

ORDINANCE Z25-01

AN ORDINANCE TO AMEND IN PART ARTICLE 5, ARTICLE 10, ARTICLE 16, ARTICLE 18, ARTICLE 40, ARTICLE 50, ARTICLE 53, ARTICLE 70, ARTICLE 84, ARTICLE 94, AND ARTICLE 98 OF THE VILLAGE BEAR LAKE ZONING ORDINANCE ENTITLED “BEAR LAKE VILLAGE ZONING ORDINANCE” WHICH WAS ADOPTED JULY 17TH, 2019. THESE AMENDMENTS ARE PREPARED TO ADDRESS VARIOUS ARTICLES OF THE ORDINANCE AND TO REPEAL ALL ORDINANCES IN CONFLICT THEREWITH

THE VILLAGE OF BEAR LAKE ORDAINS:

Section 1:

Language proposed to be added is identified by *italics* and all text to be removed is identified by ~~strikethrough~~.

Amend Article 5: Interpretations and Definitions:

502) Definitions

~~Dangerous Building:~~ means a building or structure that has one or more of the following defects or has one or more of the following conditions:

- ~~A. A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code, or the property is otherwise a fire hazard in a manner dangerous to the safety of persons or property;~~
- ~~B. A portion of the building or structure is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the damage and does not meet the minimum requirements of MCL 125-523, et seq, or the applicable building code for a new building or structure, purpose, or location;~~
- ~~C. A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property;~~
- ~~D. A portion of the building or structure has settled to an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction of MCL 125-523, et seq, or the applicable building code;~~
- ~~E. The building or structure, or a part thereof, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way;~~
- ~~F. The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used;~~

- G. ~~The building or structure is hazardous to the safety, health, or general welfare of the people of the Village because of dilapidation; decay; damage, by fire, wind, flood, or otherwise; faulty construction; abandonment; inadequate maintenance. This includes a building or structure which: is unsanitary or unfit for its intended use or for human use or is an attractive nuisance to children; becomes a harbor for vagrants, criminals, or immoral persons; enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act; or is open at the doors and windows such that the interior of the building is exposed to the elements or entrance by trespassers.~~
- H. ~~The building or structure that has light, air, or sanitation facilities which are inadequate to protect the health, safety, or general welfare of those who live or may live within;~~
- I. ~~A building or structure, or part thereof, which is likely to partially or entirely collapse, or some part of the foundation or underpinning is likely to fall or give way so as to injure persons or damage property;~~
- J. ~~The building or structure has become damaged or dilapidated to such an extent that the cost of repair to place it in a safe, sound, and sanitary condition exceeds 50 percent of the assessed valuation of the structure or property, at the time when repairs are to be made;~~
- K. ~~A building or structure used or intended to be used for dwelling purposes, including the adjoining grounds, because of dilapidation, decay, damage, environmental factors, faulty construction or arrangement, or for other reason, is unsanitary or unfit for human habitation, is in a condition that the health officer determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling;~~
- L. ~~The building or structure has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of 1 year or more so that the property is unfit for its intended use; or~~
- M. ~~A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a licensed real estate broker or otherwise listed as 'for sale by owner'; unless 30 days of the building becoming unoccupied, or the effective date of this ordinance, whichever is later, the owner or the owner's agent notifies the County Sheriff and the Enforcement Officer in writing that the building or structure will remain unoccupied for a period of 180 consecutive days AND the exterior of the building is otherwise maintained in compliance with this ordinance. The notice shall be renewed at least every 180 days in order to be effective. This subsection shall not apply to building or structure that is the secondary dwelling of the owner if the owner notifies the County police and the Enforcement Officer that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year.~~

~~Dangerous Building Hearing Officer or Hearing Officer: means a person appointed by and serving at the pleasure of the Village President. The Hearing Officer shall be a person who has expertise in housing matters including, but not limited to, an engineer, architect, building contractor, building inspector, or member of a community housing organization. An employee of the Village or a person whose advice is sought by the Enforcement Officer, shall not be appointed as the Hearing Officer.~~

Erosion Control Device: Any structural or physical method used to control shoreland erosion processes. Erosion control devices include, but are not limited to, structures such as groines, seawalls, revetments or beachwalls and may include any type of beach nourishment by filing approved by ~~the DEQ~~ *EGLE, County Soil Erosion Officer* and/or the Zoning Administrator.

