

City of Santa Fe, New Mexico

memo

DATE: June 19, 2014

TO: Mayor Gonzales & City Councilors

VIA: Brian K. Snyder by yun
Brian K. Snyder, City Manager

FROM: Yolanda Y. Vigil
Yolanda Y. Vigil, City Clerk

ITEM & ISSUE

Request for a Restaurant Liquor License (beer and wine on-premise consumption only).

BACKGROUND AND SUMMARY

Fire & Hops, LLC has requested the issuance of a Restaurant Liquor License (beer and wine on-premise consumption only) to be located at Fire & Hops, 222 N. Guadalupe.

This location is not within 300 feet of a church or school. Attached are staff reports regarding litter, noise and traffic. Staff does not anticipate a substantial change in litter and noise or any unacceptable traffic impacts due to the approval of this request.

As a condition of approval, staff requests that the applicant be required to submit for all applicable permits, and also to comply with all city and state regulations related to this request.

Staff is recommending that it be noted that Fire & Hops is required to comply with all of the city's ordinances as a condition of doing business in the city.

ACTION REQUESTED

I request that the Governing Body indicate its decision on the issuance of a Restaurant Liquor License (beer and wine on-premise consumption only) to be located at Fire & Hops, 222 N. Guadalupe.

Attachments: Alcohol & Gaming Division Application
Notice of Public Hearing
Staff Reports



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Toney Anaya Building ▪ 2550 Cerrillos Road ▪ Santa Fe, New Mexico 87505
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/alcoholandgaming

May 19, 2014

Certified Mail No.: 7009 2250 0000 9386 8096

City of Santa Fe
Attn: Yolanda Y. Vigil, City Clerk
P.O. Box 909
Santa Fe, NM 87504-0909



Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

James C. McKay
GENERAL COUNSEL

Mary Kay Root
DIRECTOR

Re: Lic. No. /Appl. No.: Appl. No. 908824
Applicant Name: Fire & Hops, LLC
Doing Business As: Fire & Hops
Proposed Location: 222 N. Guadalupe
Santa Fe, New Mexico 87501

ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses.

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**; it is being forwarded to you in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

Within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer. Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing at least once a week for two consecutive weeks in a newspaper of general circulation within the territorial limits of the governing body, which requires that two weeks of publication must be satisfied before a hearing can be conducted. The notice shall include: (A) Name and address of the Applicant/Licensee; (B) The action proposed to be taken by the Alcohol and Gaming Division; and (C) The location of the licensed premises. The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. A record shall be made of the hearing.

THE APPLICANT IS SEEKING A RESTAURANT BEER AND WINE LICENSE WITH ON PREMISE CONSUMPTION ONLY.

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

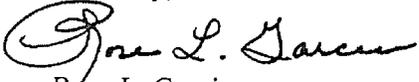
The governing body may disapprove the issuance or transfer of the license if:

- 1) The proposed location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico. (The governing body may disapprove if the proposed location is within 300 feet of a church or school unless the license has been located at this location prior to 1981 or unless the Applicant/Licensee has obtained a waiver from the Local Option District governing body for the proposed licensed premises).
- 2) The issuance or transfer would be in violation of a zoning or other ordinance of the governing body. The governing body may disapprove if the proposed location is not properly zoned. Because this office is in receipt of a Zoning Statement from the governing body, this is not a basis for disapproval.
- 3) The issuance would be detrimental to the public health, safety, or morals of the residents of the Local Option District. Disapproval by the governing body on public health, safety, or morals must be based on and supported by substantial evidence pertaining to the specific prospective transferee or location and a copy of the record must be submitted to the Alcohol and Gaming Division.

Within thirty (30) days after the Public Hearing, the governing body **shall** notify the Alcohol and Gaming Division as to whether the local governing body has approved or disapproved the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. **The original Page 1 of the Application must be returned together with the notice of publication(s). If the governing body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director will give Final Approval to the issuance or transfer of the license.**

If the governing body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the notice of disapproval (Page 1 of the Application page noting disapproval).

