

Summary of NAICS Changes from 2012 to 2017 Edition

2017 NAICS codes in **bold** indicate pieces of the 2017 industry came from more than one 2012 NAICS industry.

2012 NAICS codes in *italics* indicate the 2012 industry split to two or more 2017 NAICS industries.

2017 NAICS codes in **red** indicate a new code, but unchanged industry title and description.

2017 NAICS	2012 NAICS	Permitted Use Table	Change required Y/N
211120 Crude Petroleum Extraction	<i>211111 Crude Petroleum and Natural Gas Extraction – crude petroleum extraction</i>	211 Oil and Gas Extraction	No
211130 Natural Gas Extraction	<i>211111 Crude Petroleum and Natural Gas Extraction – crude petroleum extraction</i>	211 Oil and Gas Extraction	No
212230 Copper, Nickel, Lead and Zinc Mining	212231 Lead Ore and Zinc Ore Mining 212234 Copper Ore and Nickel Ore Mining	212 Mining, Except Oil	No
333914 Measuring, Dispensing, and Other Pumping Equipment Manufacturing	333911 Pump and Pumping Equipment Manufacturing 333913 Measuring and Dispensing Pump Manufacturing	333 Machinery Manufacturing	No
335220 Major Household Appliance Manufacturing	335221 Household Cooking Appliance Manufacturing 335222 Household Refrigerator and Home Freezer Manufacturing 335224 Household Laundry Equipment Manufacturing	335 Electrical Equipment, Appliance, and Component Manufacturing	No

	335228 Other Major Household Appliance Manufacturing		
452210 Department Stores	452112 Department Store (except Discount Dept. Stores) 452112 Discount Dept. Stores – significant perishable grocery sales	452 General Merchandise Stores	No
452331 Warehouse Clubs and Supercenters	452112 Discount Dept. Stores – significant perishable grocery sales 452910 Warehouse Clubs and Supercenters	452 General Merchandise Stores	No
452319 All Other General Merchandise Stores	452990 All Other General Merchandise Stores	452 General Merchandise Stores	No
517311 Wired Telecommunications Carriers	517110 Wire Telecommunications Carriers	517 Telecommunications	No
517312 Wireless Telecommunications Carriers (except Satellite)	517210 Wireless Telecommunications Carriers (except Satellite)	517 Telecommunications	No
532281 Formal Wear and Costume Rental	532220 Formal Wear and Costume Rental	532 Rental and Leasing Services	No
532282 Video Tape and Disc Rental	532230 Video Tape and Disc Rental	532 Rental and Leasing Services	No
532283 Home Health Equipment Rental	532291 Home Health Equipment Rental	532 Rental and Leasing Services	No
532284 Recreational Goods Rental	532292 Recreational Goods Rental	532 Rental and Leasing Services	No
532289 All Other Consumer Goods Rental	532299 All Other Consumer Goods Rental	532 Rental and Leasing Services	No
541713 Research and Development in Nanotechnology	541711 Research and Development in Biotechnology – nanobiotechnologies	541 Professional, Scientific, and Technical Services	No

	research and experimental development laboratories 541712 Research and Development in the Physical, Engineering and Life Sciences (except Biotechnology) – except nanotechnology research and experimental development laboratories		
541714 Research and Development in Biotechnology (except Nanobiotechnology)	541711 Research and Development in Biotechnology – except nanobiotechnologies research and experimental development laboratories	541 Professional, Scientific, and Technical Services	No
541715 Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)	541712 Research and Development in the Physical, Engineering and Life Sciences (except Biotechnology) – except nanotechnology research and experimental development laboratories	541 Professional, Scientific, and Technical Services	No



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Update to 2017 Edition of North American Industry Classification System (NAICS)

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

P. Permitted Uses

5. *North American Industry Classification System (NAICS) Codes.* The activity descriptions in the (1997) NAICS Codes prepared by United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.

SUMMARY / ORIGINATING CAUSE

The North American Industry Classification System (NAICS) is a reference book that the City of Friendswood uses to determine business uses. Since 1997, Canada, Mexico and the United States have collaborated in producing five-year revisions to NAICS in order to keep the classification system current with changes in economic activities. The most recent update was in 2017.

Staff has reviewed the changes from the 2012 to 2017 edition and none of the changes affect the reference numbers used in the Permitted Use Table, therefore no changes are required at this time.

Section 7.P.5. of the Zoning Ordinance still references the 1997 edition of the NAICS reference book which needs to be updated.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

The Ordinance Subcommittee has reviewed the proposal and recommends changing the language in Zoning Ordinance Section 7.P.5. to reference the "current" version of the NAICS reference book rather than the actual year.

ATTACHMENTS

Proposed text amendment to Section 7.P.5.
Summary of NAICS changes from 2012 to 2017

Zoning Ordinance

Section 7.

P. *Permitted uses.*

1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.

2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9-G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8-F. The letters "NP" in the PUD-Mixed Use zoning district column means those uses so specified are not permitted under any circumstance.

3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.

4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.

5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the ~~(1997)~~ current NAICS Codes prepared by United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.

Appendix C, Zoning Ordinance

Section 7.P.6. Permitted Use Table

	2017 NAICS Industry Descriptions	SFR and SFR -E	MFR - GHD	MFR -L	MFR -M	MFR -H	MH R	CS C	N C	LN C	OP D	D D	A -1	L 1	I	B P
	Sexually Oriented Businesses (Ch.62)														S	
11	Agriculture, Forestry, Fishing and Hunting															
111	Crop Production							O	O		O	O	P			
1114	Greenhouse, Nursery and Floriculture Production										O	O	P	S	S	O
112	Animal Production							O	O		O	O	P			
113	Forestry and Logging										O	O	P	S	P	
1133	Logging										O	O	S		S	
114	Fishing, Hunting and Trapping										O	O	P			
115	Support Activities for Agriculture and Forestry							O	O		O	O	P		O	
21	Mining															
211	Oil and Gas Extraction										O	O	S	S	S	

212	Mining, Except Oil and Gas										O	O	S	S	S	
213	Support Activities for Mining										O	O	S	S	S	
22	Utilities															
221	Utilities										O	O		S	P	O
23	Construction															
236	Construction of Buildings							O	O		O	O		P	P	P
237	Heavy and Civil Engineering Construction							O	O		O	O		P	P	S
238	Specialty Trade Contractors							O	O		O	O		P	P	P
31-33	Manufacturing															
311	Food Manufacturing							O			O	O		S	S	S
31181 1	Retail Bakeries							P	P			P				
312	Beverage and Tobacco Product Manufacturing							O			O	O		S	S	S
313	Textile Mills							O			O	O		S	S	S
314	Textile Product Mills							O			O	O		S	S	S