~~Junk: means unusable or otherwise dilapidated furniture, parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of woods, metal or any other material or other cast-off material of any kind whether or not the same could be put to any reasonable use.~~

~~Junk Vehicle: means a motor vehicle, boat, all-terrain vehicle, recreational vehicle, snowmobile, trailer, or wheeled vehicle which is designated to be self-propelled, which is partially or totally dismantled or inoperable due to any other cause, including without limit disrepair, accident, or lack of licensing.~~

~~Motor Vehicle, Inoperable: Any wheeled vehicle which is self-propelled and intended to be self-propelled, and which by reason of dismantling, disrepair or other cause is incapable of being propelled under its own power.~~

Short-Term Rental: Any building or structure or portion thereof with sleeping, bathroom, and/or cooking facilities forming a single habitation unit for occupancy by one or more persons for a period of 1-29 consecutive days and/or nights for any monetary compensation or other form of non-monetary consideration: except this term does not include either of the following:

- A. Any motel/hotel or bed & breakfast lawfully operating in accordance with all applicable requirements of the Zoning Ordinance of the Village of Bear Lake.*

Section 2:

Amend Article 10: General Provisions

104) Environmental, water

B. Wetland and Floodplain Protection

Development shall not occur within any protected wetland, the 100-year floodplain or floodway as determined by the State of Michigan Department of ~~Environmental Quality (DEQ)~~ *Environment, Great Lakes, and Energy (EGLE)* or the Federal Emergency Management Agency (FEMA).

105) Environmental, Site

A. Erosion Control Devices.

Erosion control devices shall be permitted in all applicable zoning districts. Erosion control devices shall be permitted, reviewed and approved by Manistee County. The erosion control device shall meet MDEQ *EGL*E's design, construction and maintenance standards, and shall be built prior to or concurrently with the construction of the principal structure. Manistee County Soil and Erosion Control permits shall be presented to the Zoning Administrator prior to construction.

~~106) Waste, Junk, Blight, Hazardous Structures/Buildings~~

- ~~A. Purpose. The Village determines that the uses, structures and activities described in this Section, or maintained in violation of this Section, are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods and constitute a public or attractive nuisance, due to physical condition or use. On and after the effective date of this ordinance, no person or other legal entity of any kind shall keep, maintain, or permit to be kept or maintained any of these causes of blight or blighting factors on any property in the Village. All persons or entities who own, manage, lease, rent, manage, or occupy any structure property shall be responsible for taking necessary steps to keep and maintain properties and structures in compliance with this ordinance.~~
- ~~B. Exception. Any other provision of this ordinance notwithstanding, this ordinance does not apply to inventory on premises occupied by a merchant licensed under MCL 205-53 conducting a lawful business, or to the property that patrons of a lawful motor vehicle facility, furniture or appliance repair facility, or gasoline service station while left on the premises of either for purposes of service or repair.~~
- ~~C. Dangerous Building. No person or entity shall keep or maintain any building or structure or portion thereof as a Dangerous Building, as defined in Article 5.~~
- ~~D. Vacant Building. Any vacant dwelling, garage or other out building shall be kept securely locked, windows kept glazed or neatly enclosed and otherwise protected as reasonably necessary to prevent entrance by vandals or other unauthorized persons, and cats, dogs, rats, mice and other vermin.~~
- ~~E. Partially Completed Structures. No person or entity shall keep or permit to be kept any partially completed structure, unless in the course of construction in accordance with a valid and existing building permit issued by the State of Michigan, and unless exterior construction is completed within one year after the issuance of said building permit.~~
- ~~F. Storage of Junk. No person or entity shall keep or permit to be kept any accumulation of Junk outside of a totally enclosed structure, unless neatly stacked and covered. Sidewalks must be unobstructed.~~
- ~~G. Storage of Junk Vehicles. Except as provided herein, or as detailed in the Village's Dismantled Vehicle Ordinance of 1982, no person or entity shall park or store a Junk Vehicle on any property for a period of more than 30 days, unless kept within a completely enclosed building. Any person or entity who is repairing, or is about to have the vehicle repaired, may obtain a nonrenewable permit from the Village Clerk to permit the vehicle to remain on the premises for an additional 30 days.,~~
- ~~H. Storage of Rubbish and Garbage. No person or entity shall keep or permit to be kept any Rubbish or Garbage outside of a totally enclosed structure unless kept within a~~