Sincerely,



Rose L. Garcia
Hearing Officer
NM Regulation & Licensing Dept.
Alcohol & Gaming Division
Phone: 505-476-4552
Fax: 505-476-4595
Email: rosel.garcia@state.nm.us

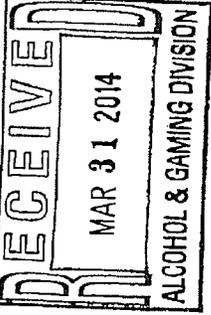
Enclosures: Original Page 1 of Application
Copy of Page 2 of Application
Posting Certificate

New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Page 2 of 2

PAID
R-15887113
\$200.00 CLE# 1001

New Mexico Regulation and Licensing Department • Alcohol and Gaming Division
P.O. Box 25101 • Santa Fe, New Mexico 87505-5101 • (505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming



RESTAURANT LIQUOR LICENSE APPLICATION

Application fee - \$200.00 Fees are non-refundable.

Application is for: New License / Change of Stock among existing members only / Change of Officers (no ownership interest)
Applicant is: Individual / Corporation / Partnership (General or Limited) / Limited Liability Company

NAME OF APPLICANT (company or individual) Fire & Hops LLC (Joel Coleman)

ADDRESS (including city, state, zip) 1600 Brae St, Apt. B Santa Fe, NM 87505

TELEPHONE NUMBER OWNER 510-301-9870 EMAIL joela.cole@gmail.com

D/B/A name to be used: Fire & Hops Phone number for licensed premises: 510-301-9870

Physical location where license is to be used: 222 N. Guadalupe Santa Fe, NM ~~87505~~ 87501
(Include street number / highway number / state road, city and county, state, and zip code)

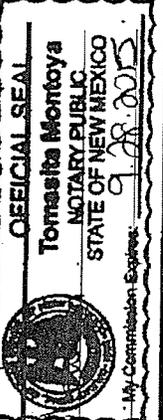
Mailing address: 222 N. Guadalupe Santa Fe, NM 87501 1600 Brae St, Apt. B J.C. Santa Fe, NM 87505

Are alcoholic beverages currently being dispensed at the proposed location? Yes No If yes, give license number and type

I, (print name) Joel Coleman as (title) president/owner being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the director may refuse to issue or renew the license or may cause the license to be revoked at any time.

You must sign and date this form in the presence of a notary public.

Signature of Applicant Joel Cole Date 3/28/14



SUBSCRIBED AND SWORN TO before me this 31st day of March, 20 14 by Joel Coleman
Notary Public Joel Coleman My Commission Expires 9.28.2015

Local Governing Body of: _____ (City or County) Hearing held on _____ 20____
Check one: Approved _____ Disapproved _____ City/County Official _____
(Signature & Title)

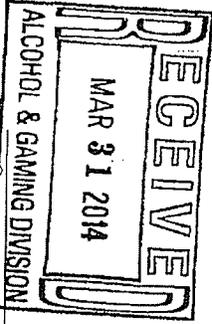
Approved _____ Disapproved _____ Director Approval _____ Date _____
For Alcohol and Gaming Division Use Only



A#9108824



www.alcoholandgaming



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
 SS-60-6B-10

1. The land and building which is proposed to be the licensed premises is (check one):

Owned by Applicant _____ Leased by Applicant (attach copy of deed or lease) Other (provide details) _____

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s) Tim Kittleson

B. Date and term of lease March 17, 2014 - June 30, 2015 w/ 2 year option

3. Premises location is zoned (example C-1) BCDWFS

If the premises is zoned, attach zoning statement from local government giving location address and type of zone, stating whether alcoholic beverages are allowed at proposed location. If there is no zoning, attach confirmation from local government indicating there is no zoning.

4. Distance from nearest church *(Property line of church to licensed premises—shortest distance).

Miles/feet 1.100 feet Name of church First Presbyterian Address/location of church 208 Grant Ave. Santa Fe, NM 87501

5. Distance from nearest school *(Property line of school to licensed premises—shortest distance).

Miles/feet 444 Name of school Carlos Gilbert Address/location of school 300 Griffin St. Santa Fe, NM 87501

6. Distance from military installation *(Property line of military installation to licensed premises—shortest distance.)

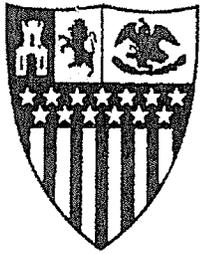
Miles 69 Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces), Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis).

