

# LBCS Tables

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# Introduction to LBCS Tables

Land-Based Classification Standards provide a consistent model for classifying land uses based on their characteristics. The model extends the notion of classifying land uses by refining traditional categories into multiple dimensions, such as activities, functions, building types, site development character, and ownership constraints. Each dimension has its own set of categories and subcategories for classifying land uses. By classifying every land-use across multiple dimensions, users can have precise control of land-use classifications.

Classifying land uses across multiple dimensions, in database terms, means adding new fields to the land-use database. The total number of land-use fields in the database should equal the number of dimensions. That is, every record in the database is classified in not just one land-use field, but several—one for each dimension. And the number of dimensions, in turn, will depend on the purpose of the data. When the purpose of the data changes, dimensions maybe added or dropped as needed. For local planning purposes, LBCS calls for classifying land uses in the following dimensions: activity, function, structure type, site development character, and ownership.

**Activity**     *An observable characteristic of land based on actual use.*

Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

**Function**     *The economic use or type of establishment using the land.*

Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

**Structure**     *Type of structure or building type on the land.*

Structure refers to the type of structure or building on the land. Land-use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land-use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristic. Although many activities and functions are closely associated with

certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.

**Site**      *The overall physical site development character of the land.*

Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.







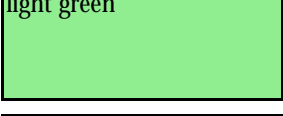
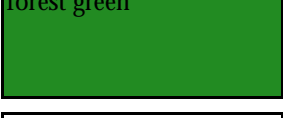

**Ownership**      *Legal and quasi-legal ownership constraints of the land.*

Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

The underlying principle of the LBCS model is its flexibility. Flexibility in adapting the model to a variety of planning applications, data collection methods, data sharing and integrating methods, color coding land uses, adding new land uses, measuring new characteristics for existing uses, or customizing for local needs without losing the ability to share data. Each of these aspects of LBCS call for applying either a standard or adopting an existing convention.

# LBCS Color Codes for 1-Digit Level Coding





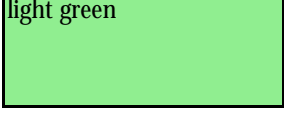



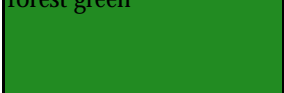
## Activity

Red, Green, Blue Values	Color*	LBCS Code
RGB(255,255,0) RGBHex(FF00FF)		<b>1000</b> Residential activities
RGB(255,0,0) RGBHex(FF0000)		<b>2000</b> Shopping, business, or trade activities
RGB(160,32,240) RGBHex(A0F020)		<b>3000</b> Industrial, manufacturing, and waste-related activities
RGB(0,0,255) RGBHex(00FF00)		<b>4000</b> Social, institutional, or infrastructure-related activities
RGB(190,190,190) RGBHex(BEBEBE)		<b>5000</b> Travel or movement activities
RGB(47,79,79) RGBHex(2F4F4F)		<b>6000</b> Mass assembly of people
RGB(144,238,144) RGBHex(9090EE)		<b>7000</b> Leisure activities
RGB(34,139,34) RGBHex(22228B)		<b>8000</b> Natural resources-related activities
RGB(255,255,255) RGBHex(FFFFFF)		<b>9000</b> No human activity or unclassifiable activity

\*Specify the RGB (red, green, blue) values, instead of relying on color names, for consistent reproduction of colors on a printer, plotter, or computer screen. Using RGB values can sometimes avoid differences in how software and hardware render colors. Some colors, no matter what, differ how they look on screen from their printed version. Also, if you are reviewing this document on a computer screen, note that some software (web browsers, for example) limit the number of colors displayed. If your software can only accept hexadecimal values, as many GIS and plotting software do, then use the corresponding RGBHex value. For CMYK values and other color coding details, check the LBCS website.

# LBCS Color Codes for 1-Digit Level Coding


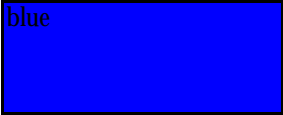

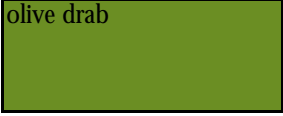


## Function

Red, Green, Blue Values	Color*	LBCS Code
RGB(255,255,0) RGBHex(FF00FF)		<b>1000</b> Residence or accommodation functions
RGB(255,0,0) RGBHex(FF0000)		<b>2000</b> General sales or services
RGB(160,32,240) RGBHex(A0F020)		<b>3000</b> Manufacturing and wholesale trade
RGB(190,190,190) RGBHex(BEBEBE)		<b>4000</b> Transportation, communication, information, and utilities
RGB(144,238,144) RGBHex(9090EE)		<b>5000</b> Arts, entertainment, and recreation
RGB(0,0,255) RGBHex(00FF00)		<b>6000</b> Education, public admin., health care, and other inst.
RGB(0,139,139) RGBHex(008B8B)		<b>7000</b> Construction-related businesses
RGB(85,26,139) RGBHex(558B00)		<b>8000</b> Mining and extraction establishments
RGB(34,139,34) RGBHex(22228B)		<b>9000</b> Agriculture, forestry, fishing and hunting

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# LBCS Color Codes for 1-Digit Level Coding

## Ownership

Red, Green, Blue Values	Color*	LBCS Code
RGB(245,245,220) RGBHex(F5DCF5)		<b>1000</b> No constraints--private ownership
RGB(0,0,255) RGBHex(00FF00)		<b>2000</b> Some constraints--easements or other use restrictions
RGB(0,0,139) RGBHex(008B00)		<b>3000</b> Limited restrictions--leased and other tenancy restrictions
RGB(144,238,144) RGBHex(9090EE)		<b>4000</b> Public restrictions--local, state, and federal ownership
RGB(0,100,0) RGBHex(000064)		<b>5000</b> Other public use restrictions--regional, special districts, etc
RGB(107,142,35) RGBHex(6B238E)		<b>6000</b> Nonprofit ownership restrictions
RGB(190,190,190) RGBHex(BEBEBE)		<b>7000</b> Joint ownership character--public entities
RGB(0,0,0) RGBHex(000000)		<b>8000</b> Joint ownership character--public, private, nonprofit, etc.
RGB(255,255,255) RGBHex(FFFFFF)		<b>9000</b> Not applicable to this dimension

\*Specify the RGB (red, green, blue) values, instead of relying on color names, for consistent reproduction of colors on a printer, plotter, or computer screen. Using RGB values can sometimes avoid differences in how software and hardware render colors. Some colors, no matter what, differ how they look on screen from their printed version. Also, if you are reviewing this document on a computer screen, note that some software (web browsers, for example) limit the number of colors displayed. If your software can only accept hexadecimal values, as many GIS and plotting software do, then use the corresponding RGBHex value. For CMYK values and other color coding details, check the LBCS website.

# LBCS Color Codes for 1-Digit Level Coding








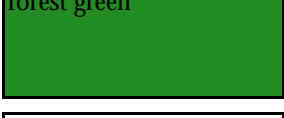

## Site

Red, Green, Blue Values	Color*	LBCS Code
RGB(144,238,144) RGBHex(9090EE)		<b>1000</b> Site in natural state
RGB(245,245,220) RGBHex(F5DCF5)		<b>2000</b> Developing site
RGB(205,183,158) RGBHex(CD9EB7)		<b>3000</b> Developed site -- crops, grazing, forestry, etc.
RGB(139,126,102) RGBHex(8B667E)		<b>4000</b> Developed site -- no buildings and no structures
RGB(139,90,43) RGBHex(8B2B00)		<b>5000</b> Developed site -- nonbuilding structures
RGB(139,35,35) RGBHex(8B2323)		<b>6000</b> Developed site -- with buildings
RGB(34,139,34) RGBHex(22228B)		<b>7000</b> Developed site -- with parks
RGB(211,211,211) RGBHex(D3D3D3)		<b>8000</b> Not applicable to this dimension
RGB(255,255,255) RGBHex(FFFFFF)		<b>9000</b> Unclassifiable site development character

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# LBCS Color Codes for 1-Digit Level Coding

## Structure

Red, Green, Blue Values	Color*	LBCS Code
RGB(255,255,0) RGBHex(FF00FF)		<b>1000</b> Residential buildings
RGB(255,0,0) RGBHex(FF0000)		<b>2000</b> Commercial buildings and other specialized structures
RGB(160,32,240) RGBHex(A0F020)		<b>3000</b> Public assembly structures
RGB(0,0,255) RGBHex(00FF00)		<b>4000</b> Institutional or community facilities
RGB(190,190,190) RGBHex(BEBEBE)		<b>5000</b> Transportation-related facilities
RGB(133,133,133) RGBHex(858585)		<b>6000</b> Utility and other nonbuilding structures
RGB(255,192,203) RGBHex(FFCBC0)		<b>7000</b> Specialized military structures
RGB(34,139,34) RGBHex(22228B)		<b>8000</b> Sheds, farm buildings, or agricultural facilities
RGB(255,255,255) RGBHex(FFFFFF)		<b>9000</b> No structure

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# Land-Based Classification Standards

## LBCS Activity Dimension

Activity is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

Activity Code	Activity Description	01-Apr-2001
<b>1000</b>	<b>Residential activities</b>	
<b>1100</b>	<b>Household activities</b>	
<b>1200</b>	<b>Transient living</b>	
<b>1300</b>	<b>Institutional living</b>	
<b>2000</b>	<b>Shopping, business, or trade activities</b>	
<b>2100</b>	<b>Shopping</b>	
2110	Goods-oriented shopping	
2120	Service-oriented shopping	
<b>2200</b>	<b>Restaurant-type activity</b>	
2210	Restaurant-type activity with drive-through	
<b>2300</b>	<b>Office activities</b>	
2310	Office activities with high turnover of people	
2320	Office activities with high turnover of automobiles	
<b>3000</b>	<b>Industrial, manufacturing, and waste-related activities</b>	
<b>3100</b>	<b>Plant, factory, or heavy goods storage or handling activities</b>	
3110	Primarily plant or factory-type activities	
3120	Primarily goods storage or handling activities	
<b>3200</b>	<b>Solid waste management activities</b>	
3210	Solid waste collection and storage	
3220	Landfilling or dumping	
3230	Waste processing or recycling	
<b>3300</b>	<b>Construction activities (grading, digging, etc.)</b>	
<b>4000</b>	<b>Social, institutional, or infrastructure-related activities</b>	
<b>4100</b>	<b>School or library activities</b>	
4110	Classroom-type activities	
4120	Training or instructional activities outside classrooms	
4130	Other instructional activities including those that occur in libraries	
<b>4200</b>	<b>Emergency response or public-safety-related activities</b>	
4210	Fire and rescue-related activities	
4220	Police, security, and protection-related activities	
4230	Emergency or disaster-response-related activities	
<b>4300</b>	<b>Activities associated with utilities (water, sewer, power, etc.)</b>	
4310	Water-supply-related activities	
4311	Water storing, pumping, or piping	
4312	Water purification and filtration activities	
4313	Irrigation water storage and distribution activities	
4314	Flood control, dams, and other large irrigation activities	