~~covered can or other metal, plastic or rubber container designed for the same, and sufficient to prevent entry by rats, mice, cats, dogs and other vermin.~~

~~I. Storage of Building Materials. No person or entity shall keep or permit to be kept outside of an enclosed structure any visible accumulation of building materials, unless the building materials are intended for use in connection with construction being done on the same property or an adjoining property, and a valid building permit, when required, has been issued and is posted on the property.~~

~~J. Yard and Lawn Vegetation. Yard and lawn vegetation shall not interfere with pedestrian traffic on public sidewalks. All landscaping material on corner lots, terraces, or lots adjacent to alley and street intersections shall be maintained to allow clear vision for pedestrians and motorists and shall be removed if diseased or dead. Maximum growing height of weeds, turf grasses or ground cover shall be eight inches.~~

~~K. Wood Piles. Piles shall be neatly stacked within 30 days of the wood being deposited onto the property.~~

~~L. Waste. No person or entity shall intentionally deposit liquid petroleum crude oil, liquid petroleum crude oil by products and derivatives or liquid industrial wastes on the ground.~~

109) Driveways, Private Streets, Roads, Sidewalks & Parking Lots

G. Parking and Loading

a.3) Required residential off-street parking spaces shall consist of a parking strip, parking bay driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Section 1011.A. of this Ordinance, "Accessory Buildings."

d.9) In the event that inclement weather or other conditions beyond the control of the builder would make the surfacing of the parking area impractical prior to the desired date of occupancy, the Zoning Administrator may ~~waive Section 109.F.e.7 of this Ordinance for a period not to exceed six (6) months~~ *extend the permit for a period of six (6) months*. A mandatory condition of this temporary occupancy shall be that a cash deposit, certified check, irrevocable bank letter of credit or performance bond acceptable to the Village, in the full amount necessary to provide the surfaced area, be deposited with the Bear Lake Village Treasurer, prior to any occupancy of the facility which it serves.

1011) Structure

G. Personal-Scale Solar Energy Systems

c.1) Ancillary Solar Equipment: Ancillary solar equipment shall be located inside of a building or screened. All ancillary solar equipment shall be screened consistent with Section ~~11.G.d.2~~ *1011.G.d.3* and Section ~~11.G.e.3~~ *1011.G.e.3*.

Section 3:

Amend Article 16: Specific Use Standards

1617) Wireless Communication Support Facilities (WCSF's)

C. Use Standards

- b. The WCSF shall be removed by the property owner or lessee within six (6) months of being abandoned. For the purpose of this paragraph abandoned is defined as non-use. If the WCSF is not removed by the owner within the specified time, the ~~Township~~ *Village* shall have the right to remove the WCSF and assess a lien against the parcel to recover the costs associated with the removal.

Section 4:

Amend Article 18: General Zoning District Provisions

1801) Establishment of Districts

The Village of Bear Lake is hereby divided into ~~five (5)~~ *three (3)* zoning districts and ~~one (1)~~ *two (2)* overlay district as shown on the Official Zoning Map, as follows:

- A. Residential Districts:
 - a. Residential Settlement (R-S)
- B. Multiple Use Districts:
 - a. Multiple Use M-1 (M-1)
 - b. Multiple Use M-2 (M-2)
- C. Overlay Districts:
 - a. Downtown Business Overlay (DBO)
 - b. Wellhead Protection Overlay (WPO)

1809) Table of Land Uses

A. Key to the Use Table

- g. Wellhead Protection Overlay District: Under the Wellhead Protection Overlay District column, there are reference letters of B and C. These letters correspond to uses which are not allowed within the respective wellhead protection overlay sectors established in Article ~~78~~ 76 of this ordinance. It is important to note that both uses listed as B or C are not allowed within sector A.