315	Apparel Manufacturing						O			O	O		S	S	S
316	Leather and Allied Product Manufacturing						O			O	O		S	P	S
3161	Leather and Hide Tanning and Finishing						O			O	O		O	S	O
321	Wood Product Manufacturing						O			O	O		S	P	S
322	Paper Manufacturing						O			O	O		O	S	O
323	Printing and Related Support Activities						S			O	S		P	P	P
323113	Commercial Screen Printing						P	S		O	P		P	P	P
324	Petroleum and Coal Products Manufacturing						O			O	O		S	S	S
325	Chemical Manufacturing						O			O	O		S	S	S
325412	Pharmaceutical Preparation Manufacturing						O			O	O		P	P	P
326	Plastics and Rubber Products Manufacturing						O			O	O		S	P	S

3262	Rubber Product Manufacturing							O			O	O		O	P	O
327	Nonmetallic Mineral Product Manufacturing							O			O	O		O	P	O
331	Primary Metal Manufacturing							O			O	O		O	S	O
332	Fabricated Metal Product Manufacturing							O			O	O		S	P	S
333	Machinery Manufacturing							O			O	O		S	P	S
334	Computer and Electronic Product Manufacturing							O			O	O		P	P	P
335	Electrical Equipment, Appliance and Component Manufacturing							O			O	O		P	P	P
33591	Battery Manufacturing							O			O	O		O	S	O
336	Transportation Equipment Manufacturing							O			O	O		S	P	S
337	Furniture and Related Products Manufacturing							O			O	O		S	P	S
339	Miscellaneous Manufacturing							O			O	O		P	P	S

3391	Medical Equipment and Supplies Manufacturing							O			O	O		P	P	P
42	Wholesale Trade															
423	Merchant Wholesalers, Durable Goods							O			O	O		P	P	P
424	Merchant Wholesalers, Nondurable Goods							O			O	O		P	P	P
425	Wholesale Electronic Markets and Agents and Brokers							O			O	O		P	P	P
44-45	Retail Trade															
4411	Automobile Dealers							O			O	O		P	P	O
4412	Other Motor Vehicle Dealers							O			O	O		P	P	O
4413	Automotive Parts, Accessories and Tire Stores							P	S		O	O		P	P	P
442	Furniture and Home Furnishing Stores							P	P		O	P		S	S	P
443	Electronics and Appliance Stores							P	P		O	P		S	S	P
444	Building Material and Garden							P	P		O	P		P	P	P

	Equipment and Supplies Dealers							S	S		O	O		S	S	S
444190	Other Building Material Dealers							S	S		O	O		S	S	S
445	Food and Beverage Stores							P	P		O	P		S		S
446	Health and Personal Care Stores							P	P		O	P		P		P
447	Gasoline Stations							P	P		O	P		P	P	
447190	Other Gasoline Stations										O	O		S	S	
448	Clothing and Clothing Accessory Stores							P	P		O	P				P
451	Sporting Good, Hobby, Book and Music Stores							P	P		O	P				P
452	General Merchandise Stores							P	P		O	P		P	P	P
453	Miscellaneous Store Retailers							P	P		O	P		P	P	P
4533	Used Merchandise Stores							P	P			P		P	P	P
45393	Manufactured (mobile) Home Dealers										O	O			S	

45399	All Other Miscellaneous Store Retailers							P	P			P		P	P	P
454	Nonstore Retailers							S	S		O	S		S	S	S
48-49	Transportation and Warehousing															
481	Air Transportation										O	O		O	O	O
482	Rail Transportation										O	O		S	P	S
483	Water Transportation										O	O		O	S	O
484	Truck Transportation										O	O		P	P	S
485	Transit and Ground Passenger Transportation							S	S		O	S		S	S	S
486	Pipeline Transportation	S	S	S	S	S	S	S	S		S	S	S	S	S	S
487	Scenic and Sightseeing Transportation							S			O	P				P
488	Support Activities for Transportation							S	S		O	O		S	P	P
48841	Motor Vehicle Towing										O	O		S	P	O
491	Postal Service							P	P		O	P		P	P	P
492	Couriers and Messengers							P	P		O	P		P	P	P

493	Warehousing and Storage										O	S		P	P	P
51	Information															
511	Publishing Industries										O	S		P	P	P
512	Motion Picture and Sound Recording Industries							S			O	S		S	S	S
515	Broadcasting (except internet)							S	S		O	O		P	P	P
517	Telecommunications							S	S		O	S		P	P	P
517911	Telecommunication Resellers							P	P		O	P		P	P	P
518	Data Processing, Hosting and Related Services							S	S		O	S		S	P	P
519	Other Information Services							S	S		O	S		S	P	P
52	Finance and Insurance															
521	Monetary Authorities - Central Bank							P	P		P	P		P		P
522	Credit Intermediation and Related Activities							P	P		P	P		P		P

522298	All Other Nondepository Credit Intermediation(i.e., pawn shops)						S			O	S		S	P	P
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities						P	P		P	P		P		P
524	Insurance Carriers and Related Activities						P	P		P	P		P		P
525	Funds, Trusts, and Other Financial Vehicles						P	P		P	P		P		P
53	Real Estate and Rental and Leasing														
531	Real Estate						P	P		P	P		P	P	P
53113	Lessors of Miniwarehouses and Self-Storage Units						O	O		O	O		O	P	P
532	Rental and Leasing Services						P	S		O	P		P	P	P
53212	Truck, Utility Trailer and RV Rental						O	O		O	O		O	P	P
533	Lessors of Nonfinancial Intangible Assets						P	P		P	P		P	P	P

[illegible]

[illegible]

62331 1	Continuing Care Retirement Communities (with on-site nursing)	S1	S1					S	S		O	S				
62331 2	Assisted Living Facilities for the Elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social Assistance							S			O	S				S
6244	Child Day Care Services (Child Care Centers)							P	P		O	P				
6244	Child Day Care Services (Registered and/or Licensed Child Care Home)	P	P													
71	Arts, Entertainment and Recreation															
7111	Performing Arts							P			O	P				P
7112	Spectator Sports							S			O	O				P
7113	Promoters of Performing Arts, Sports and Similar Events							P			O	P				P
712	Museums, Historical Sites and Similar Institutions	S	S	S	S	S	S	P	S		O	P	S	S	S	S
7131	Amusement Parks and Arcades											S		S	P	

