments from the designated representative of NAS-JRB have been reviewed and duly considered prior to action; and
- (e) The variance will not be a detriment to achieving the purposes of this district;

~~(15)~~**(12) Rezoning within the MIPD.** Land within the MIPD overlay may be rezoned to any district that is consistent with the City's adopted future land use map and applicable Comprehensive Plan policies, provided that:

- (a) The use development of lots and parcels shall comply with the provisions of this MIPD overlay;
- (b) Prior to the public hearing considering the rezoning of land within the MIPD, the Parish notified the designated representative of NAS-JRB (notification to be discussed with MOU);
- (c) Comments from the designated representative of NAS-JRB have been reviewed and duly considered prior to action; and
- (d) The rezoning will not be a detriment to achieving the purposes of this district.

[Discussion item: should avigation easements addressing heights and air traffic be an explicit condition of rezoning?]

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~~(16)~~**(13) Subdivision within the MIPD.** Land within the MIPD overlay may be subdivided within the MIPD overlay in accordance with the Parish's adopted subdivision regulations, provided that:

- (a) Prior to approving any subdivision within the MIPD, the Parish notified the designated representative of NAS-JRB (notification to be discussed with MOU);
- (b) Comments from the designated representative of NAS-JRB have been reviewed and duly considered prior to action; and
- (c) The subdivision will not be a detriment to achieving the purposes of this district.

[Discussion item: should avigation easements addressing heights and air traffic be an explicit condition of subdivision?]

~~(17) Noise level reduction Measures.~~ Table ~~Y~~ identifies the levels of noise level reduction (NLR) required for specific uses located within moderate and high noise areas of the MIPD. Note that the presence of a NLS recommendation does not authorize a use not otherwise allowed by right, by special use permit, by conditional use permit or through the PD process. An "X" indicates that the use is not allowed due to excessive noise.

[Discussion item: include noise level reduction techniques here or adopt as part of the building code. Note that sample noise level reduction requirements from Pima County, Arizona are attached.]

Table Y: Required Noise Reduction Levels [table to be adjusted/eliminated based on technical committee direction in April]

MIPD

LBCS Code	Land Use	Noise Level			
		65-69 DNL	70-74 DNL	75-79 DNL	80+ DNL
1000	Residence or Accommodation	NLR-20	NLR-30	NLR-35	X
2000	General Sales or Service		NLR-25	NLR-30	
3000	Manufacture and Wholesale*		NLR-25	NLR-30	NLR-35
4000	Transportation, Communication, Information and Utilities*		NLR-25	NLR-30	NLR-35
5000	Arts, Entertainment and Recreation				
5100	Performing Arts Establishment	NLR-20	NLR-30	X	X
5200	Museums and Other Special Purpose Recreational Institutions	NLR-20	NLR-30	X	X
5300	Amusement, sports or recreation establishment*		NLR-30	X	X
5400	Camps, camping or related establishments				
5500	Natural and other recreation parks				
6000	Education, Public Administration, Health Care, and Other Institutions				
6100	Educational services	NLR-20	NLR-30	X	X
6200	Public administration		NLR-25	NLR-30	X
6300	Other government functions		NLR-25	NLR-30	X
6400	Public safety		NLR-25	NLR-30	X
6500	Health and human services	NLR-20	NLR-30	X	X
6600	Religious institutions	NLR-20	NLR-30	X	X
6700	Death care services		NLR-25	X	X
6800	Associations, non-profit organizations, etc.		NLR-25	X	X
7000	Construction Related Businesses*		NLR-25	NLR-30	X
8000	Mining and Extraction Establishments		NLR-25	NLR-25	X
9000	Agriculture, Forestry, Fishing and Hunting**		NLR-25	NLR-30	X