Activity Code	Activity Description	01-Apr-2001
4320	Sewer-related control, monitor, or distribution activities	
4321	Sewage storing, pumping, or piping	
4322	Sewer treatment and processing	
4330	Power generation, control, monitor, or distribution activities	
4331	Power transmission lines or control activities	
4332	Power generation, storage, or processing activities	
4340	Telecommunications-related control, monitor, or distribution activities	
4350	Natural gas or fuels-related control, monitor, or distribution activities	
<b>4400</b>	<b>Mass storage, inactive</b>	
4410	Water storage	
4420	Storage of natural gas, fuels, etc.	
4430	Storage of chemical, nuclear, or other materials	
<b>4500</b>	<b>Health care, medical, or treatment activities</b>	
<b>4600</b>	<b>Interment, cremation, or grave digging activities</b>	
<b>4700</b>	<b>Military base activities</b>	
4710	Ordnance storage	
4720	Range and test activities	
<b>5000</b>	<b>Travel or movement activities</b>	
<b>5100</b>	<b>Pedestrian movement</b>	
<b>5200</b>	<b>Vehicular movement</b>	
5210	Vehicular parking, storage, etc.	
5220	Drive-in, drive through, stop-n-go, etc.	
<b>5400</b>	<b>Trains or other rail movement</b>	
5410	Rail maintenance, storage, or related activities	
<b>5500</b>	<b>Sailing, boating, and other port, marine and water-based activities</b>	
5510	Boat mooring, docking, or servicing	
5520	Port, ship-building, and related activities	
<b>5600</b>	<b>Aircraft takeoff, landing, taxiing, and parking</b>	
<b>5700</b>	<b>Spacecraft launching and related activities</b>	
<b>6000</b>	<b>Mass assembly of people</b>	
<b>6100</b>	<b>Passenger assembly</b>	
<b>6200</b>	<b>Spectator sports assembly</b>	
<b>6300</b>	<b>Movies, concerts, or entertainment shows</b>	
<b>6400</b>	<b>Gatherings at fairs and exhibitions</b>	
<b>6500</b>	<b>Mass training, drills, etc.</b>	
<b>6600</b>	<b>Social, cultural, or religious assembly</b>	
<b>6700</b>	<b>Gatherings at galleries, museums, aquariums, zoological parks, etc.</b>	
<b>6800</b>	<b>Historical or cultural celebrations, parades, reenactments, etc.</b>	
<b>7000</b>	<b>Leisure activities</b>	
<b>7100</b>	<b>Active leisure sports and related activities</b>	
7110	Running, jogging, bicycling, aerobics, exercising, etc.	
7120	Equestrian sporting activities	
7130	Hockey, ice skating, etc.	
7140	Skiing, snowboarding, etc.	
7150	Automobile and motorbike racing	

Activity Code	Activity Description	01-Apr-2001
7160	Golf	
7180	Tennis	
7190	Track and field, team sports (baseball, basketball, etc.), or other sports	
<b>7200</b>	<b>Passive leisure activity</b>	
7210	Camping	
7220	Gambling	
7230	Hunting	
7240	Promenading and other activities in parks	
7250	Shooting	
7260	Trapping	
<b>7300</b>	<b>Flying or air-related sports</b>	
<b>7400</b>	<b>Water sports and related leisure activities</b>	
7410	Boating, sailing, etc.	
7420	Canoeing, kayaking, etc.	
7430	Swimming, diving, etc.	
7440	Fishing, angling, etc.	
7450	Scuba diving, snorkeling, etc.	
7460	Water-skiing	
<b>8000</b>	<b>Natural resources-related activities</b>	
<b>8100</b>	<b>Farming, tilling, plowing, harvesting, or related activities</b>	
<b>8200</b>	<b>Livestock related activities</b>	
<b>8300</b>	<b>Pasturing, grazing, etc.</b>	
<b>8400</b>	<b>Logging</b>	
<b>8500</b>	<b>Quarrying or stone cutting</b>	
<b>8600</b>	<b>Mining including surface and subsurface strip mining</b>	
<b>8700</b>	<b>Drilling, dredging, etc.</b>	
<b>9000</b>	<b>No human activity or unclassifiable activity</b>	
<b>9100</b>	<b>Not applicable to this dimension</b>	
<b>9200</b>	<b>Unclassifiable activity</b>	
<b>9300</b>	<b>Subsurface activity</b>	
<b>9900</b>	<b>To be determined</b>	
9990	To be determined	
9999	To be determined	

# LBCS Activity Dimension with Detail Descriptions

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### Activity *An observable characteristic of land based on actual use.*

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### Function *The economic use or type of establishment using the land.*

Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

### Structure *Type of structure or building type on the land.*

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### Site *The overall physical site development character of the land.*

Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.

### Ownership *Legal and quasi-legal ownership constraints of the land.*

Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

**1000 Residential activities**

Includes activities that occur in all types of residential uses, structures, ownership characteristics, or the character of the development.

**1100 Household activities**

Includes those activities normally associated with single-family, multifamily, town homes, manufactured homes, etc.

**1200 Transient living**

Activities associated with hotels, motels, tourist homes, bed and breakfast, etc. Note that the distinction between various residential activities is independent of the definition of a family.

**1300 Institutional living**

Residential living activity associated with dormitories, group homes, barracks, retirement homes, etc. These activities may occur in any number of structural types (single-family homes, multi-family homes, manufactured homes, etc.), but the activity characteristics of such living is not the same as the other subcategories under residential activities. Also note that the distinction between various residential activities is independent of the definition of a family.

**2000 Shopping, business, or trade activities**

This category captures all uses that are business related. Use it as a catch-all category for all retail, office, commercial, and industrial activities when the subcategories are either too specific or otherwise unknown (as in comprehensive plan designations).

**2100 Shopping**

Primarily for all retail shops and stores. If the shop sells both goods and services, or if it is not clear which of the two more detailed categories to assign, then use this one. Increasingly, distinguishing between a store (that sells goods) and shop (that sells service) will become difficult and for many planning-related applications even irrelevant. Even economic applications that employed such distinctions are reconsidering because of the difficulty in distinguishing between goods and services. However, for those planning applications that require this distinction, or for existing land-use data sets that already employ such distinctions, apply the subcategories. Otherwise, for routine land-use data classification, apply the Shopping category only.

**2110 Goods-oriented shopping**

Activities in stores that trade retail goods. The distinction is in the physical attributes of activities associated with goods (buying, selling, repairing, etc.) and not the type of goods.

**2120 Service-oriented shopping**

Those shops that primarily sell services on site. The distinction is in the physical attributes of activities associated with services, such as hairdressing. Business services, such as accounting, legal services, advertising, etc., belong

in the office category.

### **2200 Restaurant-type activity**

Eating, dining, and such activities associated with restaurants and other establishments that serve food, drink, and related products to be consumed on or off premises.

#### 2210 Restaurant-type activity with drive-through

Eating, dining, and such activities associated with restaurants and other establishments that serve food, drink, and related products that may have seating but has drive-through facilities. Such activities, although commonly associated with fast-food restaurants, may also occur at restaurants and food establishments that do not serve fast food.

### **2300 Office activities**

Typical office uses should be categorized here including those that are primarily office-use in character. Use this category as a catch-all designation for all office-type uses.

#### 2310 Office activities with high turnover of people

Especially those that have counters for customer service, or waiting areas for customers or visitors. Use this category to indicate an activity characterized by a steady stream of people when such activity is part of normal operations of the office use.

#### 2320 Office activities with high turnover of automobiles

Typically associated with drive-through windows at banks, department of motor vehicles, and other businesses. Traditionally, these activities were associated with banks, post offices, and financial institutions, but they may also occur at other kinds of establishments.

### **3000 Industrial, manufacturing, and waste-related activities**

All manufacturing, assembly, warehouse, and waste management activities. Use this as a catch-all category for anything not specified in subcategories below.

### **3100 Plant, factory, or heavy goods storage or handling activities**

All industrial activities. Use this as a catch-all category for anything not specified in subcategories below.

#### 3110 Primarily plant or factory-type activities

Assembly plants, manufacturing facilities, industrial machinery, etc.

#### 3120 Primarily goods storage or handling activities

Characterized by loading and unloading goods at warehouses, large storage structures, movement of goods, shipping, and trucking. Includes self-storage activities.

**3200 Solid waste management activities**

Includes storing, collecting, dumping, waste processing, and other related operations.

## 3210 Solid waste collection and storage

Solid waste activities at source or intermediate locations, such as recycling centers. Use this category for large sites that have their own recycling areas where solid waste is separated or pretreated. Solid waste includes demolition waste, street sweepings, sewage sludge, industrial solids and sludges, agricultural manure, and crop wastes.

The term garbage refers to food waste portion of solid waste and refuse or trash refer to mixed solid wastes.

This category also includes activities associated with recycling (or refuse reclamation) and other related operations with landfilling.

## 3220 Landfilling or dumping

Activities that typically occur at landfills and resource recovery facilities. Also useful to mark those areas not necessarily identified as landfills, but used as dumps. The term sanitary landfill is sometimes used to differentiate public landfills from others.

## 3230 Waste processing or recycling

Activities normally associated with incinerators, recycling facilities, resource recovery facilities, etc.

**3300 Construction activities (grading, digging, etc.)**

During the construction stage of a development, especially if it is a large-scale one and is a multiyear project, the characteristics of the use is quite different from what it may eventually become. When local plans need to track such activities, use this category. Once completed, the activity code should reflect its actual use.

**4000 Social, institutional, or infrastructure-related activities**

Use this category for all institutional activities. This broad category may also be used for land-use designations in comprehensive and general plans.

**4100 School or library activities**

Mainly those associated with educational, instructional, or teaching activities. Administrative functions, especially those where school board or administrative offices are located, should be assigned office categories. Likewise, sports, school-bus parking, or maintenance activities should be assigned appropriate categories. But if the data being classified is generalizing over large areas, then use this category.

## 4110 Classroom-type activities

Those that occur in school buildings, lecture rooms, etc. This category may include other related activities only if the data is being generalized and the

predominant activities are classroom-type instructions.

4120 Training or instructional activities outside classrooms

Driving, flying, or other instructional activities that occur outside a typical school building.

4130 Other instructional activities including those that occur in libraries

Include all other instructional activities here.

**4200 Emergency response or public-safety-related activities**

Broad category to group all fire, police, rescue, EMS, and other public safety activities. Use this category for joint or co-located facilities if the application needs a single activity code.

4210 Fire and rescue-related activities

The classic example is a fire station with fire trucks in standard bays with associated training, resting, office, and equipment storing activities on the site. Use this category for sites that do not necessarily look like a fire station, but serve the same purpose (e.g., on-site fire and rescue stations for large-scale developments).

4220 Police, security, and protection-related activities

Policing and police-related activities that typically occur in a police station. It also includes community policing centers located in neighborhoods, which may occupy store-front locations.