7. Attach, on a separate sheet, the detailed floor plan for each level (floor) where alcoholic beverages will be sold or consumed. Show exterior walls, doors, and interior walls. This will be the licensed premises. The floor plan should be no larger than 8 1/2 x 11 inches, and must include the total square footage of premises.

*If the distance is beyond 300 feet, but less than 400 feet, a registered engineer or licensed surveyor must complete a Survey Certificate showing the exact distance.

8. Type of Operation:

Lounge _____ Restaurant Package Grocery _____ Racetrack _____ Hotel _____ Other (specify) _____



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, Mayor

Councilors:

- Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
- Patti J. Bushce, Dist. 1
- Chris Calvert, Dist. 1
- Peter N. Ives, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Bill Dimas, Dist. 4
- Ronald S. Trujillo, Dist. 4

March 25, 2014

Debora Lopez, Deputy Department Director
 Alcohol Beverage & Gaming Division
 Regulations & Licensing Department
 2550 Cerrillos Rd.
 Santa Fe, NM 87505

RE: Zoning Verification for 222 N. Guadalupe Street.

Dear Debora Lopez,

This is in response to a request for zoning verification on the above referenced property. According to the Official Zoning Map, Page H-18 updated May 2001, this property is zoned BCDWES (Business Capitol Westside).

14-4.3(E) *BCD Business-Capitol District*

(1) *Purpose*

In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic well being while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

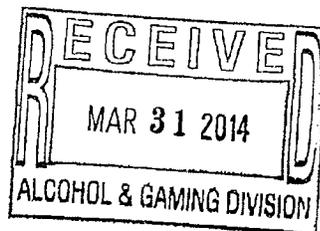
Pursuant to Chapter 14-6.1-1 SFCC the list of uses identified allows for the sale of alcohol.

For additional information, reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses).

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. It is the intent of this letter to advice of the ordinances pertaining to the zone districts. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annual any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any questions, please call me at 505-955-6587.

Daniel A. Esquibel
 Land Use Planner Senior



ALCOHOL & GAMING DIVISION
2550 CERRILLOS ROAD 87505
P.O. BOX 25101
SANTA FE, NEW MEXICO 87504-5101

**POSTING CERTIFICATE
(ISSUANCE OF NEW LIQUOR LICENSES)**

RESTAURANT (BEER/WINE ONLY) WHOLESALER: _____
 MASTER WINEGROWER WINEGROWER OFF-SITE: 1 2 3 (Circle)
 MASTER SMALL BREWER SMALL BREWER OFF-SITE: 1 2 (Circle)
OTHER: _____

APPLICATION NUMBER: A-908824
APPLICANT NAME: FIRE & HOPS, LLC
PROPOSED NAME: FIRE & HOPS
PROPOSED LOCATION: 222 N. GUADALUPE, SANTA FE, NM

I CERTIFY THAT I HAVE POSTED THE REQUIRED NOTICE OF LIQUOR LICENSE PURSUANT TO SECTION 60-6B-2, NMSA, AND FURTHER CERTIFY AS FOLLOWS:

1. LOCATION POSTED IS WITHIN CORPORATE LIMITS OF: Santa Fe
2. LOCATION POSTED IS IN UNINCORPORATED LIMITS OF: _____
3. DISTANCE FROM NEAREST CHURCH IS APPROXIMATELY: 1000 ft
NAME OF CHURCH IS: Rosario Chapel
4. DISTANCE FROM NEAREST SCHOOL IS APPROXIMATELY: 800 ft 528 ft
NAME OF SCHOOL IS: Carlos Gilbert Elementary School
5. DISTANCE FROM NEAREST MILITARY INSTALLATION IS: 70 miles