7132	Gambling Industries																
7139	Other Amusement and Recreation Industries										S			S	P		
713940	Fitness and Recreational Sports Centers							P	S			S			P	P	
72	Accommodation and Food Services																
7211	Traveler Accommodation							S			O	S			S	S	S
7212	RV (recreational vehicle) Parks and Recreational Camps										O				S	S	
7213	Rooming and Boarding Houses							S			O	S			S	S	S
7223	Special Food Services							P	P		O	P			P		P
7224	Drinking Places (more than 75% sales of alcoholic beverages)							S				S			S		S
7225	Restaurants and Other Eating Places							P	P		O	P			P		P
81	Other Services (Except Public Administration)																
8111	Automotive Repair and Maintenance							P	S		O	S			S	P	

81112	Automotive Body, Paint, Interior and Glass Repair							S	S		O	S		S	P	
8112	Electronic and Precision Equipment Repair and Maintenance							S			O	O		S	P	P
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic Repair and Maintenance)							S			O	O		S	P	P
8114	Personal and Household Goods Repair and Maintenance							S			O	O		S	P	P
8121	Personal Care Services							P	P		P	P		P		P
8122	Death Care Services							S	S		O	S		S		S
8123	Dry cleaning and Laundry Services							P	P		P	P		P		P
8129	Other Personal Services							P	P		P	P		P		P
8131	Religious Organizations	S	S	S	S	S	S	S	S		O	S	S			
8132	Grantmaking and Giving Services							O	O		O	O		O		O

8133	Social Advocacy Organizations							O	O		O	O		O	P	O
8134	Civic and Social Organizations							O	O		O	O		O	P	O
8139	Business, Professional, Labor, Political, and Similar Organizations							O	O		O	O		O		O
814	Private Households	P	P	P	P	P	P					P	P	(a)		
92	Public Administration															
921	Executive, Legislative, and Other General Government Support							P			O	P		P		P
922	Justice, Public Order and Safety Activities							P			O	P		P		P
92214	Correctional Institutions														S	
923	Administration of Human Resource Programs							P			O	P		P		P
924	Administration of Environment Quality Programs							P			O	P		P		P
925	Administration of Housing Programs,							P			O	P		P		P

	Urban Planning, and Community Development																
926	Administration of Economic Programs							P				O	P		P		P
927	Space Research and Technology							P				O	P		P		P
928	National Security and International Affairs							P				O	P		P		P

Zoning Ordinance

Section 7.P.6. PERMITTED USE TABLE

NAICS Reference Number	2017 NAICS Industry Description	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	M FR -H	G H D	C S C	NC	LN C	OP D	DD	A- 1	L1	I	BP
42	Wholesale Trade															
423	Merchant Wholesalers, Durable Goods							O			O	O		P	P	P
424	Merchant Wholesalers, Nondurable Goods							O			O	O		P	P	P
425	Wholesale Electronic Markets and Agents and Brokers							O			O	O		P	P	P
44-45	Retail Trade															
447	Gasoline Stations							P	P		O	P		P	P	
447190	Other Gasoline Stations										O	O		S	S	



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Review of the Permitted Use Table

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

P. Permitted Uses

6. Permitted Use Table (attached)

SUMMARY / ORIGINATING CAUSE

Review of the Permitted Use Table and NAICS code is required by ordinance when staff determines that the NAICS codes have been updated, typically every five years, but it has been the practice of staff and the Commission to review the PUT annually.

NAICS Use 425 Wholesale electronic Markets and Agents and Broker is missing from the table.

NAICS Use 447 Gasoline Stations includes truck stops and as currently written could be allowed in CSC zoning district along our major thoroughfares. Staff had an inquiry for a truck stop on FM 2351 which initiated this proposed change.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

The Ordinance subcommittee has reviewed the Staff recommendations and proposes the Commission consider the following changes:

- Add NAICS Use 425 Wholesale Electronic Markets and Agents and Brokers – proposal is to duplicate the districts allowed for 423 and 424.
- Add 447190 Other Gasoline Stations (gas stations without convenience stores, truck stops and marine service stations) and allow office use only in DD and OPD and require a SUP in LI and I.

ATTACHMENTS

Proposed Changes to the Permitted Use Table
Current Permitted Use Table



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Review of the Permitted Use Table

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

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6. Permitted Use Table (attached)

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IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

The Ordinance subcommittee has reviewed the Staff recommendations and proposes the Commission consider the following changes:

- NAICS Use 425 Wholesale Electronic Markets and Agents and Brokers is missing from the table – needs to be added and defined
- NAICS Use 447 Gasoline Stations includes Truck Stops and allows them in the following districts – CSC, NC, OPD, LI and I and requires a SUP in DD. Staff recommends expanding the 447 use to 447190 Other Gasoline Stations (gas stations without convenience stores, truck stops and marine service stations) and reviewing the zoning districts in which that use should be allowed.

ATTACHMENTS

[Permitted Use Table with proposed changes](#)

	2017 NAICS	SFR & SFR-E	MFR-GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	OPD	DD	A-1	LI	I	BP
	Sexually Oriented Business (Ch. 62)													S	
11	Agriculture, Forestry, Fishing and Hunting														
111	Crop Production							O	O	O	O	P			
1114	Greenhouse, Nursery & Floriculture Production									O	O	P	S	S	O
112	Animal Production							O	O	O	O	P			
113	Forestry and Logging									O	O	P	S	P	
1133	Logging									O	O	S		S	
114	Fishing, Hunting and Trapping									O	O	P			
115	Support Activities for Agriculture and Forestry							O	O	O	O	P		O	
21	Mining														
211	Oil and gas extraction									O	O	S	S	S	
212	Mining, except oil and gas									O	O	S	S	S	
213	Support Activities for Mining									O	O	S	S	S	
22	Utilities														
221	Utilities									O	O		S	P	O
23	Construction														
236	Construction of Buildings							O	O	O	O		P	P	P
237	Heavy and Civil Engineering Construction							O	O	O	O		P	P	S
238	Specialty Trade Contractors							O	O	O	O		P	P	P
31-33	Manufacturing														
311	Food manufacturing							O		O	O		S	S	S
311811	Retail Bakeries							P	P		P				
312	Beverage and Tobacco product manufacturing							O		O	O		S	S	S
313	Textile mills							O		O	O		S	S	S
314	Textile product mills							O		O	O		S	S	S
315	Apparel manufacturing							O		O	O		S	S	S
316	Leather and allied product manufacturing							O		O	O		S	P	S
3161	Leather and Hide tanning and finishing							O		O	O		O	S	O
321	Wood product manufacturing							O		O	O		S	P	S
322	Paper manufacturing							O		O	O		O	S	O
323	Printing and related support activities							S		O	S		P	P	P