4230 Emergency or disaster-response-related activities

Many look like a typical office building but are distinct in the operations in them. Often they have the 911 emergency center, disaster coordination facilities, and essential communication facilities for disaster recovery and response. Note that this category is not for coding schools and other community facilities used in disaster recovery operations.

**4300 Activities associated with utilities (water, sewer, power, etc.)**

Group all utilities: water, sewer, power, gas, etc.

4310 Water-supply-related activities

Category for water supply-related, including irrigation-related activities. Use this category for any activity associated with water supply.

4311 Water storing, pumping, or piping

Activities primarily associated with linear features, such as pipelines, water channels, etc., located in easements and point features, such as air vents, pumping stations, piping junctions, etc., that may or may not be located in easements.

4312 Water purification and filtration activities

Associated with large-scale plants, many of which appear industrial in



character. This category should also include all the related activities associated with a water purification and filtration facility, such as water storage, water pumping, etc.

4313

**Irrigation water storage and distribution activities**

This category includes activities associated with urban and rural water distribution systems. Although not as common as the water purification plants, these activities are commonly associated with wells and reservoirs for water supply.

4314

**Flood control, dams, and other large irrigation activities**

Associated with dams, reservoirs, and other large-scale storage and distribution of water. Primarily industrial in character, many such sites also host other activities, such as sightseeing, power generation, leisure activities, environmental monitoring, etc.

4320

**Sewer-related control, monitor, or distribution activities**

This activity is characterized by sewer-related activities, such as pumping, piping, storing, treating, filtering, etc., whether urban or rural, private or public. Use this category for any activity associated with sewers.

4321

**Sewage storing, pumping, or piping**

Activities primarily associated with linear features, such as pipelines, channels, etc., located in easements and point features, such as air vents, pumping stations, piping junctions, etc., that may or may not be in easements.

4322

**Sewer treatment and processing**

Associated with sewer treatment plants, many of which appear industrial in character. This category also includes related activities associated with a sewer treatment and processing facility, such as storage, pumping, etc.

4330

**Power generation, control, monitor, or distribution activities**

This activity is characterized by electrical power generation, control facilities, distribution centers, etc. Use this category for any activity associated with power supply and distribution.

4331

**Power transmission lines or control activities**

Activities primarily associated with linear features, such as transmission lines, conduits, etc., located in easements and point features, such as air vents, pumping stations, piping junctions, etc., that may or may not be in easements.

4332

**Power generation, storage, or processing activities**

Activities primarily associated with switching centers, transformer locations, and other power-related facilities that serve as storage or transit points in the distribution system.

Activity Code	Activity Description	01-Apr-2001
4340	Telecommunications-related control, monitor, or distribution activities Activities associated with telecommunications encompass communication tower facilities, antennae locations, repeater stations, and distribution centers.	
4350	Natural gas or fuels-related control, monitor, or distribution activities Activities associated with natural gas encompass production facilities, distribution lines, and control and monitor stations.	
<b>4400</b>	<b>Mass storage, inactive</b> Activities associated with large storage areas for water, fuels, waste, and other products where such storage is not associated with utilities. These facilities may be associated with a private or public establishment to serve functions not associated with utilities.	
4410	Water storage Not related to utilities, but may be related to an industrial or commercial enterprise. This may include tanks, tank farms, open storage, etc., above or below ground.	
4420	Storage of natural gas, fuels, etc. Not related to utilities, but may be related to an industrial or commercial enterprise. This may include tanks, tank farms, open storage, etc., above or below ground.	
4430	Storage of chemical, nuclear, or other materials Not related to utilities, but may be related to an industrial or commercial enterprise. This may include tanks, tank farms, open storage, etc., above or below ground.	
<b>4500</b>	<b>Health care, medical, or treatment activities</b> Activities in this category encompass those associated with clinics, hospitals, and other facilities that treat, house, or care for patients.	
<b>4600</b>	<b>Interment, cremation, or grave digging activities</b> This category encompasses activities associated with cemeteries, cremation facilities, funeral homes, and the like.	
<b>4700</b>	<b>Military base activities</b> Military bases are typically complex collection of activities that include a wide range of activities associated with military training, living and recreational facilities for military personnel, storage and maintenance facilities, and other related facilities.	
4710	Ordnance storage Activities primarily associated with storing and moving of military ordnance.	
4720	Range and test activities These activities encompass large areas for range and test activities of arms,	

ammunitions, war games, and related military activities. Although such activities are part of a military base, identifying this special category is useful for planning around bases for land-use compatibility.

## 5000 Travel or movement activities

This category encompasses activities associated with all modes of transportation. It includes rights-of-way and such linear features associated with transportation.

### 5100 Pedestrian movement

Use this category for classifying pedestrian-only roads and open mall areas in road rights-of-way. Although comprehensive plans may not depend on such distinctions, many site plans and urban designs use them for circulation components of their plans.

### 5200 Vehicular movement

This is a catch-all category for all forms of automobile movement on roads, parking areas, drive-through facilities, etc. Use the subcategories to further distinguish them.

#### 5210 Vehicular parking, storage, etc.

Activities associated with parking or storing of automobiles.

#### 5220 Drive-in, drive through, stop-n-go, etc.

Activities associated with serving customers in their automobiles from a fixed location, such as a drive-through window. Assign this code to those uses that have drive-through window facilities. This also includes activities associated with car washes and such where the customers drive through specialized facilities.

### 5400 Trains or other rail movement

Includes activities associated with movement of rails and other vehicles on railroads. It includes activities associated with rail maintenance, storage, and rights-of-way for railroads.

#### 5410 Rail maintenance, storage, or related activities

Use this category for identifying rail maintenance and storage activities, which are industrial in character, from rail movement and railroad rights-of-way. This category also includes railroad switching activities.

### 5500 Sailing, boating, and other port, marine and water-based activities

This category includes activities associated with water and marine based travel, movement, and their related activities. Use the subcategories to distinguish areas of marine movement from marine storage activities.

#### 5510 Boat mooring, docking, or servicing

Use this subcategory for activities associated with docks and marinas where boats and ships are anchored, moored, or serviced.

5520	Port, ship-building, and related activities	These activities include a complex collection of shipping, storing, repairing and other similar activities that are industrial in nature. Passenger terminals are not included in this category.
<b>5600</b>	<b>Aircraft takeoff, landing, taxiing, and parking</b>	These activities encompass all aspects of air travel and transportation that occur at ground facilities, such as airports, hangars, and similar facilities. Passenger terminals are not included in this category.
<b>5700</b>	<b>Spacecraft launching and related activities</b>	These activities include space vehicle control, storage, movement, and viewing areas. Although they appear similar to air transportation facilities, spacecraft related activities entail several other activities.
<b>6000</b>	<b>Mass assembly of people</b>	This is a catch-all category for activities associated with mass assembly of people for either transportation, spectator sports, entertainment, or other social and institutional reasons. Use the subcategories to further classify the type of mass assembly.
<b>6100</b>	<b>Passenger assembly</b>	This category is for activities primarily associated with bus, train, and airport terminals.
<b>6200</b>	<b>Spectator sports assembly</b>	Spectator sports assembly may occur in stadiums, open grounds, or other venues occasionally used for such purposes. Identifying such activities may be required for public safety related applications.
<b>6300</b>	<b>Movies, concerts, or entertainment shows</b>	Besides performance viewing, this category also includes related activities associated with such performances: food and souvenir vending, purchasing tickets, and related activities. This category also includes mass assembly at theaters and planetariums.
<b>6400</b>	<b>Gatherings at fairs and exhibitions</b>	Mass assembly of people at fairs and exhibitions includes activities associated with food and souvenir vending, purchasing tickets, and related activities. This category also includes activities associated with entertainment shows, park rides, etc., at fairs.
<b>6500</b>	<b>Mass training, drills, etc.</b>	Includes activities in parade grounds and drill fields associated with institutions.
<b>6600</b>	<b>Social, cultural, or religious assembly</b>	Use this category for mass assembly of people for social (eg., city hall),

cultural (eg., parades), or religious (eg. churches) purposes. It also includes large outdoor ceremonies for religious, cultural, or other purposes. Although such activities may occur infrequently and may not involve any functional or structural characteristics (for example a spontaneous gathering that occurs on an annual basis on a hilltop), identifying where mass assembling of people occurs is essential for many planning applications. Use this category to capture such use information. Often this may mean assigning a mass assembly category to areas that already have other activity categories assigned. Apply this category when other more specific mass assembly categories are inappropriate.

**6700 Gatherings at galleries, museums, aquariums, zoological parks, etc.**

Public assembly gatherings at galleries, museums, aquariums, zoological parks, and similar exhibition services are characterized by a steady stream of people as opposed to mass congregation of viewers at movie theaters and such. Although the distinction may not be significant, certain public assembly activities require this information separate from other kinds of gatherings in planning for public safety.

**6800 Historical or cultural celebrations, parades, reenactments, etc.**

These are usually annual gatherings, parades, and cultural celebrations that may involve shows, amusement park-like assembly of people, and selling food, drink and souvenirs.

**7000 Leisure activities**

This is a catch-all category for classifying all forms of leisure activities. It includes the customary active and passive kinds of leisure activities although such distinctions are difficult to define. Although LBCS provides active and passive subcategories, for new data classification purposes either apply this category (for top level coding) or identify the precise nature of activities (which are at the third-level coding).

**7100 Active leisure sports and related activities**

This category refers to an arbitrary second-level coding to accommodate existing data classified as either active or passive leisure activities. Although the distinction between active and passive are difficult to separate, use this category only if more precise lower-level categories are combined in existing data. For new data classification purposes either apply this category (for top level coding) or identify the precise nature of activities (which are at the third-level coding).

**7110 Running, jogging, bicycling, aerobics, exercising, etc.**

Although these activities are normally associated with bike paths, jogging trails, sidewalks, and such facilities, they also include the kinds that happen on athletic tracks and playgrounds. Exercising and aerobic activities include those that take place in health clubs and gymnasiums besides outdoor facilities.