MILES

NAME OF INSTALLATION IS:

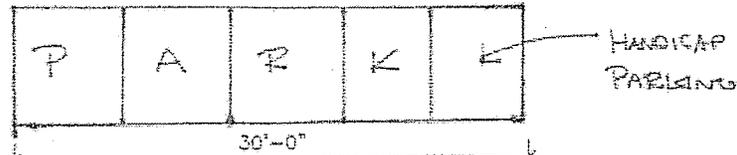
- KIRTLAND AIR FORCE BASE (ALBUQUERQUE)
 WHITE SANDS MISSILE RANGE (LAS CRUCES)
 HOLLOMAN AIR FORCE BASE (ALAMOGORDO)
 CANNON AIR FORCE BASE (CLOVIS)

NOTICE POSTED ON: BUILDING BILLBOARD OTHER: _____

DATE POSTED: 4 Apr 2014 EXPIRATION DATE: 24 Apr 2014

[Signature] [Signature]
APPLICANT'S SIGNATURE S.I.D. SPECIAL AGENT

← WEST - N. GUADALUPE STREET → EAST

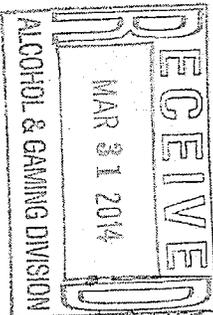
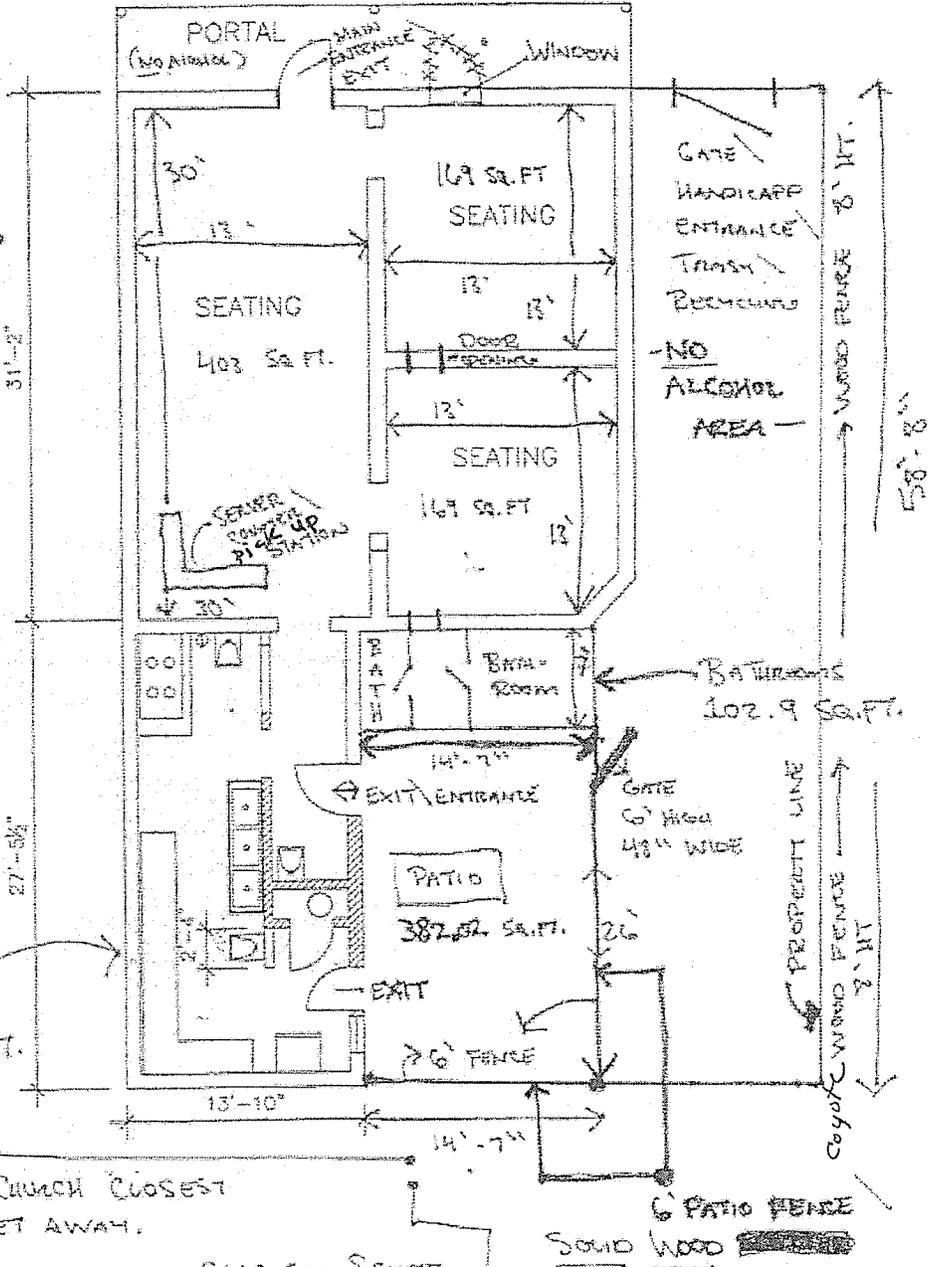