	2017 NAICS	SFR & SFR-E	MFR-GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	OPD	DD	A-1	LI	I	BP
323113	Commercial Screen Printing							P	S	O	P		P	P	P
324	Petroleum and coal products mfg							O		O	O		S	S	S
325	Chemical manufacturing							O		O	O		S	S	S
325412	Parmaceutical Preparation Manufacturing							O		O	O		P	P	P
326	Plastics and rubber products manufacturing							O		O	O		S	P	S
3262	Rubber Product Manufacturing							O		O	O		O	P	O
327	Nonmetallic mineral product manufacturing							O		O	O		O	P	O
331	Primary metal manufacturing							O		O	O		O	S	O
332	Fabricated metal product manufacturing							O		O	O		S	P	S
333	Machinery manufacturing							O		O	O		S	P	S
334	Computer & electronic product manufacturing							O		O	O		P	P	P
335	Electrical equip., appliance & component mfg							O		O	O		P	P	P
33591	Battery manufacturing							O		O	O		O	S	O
336	Transportation equipment manufacturing							O		O	O		S	P	S
337	Furniture and related product manufacturing							O		O	O		S	P	S
339	Miscellaneous manufacturing							O		O	O		P	P	S
3391	Medical equipment & supplies manufacturing							O		O	O		P	P	P
42	Wholesale Trade														
423	Merchant Wholesalers, Durable Goods							O		O	O		P	P	P
424	Merchant Wholesalers, Nondurable Goods							O		O	O		P	P	P
425	Wholesale Electronic Markets and Agents and Brokers							O		O	O		P	P	P
44-45	Retail Trade														
4411	Automobile Dealers							O		O	O		P	P	O
4412	Other Motor Vehicle Dealers							O		O	O		P	P	O
4413	Automotive parts, accessories & tire stores							P	S	O	O		P	P	P
442	Furniture & home furnishing stores							P	P	O	P		S	S	P
443	Electronics and appliance stores							P	P	O	P		S	S	P
444	Bldg material & garden equip & supplies dealers							P	P	O	P		P	P	P
444190	Other Building material dealers							S	S	O	O		S	S	S
445	Food and beverage stores							P	P	O	P		S		S
446	Health and personal care stores							P	P	O	P		P		P
447	Gasoline stations							P	P	O	S		P	P	
447190	Other Gasoline stations									O	O		S	S	
448	Clothing & clothing accessory stores							P	P	O	P				P
451	Sporting good, hobby, book & music stores							P	P	O	P				P

[illegible]

	2017 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	OPD	DD	A-1	LI	I	BP
531	Real estate							P	P	P	P		P	P	P
53113	Lessors of miniwarehouses or self storage units							O	O	O	O		O	P	P
532	Rental and leasing services							P	S	O	S		P	P	P
53212	Truck, Utility trailer and RV Rental							O	O	O	O		O	P	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)							P	P	P	P		P	P	P
54	Professional, Scientific & Technical Services														
541	Professional, Scientific & Technical Services							P	P	P	P		P		P
54138	Testing Laboratories							S		O	S		S	P	P
55	Management of companies & enterprises														
551	Management of companies & enterprises							P	P	P	P		P		P
56	Admin/Support Waste Mgmt/Remediation Services														
561	Administrative and Support Services							P	P	O	P		P		P
561730	Landscaping Services							S		O	O		S	P	S
56179	Other services to buildings and dwellings							S		O	O		S	P	P
562	Waste management & remediation services									O	O		S	P	S
61	Educational services														
6111	Elementary and secondary schools	S	S	S	S	S	S	S	S	O	S	S	S	S	S
6112	Junior Colleges							S		O	S	S	S	S	S
6113	Colleges, universities and professional schools							S		O	S	S	S	S	S
6114	Business schools & computer & management training							S		O	S	S	S	S	S
6115	Technical and Trade Schools							S		O	S	S	S	S	S
6116	Other school and instruction							P	P	P	P	S	P	P	
62	Health care and Social assistance														
621	Ambulatory health care services							P	P	P	P				P
622	Hospitals							P		O	S		P		P
6231	Nursing care facilities - Skilled Nursing Facilities							S	S	O	S				

	2017 NAICS	SFR & SFR-E	MFR-GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	OPD	DD	A-1	LI	I	BP
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities	S1	S1												
623311	Continuing Care Retirement Communities (with on-site nursing)	S1	S1					S	S	O	S				
623312	Assisted Living Facilities for the Elderly (without on-site nursing)	S1	S1					S	S	O	S				
6239	Other Residential Care Facilities	S1	S1												
624	Social assistance							S		O	S				S
6244	Child day care services (Child Care Centers)				\$			P	P	O	P				
6244	Child Day Care Services (Registered and/or Licensed Child Care Home)	P	P												
71	Arts, entertainment and recreation														
711	Performing Arts, Spectator Sports, and Related Industries							P		O	P				P
7112	Spectator Sports							S		O	O				P
712	Museums, historical sites & similar institutions	S	S	S	S	S	S	P	S	O	P	S	S	S	S
7131	Amusement Parks and Arcades										S		S	P	
7132	Gambling Industries														
7139	Other amusement and recreation industries										S		S	P	
713940	Fitness and Recreational Sports Centers							P	S		S		P	P	
72	Accomodation and food services														
7211	Traveler Accommodation							S		O	S		S	S	S
7212	RV (Recreational Vehicle) Parks & Recreational Camps									O			S	S	
7213	Rooming and Boarding Houses							S		O	S		S	S	S
7223	Special Food Services							P	P	O	P		P		P
7224	Drinking places (alcoholic beverages)							S			S		S		S
7225	Restaurants and Other Eating Places							P	P	O	P		P		P
81	Other services (except Public Administration)														
8111	Automotive repair and maintenance							P	S	O	S		S	P	
81112	Automotive body, Paint, Interior, and Glass repair							S	S	O	S		S	P	
8112	Electronic and Precision Equipment Repair and Maintenance							S		O	O		S	P	P

[illegible]

[illegible]



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Stairs encroaching the front building line

Current Ordinance/Requirement:

Zoning Ordinance

Section 7.Q.2. Residential Regulation Matrix (attached).

Section 7.Q.3. Area and height exceptions.

Section 20. Definitions

D. Building. Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind.

E. Building area. The surface of the lot covered or occupied by all structures placed thereon, excluding only driveways, walkways and uncovered patios.