**7120 Equestrian sporting activities**

This category is for all equestrian-related leisure activities including riding,

		mounting, horsemanship, and equestrian games, such as polo, hurdles, dressage training and show jumping. The related categories include those incidental to maintaining stables, feeding, caring, and housing horses.
7130	Hockey, ice skating, etc.	This is a broad category to include activities normally associated with ice rinks and skating on ice. Hockey and other sports on ice are also included in this category.
7140	Skiing, snowboarding, etc.	This is a broad category that includes leisure sport activities on snow: skiing, luge, bobsled, toboggan.
7150	Automobile and motorbike racing	This is a broad category to include the myriad forms of vehicular sports including automobile racing, dirt racing, motorcycle racing, and other cross-country type events.
7160	Golf	Includes other leisure activities, such as pall-mall, tipcart, croquet, golf, curling, and pall one besides golf.
7180	Tennis	Because of its unique site development characteristic, traditionally lawn tennis (as opposed to table tennis) has been classified distinct from other sporting activities. It also includes related sports, such as racquet ball.
7190	Track and field, team sports (baseball, basketball, etc.), or other sports	This includes activities associated with playing baseball, basketball, and other related games.
<b>7200</b>	<b>Passive leisure activity</b>	This category refers to an arbitrary second-level coding to accommodate existing data classified as either active or passive leisure activities. Although the distinction between active and passive are difficult to separate, use this category only if more precise lower-level categories are combined in existing data. For new data classification purposes either apply this category (for top level coding) or identify the precise nature of activities (which are at the third-level coding).
7210	Camping	Camping is a broad category that includes parts of activities associated with of shelter, recreation, and other related activities, such as hunting, fishing, sailing, etc. The designation applies to only those camping areas and camp grounds where camps are allowed.
7220	Gambling	Casinos normally host gambling, wagering, and those establishments that serve the gaming aspects of leisure activities. However, many other types of

Activity Code	Activity Description	01-Apr-2001
	establishments also provide slot machines, and other gambling and gaming facilities (shopping centers in Las Vegas, for instance).	
7230	Hunting	Hunting activities include live and also clay pigeon and skeet shooting.
7240	Promenading and other activities in parks	This is a catch-all category for all other areas of parks and recreational areas that do not qualify under any of the other more specific categories.
7250	Shooting	
7260	Trapping	
<b>7300</b>	<b>Flying or air-related sports</b>	
<b>7400</b>	<b>Water sports and related leisure activities</b>	
7410	Boating, sailing, etc.	
7420	Canoeing, kayaking, etc.	
7430	Swimming, diving, etc.	Includes activities associated with lifeguard services and other related activities.
7440	Fishing, angling, etc.	
7450	Scuba diving, snorkeling, etc.	
7460	Water-skiing	
<b>8000</b>	<b>Natural resources-related activities</b>	
<b>8100</b>	<b>Farming, tilling, plowing, harvesting, or related activities</b>	Agricultural activities, such as farming, plowing, tilling, cropping, seeding, cultivating, and harvesting for the production of food and fiber products. Also includes sod production, nurseries, orchards, and Christmas tree plantations. Excludes forest logging and timber-harvesting operations.
<b>8200</b>	<b>Livestock related activities</b>	Activities associated with feeding and raising of livestock in pens and confined structures.
<b>8300</b>	<b>Pasturing, grazing, etc.</b>	Activities normally associated with feeding and grazing in open ranges.

**8400 Logging**

Activities normally associated with forestry.

**8500 Quarrying or stone cutting**

Includes activities normally associated with borrow pits.

**8600 Mining including surface and subsurface strip mining**

Includes crushing, screening, washing, and flotation activities. Beneficiating is another common term used to describe such activities.

**8700 Drilling, dredging, etc.**

Includes activities normally associated with on and off-shore drilling for oil and natural gas operations, dredging for beach control, expanding waterways, and cleaning of canals or channels.

**9000 No human activity or unclassifiable activity**

May also be used as a placeholder for areas of no habitation (desert areas, for example).

**9100 Not applicable to this dimension**

Use this code as a permanent code for those records that will never be classified in this dimension.

It is normal for land-use databases to have records that may never be classified and be left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

**9200 Unclassifiable activity**

Use this category as a temporary placeholder for activities that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.

**9300 Subsurface activity**

Use this category for activities that occur below the surface that are of no interest to the applications that will use this data set and assigning one of the unknown categories may be inappropriate.

**9900 To be determined**

Use this code as a placeholder until an appropriate code can be assigned.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.



9990	To be determined
9999	To be determined

# Land-Based Classification Standards

## LBCS Function Dimension

Function is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

Function Code	Function Description	01-Apr-2001
<b>1000</b>	<b>Residence or accommodation functions</b>	
<b>1100</b>	<b>Private household</b>	
<b>1200</b>	<b>Housing services for the elderly</b>	
1210	Retirement housing services	
1220	Congregate living services	
1230	Assisted-living services	
1240	Life care or continuing care services	
1250	Skilled-nursing services	
<b>1300</b>	<b>Hotels, motels, or other accommodation services</b>	
1310	Bed and breakfast inn	
1320	Rooming and boarding	
1330	Hotel, motel, or tourist court	
1340	Casino hotel	
<b>2000</b>	<b>General sales or services</b>	
<b>2100</b>	<b>Retail sales or service</b>	
2110	Automobile sales or service establishment	
2111	Car dealer	
2112	Bus, truck, mobile homes, or large vehicles	
2113	Bicycle, motorcycle, ATV, etc.	
2114	Boat or marine craft dealer	
2115	Parts, accessories, or tires	
2116	Gasoline service	
2120	Heavy consumer goods sales or service	
2121	Furniture or home furnishings	
2122	Hardware, home centers, etc.	
2123	Lawn and garden supplies	
2124	Department store, warehouse club or superstore	
2125	Electronics and Appliances	
2126	Lumber yard and building materials	
2127	Heating and plumbing equipment	
2130	Durable consumer goods sales and service	
2131	Computer and software	
2132	Camera and photographic supplies	
2133	Clothing, jewelry, luggage, shoes, etc.	
2134	Sporting goods, toy and hobby, and musical instruments	
2135	Books, magazines, music, stationery	
2140	Consumer goods, other	

Function Code	Function Description	01-Apr-2001
2141	Florist	
2142	Art dealers, supplies, sales and service	
2143	Tobacco or tobacconist establishment	
2144	Mail order or direct selling establishment	
2145	Antique shops, flea markets, etc.	
2150	Grocery, food, beverage, dairy, etc.	
2151	Grocery store, supermarket, or bakery	
2152	Convenience store	
2153	Specialty food store	
2154	Fruit and vegetable store	
2155	Beer, wine, and liquor store	
2160	Health and personal care	
2161	Pharmacy or drug store	
2162	Cosmetic and beauty supplies	
2163	Optical	
<b>2200</b>	<b>Finance and Insurance</b>	
2210	Bank, credit union, or savings institution	
2220	Credit and finance establishment	
2230	Investment banking, securities, and brokerages	
2240	Insurance-related establishment	
2250	Fund, trust, or other financial establishment	
<b>2300</b>	<b>Real estate, and rental and leasing</b>	
2310	Real estate services	
2320	Property management services	
2321	Commercial property-related	
2322	Rental housing-related	
2330	Rental and leasing	
2331	Cars	
2332	Leasing trucks, trailers, RVs, etc.	
2333	Recreational goods rental	
2334	Leasing commercial, industrial machinery, and equipment	
2335	Consumer goods rental	
2336	Intellectual property rental (video, music, software, etc.)	
<b>2400</b>	<b>Business, professional, scientific, and technical services</b>	
2410	Professional services	
2411	Legal services	
2412	Accounting, tax, bookkeeping, payroll services	
2413	Architectural, engineering, and related services	
2414	Graphic, industrial, interior design services	
2415	Consulting services (management, environmental, etc.)	
2416	Research and development services (scientific, etc.)	
2417	Advertising, media, and photography services	
2418	Veterinary services	
2420	Administrative services	
2421	Office and administrative services	

Function Code	Function Description	01-Apr-2001
2422	Facilities support services	
2423	Employment agency	
2424	Business support services	
2425	Collection agency	
2430	Travel arrangement and reservation services	
2440	Investigation and security services	
2450	Services to buildings and dwellings	
2451	Extermination and pest control	
2452	Janitorial	
2453	Landscaping	
2454	Carpet and upholstery cleaning	
2455	Packing, crating, and convention and trade show services	
<b>2500</b>	<b>Food services</b>	
2510	Full-service restaurant	
2520	Cafeteria or limited service restaurant	
2530	Snack or nonalcoholic bar	
2540	Bar or drinking place	
2550	Mobile food services	
2560	Caterer	
2570	Food service contractor	
2580	Vending machine operator	
<b>2600</b>	<b>Personal services</b>	
<b>2700</b>	<b>Pet and animal sales or service (except veterinary)</b>	
2710	Pet or pet supply store	
2720	Animal and pet services	
<b>3000</b>	<b>Manufacturing and wholesale trade</b>	
<b>3100</b>	<b>Food, textiles, and related products</b>	
3110	Food and beverages	
3120	Tobacco manufacturing establishment	
3130	Textiles	
3140	Leather and allied products	
<b>3200</b>	<b>Wood, paper, and printing products</b>	
3210	Wood products establishment	
3220	Paper and printing materials	
3230	Furniture and related products	
<b>3300</b>	<b>Chemicals, and metals, machinery, and electronics manufacturing</b>	
3310	Petroleum and coal products	
3320	Chemicals, plastics, and rubber products	
3330	Nonmetallic mineral products	
3340	Primary metal manufacturing	
3350	Machinery manufacturing	
3360	Electrical equipment, appliance, and components manufacturing	
3370	Transportation equipment, automobiles, etc.	
<b>3400</b>	<b>Miscellaneous manufacturing</b>	
3410	Jewelry and silverware	

Function Code	Function Description	01-Apr-2001
3420	Dolls, toys, games, and musical instruments	
3430	Office supplies, inks, etc.	
3440	Signs	
<b>3500</b>	<b>Wholesale trade establishment</b>	
3510	Durable goods	
3520	Nondurable goods	
<b>3600</b>	<b>Warehouse and storage services</b>	
<b>4000</b>	<b>Transportation, communication, information, and utilities</b>	
<b>4100</b>	<b>Transportation services</b>	
4110	Air transportation	
4111	Air passenger transportation	
4112	Air freight transportation	
4113	Airport and support establishment	
4114	Aircraft and accessories	
4115	Other air transportation (including scenic, balloon, etc.)	
4120	Rail transportation	
4121	Rail passenger transportation	
4122	Rail freight transportation	
4123	Rail transportation support establishment	
4130	Road, ground passenger, and transit transportation	
4131	Local transit systems--mixed mode	
4132	Local transit systems--commuter rail	
4133	Local transit systems--bus, special needs, and other motor vehicles	
4134	Interurban, charter bus, and other similar establishments	
4135	School and employee bus transportation	
4136	Special purpose transit transportation (including scenic, sightseeing, etc.)	
4137	Taxi and limousine service	
4138	Towing and other road and ground services	
4140	Truck and freight transportation services	
4141	General freight trucking, local	
4142	General freight trucking, long-distance	
4143	Freight trucking, specialized (used household and office goods)	
4144	Freight trucking, specialized (except used goods)	
4150	Marine and water transportation	
4151	Marine passenger transportation	
4152	Marine freight transportation	
4153	Marine port and harbor operations	
4154	Marine cargo handling and dry dock services	
4155	Marine navigational and other services	
4160	Courier and messenger services	
4170	Postal services	
4180	Pipeline transportation	
<b>4200</b>	<b>Communications and information</b>	
4210	Publishing	
4211	Newspapers, books, periodicals, etc.	