C. Utilization of the Use Table

- a. To properly utilize the Use Table provided below. Identify a use by NAICS Code or Use Name, and then move across the row to see if the use is permitted, a special use or not permitted within a respective zoning district. After determining the status of the use, reference article 10 for general standards, article 16 for specific use standards, and articles 40, 53, 59, 63 and ~~78~~ 76 for specific standards for the established zoning districts.

D. Table of Land Uses

See amended Land Use Table attached.

Section 5:

Amend Article 40: Residential Settlement District (R-S)

4004) Regulations and Standards

D. Minimum Setback Requirements:

- a. The following requirements shall apply to every parcel, building, structure or use:

- 1) Front Yard - The minimum front setback shall not be less than twenty-five (25') feet from the front property line. *Ramps to address disability or handicap needs to a principal or accessory building, shall be no closer than zero (0') feet from the front property line. Zoning Administrator may require verification of disability and/or handicap to allow for lesser setback.*
- 2) Side Yards - The minimum setback of either side yard shall not be less than ten (10') feet. *The Zoning Administrator may lessen this setback requirement for ramps to address disability or handicap needs to a principal or accessory building, but no less than three (3) feet from the property line. Zoning Administrator may require verification of disability and/or handicap to allow for lesser setback.*
- 3) Rear Yard - The minimum rear setback shall not be less than fifteen (15') feet.
- 4) Waterfront Yard – The minimum waterfront yard setback shall not be less than one-hundred (100') feet.

G. Accessory Structure

- b. No accessory structures shall be constructed in this District which contains more than ~~sixteen~~ *twelve hundred* (1,200 ft²) square feet of building area and is not more than eighteen (18') feet tall, or not taller than the dwelling (principal structure), whichever is less.

Section 6:

Amend Article 50: Multiple Use District (M-1)

5004) Regulations and Standards

E. Minimum Setback Requirements:

- a. The following requirements shall apply to every parcel, building, structure or use:
 - 1) Front Yard - The minimum front setback shall not be less than fifteen (15') feet from the front property line. *Ramps to address disability or handicap needs to a principal or accessory building, shall be no closer than zero (0') feet from the front property line. Zoning Administrator may require verification of disability and/or handicap to allow for lesser setback.*
 - 2) Side Yards - The minimum setback of either side yard shall not be less than ten (10') feet. *The Zoning Administrator may lessen this setback requirement for ramps to address disability or handicap needs to a principal or accessory building, but no less than three (3) feet from the property line. Zoning Administrator may require verification of disability and/or handicap to allow for lesser setback.*

Section 7:

Amend Article 53: Multiple Use District 2 (M-2)

5304) Regulations and Standards

E. Minimum Setback Requirements:

a. The following requirements shall apply to every parcel, building, structure or use:

- 1) Front Yard - The minimum front setback shall not be less than twenty-five (25') feet from the front property line. *Ramps to address disability or handicap needs to a principal or accessory building, shall be no closer than zero (0') feet from the front property line. Zoning Administrator may require verification of disability and/or handicap to allow for lesser setback.*
- 2) Side Yards - The minimum setback of either side yard shall not be less than ten (10') feet. *The Zoning Administrator may lessen this setback requirement for ramps to address disability or handicap needs to a principal or accessory building, but no less than three (3) feet from the property line. Zoning Administrator may require verification of disability and/or handicap to allow for lesser setback.*

Section 8:

Amend Article 70: Downtown Business Overlay District (DBO)

7002) Permitted Uses

~~All uses allowed are the same as the underlying M-1 District. Please refer to Table of Land Uses, Article 18, Section 1809.~~

7003) Special Uses

~~All special uses allowed are the same as the underlying M-1 District. Please refer to Table of Land Uses, Article 18, Section 1809.~~

7004) Regulations and Standards

D. Accessory Buildings

- a. Accessory buildings are not permitted in the overlay district, unless individually approved by the Planning Commission.
- ~~b. At no time shall an accessory building be permitted in the front or side yards, all accessory structures permitted by the Planning Commission shall be placed in the rear yard.~~

Section 9:

Amend Article 84: Permits

8401) Land Use Permits

- E. No permit or fee is needed under this Section for the following activities provided the same comply in all other respects with the terms and conditions of this Ordinance:
 - a. Essential Public Services: The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of overhead or underground gas, electrical, or water distribution or transmission systems, collection, communication, supply, disposal or sewer systems, including mains, drains, sewers, wires cables, traffic signals, hydrants, towers, poles, electrical substations, gas regulation stations, and similar equipment and accessories in

connection therewith reasonably necessary for furnishing adequate service by such public utility or municipal department or commission or for the public health or safety or general welfare, shall be permitted as authorized or regulated by law or other ordinances of the Village, in any land use district, it being the intention hereof to exempt such erection, construction, alteration and maintenance from the application of this Ordinance; provided, that the erection or construction of any or all new above-grade construction is designed and erected to conform harmoniously with the general architecture and plan of such district in which it is be located; and provided, further, that communication towers shall not be considered an essential public service and shall be regulated as provided elsewhere in this Ordinance.

- b. Exterior or interior repair and improvement which does not structurally alter the premises or change the exterior shape or form of any building in any manner.
- ~~c. Relocation or replacement of machinery or equipment within a building located in the Commercial or Shoreline Districts C-1 and S-1, conforming to the provisions of this Ordinance and used for commercial or industrial purposes, nor for any modification to such building in connection with said relocation or replacement, unless said modification structurally alters the premises or changes the exterior shape or form in any manner.~~
- d. Household pet shelters, such as dog houses.
- e. Treehouses, dollhouses, forts and other structures used by children for play.
- f. Agricultural uses, except buildings or structures.
- g. Timber harvesting.
- h. Hedges, lawns, gardens, trees, plants, and shrubs.

Section 10:

Amend Article 94: Site Plan Review and Approval

9403) Data Required for Site Plans

Site plans which require Commission review and approval must comply with the requirements of Sections 9403.A., 9403.B., and 9403.D. of this Ordinance. Site plans which are eligible for administrative review must comply with Sections 9403.A., 9403.C., and 9403.d. of this Ordinance.

- A. General Information Required: All site plans shall be prepared to meet the following requirements, *unless waived by the Zoning Administrator*.

Section 11:

Amend Article 98: Amendment, Penalties, Validity

9801) Amendment

- A. Amendments may be made to this ordinance, from time to time, in accordance with Public Act 110 of 2006, the Michigan Zoning Enabling Act.
- B. *All amendments of this Ordinance initiated by application shall be in writing, signed, and filed with the Zoning Administrator. Such applications shall include the following:*
 - a. *The applicant's name, address, and interest in the application.*
 - b. *In the case of a rezoning application:*
 - 1) *The permanent parcel identification number(s) and legal description of the land proposed to be rezoned.*

- 2) *All existing street addresses within the property proposed to be rezoned.*
 - 3) *The present and requested zoning classification of the property proposed to be rezoned.*
 - 4) *The area of the land proposed to be rezoned, stated in square feet if less than one acre and in acres if one acre or more.*
 - 5) *A fully dimensioned map showing the property proposed to be rezoned, including all public and private rights-of-way and easements bounding and intersecting same, and showing the zoning classification of all abutting lands.*
 - 6) *The name, address and interest of every person having a legal or equitable interest in any land which is proposed to be rezoned.*
 - 7) *The present planning classification of the property proposed to be rezoned, according to the Village of Bear Lake Master Plan Future Land Use Map. Note: if the zoning classification requested by the applicant is not consistent with the planning classification of the subject property pursuant to the Master Plan, the Planning Commission may require the rezoning applicant to also apply for an amendment of the Master Plan planning classification, and may defer holding a public hearing on the rezoning application until the Master Plan amendment application has been processed in accordance with all applicable statutory procedures that precede the required Planning Commission public hearing thereon. In such circumstances the Planning Commission may hold the public hearing on the proposed rezoning application at the same meeting as the public hearing on the underlying proposed Master Plan amendment.*
- c. *In the case of a text amendment application, the proposed text to be added and/or the existing text to be revised/deleted.*
 - d. *The changed or changing conditions in a particular area or in the Village generally that make the proposed rezoning or text amendment reasonably necessary to the promotion of the public health, safety, and general welfare.*
 - e. *All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.*

Section 12:
Severability.