F. Building line. A line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

X. Structure. Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

CC. Yard. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward except for fences and walls.

DD. Yard, front. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot as specified in each zoning district.

SUMMARY / ORIGINATING CAUSE

As a result of homeowners elevating their homes due to flooding, we have had a new issue arise. Two applications have been submitted for the Zoning Board of Adjustment regarding stairs encroaching the front building line. In both cases, the owners are rebuilding their homes on the foundation/footprint of the homes that were there before. With the home elevated, it requires stairs to access the structure.

Staff is proposing to change the ordinance to exempt uncovered stairs from having to be behind the front building line, similar to sidewalk or flatwork leading to a front door, in these situations.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This action would provide relief for some owners elevating and/or rebuilding their homes as a result of Harvey and not require them to go through the variance process with ZBOA.

RECOMMENDATIONS

Staff and the Ordinance Subcommittee have discussed the proposal and are in favor of the change provided the change only allows for uncovered stairs without columns or posts. Additionally, the stairs may only encroach the minimum area required to meet elevation standards, and if an application exceeds that standard, then they would be required to apply for a variance.

ATTACHMENTS

Residential Regulation Matrix with proposed addition to Section 7.Q.3.

REGULATION MATRIX - RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR - E Single Family Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20
MFR - L Multi Family - Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50

MFR - M Multi Family - Medium	9	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MFR - H Multi Family - High	12	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MHR Mobile Home	10	—	—	<u>25</u> B	<u>25</u>	10 I	<u>30</u>	<u>25</u> B	<u>20</u>	K	No	<u>50</u>
A I	—	—	—	<u>25</u> B	<u>25</u>	10 I	<u>25</u> B	<u>20</u> C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	<u>20</u> B, H	<u>20</u>	0 D, J	5 B, H	4 C, H	40	K	Yes D	<u>50</u>

A.Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B.Thirty-five feet on thoroughfares.

C.Twenty-five feet on thoroughfares.

D.Zero set-back on side only, minimum five-foot separation between buildings.

E.Ten foot minimum separation between buildings.

F.Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing set back for additions provided they are not less than a minimum of five feet.

G.Developer must elect either units per acre or lot area. Two family residential units on two lots are required when lot area is elected.

H.Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the Drainage Utility/Access easement (if streets are private) whichever is greater.

I.Twenty-five feet when abutting land zoned single-family residential (SFR) district.

J.Ten feet when abutting land zoned anything other than MFR - GHD (Garden Home District).

K.Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.

3. Area and height exceptions.

a. Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

b. A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

1. Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2. Exceptions: Structures located within a General PUD or PUD-Mixed Use shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a General PUD or PUD-Mixed Use application will be as established in the Ordinance authorizing and approving the Planned Unit Development.

3. The maximum height allowed for structures within the Downtown District (DD) is 70 feet as measured in accordance with the method prescribed in [Section 20](#), Definitions, subsection OO, Height.

c. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.

d. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.

e. The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment,

smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.

f. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.

g. Stairs in Certain Situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of 10 feet from the front property line, if:

1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current City Flood Ordinance regulations; and
2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards per the adopted building code(s); and
3. The stairway, at its widest point, shall not exceed 10 feet.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Update to 2017 Edition of North American Industry Classification System (NAICS)

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

P. Permitted Uses

5. *North American Industry Classification System (NAICS) Codes.* The activity descriptions in the (1997) NAICS Codes prepared by United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.

SUMMARY / ORIGINATING CAUSE

The North American Industry Classification System (NAICS) is a reference book that the City of Friendswood uses to determine business uses. Since 1997, Canada, Mexico and the United States have collaborated in producing five-year revisions to NAICS in order to keep the classification system current with changes in economic activities. The most recent update was in 2017.

Staff has reviewed the changes from the 2012 to 2017 edition and none of the changes affect the reference numbers used in the Permitted Use Table, therefore no changes are required at this time.

Section 7.P.5. of the Zoning Ordinance still references the 1997 edition of the NAICS reference book which needs to be updated.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

The Ordinance Subcommittee has reviewed the proposal and recommends changing the language in Zoning Ordinance Section 7.P.5. to reference the "current" version of the NAICS reference book rather than the actual year.

ATTACHMENTS

Proposed text amendment to Section 7.P.5.
Summary of NAICS changes from 2012 to 2017

Zoning Ordinance

Section 7.

P. *Permitted uses.*

1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.

2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9-G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8-F. The letters "NP" in the PUD-Mixed Use zoning district column means those uses so specified are not permitted under any circumstance.

3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.

4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.

5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the ~~(1997)~~ current NAICS Codes prepared by United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.

Summary of NAICS Changes from 2012 to 2017 Edition

2017 NAICS codes in **bold** indicate pieces of the 2017 industry came from more than one 2012 NAICS industry.

2012 NAICS codes in *italics* indicate the 2012 industry split to two or more 2017 NAICS industries.

2017 NAICS codes in **red** indicate a new code, but unchanged industry title and description.

2017 NAICS	2012 NAICS	Permitted Use Table	Change required Y/N
211120 Crude Petroleum Extraction	<i>211111 Crude Petroleum and Natural Gas Extraction – crude petroleum extraction</i>	211 Oil and Gas Extraction	No
211130 Natural Gas Extraction	<i>211111 Crude Petroleum and Natural Gas Extraction – crude petroleum extraction</i>	211 Oil and Gas Extraction	No
212230 Copper, Nickel, Lead and Zinc Mining	212231 Lead Ore and Zinc Ore Mining 212234 Copper Ore and Nickel Ore Mining	212 Mining, Except Oil	No
333914 Measuring, Dispensing, and Other Pumping Equipment Manufacturing	333911 Pump and Pumping Equipment Manufacturing 333913 Measuring and Dispensing Pump Manufacturing	333 Machinery Manufacturing	No
335220 Major Household Appliance Manufacturing	335221 Household Cooking Appliance Manufacturing 335222 Household Refrigerator and Home Freezer Manufacturing 335224 Household Laundry Equipment Manufacturing	335 Electrical Equipment, Appliance, and Component Manufacturing	No