Function Code	Function Description	01-Apr-2001
4212	Software publisher	
4220	Motion pictures and sound recording	
4221	Motion Picture and video production, publishing, and distribution	
4222	Motion picture viewing and exhibition services	
4223	Sound recording, production, publishing, and distribution	
4230	Telecommunications and broadcasting	
4231	Radio and television broadcasting	
4232	Cable networks and distribution	
4233	Wireless telecommunications	
4234	Telephone and other wired telecommunications	
4240	Information services and data processing industries	
4241	Online information services	
4242	Libraries and archives	
4243	News syndicate	
<b>4300</b>	<b>Utilities and utility services</b>	
4310	Electric power	
4311	Hydroelectric	
4312	Fossil	
4313	Nuclear	
4314	Alternative energy sources	
4320	Natural gas, petroleum, fuels, etc.	
4330	Water, steam, air conditioning supply	
4331	Drinking water	
4332	Irrigation and industrial water supply	
4333	Air conditioning and steam supply	
4340	Sewer, solid waste, and related services	
4341	Hazardous waste collection	
4342	Hazardous waste treatment and disposal	
4343	Solid waste collection	
4344	Solid waste combustor or incinerator	
4345	Solid waste landfill	
4346	Waste treatment and disposal	
4347	Septic tank and related services	
<b>5000</b>	<b>Arts, entertainment, and recreation</b>	
<b>5100</b>	<b>Performing arts or supporting establishment</b>	
5110	Theater, dance, or music establishment	
5120	Sports team or club	
5130	Racetrack establishment	
5140	Promoter of performing arts, sports, and similar events	
5150	Agent for management services	
5160	Independent artist, writer, or performer	
<b>5200</b>	<b>Museums and other special purpose recreational institutions</b>	
5210	Museum	
5220	Historical or archeological institution	
5230	Zoos, botanical gardens, arboreta, etc.	

**5300    Amusement, sports, or recreation establishment**

- 5310    Amusement or theme park establishment
- 5320    Games arcade establishment
- 5330    Casino or gambling establishment
- 5340    Miniature golf establishment
- 5350    Skiing
- 5360    Marina or yachting club facility operators
- 5370    Fitness, recreational sports, gym, or athletic club,
- 5380    Bowling, billiards, pool, etc.
- 5390    Skating rinks, roller skates, etc.

**5400    Camps, camping, and related establishments****5500    Natural and other recreational parks****6000    Education, public admin., health care, and other inst.****6100    Educational services**

- 6110    Nursery and preschool
- 6120    Grade schools
  - 6121    Elementary
  - 6122    Middle
  - 6123    Senior
  - 6124    Continuance
  - 6125    Alternate education services
  - 6126    Adult education services
- 6130    Colleges and Universities
- 6140    Technical, trade, and other specialty schools
  - 6141    Beauty schools
  - 6142    Business management
  - 6143    Computer training
  - 6144    Driving education
  - 6145    Fine and performing arts education
  - 6146    Flight training
  - 6147    Sports and recreation education

**6200    Public administration**

- 6210    Legislative and executive functions
- 6220    Judicial functions
  - 6221    Courts
  - 6222    Correctional institutions

**6300    Other government functions**

- 6310    Military and national security
- 6320    Space research and technology

**6400    Public Safety**

- 6410    Fire and rescue
- 6420    Police
- 6430    Emergency response

**6500    Health and human services**

- 6510    Ambulatory or outpatient care services

Function Code	Function Description	01-Apr-2001
6511	Clinics	
6512	Family planning and outpatient care centers	
6513	Medical and diagnostic laboratories	
6514	Blood and organ banks	
6520	Nursing, supervision, and other rehabilitative services	
6530	Hospital	
6560	Social assistance, welfare, and charitable services	
6561	Child and youth services	
6562	Child day care	
6563	Community food services	
6564	Emergency and relief services	
6565	Other family services	
6566	Services for elderly and disabled	
6567	Veterans affairs	
6568	Vocational rehabilitation	
<b>6600</b>	<b>Religious institutions</b>	
<b>6700</b>	<b>Death care services</b>	
6710	Funeral homes and services	
6720	Cremation services and cemeteries	
<b>6800</b>	<b>Associations, nonprofit organizations, etc.</b>	
6810	Labor and political organizations	
6820	Business associations and professional membership organizations	
6830	Civic, social, and fraternal organizations	
<b>7000</b>	<b>Construction-related businesses</b>	
<b>7100</b>	<b>Building, developing, and general contracting</b>	
7110	Residential construction	
7120	Land development and subdivision	
7130	Industrial, commercial and institutional building construction	
<b>7200</b>	<b>Machinery related</b>	
7210	Building equipment and machinery installation contractors	
7220	Excavation contractor	
7230	Water well drilling contractor	
7240	Wrecking and demolition establishment	
7250	Structural steel erection contractor	
<b>7300</b>	<b>Special trade contractor</b>	
7310	Carpentry, floor, and tile contractor	
7320	Concrete contractor	
7330	Electrical contractor	
7340	Glass and glazing contractor	
7350	Masonry and drywall contractors	
7360	Painting and wall covering	
7370	Plumbing, heating, and air-conditioning	
7380	Roofing, siding, and sheet metal contractors	
<b>7400</b>	<b>Heavy construction</b>	
7410	Highway and street construction;	



Function Code	Function Description	01-Apr-2001
7420	Bridge and tunnel construction	
7430	Water, sewer, and pipeline construction	
7440	Power lines, communication and transmission lines	
7450	Industrial and other nonbuilding construction	
<b>8000</b>	<b>Mining and extraction establishments</b>	
<b>8100</b>	<b>Oil and natural gas</b>	
<b>8200</b>	<b>Metals (iron, copper, etc.)</b>	
<b>8300</b>	<b>Coal</b>	
<b>8400</b>	<b>Nonmetallic mining</b>	
<b>8500</b>	<b>Quarrying and stone cutting establishment</b>	
<b>9000</b>	<b>Agriculture, forestry, fishing and hunting</b>	
<b>9100</b>	<b>Crop production</b>	
9110	Grain and oilseed	
9111	Wheat	
9112	Corn	
9113	Rice	
9114	Soybean and oilseed	
9115	Dry pea and bean	
9120	Vegetable farming or growing services	
9130	Fruits and trees	
9140	Greenhouse, nursery, and floriculture	
9141	Food crops grown under cover	
9142	Nursery and tree production	
9143	Floriculture production	
9150	All other crops	
9151	Tobacco crop	
9152	Cotton crop	
9153	Sugarcane crop	
9154	Hay	
9155	Peanut crop	
<b>9200</b>	<b>Support functions for agriculture</b>	
9210	Farm and farm labor management services	
9220	Spraying, dusting, and other related services	
9230	Crop harvesting and post harvest crop activities (including drying, siloing, etc.)	
9240	Cotton ginning, grist milling, etc.	
<b>9300</b>	<b>Animal production including slaughter</b>	
9310	Cattle ranch and crops	
9311	Beef cattle ranch establishments	
9312	Cattle feedlot establishment	
9320	Dairy cattle and milk production	
9330	Hog and pig farm	
9340	Poultry and egg production and hatcheries	
9350	Sheep and goat farming establishments	
9360	Fish hatcheries, fisheries, and aquaculture	
9370	All other animal production	

Function Code	Function Description	01-Apr-2001
9371	Apiculture (bees, wax, and related operations)	
9372	Horse and equine production	
9373	Fur-bearing animal production	
9380	Support functions for animal production	
<b>9400</b>	<b>Forestry and Logging</b>	
9410	Logging	
9420	Forest nurseries	
9430	Support functions for forestry	
<b>9500</b>	<b>Fishing, hunting and trapping, game preserves</b>	
9510	Fishing	
9520	Hunting and trapping, game retreats, game and fishing preserves	
<b>9900</b>	<b>Unclassifiable function</b>	
9910	Not applicable to this dimension	
9990	To be determined	
9999	To be determined	

# LBCS Function Dimension with Detail Descriptions

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Function is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

### Activity *An observable characteristic of land based on actual use.*

Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

### Function *The economic use or type of establishment using the land.*

Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

### Structure *Type of structure or building type on the land.*

Structure refers to the type of structure or building on the land. Land-use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land-use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristic. Although many activities and functions are closely associated with certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.

### Site *The overall physical site development character of the land.*

Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.

### Ownership *Legal and quasi-legal ownership constraints of the land.*

Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

**1000 Residence or accommodation functions**

This top-level category comprises all establishments offering residence or accommodation, such as homes, apartments, housing for the elderly, and hotels. Note that leased service departments (e.g. a grocery store in an apartment building) are usually considered separate establishments and should be classified separately in your database. See the detailed function dimension description for information on classifying leased service departments.

**1100 Private household**

This category comprises all households except those with special provisions, as for the elderly, disabled, or those with subsidized congregate living arrangements. Individually owned residences as well as residences owned by rental or management companies are included. Establishments in this category include apartments, condominiums, mobile homes, townhouses, etc. The vast majority of residential uses fall in this category. Use this category as the default for quickly coding large residential areas.

**1200 Housing services for the elderly**

Establishments in this category offer a wide range of housing services for those who cannot care for themselves, such as the elderly. These establishments have primarily evolved from two service areas: housing and custodial care. Housing service establishments provide some personal care services; likewise, custodial care establishments provide certain kinds of housing services. The variety of choices available now range from simple services offered in one's house to advanced 24-hour personal care and health services, which are typically common in hospital care services. Many establishments in this category also offer a menu of services to choose from. The subcategories reflect four common patterns of housing for the elderly and relate to the level of the dependence on the care provider.

## 1210 Retirement housing services

These establishments offer minimal convenience services but focus on attracting elderly residents so as to provide a social support system among the residents.

## 1220 Congregate living services

Funded through the 1978 Congregate Housing Services Act, many of these establishments serve meals and other services in low-income and federally subsidized housing. Now, many establishments provide such services to other non-subsidized housing facilities. Services include housekeeping, laundry, transportation, recreational programs, and other convenience services.

## 1230 Assisted-living services

These services are provided by board-and-care establishments, such as adult foster care homes and adult care group homes. Services include daily activity assistance, such as dressing, grooming, bathing, etc. These establishments may be located in single-family homes and share the house with the care provider's family.

1240	Life care or continuing care services	This subcategory comprises church or social welfare organizations running retirement centers. Residents turn over some or all of their assets in exchange for housing, personal care, convenience care, and some health care. Terms used for such establishments are: endowment facilities, founders care facilities, continuing care retirement centers, etc.
1250	Skilled-nursing services	This subcategory comprises establishments that provide 24-hour skilled nursing care. Included are nursing homes and convalescent hospitals for the elderly.
<b>1300</b>	<b>Hotels, motels, or other accommodation services</b>	Establishments in this category serve lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation.
1310	Bed and breakfast inn	These establishments operate primarily in private homes and small buildings.
1320	Rooming and boarding	Rooming and boarding establishments serve a specific group or membership, such as a dormitory, fraternity or sorority house, or workers' camp. They provide temporary accommodations and may offer housekeeping, meals, and laundry services.
1330	Hotel, motel, or tourist court	These establishments comprise resort hotels that do not have gambling services. They may also offer food services, recreational services, convention hosting services, laundry services, etc. This subcategory includes extended-stay hotels.
1340	Casino hotel	Casino hotels are establishments that a variety of services packaged to serve gambling, sports betting, slot machines, food services, conference facilities, convention or exhibition services, and recreational amenities like spas, swimming pools, roller coaster rides, amusement parks, etc. In terms of operations, these establishments function like a resort or hotel establishment in addition to the gambling operations in the casino portions of the establishments. Newer marketing strategies for casinos include the provision of full service spa, recreation, and amusement services within the same establishment including art exhibits, music shows, and theater performances.