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction. It shall not affect the remainder of this ordinance which shall continue in full force and effect.

Section 13:
Effective Date, Publication

This ordinance shall be effective seven (7) days after publication as provided in Public Act 110 of 2006, the Michigan Zoning Enabling Act. A Village Official shall cause a summary of this ordinance to be published in a newspaper circulated in the Village of Bear Lake, stating the date of the enactment and effective date of the ordinance, a brief notice as to the subject matter of the ordinance and such other facts as the Village Official shall deem pertinent. A copy of the

ordinance shall be made available for public use and inspection at the Offices of the Village of Bear Lake.

Section 14:

Repealer

All ordinances or parts of ordinances in conflict are hereby repealed.

MADE, PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF BEAR LAKE, MANISTEE COUNTY, MICHIGAN, THIS ____ DAY OF _____ 2025.

Enactment Date: _____

Certification

I, the undersigned, the duly qualified and acting Clerk of Village of Bear Lake, do hereby certify that the foregoing is a true and complete copy of the Ordinance adopted by the Bear Lake Village Council at a regular meeting held on the _____ day of _____, 2025, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of _____, 2025.

Rebekah Cline, Village Clerk

Additions shown in green, deletions shown in red

Table of Land Uses

*As approved by the Planning Commission

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
Residential Uses						
	Dwelling	P	P	P	P	
	Duplex	P	S	S	P	
	Multiple Family Dwellings	S		S	P	
	Acc. Buildings/Uses	P	S	S	P*	
	Home Occupations	S	P	S	P	
	Public Utility	P	P	P		
Sector 11: Agriculture, Forestry, Fishing and Hunting						
115114	Postharvest crop activities		S			
115115	Farm Labor Contractors		S			
115116	Farm Management Services		S			
115310	Support Activities for Forestry		S			
Sector 22: Utilities						
221320	Sewage treatment facilities	S	S	S		B
Sector 23: Construction						
236100	Residential building construction		S			
236200	Nonresidential building construction		S			
237110	Water and Sewer Line and related structures construction		S			
237120	Oil/Gas pipeline and related construction		S			C
237130	Power and Communication Line and Related Structures Construction		S			
237210	Land Subdivision		S			
237900	Other heavy & civil engineering construction		S			
238100	Foundation, structure & building exterior contractors		S			
238200	Building equipment contractors		S			
238220	Plumbing, Heating, and Air-Conditioning Contractors		S		S	
238290	Other Building Equipment Contractors		S		S	B
238300	Building finishing contractors		S			B
238900	Other specialty trade contractors		S			

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
Sector 31-33: Manufacturing						
339116	Dental Laboratories		S		S	B
Sector 42: Wholesale Trade						
420000 (ex. 423520, 424710)	Wholesale Trade		S		P	
423100	Motor vehicle & motor vehicle parts & supplies merchant wholesalers		S			
425120	Wholesale Trade Agents and Brokers		S		P	
Sector 44-45: Retail Trade						
441000	Motor vehicle & parts dealers		P			C
441300	Automotive parts, accessories and tire stores		P		P	
442000	Furniture & home furnishings stores		P		P	
443000	Electronic & appliance stores		P		P	
443142	Electronics Stores		P		P	
444000	Building material & Garden Equipment & supplies		P			
445000	Food & beverage stores		P		P	
445100	Grocery Stores		P		P	
445200	Specialty Food Stores		P	S	P	
446000	Health & Personal Care Stores		P		P	
446191	Food (Health) Supplement Stores		P		P	
447000	Gasoline stations		P			B
447110	Gasoline Stations with Convenience Stores		P			B
448000	Clothing & clothing accessories stores		P		P	
450000	Retail trade		P	S	P	
452000 (ex. 452910)	General Merchandise stores		P	S	P	
453000(except 45393)	Miscellaneous store retailers		P		P	
Sector 48-49: Transportation and Warehousing						
487000	Scenic & sightseeing transportation		P			
488390	Other support activities for water trans.		S			
488410	Motor Vehicle Towing		P			C
488490	other support activities for road trans.		S			B