	335228 Other Major Household Appliance Manufacturing		
452210 Department Stores	452112 Department Store (except Discount Dept. Stores) 452112 Discount Dept. Stores – significant perishable grocery sales	452 General Merchandise Stores	No
452331 Warehouse Clubs and Supercenters	452112 Discount Dept. Stores – significant perishable grocery sales 452910 Warehouse Clubs and Supercenters	452 General Merchandise Stores	No
452319 All Other General Merchandise Stores	452990 All Other General Merchandise Stores	452 General Merchandise Stores	No
517311 Wired Telecommunications Carriers	517110 Wire Telecommunications Carriers	517 Telecommunications	No
517312 Wireless Telecommunications Carriers (except Satellite)	517210 Wireless Telecommunications Carriers (except Satellite)	517 Telecommunications	No
532281 Formal Wear and Costume Rental	532220 Formal Wear and Costume Rental	532 Rental and Leasing Services	No
532282 Video Tape and Disc Rental	532230 Video Tape and Disc Rental	532 Rental and Leasing Services	No
532283 Home Health Equipment Rental	532291 Home Health Equipment Rental	532 Rental and Leasing Services	No
532284 Recreational Goods Rental	532292 Recreational Goods Rental	532 Rental and Leasing Services	No
532289 All Other Consumer Goods Rental	532299 All Other Consumer Goods Rental	532 Rental and Leasing Services	No
541713 Research and Development in Nanotechnology	541711 Research and Development in Biotechnology – nanobiotechnologies	541 Professional, Scientific, and Technical Services	No

	research and experimental development laboratories 541712 Research and Development in the Physical, Engineering and Life Sciences (except Biotechnology) – except nanotechnology research and experimental development laboratories		
541714 Research and Development in Biotechnology (except Nanobiotechnology)	541711 Research and Development in Biotechnology – except nanobiotechnologies research and experimental development laboratories	541 Professional, Scientific, and Technical Services	No
541715 Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)	541712 Research and Development in the Physical, Engineering and Life Sciences (except Biotechnology) – except nanotechnology research and experimental development laboratories	541 Professional, Scientific, and Technical Services	No



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Review of the Permitted Use Table

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

P. Permitted Uses

6. Permitted Use Table (attached)

SUMMARY / ORIGINATING CAUSE

Review of the Permitted Use Table and NAICS code is required by ordinance when staff determines that the NAICS codes have been updated, typically every five years, but it has been the practice of staff and the Commission to review the PUT annually.

NAICS Use 425 Wholesale electronic Markets and Agents and Broker is missing from the table.

NAICS Use 447 Gasoline Stations includes truck stops and as currently written could be allowed in CSC zoning district along our major thoroughfares. Staff had an inquiry for a truck stop on FM 2351 which initiated this proposed change.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

The Ordinance subcommittee has reviewed the Staff recommendations and proposes the Commission consider the following changes:

- Add NAICS Use 425 Wholesale Electronic Markets and Agents and Brokers – proposal is to duplicate the districts allowed for 423 and 424.
- Add 447190 Other Gasoline Stations (gas stations without convenience stores, truck stops and marine service stations) and allow office use only in DD and OPD and require a SUP in LI and I.

ATTACHMENTS

Proposed Changes to the Permitted Use Table
Current Permitted Use Table

Zoning Ordinance

Section 7.P.6. PERMITTED USE TABLE

NAICS Reference Number	2017 NAICS Industry Description	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	M FR -H	G H D	C S C	NC	LN C	OP D	DD	A- 1	L1	I	BP
42	Wholesale Trade															
423	Merchant Wholesalers, Durable Goods							O			O	O		P	P	P
424	Merchant Wholesalers, Nondurable Goods							O			O	O		P	P	P
425	Wholesale Electronic Markets and Agents and Brokers							O			O	O		P	P	P
44-45	Retail Trade															
447	Gasoline Stations							P	P		O	P		P	P	
447190	Other Gasoline Stations										O	O		S	S	

Appendix C, Zoning Ordinance

Section 7.P.6. Permitted Use Table

	2017 NAICS Industry Descriptions	SFR and SFR -E	MFR - GHD	MFR -L	MFR -M	MFR -H	MH R	CS C	N C	LN C	OP D	D D	A -1	L 1	I	B P
	Sexually Oriented Businesses (Ch.62)														S	
11	Agriculture, Forestry, Fishing and Hunting															
111	Crop Production							O	O		O	O	P			
1114	Greenhouse, Nursery and Floriculture Production										O	O	P	S	S	O
112	Animal Production							O	O		O	O	P			
113	Forestry and Logging										O	O	P	S	P	
1133	Logging										O	O	S		S	
114	Fishing, Hunting and Trapping										O	O	P			
115	Support Activities for Agriculture and Forestry							O	O		O	O	P		O	
21	Mining															
211	Oil and Gas Extraction										O	O	S	S	S	

212	Mining, Except Oil and Gas										O	O	S	S	S	
213	Support Activities for Mining										O	O	S	S	S	
22	Utilities															
221	Utilities										O	O		S	P	O
23	Construction															
236	Construction of Buildings							O	O		O	O		P	P	P
237	Heavy and Civil Engineering Construction							O	O		O	O		P	P	S
238	Specialty Trade Contractors							O	O		O	O		P	P	P
31-33	Manufacturing															
311	Food Manufacturing							O			O	O		S	S	S
31181 1	Retail Bakeries							P	P			P				
312	Beverage and Tobacco Product Manufacturing							O			O	O		S	S	S
313	Textile Mills							O			O	O		S	S	S
314	Textile Product Mills							O			O	O		S	S	S

315	Apparel Manufacturing						O			O	O		S	S	S
316	Leather and Allied Product Manufacturing						O			O	O		S	P	S
3161	Leather and Hide Tanning and Finishing						O			O	O		O	S	O
321	Wood Product Manufacturing						O			O	O		S	P	S
322	Paper Manufacturing						O			O	O		O	S	O
323	Printing and Related Support Activities						S			O	S		P	P	P
323113	Commercial Screen Printing						P	S		O	P		P	P	P
324	Petroleum and Coal Products Manufacturing						O			O	O		S	S	S
325	Chemical Manufacturing						O			O	O		S	S	S
325412	Pharmaceutical Preparation Manufacturing						O			O	O		P	P	P
326	Plastics and Rubber Products Manufacturing						O			O	O		S	P	S

3262	Rubber Product Manufacturing							O			O	O		O	P	O
327	Nonmetallic Mineral Product Manufacturing							O			O	O		O	P	O
331	Primary Metal Manufacturing							O			O	O		O	S	O
332	Fabricated Metal Product Manufacturing							O			O	O		S	P	S
333	Machinery Manufacturing							O			O	O		S	P	S
334	Computer and Electronic Product Manufacturing							O			O	O		P	P	P
335	Electrical Equipment, Appliance and Component Manufacturing							O			O	O		P	P	P
33591	Battery Manufacturing							O			O	O		O	S	O
336	Transportation Equipment Manufacturing							O			O	O		S	P	S
337	Furniture and Related Products Manufacturing							O			O	O		S	P	S
339	Miscellaneous Manufacturing							O			O	O		P	P	S