## 2000 General sales or services

The general sales and services category comprises the vast majority of establishments typically associated with commercial land use. Since this category covers such a wide range of establishments, the subcategories

provide the best definition. These are: retail sales and service; automobile sales or service; finance and insurance; business, professional, scientific, and technical services; food services; and personal services. For most applications, the general sales and services category is not specific enough for classifying the economic function of land. However, in cases where specific information is not available, this category may be used as a default for commercial land uses.

## 2100 Retail sales or service

Retail establishments form the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Many have stores, but some also sell merchandise from non-stores. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract a high volume of walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Examples of store retailers include catalog showrooms, gasoline services stations, and automotive dealers. Subcategories group retail establishments by their industry type.

### 2110 Automobile sales or service establishment

These establishments include all motor vehicle and parts dealers. They may have showrooms or open lots for selling vehicles and may provide repair and maintenance services. Note that establishments selling medium and heavy-duty trucks should be included in wholesale trade and not here because such products are never sold through retail channels.

#### 2111 Car dealer

Car dealers retail new or used compact automobiles and light trucks (such as sport utility vehicles, and passenger and cargo vans). These vehicles may be sold in combination with activities, such as repair services, and selling replacement parts and accessories.

#### 2112 Bus, truck, mobile homes, or large vehicles

These establishments retail new or used larger vehicles (not included in car dealers category), such as busses, recreational vehicles (RVs), mobile homes, and trucks. Often these establishments also provide repair services and sell replacement parts and accessories.

#### 2113 Bicycle, motorcycle, ATV, etc.

This class comprises establishments retailing new or used motorcycles, motor scooters, motor bikes, mopeds, and off-road all-terrain vehicles; or, in retailing these vehicles in combination with repair services and selling replacement parts and accessories.

#### 2114 Boat or marine craft dealer

These establishments retail new or used boats, personal watercraft, or new or used outboard motors, boat trailers, and may also provide repair services, sell replacement parts and accessories for such craft, and offer other related

		marine equipment supplies.
2115	Parts, accessories, or tires	Primarily comprising of automotive supply stores, these establishments retail new, used, or rebuilt automotive parts and accessories. They may also include repair and installation services. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops.
2116	Gasoline service	Gas stations are establishments that primarily retail automotive fuels (e.g., diesel fuel, gasohol, gasoline) which may or may not be in combination with convenience stores or food marts. These establishments may further provide services such as automotive repair, automotive oils, replacement parts and accessories, or food and beverage sales.
2120	Heavy consumer goods sales or service	The next three subcategories (i.e. "heavy", "durable", and "other" consumer goods sales or services), group establishments by their products, and the classes broadly group them by their characteristics. There is no fundamental economic principle in these differences; they reflect traditional planning categories.
2121	Furniture or home furnishings	Retail furnishing establishments sell products, such as household furniture (e.g., baby furniture box springs and mattresses) and outdoor furniture, office furniture (except those sold in combination with office supplies and equipment), floor coverings (rugs, carpets, vinyl floor coverings, and floor tile not only ceramic or wood), and window treatments (curtains, drapes, blinds, and shades). Some of these items may be sold in combination with major appliances or home electronics, or in combination with installation and repair services.
2122	Hardware, home centers, etc.	These establishments primarily retail materials and supplies for home building or repairs. They also sell other products, such as lumber, plumbing goods, electrical goods, tools, house wares, hardware, and, sometimes, lawn and garden supplies.
2123	Lawn and garden supplies	Lawn and garden supply establishments offer specialized products and services for lawn and garden. They come in two variations:  a). Some sell new outdoor power equipment which may or may not be accompanied with repair services and replacement parts.  b). Others sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere (these establishments may sell a limited amount of a product they grow themselves).

2124	Department store, warehouse club or superstore	<p>These establishments are unique in that they have the equipment and staff capable of retailing a large variety of goods from a single location. They retail a wide range of products with no one merchandise line predominating. Products may include: apparel, furniture, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, and sporting goods. Merchandise lines may be arranged in separate departments.</p> <p>Use this classification for establishments known as warehouse clubs, superstores or super centers retailing a general line of groceries in combination with general merchandise.</p>
2125	Electronics and Appliances	<p>Establishments in the electronics and appliance stores class retail electronics and appliance merchandise from point-of-sale locations. Establishments in this class often operate from locations that have special provisions for floor displays requiring special electrical capacity to accommodate the proper demonstration of these products. The staff may include sales personnel knowledgeable in the characteristics and warranties of the line of goods retailed and may also include trained repairpersons to handle the maintenance and repair of the electronic equipment and appliances. Products sold at these establishments include household-type appliances, cameras, televisions, stereos, and other electronic goods.</p> <p>These establishments often sell computer hardware and software along with other lines of merchandise; however, establishments primarily selling computer hardware, software, or computer services, are classified in another category below; likewise establishments primarily selling cameras, camera parts, or camera services, are classified in a separate category.</p>
2126	Lumber yard and building materials	<p>Use this classification for lumber yards and heavy building materials retailing establishments. For hardware stores also selling lumber, use the hardware and home centers classification.</p>
2127	Heating and plumbing equipment	<p>Use this classification for heating and plumbing equipment retailers. For hardware stores also selling heating and plumbing equipment, use the hardware and home centers classification. For heating and plumbing contractors that retail and install or service equipment, use the appropriate construction category.</p>
2130	Durable consumer goods sales and service	<p>Establishments in this subcategory retail a wide range of product lines that often include: apparel, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, automotive parts, and dry goods. The following classes detail particular lines of merchandise. If no line of merchandise predominates, or, if the line of merchandise is not included in the following classes, use this subcategory</p>



code. Examples of such establishments are: department stores, warehouse clubs, superstores or super centers (with the exception of grocery stores).

2131	<b>Computer and software</b>	These establishments retail computers, computer peripherals, and prepackaged computer software without retailing other consumer-type electronic products or office equipment, office furniture and office supplies. Some of these establishments may also retail computer products in combination with repair, support, and training services. This category does not include those establishments that primarily sell computers and software via mail order or the Internet. Such establishments should be classified under the appropriate information services category.
2132	<b>Camera and photographic supplies</b>	Establishments in this category primarily retail cameras, photographic equipment, and photographic supplies, or, they retail these products with repair services and film developing.
2133	<b>Clothing, jewelry, luggage, shoes, etc.</b>	Clothing establishments retail new clothing and clothing accessories merchandise from fixed point-of-sale locations. These establishments often have similar display equipment and staff that is knowledgeable regarding fashion trends and the proper match of styles, colors, and combinations of clothing and accessories to the characteristics and tastes of the customer. This class includes establishments primarily engaged in retailing clothing, footwear, jewelry, sterling and plated silverware, watches and clocks, luggage and leather goods, and sewing supplies. Also included in this category are establishments retailing these new products in combination with lapidary work and repair services. Note that establishments primarily selling sporting goods are classified separately.
2134	<b>Sporting goods, toy and hobby, and musical instruments</b>	Sporting goods are specialized clothing, equipment, accessories, and service establishments that retail for sport and recreational activities. They retail such goods as bicycles and bicycle parts, camping equipment, exercise and fitness equipment, athletic uniforms, specialty sports footwear, and similar equipment and accessories. Toy and hobby shops primarily retail toys, games, and hobby and craft supplies. Musical instrument establishments retail musical instruments and related supplies; a good example of such an establishment would be a piano store. Some of these establishments may also retail sheet music, offer music instruction, rent or repair instruments, but the primary product is the sale of instruments. Establishments selling sheet music along with books, magazines, etc. should be classified under the appropriate category and not here.
2135	<b>Books, magazines, music, stationery</b>	These establishments retail books, newspapers, magazines (and other periodicals), stationery, school and office supplies, novelty merchandise, souvenirs, greeting cards, seasonal and holiday decorations, curios, sheet music, prerecorded audio and video tapes, compact discs (CDs), and

		phonograph records.
2140	Consumer goods, other	Establishments in this subcategory retail merchandise (except groceries or health items) not included above. Establishments grouped here are florists, art stores, tobacco stores, and mail order or direct selling establishments.
2141	Florist	Florists are establishments that retail cut flowers, floral arrangements, and potted plants purchased from others. These establishments usually prepare the arrangements they sell.
2142	Art dealers, supplies, sales and service	These establishments retail original and limited edition art works, and offer art supplies and services to consumers. Included in this category are establishments displaying works of art for retail sale in art galleries.
2143	Tobacco or tobacconist establishment	This class comprises establishments retailing cigarettes, cigars, tobacco, pipes, and other tobacco supplies.
2144	Mail order or direct selling establishment	Retailing other than in stores is the primary service these establishments provide. These establishments offer services through sales staff that may go to the customers' location (e.g., door-to-door sales, home parties), or may utilize mail or electronic media, such as interactive television or computer. Examples of establishments in this class are home delivery newspaper routes; home delivery of heating oil, liquefied petroleum gas, and other fuels; and establishments retailing from catalogue showrooms of mail-order houses. Vending machine sales are not included in this category.
2145	Antique shops, flea markets, etc.	Antique shops, flea markets, thrift stores, and such establishments that primarily retail a general line of used goods are classified here.  A note about classifying used goods: In many economic classifications, used merchandise is classified separately from new merchandise. However, this distinction is becoming irrelevant because many establishments sell both new and used goods. For example, many car dealers sell new and used cars. Establishments selling both new and used merchandise should be classified according to their product groups.
2150	Grocery, food, beverage, dairy, etc.	Establishments in this subcategory usually retail food and beverage merchandise from fixed point-of-sale locations. Establishments have special equipment (e.g., freezers, refrigerated display cases, refrigerators) for displaying food and beverage goods. They have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.