FIRE AND HOPS
222. N. GUADALUPE ST
SANTA FE, NM
87501

1,586.17 TOTAL
SQUARE FEET
INCLUDING
DINING AREAS,
PATIO, KITCHEN &
BATHROOMS

ground floor

Total square footage
w/ upstairs:
2,043.17 sf.



* FIRST PRESBYTERIAN CHURCH CLOSEST
CHURCH, 1,100 FEET AWAY.

* CARLOS GILBERT ELEMENTARY CLOSEST SCHOOL,
444 FEET AWAY.

upstairs

* OFFICE / STORAGE

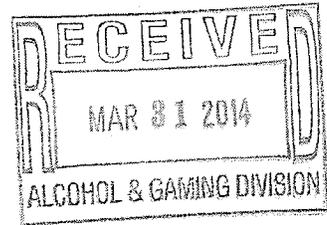
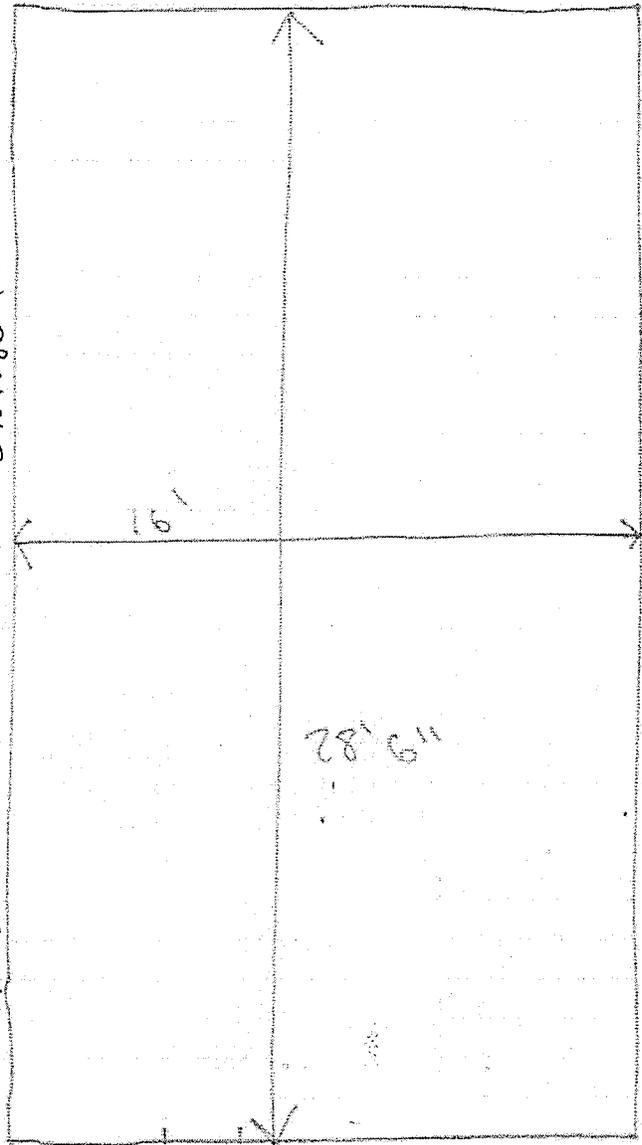
* LOCATED ABOVE 3 MAIN DINING AREAS / 222 N. GUADALUPE ST.