3391	Medical Equipment and Supplies Manufacturing							O			O	O		P	P	P
42	Wholesale Trade															
423	Merchant Wholesalers, Durable Goods							O			O	O		P	P	P
424	Merchant Wholesalers, Nondurable Goods							O			O	O		P	P	P
425	Wholesale Electronic Markets and Agents and Brokers							O			O	O		P	P	P
44-45	Retail Trade															
4411	Automobile Dealers							O			O	O		P	P	O
4412	Other Motor Vehicle Dealers							O			O	O		P	P	O
4413	Automotive Parts, Accessories and Tire Stores							P	S		O	O		P	P	P
442	Furniture and Home Furnishing Stores							P	P		O	P		S	S	P
443	Electronics and Appliance Stores							P	P		O	P		S	S	P
444	Building Material and Garden							P	P		O	P		P	P	P

	Equipment and Supplies Dealers							S	S		O	O		S	S	S
444190	Other Building Material Dealers							S	S		O	O		S	S	S
445	Food and Beverage Stores							P	P		O	P		S		S
446	Health and Personal Care Stores							P	P		O	P		P		P
447	Gasoline Stations							P	P		O	P		P	P	
447190	Other Gasoline Stations										O	O		S	S	
448	Clothing and Clothing Accessory Stores							P	P		O	P				P
451	Sporting Good, Hobby, Book and Music Stores							P	P		O	P				P
452	General Merchandise Stores							P	P		O	P		P	P	P
453	Miscellaneous Store Retailers							P	P		O	P		P	P	P
4533	Used Merchandise Stores							P	P			P		P	P	P
45393	Manufactured (mobile) Home Dealers										O	O			S	

45399	All Other Miscellaneous Store Retailers							P	P			P		P	P	P
454	Nonstore Retailers							S	S		O	S		S	S	S
48-49	Transportation and Warehousing															
481	Air Transportation										O	O		O	O	O
482	Rail Transportation										O	O		S	P	S
483	Water Transportation										O	O		O	S	O
484	Truck Transportation										O	O		P	P	S
485	Transit and Ground Passenger Transportation							S	S		O	S		S	S	S
486	Pipeline Transportation	S	S	S	S	S	S	S	S		S	S	S	S	S	S
487	Scenic and Sightseeing Transportation							S			O	P				P
488	Support Activities for Transportation							S	S		O	O		S	P	P
48841	Motor Vehicle Towing										O	O		S	P	O
491	Postal Service							P	P		O	P		P	P	P
492	Couriers and Messengers							P	P		O	P		P	P	P

493	Warehousing and Storage										O	S		P	P	P
51	Information															
511	Publishing Industries										O	S		P	P	P
512	Motion Picture and Sound Recording Industries							S			O	S		S	S	S
515	Broadcasting (except internet)							S	S		O	O		P	P	P
517	Telecommunications							S	S		O	S		P	P	P
517911	Telecommunication Resellers							P	P		O	P		P	P	P
518	Data Processing, Hosting and Related Services							S	S		O	S		S	P	P
519	Other Information Services							S	S		O	S		S	P	P
52	Finance and Insurance															
521	Monetary Authorities - Central Bank							P	P		P	P		P		P
522	Credit Intermediation and Related Activities							P	P		P	P		P		P

522298	All Other Nondepository Credit Intermediation(i.e., pawn shops)						S			O	S		S	P	P
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities						P	P		P	P		P		P
524	Insurance Carriers and Related Activities						P	P		P	P		P		P
525	Funds, Trusts, and Other Financial Vehicles						P	P		P	P		P		P
53	Real Estate and Rental and Leasing														
531	Real Estate						P	P		P	P		P	P	P
53113	Lessors of Miniwarehouses and Self-Storage Units						O	O		O	O		O	P	P
532	Rental and Leasing Services						P	S		O	P		P	P	P
53212	Truck, Utility Trailer and RV Rental						O	O		O	O		O	P	P
533	Lessors of Nonfinancial Intangible Assets						P	P		P	P		P	P	P

[illegible]

[illegible]

62331 1	Continuing Care Retirement Communities (with on-site nursing)	S1	S1					S	S		O	S				
62331 2	Assisted Living Facilities for the Elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social Assistance							S			O	S				S
6244	Child Day Care Services (Child Care Centers)							P	P		O	P				
6244	Child Day Care Services (Registered and/or Licensed Child Care Home)	P	P													
71	Arts, Entertainment and Recreation															
7111	Performing Arts							P			O	P				P
7112	Spectator Sports							S			O	O				P
7113	Promoters of Performing Arts, Sports and Similar Events							P			O	P				P
712	Museums, Historical Sites and Similar Institutions	S	S	S	S	S	S	P	S		O	P	S	S	S	S
7131	Amusement Parks and Arcades											S		S	P	

7132	Gambling Industries																
7139	Other Amusement and Recreation Industries										S			S	P		
713940	Fitness and Recreational Sports Centers							P	S			S			P	P	
72	Accommodation and Food Services																
7211	Traveler Accommodation							S			O	S			S	S	S
7212	RV (recreational vehicle) Parks and Recreational Camps										O				S	S	
7213	Rooming and Boarding Houses							S			O	S			S	S	S
7223	Special Food Services							P	P		O	P			P		P
7224	Drinking Places (more than 75% sales of alcoholic beverages)							S				S			S		S
7225	Restaurants and Other Eating Places							P	P		O	P			P		P
81	Other Services (Except Public Administration)																
8111	Automotive Repair and Maintenance							P	S		O	S			S	P	

81112	Automotive Body, Paint, Interior and Glass Repair							S	S		O	S		S	P	
8112	Electronic and Precision Equipment Repair and Maintenance							S			O	O		S	P	P
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic Repair and Maintenance)							S			O	O		S	P	P
8114	Personal and Household Goods Repair and Maintenance							S			O	O		S	P	P
8121	Personal Care Services							P	P		P	P		P		P
8122	Death Care Services							S	S		O	S		S		S
8123	Dry cleaning and Laundry Services							P	P		P	P		P		P
8129	Other Personal Services							P	P		P	P		P		P
8131	Religious Organizations	S	S	S	S	S	S	S	S		O	S	S			
8132	Grantmaking and Giving Services							O	O		O	O		O		O

8133	Social Advocacy Organizations							O	O		O	O		O	P	O
8134	Civic and Social Organizations							O	O		O	O		O	P	O
8139	Business, Professional, Labor, Political, and Similar Organizations							O	O		O	O		O		O
814	Private Households	P	P	P	P	P	P					P	P	(a)		
92	Public Administration															
921	Executive, Legislative, and Other General Government Support							P			O	P		P		P
922	Justice, Public Order and Safety Activities							P			O	P		P		P
92214	Correctional Institutions														S	
923	Administration of Human Resource Programs							P			O	P		P		P
924	Administration of Environment Quality Programs							P			O	P		P		P
925	Administration of Housing Programs,							P			O	P		P		P

	Urban Planning, and Community Development															
926	Administration of Economic Programs							P			O	P		P		P
927	Space Research and Technology							P			O	P		P		P
928	National Security and International Affairs							P			O	P		P		P



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Stairs encroaching the front building line

Current Ordinance/Requirement:

Zoning Ordinance

Section 7.Q.2. Residential Regulation Matrix (attached).