*Applies only to offices, lobbies and other indoor customer service areas

**Applies only to residential uses buildings.

(185)(14) Performance Standards for All Uses within Any MIPD Sub-District

- (a) Lighting and Glare. Lighting, including internally illuminated signs within any MIPD subdistrict shall be screened or use cut-offs so that light sources greater than 10 lumens per square foot shall not be visible from a height of greater than thirty (30) feet above grade. All external lighting of buildings or signs shall be projected at a downward angle of no less than ten (10) degrees below horizontal. Buildings within MIPD shall not use glass or other highly reflective materials on any surface that is angled above horizontal. Structures three stories or taller shall use non-reflective wall surfaces and windows. The Zoning Administrator shall be authorized to grant exceptions to the above provisions for skylights and other surfaces that are twenty (20) square feet or smaller.
- (b) Smoke of Steam – No use within an MIPD district shall emit smoke, steam or other matter that will diminish visibility for aircraft using the NASJRB.

(186)(15) Notification of Potential Impacts of Base Operations.

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[Discussion Item: if earlier conditions for notification of base operations are retained, this section should describe the form of the notice and responsibilities for providing the notice or cite an MOU establishing base notification procedures.]

MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
RESIDENCE OR ACCOMMODATION FUNCTIONS	1000	Homes, apartments, housing for the elderly, and hotels					
Private Dwelling	1100	Single-Family homes, doubles, apartments, Condominiums, mobile homes, Townhouses; excludes households with special provisions					
Single-Family	1110						
Single-Family detached	1111	Typical Single-Family Dwelling	X	X	X	P	P
Single-Family attached	1112	Each Dwelling Unit on a separate Lot; fire wall may protrude from roof or roofs may be staggered	X	X	X	X	P
Manufactured home	1113	Manufactured homes that comply with HUD standards and other local criteria	X	X	X	X	P
Two-Family (double or Duplex)	1120		X	X	X	P	P
Three-Family	1130	Three Dwelling Units	X	X	X	X	<u>PC</u>
Four-Family	1140	Four Dwelling Units	X	X	X	X	<u>PC</u>
Multi-Family	1150	Five or more Dwelling Units	X	X	X	X	<u>PC</u>
Housing Services	1200	Housing and custodial services for those who cannot care for themselves					
Retirement housing services	1210	Offer minimal convenience services	X	X	X	X	<u>PC</u>
Congregate living services	1220	Provide convenience services such as housekeeping, transportation, recreational programs	X	X	X	X	<u>PC</u>
Assisted-living board and care and adult care group homes	1230	Adult care, group homes, board and care (excludes rehab uses in code #6520)	X	X	X	X	<u>PC</u>
Continuing care retirement center	1240	Continuing care retirement centers; includes some health care	X	X	X	X	<u>PC</u>
Nursing or convalescent home	1250	Nursing homes and convalescent hospitals	X	X	X	X	<u>PC</u>

P = Permitted C = Conditional Use Permit X = Prohibited

MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Hotels, Motels, or Other Accommodation Services	1300	Lodging and short-term accommodation for travelers					
Rooming and boarding	1320	Dormitory, fraternity or sorority house or other specific group of members	X	X	X	X	PC
Hotel, motel, or tourist court	1330	Hotels that do not have gambling services; includes extended-stay hotels	X	X	X	X	P
Casino Hotel	1340	Hotels that have gambling services	X	X	X	X	P
GENERAL SALES OR SERVICES	2000	Comprises the vast majority of establishments associated with commercial land use					
Retail Sales or Service and Repair	2100	Establishments with displays of merchandise sold to the general public and other businesses, or after-sales services such as repair					
Automobile sales or service establishment	2110	Motor vehicle and parts dealers including repair and maintenance					
car dealer	2111	New or used automobiles and light trucks such as SUV's	X	X	C	P	P
bus, truck, mobile homes, or large vehicles	2112	New or used larger vehicles such as buses, RV's, and trucks	X	X	C	P	P
motorcycle, atv	2113a	New or used motorcycles or motorbikes	X	X	C	P	P
bicycles	2113b	New or used bicycles sales or repair	X	X	C	P	P
boat or marine craft dealer	2114	New or used boats and related repair services	X	X	C	P	P
parts, accessories, or tires	2115	Automotive parts and supply stores, automotive stereo stores, tire and tube shops	X	X	C	P	P
gasoline service	2116	Gas stations with or without convenience stores or food marts, includes truck stops	X	X	X	X	P
automotive repair and maintenance	2117	Repair garages, body and paint shops, oil change, car wash	X	C	C	P	P
Heavy consumer goods sales or service	2120	Heavy or durable goods sales or services	X	X	X	PC	P
Durable consumer goods sales and service	2130	Wide range of product lines such as apparel, appliances, hardware, jewelry, etc.	X	X	X	PC	P