2151	<b>Grocery store, supermarket, or bakery</b> Supermarkets and other grocery (except convenience) stores retail a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this class are meat and seafood markets, delicatessen-type establishments, and establishments retailing baked goods (not for immediate consumption and made off-premises).
2152	<b>Convenience store</b> Convenience stores or food marts (except those with fuel pumps) primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks. In high traffic or tourism corridors, they also sell gifts, crafts, maps, and other goods normally associated with travel and tourism.
2153	<b>Specialty food store</b> Specialty food stores primarily retail specialty food items, such as coffee and tea (i.e., packaged), confectionery products (i.e., packaged), nuts, spices, and gourmet foods.
2154	<b>Fruit and vegetable store</b> These establishments primarily retail fresh fruits and vegetables either as standalone business or part of a larger collection of shops, such as is common with farmers markets, bazaars, and roadside grocery stands.
2155	<b>Beer, wine, and liquor store</b> These establishments primarily retail packaged alcoholic beverages, such as ale, beer, wine, and liquor.
2160	<b>Health and personal care</b> This subcategory comprises of establishments that retail health and personal care merchandise from fixed point-of-sale locations. Some of these establishments may have specialized staff trained in dealing with the products, such as pharmacists, opticians, and other professionals that retail, advise, and fit the product for the customer. Establishments in this subcategory are further classified by the products they retail.
2161	<b>Pharmacy or drug store</b> Pharmacies and drug stores primarily retail prescription or nonprescription drugs and medicines.
2162	<b>Cosmetic and beauty supplies</b> Establishments in this category primarily retail cosmetics, perfumes, toiletries, and personal grooming products.
2163	<b>Optical</b> Optical establishments retail prescription or nonprescription eyeglasses and contact lenses. This category also includes establishments that provide customer fitting or lens grinding in addition to eyeglasses.

**2200 Finance and Insurance**

Finance and insurance establishments engage in financial transactions that create, liquidate, or change ownership of financial assets. They also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. In many cases, it may not be always possible to differentiate some establishments between the subcategories; use this category instead.

## 2210 Bank, credit union, or savings institution

These establishments primarily perform central banking functions (such as issuing currency, managing national money supply and international reserves, and acting as fiscal agent for the central government) and accept deposits (or share deposits) and lend funds from these deposits.

## 2220 Credit and finance establishment

Credit and finance establishments, both private and public (government-sponsored), extend credit or lend funds raised by credit market borrowing, such as issuing commercial paper or other debt instruments or by borrowing from other financial intermediaries. Credit card, sales financing, unsecured consumer lending, real estate credit, international trade financing, and secondary market financing establishments are also included here.

## 2230 Investment banking, securities, and brokerages

These establishments primarily engage in one of the following: (1) underwriting securities issues or making markets for securities and commodities; (2) acting as agents (i.e., brokers) between buyers and sellers of securities and commodities; (3) providing securities and commodity exchange services; and (4) providing other services, such as managing portfolios of assets; providing investment advice; and trust, fiduciary, and custody services.

## 2240 Insurance-related establishment

These primarily engaged in one of the following: (1) underwriting (assuming the risk, assigning premiums, etc.) annuities and insurance policies or (2) facilitating such underwriting by selling insurance policies, and by providing other insurance and employee-benefit related services.

## 2250 Fund, trust, or other financial establishment

These establishments pool assets, such as funds and trusts, on behalf of shareholders or beneficiaries. They act as principals or brokers in buying or selling financial contracts (except investment banking, securities, and commodity contracts); and provide related investment services, such as portfolio management; investment advice; and trust, fiduciary, and custody services.

Security or equity holding establishments are classified in "management of companies and enterprises", not here.

**2300 Real estate, and rental and leasing**

These establishments rent or lease, and may additionally sell assets. Assets can be tangible (real estate or equipment) or intangible (patents and trademarks). This category's usefulness depends entirely on the activity and structure-type dimensions.

## 2310 Real estate services

Establishments in this category comprise of those that lease real estate (except buildings), such as manufactured home (i.e., mobile home) sites, vacant lots, and grazing land. It also includes real estate appraisers (which estimate the market value of real estate), and other establishments performing real estate related services while not leasing buildings.

## 2320 Property management services

This subcategory comprises establishments that manage real property for others. Management includes performing various services associated with overall operation of property, such as collecting rents, and overseeing services such as maintenance, security, and trash removal. Included in this subcategory are owner-lessors and establishments renting real estate and then acting as lessors in subleasing it to others. Establishments may manage the property themselves or have another establishment manage it for them.

## 2321 Commercial property-related

Commercial property-related establishments lease buildings not used as residences or dwellings. This category includes mini-warehouses and self-storage units, which provide space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients store and retrieve goods.

## 2322 Rental housing-related

These establishments lease buildings used as residences or dwellings, such as single-family homes, apartment buildings, and town homes.

## 2330 Rental and leasing

Establishments in the rental and leasing subcategory include establishments that provide tangible goods, such as automobiles, computers, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment. These establishments may rent consumer goods and equipment, or may lease machinery and equipment for business operations. Establishments may or may not operate from a retail or store-front facility, and may offer short or long-term leases.

Note the following exceptions. Establishments that primarily lease in combination with providing loans are classified in banks and credit unions. Establishments that primarily lease real property are classified under property management services. Establishments primarily renting or leasing equipment with operators are classified in other subcategories depending on the type of service (these are excluded here since NAICS also differentiates if the client is paying for the expertise of the operator in addition to the rental of the equipment.)

2331	Cars	These establishments rent or lease passenger cars without drivers.
2332	Leasing trucks, trailers, RVs, etc.	Establishments in this classification rent or lease trucks, truck tractors or buses, semi trailers, utility trailers, RVs (recreational vehicles), or off-highway transportation equipment such as aircraft, railroad cars, steamships, or tugboats. Drivers or operators are not provided.
2333	Recreational goods rental	These establishments rent recreational goods, such as skis, canoes, bicycles, sailboats, motorcycles, beach chairs, and beach umbrellas.
2334	Leasing commercial, industrial machinery, and equipment	These establishments rent or lease: a). office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines; b). heavy equipment without operators used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes; c). other non-consumer machinery and equipment, such as manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical equipment; institutional (i.e., public building) furniture; or agricultural equipment without operators.
2335	Consumer goods rental	This category comprises establishments that rent personal and household-type goods. Establishments generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or store-front facility. Rental items include: home health equipment; consumer electronics equipment, such as televisions, stereos, and refrigerators; clothing, such as formal wear, costumes, (except laundered uniforms and work apparel); furniture; and party supplies. This class also comprises general rental centers, which may offer a range of consumer, commercial, and industrial equipment, but which are primarily geared towards consumers.
2336	Intellectual property rental (video, music, software, etc.)	This class comprises of establishments that assign rights to assets, such as patents, trademarks, brand names, and franchise agreements for which a royalty payment or licensing fee is paid to the asset holder.
<b>2400</b>	<b>Business, professional, scientific, and technical services</b>	Establishments in this category perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training. Subcategories reflect the types of clients and industries they serve.

2410

## Professional services

Establishments in this subcategory make available the knowledge and skills of their employees. The distinguishing feature of this subcategory is that the service provided depends on worker skills, while equipment and materials are not of major importance. This distinction is what separates professional services from other categories (such as health care, where "high tech" machines and materials are important). Thus, the establishments categorized here sell expertise and perform professional, scientific, and technical services for others. These services require specialized expertise of the employees, though not in every case. The individual classes in this subcategory are defined by the particular expertise and training they provide. The primary distinction between this category and the administrative services category is that employees in this category tend to be more highly specialized.

2411

## Legal services

This category includes the following establishments:

- a). Title abstract and settlement offices engaging in researching public land records to gather information relating to real estate titles, preparing documents necessary for the transfer of the title, financing, and settlement, conducting final real estate settlements and closings, and filing legal and other documents relating to the sale of real estate. (Real estate settlement offices, title abstract companies, and title search companies are included.)
- b). Offices of lawyers: these are offices of legal practitioners known as lawyers or attorneys i.e., counselors-at-law primarily engaged in the practice of law; establishments may provide expertise in a range or in specific areas of law, such as criminal law, corporate law, family and estate law, patent law, real estate law, or tax law.
- c). Offices of notaries: these establishments draft, approve, and execute real estate transactions, wills, and contracts; and receive, index, and store such legal documents.
- d). Other legal services establishments.

2412

## Accounting, tax, bookkeeping, payroll services

Accounting-related establishments provide services such as auditing accounting records, designing accounting systems, preparing financial statements, developing budgets, preparing tax returns, processing payrolls, book keeping, and billing.

2413

## Architectural, engineering, and related services

These establishments include the following: architectural, landscaping (architectural), engineering, drafting, building inspection, surveying and mapping, and laboratory testing (except medical, veterinary, or auto emission) enterprises. Architectural services plan and design buildings and structures. Architectural landscaping services plan and design the development of land areas for projects. Engineering services apply physical laws and principles of engineering to design, develop, or utilize machines, materials, instruments, structures, processes, and systems; they may provide

advice, prepare feasibility studies, prepare preliminary and final plans and designs, provide technical services during the construction or installation phase, or inspect and evaluate of engineering projects. Drafting services draw detailed layouts, plans, and illustrations of buildings, structures, systems, or components from engineering and architectural specifications. Building inspection services evaluate aspects of building structure and component systems and prepare a reports on the physical condition of the property, generally for buyers or others involved in real estate transactions; bureaus and establishments providing home inspection services are included. Surveying and mapping services gather, interpret, and map geophysical and non-geophysical data; these may survey and map the earth's surface or seafloor, may locate and measure subsurface resources (such as oil, gas, and minerals), and may conduct surveys for engineering purposes. Testing laboratories perform physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing. The testing may occur in a laboratory or on-site.

2414

#### Graphic, industrial, interior design services

Establishments in this category provide specialized design services (except architectural, engineering, and computer systems design). Services include interior, industrial, and graphic design. Interior design establishments plan, design, and administer projects in interior spaces; interior decorating consultants are also included here. Industrial design establishments create designs and specifications aiding the use, value, and appearance of their products; services can include the determination of the materials, construction, mechanisms, shape, color, and surface finishes of products. Establishments that provide industrial design services and industrial design consulting services for automobile or furniture industries are also included here. Graphic design establishments design visual communication; they may design printed materials, packaging, advertising, signage systems, or corporate identification (logos); also included are commercial artists that generate illustrations requiring technical accuracy or interpretative skills.

2415

#### Consulting services (management, environmental, etc.)

These establishments advise and assist businesses and other organizations on management, scientific, and technological issues. This class includes establishments that provide expertise in information technologies; these may design, modify, test, support, or operate hardware and software for clients.

2416

#### Research and development services (scientific, etc.)

Establishments in this category conduct research, or analyze, in the physical, engineering, cognitive, or life sciences, such as agriculture, electronics, ecology, biology, botany, biotechnology, computers, chemistry, food, fisheries, forests, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary, sociology, psychology, language, behavior, or economics.