Section 7.Q.3. Area and height exceptions.

Section 20. Definitions

D. Building. Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind.

E. Building area. The surface of the lot covered or occupied by all structures placed thereon, excluding only driveways, walkways and uncovered patios.

F. Building line. A line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

X. Structure. Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

CC. Yard. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward except for fences and walls.

DD. Yard, front. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot as specified in each zoning district.

SUMMARY / ORIGINATING CAUSE

As a result of homeowners elevating their homes due to flooding, we have had a new issue arise. Two applications have been submitted for the Zoning Board of Adjustment regarding stairs encroaching the front building line. In both cases, the owners are rebuilding their homes on the foundation/footprint of the homes that were there before. With the home elevated, it requires stairs to access the structure.

Staff is proposing to change the ordinance to exempt uncovered stairs from having to be behind the front building line, similar to sidewalk or flatwork leading to a front door, in these situations.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This action would provide relief for some owners elevating and/or rebuilding their homes as a result of Harvey and not require them to go through the variance process with ZBOA.

RECOMMENDATIONS

Staff and the Ordinance Subcommittee have discussed the proposal and are in favor of the change provided the change only allows for uncovered stairs without columns or posts. Additionally, the stairs may only encroach the minimum area required to meet elevation standards, and if an application exceeds that standard, then they would be required to apply for a variance.

ATTACHMENTS

Residential Regulation Matrix with proposed addition to Section 7.Q.3.

REGULATION MATRIX - RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR - E Single Family Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20
MFR - L Multi Family - Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50

MFR - M Multi Family - Medium	9	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MFR - H Multi Family - High	12	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MHR Mobile Home	10	—	—	<u>25</u> B	<u>25</u>	10 I	<u>30</u>	<u>25</u> B	<u>20</u>	K	No	<u>50</u>
A I	—	—	—	<u>25</u> B	<u>25</u>	10 I	<u>25</u> B	<u>20</u> C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	<u>20</u> B, H	<u>20</u>	0 D, J	5 B, H	4 C, H	40	K	Yes D	<u>50</u>

A.Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B.Thirty-five feet on thoroughfares.

C.Twenty-five feet on thoroughfares.

D.Zero set-back on side only, minimum five-foot separation between buildings.

E.Ten foot minimum separation between buildings.

F.Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing set back for additions provided they are not less than a minimum of five feet.

G.Developer must elect either units per acre or lot area. Two family residential units on two lots are required when lot area is elected.

H.Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the Drainage Utility/Access easement (if streets are private) whichever is greater.

I.Twenty-five feet when abutting land zoned single-family residential (SFR) district.

J.Ten feet when abutting land zoned anything other than MFR - GHD (Garden Home District).

K.Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.

3. Area and height exceptions.

a. Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

b. A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

1. Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2. Exceptions: Structures located within a General PUD or PUD-Mixed Use shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a General PUD or PUD-Mixed Use application will be as established in the Ordinance authorizing and approving the Planned Unit Development.

3. The maximum height allowed for structures within the Downtown District (DD) is 70 feet as measured in accordance with the method prescribed in [Section 20](#), Definitions, subsection OO, Height.

c. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.

d. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.

e. The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment,

smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.

f. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.

g. Stairs in Certain Situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of 10 feet from the front property line, if:

1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current City Flood Ordinance regulations; and
2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards per the adopted building code(s); and
3. The stairway, at its widest point, shall not exceed 10 feet.

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Deputy Director of CDD/Planner
 Date: May 17, 2018
 Re: DRC Report

The following DRC Meetings were held in **April 2018**.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Ranch Monthly Meeting	PUD	No	Pedestrian gate at Lake Friendswood will be installed in 2-3 weeks. Arbor Gate Section 6 should be on for acceptance soon; pond reserve plat presented with a portion as unrestricted; staff advised the entire area needed to be platted as detention; faded stop signs need to be replaced per final walkthrough punch list; Lake Friendswood buildings – need engineer letters for welds, windstorm, etc. Need to turn over to City once completed;	
5 Wilderness Trail Subdivide residential lot...possibly into 3 lots	SFR	No	Preliminary and Final plat required; water and sewer are available; eligible to purchase regional detention if lots are 5 acres or less; property contains all flood zone categories – USX,SX,AE And Floodway; fire hydrant required within 500 feet;	

311 & 401 N Friendswood Dr. Interior remodel and addition of garage and crematorium at Jeter Funeral Home	CSC/SUP	Yes	SUP Amendment required due to addition of building outside of current SUP boundary; Property has been platted; site plan approval would be included with SUP application; site is subject to COD requirements; water and sewer services are existing; request to GCCDD to purchase regional detention for added impervious cover; no hazardous flood zones; crematorium would be required to meet fire codes;	
1650 E Winding Way Subdivide property into 2 lots	CSC	No	Replat required in order to subdivide the lot into two lots; new address will be assigned to Building A; water, sewer and drainage are all existing; no hazardous flood zones;	

2811 Dixie Farm Rd. Proposed shopping center on 2.99 acres – similar to shopping center in League City where Red Oak Café is located	I	Yes	For proposed uses of restaurants, nail salons, etc., a zone change would be required; suggested CSC zoning district; preliminary and final plat required; site plan approval required; utilities would need to be extended from Pearland – must be installed and accepted prior to recordation of final plat; 5-ft sidewalk required along Dixie Farm Rd; on-site detention required; engineered drainage plan required and approval from Harris County Flood Control District required; 1999 FIRM Map shows SX and AE flood zones; TxDOT permits required for any work within the right-of-way of Dixie Farm Rd; fire sprinkler required for buildings 12,000sf or greater and for certain types of occupancy groups; PD suggests surveillance due to proximity to I-45	
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