P = Permitted C = Conditional Use Permit X = Prohibited

MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Consumer goods, other	2140	Establishments that retail merchandise (except groceries or health items) not included in preceding codes	X	X	X	P	P
Grocery, food, beverage, dairy	2150	Retail food and beverage merchandise from fixed point-of-sale locations	X	X	X	PC	P
Health and personal care	2160	Retail health and personal care merchandise from fixed point-of-sale locations	X	X	X	PC	P
Markets for farm produce or crafts	2199		X	X	X	P	P
Finance and Insurance	2200	Use this category when difficult to differentiate an establishment into a subcategory	X	X	X	P	P
Real Estate, and Rental and Leasing	2300	Rent or lease assets					
Real estate services	2310	Lease real estate (except buildings) such as manufactured home sites and vacant Lots; includes real estate appraisers	X	X	X	P	P
Property management services	2320	Manage real property for others					
commercial property-related, mini- or self-storage	2321	Lease buildings not used as residences; includes mini-warehouses and self-storage Dwelling Units	X	C	C	P	P
rental housing-related	2322	Lease buildings used as residences	X	X	X	X	P
Rental and leasing	2330	Rent tangible goods such as consumer goods and mechanical equipment to customers; excludes establishment primarily renting equipment with operators	X	C	C	P	P
Business, Professional, Scientific, and Technical	2400	Perform professional, scientific, and technical services	X	C	C	P	P
Food Services	2500	Prepare meals, snacks, and beverages					
Full-service restaurant	2510	Provide services to patrons who order and are served while seated or in combination with takeout	X	X	X	C	P

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MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Cafeteria or limited service restaurant	2520	Provide services to patrons who order or select items and pay before eating; may be consumed on premises, taken out, or delivered	X	X	X	C	P
Snack or nonalcoholic bar	2530	Prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, coffee, juices for consumption on or near the premises, snowball stand	X	X	X	C	P
Bar or drinking place	2540	Bars, taverns, nightclubs primarily serving alcoholic beverages; may provide limited food and entertainment	X	X	X	C	P
Mobile food services	2550	Prepare and serve meals and snacks for immediate consumption from motorized vehicles	X	C	C	C	P
Caterer	2560	Provide single event-based food services, including banquet halls with catering for wedding receptions, etc.	X	X	X	C	P
Food service contractor	2570	Provide food services at institutional, governmental, commercial, or industrial locations based on contracts	X	C	C	C	P
Vending machine operator	2580	Retail merchandise through vending machines that they service	X	C	C	P	P
Personal Services	2600	Catch-all category for personal service establishments not classified elsewhere such as bail bonding, wedding planning, psychic services, etc.					
Personal care	2610	Hair, nail, and skin care and related personal care	X	X	X	P	P
Dry cleaning and laundry	2620						
coin-operated laundromat	2621		X	X	X	P	P
dry cleaning and laundry	2622		X	C	C	P	P
linen and uniform supply	2623		X	C	C	P	P
Photofinishing	2630	Primarily engaged in developing film or making slides, etc.	X	C	C	P	P