* 457 SQ. FEET



Storage for wine

Storage for wine



* OUTSIDE STAIRWAY ABOVE BATHROOMS TO EAST SIDE PATIO

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Governing Body of the City of Santa Fe will hold a public hearing on Wednesday, June 25, 2014 at its regular City Council Meeting, 7:00 p.m. session, at City Hall Council Chambers, 200 Lincoln Avenue.

The purpose of this hearing is to discuss a request from Fire & Hops, LLC for a Restaurant Liquor License (Beer and Wine On-Premise Consumption Only) to be located at Fire & Hops, 222 N. Guadalupe, Santa Fe.

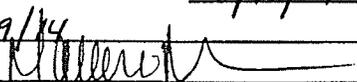
All interested citizens are invited to attend this public hearing.


Yolanda Y. Vigil
City Clerk

Received by The New Mexican

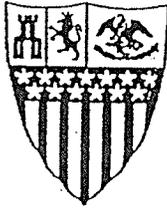
Date 6/9/14

To Be Published 6/12/14 and

6/19/14
By 

The New Mexican (Signature)

City of Santa Fe



PUBLIC WORKS DEPARTMENT
TRAFFIC DIVISION
Post Office Box 909
Santa Fe, NM 87504-0909
Phone: 984-6619 (voice)
984-6627 (fax)

Liquor License Request Supplemental Information

Instructions:

The following information is needed regarding this request. Please type or print clearly.
Complete this form and leave with the City Clerk while picking up the newspaper publication notice.

Thank you.

1. Name of owner of business Joel Coleman
Name of business where proposed license is to be used Fire & Hops
Business street address 222 N. Guadalupe Santa Fe 87501
Telephone number 510-301-9870

2. Indicate the type of liquor license this request entails.
 issuance of new license (indicate type: Beer + Wine)
 transfer of location of existing license (indicate type: _____)
 transfer of ownership of existing license (location to remain the same)

3. Is this an existing business?
 yes
 no

4. Does the location where this license will be used currently sell liquor?
 yes
 no

5. If the answer to question #3 is yes, indicate the current hours of operation of the business.
N/A
 If the hours of operation will change due to the sales of liquor, indicate the revised hours.
N/A
6. If this is a new business, indicate the anticipated hours of operation of the business.
5pm - 11pm
7. If the answer to question #3 is yes, indicate the anticipated change in business volume due to the sales of liquor.
 Business is expected to increase (number of customers per day _____)
 Business is expected to decrease (number of customers per day _____)
 Business is expected to remain the same
8. If the answer to question #3 is no, indicate the number of customers anticipated per day at the business.
100
9. Estimate the number of customers per day who currently drive (or will drive) to the business versus the number who walk.
70 number of customers who drive
30 number of customers who walk
10. Has liquor ever been sold at this business site?
 yes
 no
11. If the answer to question #10 is yes, indicate the name of the establishment and the year(s) that liquor sales occurred.
 Name Tulips Restaurant
 Year(s) 2006 - 2008
12. Indicate which of the following statements best reflects your opinion regarding traffic impacts if this request is approved.
 traffic can be expected to increase on adjacent streets if this request is approved
 traffic will not increase on adjacent streets if this request is approved

Name of person completing this form: Joel Coleman
 Telephone number: 510-301-9870
 Date: June 9, 2014

(For City Use Only)

Based upon the information provided above, staff has the following comments:

- It does not appear that the approval of this request will create any unacceptable traffic impacts.
 It appears that the approval of this request will create unacceptable traffic impacts (see comments below).
 Other comments _____