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
488500	Freight Trans. Arrangement		P			
488999	All Other support activities for trans.		S			
491000	Postal service		P			
Sector 51: Information						
511140	Directory and Mailing List Publishers		P		P	
511200	Software publishers		P		P	
511210	Software Publishers		P		P	
512000 (except 51222)	Motion picture & sound recording industries		P		P	
512100	Motion picture & video industries		P		P	
512210	Record Production		P		P	
512220	Integrated record production/distribution		P		P	C
512230	Music Publishers		P		P	
512240	Sound Recording Studios		P		P	
512290	Other Sound Recording Industries		P		P	
515000	Broadcasting (except Internet)		P		P	
517000	Telecommunications		P		P	
518200	Data Processing, Hosting, and Related Services		P		P	
518210	Data Processing, Hosting, and Related Services		P		P	
519110	News Syndicates		P		P	
519120	Libraries and archives		P		P	
519130	Internet Publishing/ Broadcasting /Web Search Portals		P		P	
519190	All Other Information Services		P		P	
Sector 52: Finance and Insurance						
520000	Finance & Insurance		P		P	
522320	financial trans. Processing/Reserve Clearinghouse Activities		P		P	
Sector 53: Real Estate and Rental and Leasing						
531000	Real estate		P		P	
531110	Apartment building rental or leasing		P		P	
531311	Apartment managers offices		P		P	

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
532000	rental and leasing services		P		P	
532100	Automotive equipment rental/leasing		S			C
532210	Consumer Electronics and Appliances Rental		P		P	
532291	Home Health Equipment Rental		P			
532299	All Other Consumer Goods Rental		P		P	
532310	General Rental Centers		P		P	
532400	Commercial & industrial machinery & equipment rental & leasing		S			
532412	Construction/mining/forestry machine/equip rental		S			
533000	Lessors of nonfinancial intangible assets (except copyrighted works)		P			
Sector 54: Professional, Scientific and Technical Services						
541110	Offices of lawyers		P	S	P	
541191	Title Abstract and Settlement Offices		P	S	P	
541199	All Other Legal Services		P	S	P	
5412(except 451213)	Accounting, bookkeeping & payroll services		P	S	P	
541200	Accounting, tax preparation, bookkeeping & payroll services		P	S	P	
541213	Tax Preparation Services		P	S	P	
541300	Architectural, engineering & related services		P	S	P	
541310	Architectural services		P	S	P	
541330	Engineering services		P	S	P	
541340	Drafting Services		P	S	P	
541350	Building Inspection Services		P	S	P	
541360	Geophysical Surveying/Mapping Services		P	S	P	C
541370	Surveying and Mapping (except Geophysical) Services		P	S	P	
541400	Specialized design services		P	S	P	
541500	Computer systems design & related services		P	S	P	
541600	Management, scientific & technical consulting services		P	S	P	
541700	Scientific research & development services		P	S	P	B
541800	Advertising, public relations & related services		P	S	P	

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
541910	Marketing Research and Public Opinion Polling		P	S	P	
541921	Photography Studios, Portrait		P	S	P	B
541922	Commercial Photography		P	S	P	B
541930	Translation and Interpretation Services		P	S	P	
541940	Veterinary Services		P	S	P	B
541990	All Other Professional, Scientific, and Tech. Services		P	S	P	B
Sector 55: Management of Companies and Enterprises						
551111	Offices of Bank Holding Companies		P	S	P	
551112	Offices of Other Holding Companies		P	S	P	
Sector 56: Admin. & Support & Waste Mgmt. & Remediation Services						
561100	Office of administration services		P	S	P	
561200	Facilities support services		P	S	P	
561300	Employment services		P	S	P	
561311	Employment Placement Agencies		P	S	P	
561312	Executive Search Services		P	S	P	
561400	Business support services		P	S	P	
561500 (ex. 561591, 561599)	Travel arrangement/res. Services		P	S	P	
561591	Convention and Visitors Bureaus		P	S	P	
561599	All Other Travel Arrangement and Reservation Services		P	S	P	
561600 (except 561622)	Investigation and security services		P	S	P	
561622	Locksmiths		P	S	P	B
561700 (except 56173)	Services to buildings/dwellings		P	S	P	
561710	Exterminating and Pest Control Services		S			
561720	Janitorial Services		S			B
561740	Carpet and Upholstery Cleaning Services		S			C
561790	Other Services to Buildings and Dwellings		S		P	B
561900 (ex. 561990)	Other support services		S		P	