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Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Parking Lot and parking garage	2640		X	P	P	P	P
Special Services	2650		X	X	X	P	P
Pet and Animal Sales or Service (except Veterinary)	2700	Retails pets and other animals (except for farming purposes) and pet supplies, grooming, training, and care taking	X	P	P	P	P
MANUFACTURING AND WHOLESALE TRADE	3000	When captive services such as accounting are provide by a separate establishment, they are classified in the appropriate function code and not in manufacturing					
Foods, Textiles, and Related Products	3100	Produce food, tobacco, textiles, and leather	X	P	P	P	P
Wood, Paper, and Printing Products	3200		X	C	C	P	P
Chemicals, and Metals, Machinery, and Electronics Manufacturing	3300	Transform or refine chemicals or metals, and manufacture products from chemicals or metals	X	C	C	C	C
Miscellaneous Manufacturing	3400	Use for manufacturing establishments not classified elsewhere	X	C	C	P	P
Wholesale Trade Establishment	3500	Normally operate from a warehouse or office, selling or arranging the purchase of goods to other businesses	X	P	P	P	P
Warehousing and Storage Services	3600	Operate warehouse and storage facilities for general merchandise, refrigerated goods	X	P	P	P	P
Tankfarm	3630		X	X	X	C	P
TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES	4000						
Transportation Services	4100	Serve passengers and cargo movements					

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MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Rail transportation	4120	Provide passenger and freight transportation and rail transportation support; use this category for establishments providing both transportation and support services, otherwise use the more specific subcategory	X	C	C	C	C
Road, ground passenger, and transit transportation	4130	Urban transit systems, charter and school bus transportation, taxis	X	P	P	P	P
Truck and freight transportation services	4140	Provide over-the-road transportation of cargo using motor vehicles	X	P	P	P	P
Marine and water transportation	4150	Provide transportation of cargo and passengers using watercraft	X	P	P	P	P
Courier and messenger services	4160	Provide air, surface, or combined courier delivery services of Parcels and messages	X	P	P	P	P
Postal services	4170	Operate the national postal service, including establishments that sort, route, and deliver on a contract basis	X	P	P	P	P
Pipeline transportation	4180	Use transmission pipelines to transport products, such as crude oil or natural gas	X	C	C	C	P
Communications and Information	4200	Produce or distribute information					
Publishing	4210	Issue copies of works for which they usually possess copyright	X	P	P	P	P
Motion pictures and sound recording	4220	Produce and distribute motion pictures and sound recordings	X	C	C	C	P
Tele-communications and broadcasting	4230	Provide point-to-point communications; if multiple services are shared between the same facilities, use this general category; if separate facilities are maintained for each type of service, then use a specific classification					
radio and television broadcasting	4231	Operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs	X	C	C	C	C

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MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
cable networks and distribution	4232	Operate studios and facilities or cable systems, direct-to-home satellite systems	X	P	P	P	P
wireless telecommunications	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture video, cell towers	X	C	C	C	C
telephone and other wired tele-communications	4234	Operate telephone networks	X	P	P	P	P
Information services and data processing industries	4240	News syndicates and information data processing services	X	P	P	P	P
Utilities and Utility Services	4300	Provide utility services such as electric power, gas, water and sewage removal					
Electric power	4310	Provide electric power generation, transmission, control, and distribution	X	C	C	C	C
Natural gas, petroleum, fuels	4320	Operate gas distribution systems, gas marketers, gas brokers, transmit and distribute gas	X	C	C	C	P
Water, steam, air conditioning supply	4330	Public and private utility establishments that offer drinking water, water treatment, water supply, or hot or cool air supply	X	C	C	C	P
Sewer, solid waste, and related services	4340	Collect, treat, and dispose of waste materials	X	C	C	C	P
ARTS, ENTERTAINMENT, AND RECREATION	5000						
Performing Arts or Supporting Establishments	5100	Produce or organize and promote live presentations, excludes nightclubs					
Theater, dance or music establishment	5110	Companies, groups, or theaters that produce theatrical presentations, dance, dinner theaters, and live musical entertainment	X	X	X	X	P
Sports team or club	5120	Professional or semi-professional sports teams or clubs participating in live sporting events	X	X	X	C	P
Racetrack establishment	5130	Operate racetracks for events	X	X	X	X	P