By: [Signature]
 Title: TRAFFIC ENGINEER
 Date: 6/17/14



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Javier M. Gonzales, Mayor

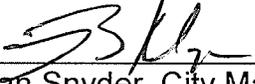
Councilors:

Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

DATE: June 17, 2014 for the City Council Meeting of June 25, 2014

TO: Mayor and City Council Members

VIA:


Brian Snyder, City Manager

Matthew O'Reilly, Director, Land Use Department 

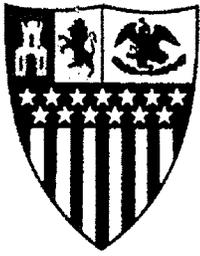
FROM: Antoinette Padilla, Code Enforcement Specialist 

ITEM AND ISSUE

Litter and noise impact assessment, due to a request from Fire & Hops, LLC for a Restaurant Liquor License (Beer and Wine On-Premise Consumption Only) to be located at Fire & Hops, 222 N. Guadalupe, Santa, Fe, New Mexico.

BACKGROUND AND SUMMARY

A substantial change in litter and noise due to this request is not anticipated.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, Mayor

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

March 25, 2014

Debora Lopez, Deputy Department Director
Alcohol Beverage & Gaming Division
Regulations & Licensing Department
2550 Cerrillos Rd.
Santa Fe, NM 87505

RE: Zoning Verification for 222 N. Guadalupe Street.

Dear Debora Lopez,

This is in response to a request for zoning verification on the above referenced property. According to the Official Zoning Map, Page H-18 updated May 2001, this property is zoned BCDWES (Business Capitol Westside).

14-4.3(E) BCD Business-Capitol District

(1) Purpose

In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic well being while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

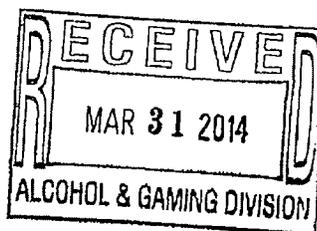
Pursuant to Chapter 14-6.1-1 SFCC the list of uses identified allows for the sale of alcohol.

For additional information, reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses).

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. It is the intent of this letter to advice of the ordinances pertaining to the zone districts. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annual any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any questions, please call me at 505-955-6587.

Daniel A. Esquibel
Land Use Planner Senior



222 N. Guadalupe



Map center: 1731104, 1706477



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- City Limits
- Full Address Labels
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning
- RR Rural Residential
- R1, (PUD) Single- Family 1d/1ac.
- R2, (DT), (PUD), (AC) Single - Family 2d/1ac
- R3, (PUD) Single - Family 3d/1ac
- R4 Single - Family 4d/1ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-8d/1ac
- R7, (I), (PUD), R8 Single - Family 7-8d/1ac
- RC5, RC5AC Compound 5d/1ac
- RC8, RC8AC Compound 8d/1ac
- R10, (PUD) Multiple - Family 10d/1ac
- R12, (PUD) Multiple - Family 12d/1ac
- R21, (PUD) Multiple - Family 21d/1ac
- R29, (PUD),(AC) Multiple - Family 29d/1ac
- RAC Residential, Arts & Crafts



Scale: 1:515

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - R-9 - I	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.								S* ³	S* ³	P*	P*				P*			P*	P*	P*	P* ²	
Restaurant - Fast service/take-out, no drive-through/drive-up								S	P ⁴	P	P	P ⁴			P	S		P	P	P	P	
Restaurant - with drive-through/drive-up										P*					P*	S		P*	P*	P*	P* ²	
Medical																						
Apothecary shops or pharmacies									P	P	P	P	P	P	P			P	P	P	P ²	
Medical and dental offices or clinics								S	S	P	P	P	P	P	P			P	P	P	P ²	
Offices, Business and Professional																						
Business and professional offices excluding medical and dental and financial services								S	S	P	P	P	P	P	P			P	P	P	P ²	
Public Accommodation																						
Bed and breakfast houses and inns										P					P			P		P		
Conference and extended stay lodging facilities										P					P			P				

Italicized words defined in Article 14-12