

DRAFT Freight Rail Dependent Uses

Last updated: 6/7/18

The “FRDU” column in the below table reflects the current draft use list.

- P = Uses allowed subject to approval of applicable permits
- C = Conditional uses which may be permitted, subject to the approval of a conditional use permit as set forth in Section 40.520.030.
- X = Uses specifically prohibited.

Table 40.230.085-1. Uses 2017 North American Industrial Classification System (NAICS)				IL	IH	IR	BP	IL-RILB Overlay ¹⁰	FRDU
11 Agriculture, forestry, fishing and hunting									
111	Crop production			P	P	P	P	P	P
112	Animal production			P	P	P	P	P	P
113	Forestry and logging			P	P	P	P	P	P
114	Fishing, hunting and trapping			P	P	P	P	P	P
115	Support activities for agriculture and forestry			P	P	P	P	P	P
22 Utilities									
221	Utilities								
		22111	Electric power generation	P	P	P	C	C	P
		22112	Electric power transmission and distribution	P	P	P	P	P	P
		22121	Natural gas distribution	P	P	P	P	P	P
		22131	Water supply and irrigation systems	P	P	P	P	P	P
		22132	Sewage treatment facilities	P	P	P	C	C	X
23 Construction									
236	Construction of buildings			P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P
237	Heavy and civil engineering construction			P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P
238	Specialty trade contractors			P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P
			Storage yards for building materials, contractors' equipment and vehicles	P	P	P	X	P	P
31-33 Manufacturing Uses									
311	Food manufacturing			P	P	P	X	P	P
		31161	Animal slaughtering and processing	C	P	P	X	X	X
		311811	Retail bakeries	P	P	P	P	P	P ¹
316	Leather and allied product manufacturing								P
	3161	Leather and hide tanning and finishing		X	P	P	X	X	X
321	Wood product manufacturing								P

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322	Paper manufacturing									P
323	Printing and related support activities				P	P	P	P	P	P
324	Petroleum and coal products manufacturing				X	P	P	X	X	X
			324121	Asphalt paving mixture and block manufacturing	X	P	P	X	X	C
325	Chemical manufacturing				X	P	P	X	X	C
	3254	Pharmaceutical and medicine manufacturing			P	P	P	X	P	P
	3256	Soap, cleaning compound, and toilet preparation manufacturing			P	P	P	X	P	P
326	Plastics and rubber products manufacturing				P	P	P	X	P	P
327	Nonmetallic mineral product manufacturing									P
	3273	Cement and concrete product manufacturing			P	P	P	X	P	P
			327310	Cement manufacturing	X	P	P	X	X	C
			327320	Ready-mix concrete manufacturing	X	P	P	X	X	P
	3274	Lime and gypsum product manufacturing			X	P	P	X	X	C
	3279	Other nonmetallic mineral product manufacturing			X	P	P	X	X	C
331	Primary metal manufacturing				X	P	P	X	X	C
332	Fabricated metal product manufacturing									P
	3328	Coating, engraving, heat treating, and allied activities			P	P	P	X	P	P
			332813	Electroplating, plating, polishing, anodizing, and coloring	C	P	P	X	C	C
333	Machinery manufacturing				P	P	P	C	P	P
334	Computer and electronic product manufacturing				P	P	P	P	P	P
335	Electrical equipment, appliance, and component manufacturing				P	P	P	P	P	P
336	Transportation equipment manufacturing				P	P	P	X	P	P
337	Furniture and related product manufacturing				P	P	P	X	P	P
339	Miscellaneous manufacturing				P	P	P	P	P	P
42 Wholesale Trade										
423	Wholesale trade, durable goods (retail sales prohibited)				P	P	P	P	P	P

Table 40.230.085-1. Uses 2017 North American Industrial Classification System (NAICS)		IL	IH	IR	BP	IL-RILB Overlay ¹⁰	FRDU
424	Wholesale trade, nondurable goods (retail sales prohibited)	P	P	P	P	P	P
425	Wholesale electronic markets and agents and brokers	P	P	P	P	P	X
44-45 Retail Trade							
	Retail sales of products fabricated on site	P ¹	P ¹	P ¹	P ¹	P ¹	X
	Construction and industrial equipment sales	P	P	P	X	P	P
	4441 Building material and supplies dealers	P	X	X	X	P	P
48-49 Transportation and Warehousing							
482	Rail transportation	P	P	P	X	P	P
483	Water transportation	X	P	X	X	X	X
484	Truck transportation	P	P	P	P	P	P
485	Transit and ground passenger transportation	P	P	P	P	P	X
486	Pipeline transportation	P	P	P	P	P	X
487	Scenic and sightseeing transportation	P	P	X	X	P	X
488	Support activities for transportation	P	P	X	X	P	P
	4882 Support activities for rail transportation	P	P	P	X	P	P
	4883 Support activities for water transportation	X	P	P	X	X	X
	4884 Support activities for road transportation	P	X	X	X	P	P
	4885 Freight transportation arrangement	P	P	P	P	P	P
	4889 Other support activities for transportation	P	P	P	P	P	X
491	Postal service	P	P	P	P	P	P
492	Couriers and messengers	P	P	P	P	P	P
493	Warehousing and storage	P	P	P	P	P	P
51 Information							
511	Publishing industries	P	P	P	P	P	P
53 Real estate and rental and leasing							
	5324 Commercial and industrial machinery and equipment rental and leasing	P	P	P	X	P	P
56 Administrative and support and waste management and remediation services							
562	Waste management and remediation services	C ⁶	C ⁶	C ⁶	X	C ⁶	C ²
81 Other services (except public administration)							
811	Repair and maintenance	P ³	P ³	P ³	P ³	P ³	P ³

Table 40.230.085-1. Uses 2017 North American Industrial Classification System (NAICS)			IL	IH	IR	BP	IL-RILB Overlay ¹⁰	FRDU
	8111	Automotive repair and maintenance	P ³	P ³	P ³	C	P ³	X
	8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	P ³	P ³	P ³	C	P ³	P ³
a.	Administrative, educational, and other related activities and facilities		P ²	P ²	P ²	P ²	P ²	P ¹
b.	Caretaker, security or manager residence when incorporated as an integral part of a permitted use		P ²	P ²	P ²	P ²	P ²	P ¹

Footnotes:

¹ Permitted only in association with a permitted use.

² Subject to the provisions of Section 40.260.200.

³ The repair and maintenance subsector does not include all establishments that do repair and maintenance. For example, a substantial amount of repair is done by establishments that also manufacture machinery, equipment and other goods. These establishments are included in Sector 31-33 Manufacturing Uses. Repair of transportation equipment is often provided by or based at transportation facilities, such as airports and seaports, and these activities are included in Sector 48-49 Transportation and Warehousing. Excluded from this subsector are establishments primarily engaged in rebuilding or remanufacturing machinery and equipment. These are classified in Sector 31-33, Manufacturing Uses. Also excluded are retail establishments that provide after-sale services and repair. These are classified in Sector 44-45, Retail trade.