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MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Promoter of sports, performing arts, similar events	5140	Organize, promote, and manage performances, events	X	P	P	P	P
Agent for management services	5150	Agents representing artists, athletes, entertainers, etc.	X	P	P	P	P
Independent artist, writer, or performer	5160	Independent individuals engaged in art, productions	X	P	P	P	P
Museums and Other Special Purpose Recreational Institutions	5200	Public and private museums, historical sites, zoos, and similar establishments	X	X	X	PC	P
Amusement, Sports, or Recreation Establishment	5300	Operate facilities offering activities and provide services					
Amusement or theme park establishment	5310	Operate a variety of attractions such as mechanical rides, water rides, games	X	X	X	X	P
Games arcade establishment	5320	Operate arcades and parlors, except gambling, billiard, or pool	X	X	X	X	P
Casino or gambling establishment	5330	Except casino hotels, includes riverboat casinos, bingo halls, and video gaming terminals, or provide services such as Lotteries or off-track betting	X	X	X	X	P
Miniature golf establishment	5340		X	X	X	X	P
Golf course	5350		X	C	C	C	P
Marina or yachting club facility operators	5360	Operate docking and storage facilities for pleasure craft owners	X	C	C	P	P
Fitness, recreational sports, gym, athletic club, multipurpose facility	5370	Includes archery and shooting ranges, horseback riding, ball parks and courts, fitness clubs, and more	X	C	C	PC	P
Bowling, billiards, pool	5380		X	X	X	X	P
Skating rink, roller skating	5390		X	X	X	X	P
Camps, Camping, and Related Establishments such as trailer parks	5400	Operate sites to accommodate campers and their equipment, provide overnight recreational camps, may provide cabins, food services, washrooms, trailer parks	X	X	X	X	P

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MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
Natural and other Recreational Parks	5500	All parks without special economic functions	X	X	X	X	P
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS	6000						
Educational Services	6100	Offer teaching and learning	X	X	X	X	P
Nursery or preschool	6110						
Grade school	6120	Comprises all public, private, and specialty schools between the preschool and university level	X	X	X	X	P
College or university	6130						
Technical, trade, or other specialty school	6140	Offer vocational and technical training	X	X	X	C	C
Public Administration	6200	All government functions, includes federal, state and local government agencies	X	X	X	P	P
Other Government Functions	6300	Use this category for government owned establishments not classified elsewhere such as defense and national guard establishments	X	C	C	P	P
Public Safety	6400	Government-owned establishments providing fire and rescue, police, and emergency response services	X	C	C	P	P
Health and Human Services	6500	Provide health care, social assistance, and associated services	X	X	X	X	P
Religious Institutions	6600	Churches, temples, synagogues, mosques	X	X	X	X	P
Death Care Services	6700	Funeral homes, crematories, cemeteries	X	C	C	C	P
Associations, Non-Profit Organizations, Clubs	6800	Includes grant making, civic, professional, and similar organizations	X	X	X	P	P
CONSTRUCTION-RELATED BUSINESSES	7000	Build or demolish buildings, leveling, earthmoving, excavating, land drainage; should reflect the location of the establishment and not where it is performing its services	C	P	P	P	P

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MIPD

Table X: Authorized Uses in the MIPD Sub-districts

Land Use	LBCS Code	Description	MIPD-1	MIPD-2	MIPD-3	MIPD-4	MIPD-5
MINING AND EXTRACTION ESTABLISHMENTS	8000		C	C	C	C	P
AGRICULTURE, FORESTRY, FISHING, AND HUNTING	9000	Grow crops, raise animals, harvest timber, and harvest fish and other animals, may be described as farms, greenhouses, nurseries, or hatcheries					
Crop Production	9100		P	P	P	P	P
Support Functions for Agriculture	9200	Includes dusting, spraying, fertilizing	X	P	P	P	P
Animal Production	9300	Keep, graze, breed or feed animals in farms or feedlots	X	P	P	P	P
Forestry and Logging	9400		P	P	P	P	P
Fishing, Hunting and Trapping	9500		P	P	P	P	P
Unclassifiable or No Function	9900	Temporary placeholder until a code can be assigned					

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