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
561990	All Other Support Services		S		P	
562910	Remediation Services		S			
562991	Septic Tank and Related Services		S			B
562998	All Other Miscellaneous Waste Management Services		S			B
Sector 61: Educational Services						
610000 (ex. 611620)	Educational services	P	P	P	P	
611110	Elementary and secondary schools	P	P	P	P	
611400	Business schools & computer & management training		P	P	P	
611500	Technical & trade schools		P	P	P	
611511	Cosmetology & barber schools		P	P	P	
611620	Sports and Recreation Instruction		P	P	P	
611710	Educational Support Services		P	P	P	
Sector 62: Health Care and Social Assistance						
620000	Health care & social assistance			S		
621000	Ambulatory health care services			S	P	
621100	Offices of physicians			S	P	
621210	Offices of dentists			S	P	
621310	Offices of chiropractors			S	P	
621320	Offices of optometrists			S	P	
621330	offices of mental health practitioners (ex. Physicians)			S	P	
621340	offices of physical/occupational/speech therapists			S	P	
621391	Offices of podiatrists			S	P	
621399	offices of all other misc. health practitioners			S	P	
623110	Nursing Care Facilities (Skilled Nursing Facilities)	S		S		
623311	Continuing Care Retirement Communities	S		S		
624000(except 6244)	Social assistance	S		S	P	

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
Sector 71: Arts, Entertainment and Recreation						
711000 (ex. 711110, 711212, 711320, 711410, 711510)	Performing arts, spectator sports & related industries		S	S	P	
711110	Theater Companies and Dinner Theaters		P	S	P	
711320	Promoters of Performing arts/sports/ similar events w/o facility		P	P	P	
711410	agents/managers for artists/athletes/entertainers/public figures		P	P	P	
711510	Independent Artists, Writers, and Performers		P	P	P	
712100 (ex. 712190)	Museums, historical sites & similar institutions		P	P	P	
712190	Nature Parks and Other Similar Institutions		P	P	P	
Sector 72: Accommodation and Food Services						
721100 (ex. 721120)	Traveler accommodation, including Short-Term Rental		P		P	
721200	RV Parks & Recreational camps		P		P	
722320	Caterers		P	S	P	
722400	Drinking places (alcoholic beverages)		P	S	P	
722500	Restaurants & other eating places		p	S	P	
Sector 81: Other Services (except Public Admin.)						
810000 (except 81291 & 813211)	Other services (except public administration)		S		P	
811200	Electronic & precision equipment repair & maintenance		S		P	B
811212	Computer and Office Machine Repair and Maintenance		S		P	
811400	personal & household goods repair & maintenance		S		P	B&C
811490	other personal & household goods repair & maintenance		S		P	
812100	Personal care services		S		P	
812111	Barber shops		P		P	
812112	Beauty salons		P		P	
812113	Nail salons		P		P	
812200	Death care services		S	S		
812910	Pet Care (except veterinary) Services * No Boarding of Pets	s	p	S	P	

Additions shown in green, deletions shown in red

2012 NAICS Sector and Code	2012 NAICS Use Title	RS	M1	M2	DBO	WPO
812921	Photofinishing Laboratories (except One-Hour)		P		P	B
812922	One-Hour Photofinishing		P		P	B
812990	All Other Personal Services		S		P	
813000(except 8132 & 813311)	Arrangement/Reservation Services	S	S	S	P	
813110	Religious Organizations		S		P	
813212	Voluntary Health Organizations		S		P	
813219	Other Grant making and Giving Services		S		P	
813300	Social advocacy organizations		S		P	
Sector 92: Public Admin.						
921100 (except 921150)	Executive, legislative & other general government support		S		P	
922000 (except 922150)	Justice, public order & safety activities		S		P	
923000	Administration of human resource programs		S		P	
924000	Administration of environmental quality programs		S		P	
925000	Admin. of housing programs, urban planning & community development		S		P	
926000	Administration of economic programs		S		P	
927000	Space research and technology		S		P	
928000	National security & international affairs		S		P	