2417

#### Advertising, media, and photography services

Establishments in this category encompass: advertising, public relations, and



		media buying agencies; media representatives; display and direct mail advertisers; market research and public opinion agencies; commercial and consumer photography and ideography studios; and translation and interpretation providers.
2418	Veterinary services	Veterinary services include establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals; also included are establishments that provide testing services for licensed veterinary practitioners.
2420	Administrative services	Typical office establishments in any business or downtown area fall in this category. They provide a variety of standard administrative services. These establishments are typically associated with white-collar workers in the old SIC. These may be independent establishments or part of conglomerates that serve one or more companies. Use this category as a default assignment for most office buildings.
2421	Office and administrative services	<p>These establishments: a). provide day-to-day office administrative services, such as financial planning, billing, record keeping, personnel employment, and logistics; b). hold securities (or other equity interests) of companies in order to own a controlling interest or influence management decisions; c). oversee and administer the establishments of a company often by providing strategic or organizational planning; and d). provide other administrative services not classified elsewhere.</p> <p>Only use this classification for stand-alone establishments which, although they may be part of a larger companies, are separate from the actual goods or services producing facilities. The activities of these establishments could apply equally to a manufacturing company, a law firm, etc.</p>
2422	Facilities support services	These establishments provide operating staff for support services within a client's facilities. They typically provide a combination of services, such as janitorial, maintenance, trash disposal, security, mail reception, and laundry services. They provide operating staff to carry out these support activities, but are not involved with the core activities of the client. Establishments providing operation support services (except computer and data processing) and establishments operating correctional facilities (i.e., jails) on a contract or fee basis are also included here.
2423	Employment agency	These establishments provide employee placement, temporary help, and employee leasing services. These: (1) list employment vacancies and refer or place individuals in employment for others; (2) supply workers to clients' businesses for limited periods of time to supplement their working force; and (3) provide human resources and human resource management, and operate in co-employment with clients. These establishments may or may not

provide direct supervision of their employees at clients' work sites, but do not have management accountability for the work of their clients with regard to strategic planning, output, or profitability. Professional employer organizations (PEO) and establishments providing labor or staff leasing services are included in this class.

2424

**Business support services**

These establishments provide any of the following: document preparation, telephone answering, telemarketing, mailing (except direct mail advertising), court reporting, and steno typing. They may operate copy centers, which provide photocopying, duplicating, blueprinting, or other copying services besides printing. They may provide a range of support activities, including mailing services, document copying, facsimiles, word processing, on-site PC rental, and office product sales.

2425

**Collection agency**

Collection agencies: a). collect payments for claims and remit payments collected to their clients; b). compile credit and employment information (e.g. as credit bureaus) for financial institutions, retailers, or others who need to evaluate credit worthiness; or c). repossess tangible assets (e.g., automobiles, boats, equipment, planes, furniture, appliances) for a creditor as a result of delinquent debts.

2430

**Travel arrangement and reservation services**

These establishments promote or sell travel, tour, or accommodation services, such as providing maps and information, locating convention sites, arranging reservations, organizing group tours, etc. Travel or wholesale tour operators are included in this subcategory. Also included are convention and visitors bureaus.

2440

**Investigation and security services**

Establishments in this subcategory provide one or more of the following: (1) investigation and detective services; (2) guard and patrol services; (3) the picking up and delivering of money or valuable items with protection while in transit; (4) the selling of security systems, such as burglar and fire alarms and locking devices, along with installation, repair, or monitoring; and (5) remote monitoring of electronic security alarm systems.

2450

**Services to buildings and dwellings**

These establishments provide services, such as pest control, janitorial activities, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings.

2451

**Extermination and pest control**

Establishments that exterminate and control birds, mosquitoes, rodents, termites, and other insects and pests (except for crop production and forestry production) are classified here. Establishments providing fumigation services are also included in this class.

2452	Janitorial	This class comprises establishments that clean building interiors, interiors of transportation equipment (e.g., aircraft, rail cars, ships), or windows.
2453	Landscaping	These establishments provide landscape maintenance, and tree, shrub, plant, lawn, or garden installation. In addition, some of these establishments may design landscape plans or construct (i.e., install) walkways, retaining walls, decks, fences, ponds, or similar structures.
2454	Carpet and upholstery cleaning	This class comprises establishments that clean and dye used rugs, carpets, and upholstery.
2455	Packing, crating, and convention and trade show services	These establishments: a). package client owned materials, possibly with package labeling or imprinting; and b). organize, promote, and manage events, such as business and trade shows, conventions, conferences, and meetings, with or without providing staff.
<b>2500</b>	<b>Food services</b>	Establishments in this category only include those that prepare meals, snacks, and beverages for immediate consumption. Many other establishments also provide similar food and beverage services, but they are not included here because that is not their primary economic function. Use the activity dimension to differentiate such activities in those establishments.  For accommodation services (hotels, motels, etc.) use the residential and accommodation services category.
2510	Full-service restaurant	Full-service restaurants provide food services to patrons who order and are served while seated (i.e. waiter/waitress service) and pay after eating. They may provide this service in combination with selling alcoholic beverages, providing takeout services, or presenting live nontheatrical entertainment.
2520	Cafeteria or limited service restaurant	These provide food services (except snack and nonalcoholic beverage bars) where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Some establishments in this subcategory may provide food services in combination with selling alcoholic beverages. This subcategory includes cafeterias, which use cafeteria-style serving equipment, a refrigerated area, and self-service beverage dispensing equipment, and which display food and drink items in a continuous cafeteria line.
2530	Snack or nonalcoholic bar	These prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, or serve nonalcoholic beverages, such as coffee, juices,

or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, and coffee makers) but generally promote and sell a unique food or beverage item.

2540 Bar or drinking place

These establishments, also known as bars, taverns, nightclubs or drinking places, primarily prepare and serve alcoholic beverages for immediate consumption. These establishments may also provide limited food and entertainment (primarily music) services.

2550 Mobile food services

These establishments prepare and serve meals and snacks for immediate consumption from motorized vehicles or non-motorized carts. Examples include hot dog carts and ice cream tucks. The establishment itself is the central location from which the caterer route is serviced, not each vehicle, or cart; however, land used as the primary site for the establishment's sales (i.e. specific locations where the carts or vehicles operate) may be classified here.

2560 Caterer

Caterers provide single event-based food services. They transport food via equipment and vehicles to events or prepare food at an off-premise site. Banquet halls with catering staff are included in this subcategory. Examples of events catered by these establishments are trade shows, graduation parties, wedding receptions, and business or retirement luncheons.

2570 Food service contractor

These establishments provide food services at institutional, governmental, commercial, or industrial locations of others based on contracts with organizations for a specified period of time. Establishments in this subcategory provide food services for the convenience of the contracting organization or the contracting organization's customers. The food service contractor always provides its own management staff.

2580 Vending machine operator

Establishments in this category retail merchandise through vending machines that they service.

**2600 Personal services**

This is a catch-all category for all personal service establishments. These establishments offer a wide range of personal services (laundry, hair care, etc.). See the establishments page for this classification on the LBCS web site for a complete list of establishments.

**2700 Pet and animal sales or service (except veterinary)**

This category comprises establishments retailing pets and other animals (except for farming purposes) and pet supplies, as well as establishments providing animal services, such as grooming, training, and care taking. For veterinary establishments, use the appropriate professional services category.

## 2710 Pet or pet supply store

Establishments in this category retail pets, pet foods, and other pet supplies.

## 2720 Animal and pet services

These establishments provide animal and pet care services (except veterinary), such as boarding, grooming, sitting, and training.

**3000 Manufacturing and wholesale trade**

Differentiating manufacturing from retail or service establishments can be confusing. The distinctions used in this category closely follow the NAICS definitions.

Manufacturing establishments are located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. The subcategories reflect sectors with distinct production processes related to material inputs, production equipment, and employee skills.

Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management). These must be functionally coded the same as the establishment. However, when such services are provided by separate establishments, they are classified in the appropriate function code, and not in manufacturing. Use the activity dimension to differentiate between an office activity and a factory activity for such establishments.

**3100 Food, textiles, and related products**

Establishments in this category primarily produce food products for intermediate or final consumption in a process that primarily uses raw materials from livestock or agricultural products. This category also includes establishments that produce tobacco, textiles, and leather products.

## 3110 Food and beverages

Establishments in the food and beverage subcategory transform livestock and produce into products for intermediate or final consumption; or they manufacture beverages. These products are typically sold to wholesalers or retailers; however, also included here are bakery and candy establishments that produce on the premises for later consumption. Beverage manufacturing includes the manufacture of nonalcoholic and fermented and distilled alcoholic beverages. Ice manufacturing, while not a beverage, is also included because it uses the same production process as water purification.

## 3120 Tobacco manufacturing establishment

Tobacco manufacturing includes establishments that either: redry and stem tobacco; or that manufacture cigarettes, cigars, or other tobacco products. Tobacco retail sales and tobacco crops are classified separately under retail and agricultural crops categories respectively.

3130	Textiles	Establishments here include textile mills, textile product mills, and apparel manufacturers. Broadly they can be characterized as those that: (a) transform natural or synthetic fiber into products (such as yarn or fabric) to be further manufactured into textile products; and (2) manufacture textile products (apparel and other) by knitting, cutting, and sewing fabric. Production processes may include preparing and spinning fiber, knitting or weaving fabric, or textile finishing. This category includes establishments that work with materials owned by others and those that manufacture custom garments for individual clients. Tailors and apparel contractors are also included.
3140	Leather and allied products	Leather and allied product manufacturers: a). transform hides into leather by tanning or curing; b). fabricate leather into products for final consumption; and c). manufacture similar products from leather substitutes, such as rubber, plastics, or textiles. Rubber footwear, textile luggage, and plastic purses are some examples of products made from leather substitutes.
<b>3200</b>	<b>Wood, paper, and printing products</b>	Establishments in this category manufacture wood and paper products, such as lumber, furniture, wood building products, mobile homes, and paper products. Some perform related services, such as printing and bookbinding. Subcategories reflect product distinctions.
3210	Wood products establishment	These establishments manufacture wood products (except furniture), such as lumber, plywood, veneers, wood containers, wood flooring, wood trusses, mobile homes, and prefabricated wood buildings. Manufacturing may include sawing, planing, shaping, laminating, or assembling wood products starting from logs or lumber. Included are establishments that make wood products from logs and bolts that are sawed and shaped, and establishments that purchase sawed lumber and make wood products.
3220	Paper and printing materials	Establishments in this category primarily manufacture paper and offer printing-related products. Paper manufacturers make pulp, paper, or converted paper products (e.g. paper bags). Excluded are photosensitive papers, which are classified in chemical and plastics. Printing establishments print products (e.g. newspapers, books, periodicals, and greeting cards) and perform support activities, such as bookbinding, plate making services, and data imaging. Clothing printers are included if their primary activity is printing, not clothing manufacturing (e.g. T-shirt printing is included, but fabric printing is not). For publishers of printed products or those that both print and publish, use the appropriate category under publishing industries or information establishments.
3230	Furniture and related products	These establishments manufacture furniture and related articles, such as

mattresses, window blinds, cabinets, fixtures, furniture parts, and frames. Processes include the cutting, bending, molding, laminating, and assembling materials, such as wood, metal, glass, plastics, and rattan. Aesthetic and functional design also plays an important part in the production of furniture. Design services may be performed by the furniture establishment's work force or may be purchased from industrial designers. Some of the processes used in furniture manufacturing are similar to processes in other manufacturing categories (such as wood manufacturing, metal manufacturing, and plastics manufacturing). However, furniture manufacturing is distinguished as a separate category due to the combination of multiple production processes.

For manufacturers of transportation equipment seats and furniture, use the transportation manufacturing category. For manufacturers of medical-type furniture, use the miscellaneous manufacturing category.

### **3300 Chemicals, and metals, machinery, and electronics manufacturing**

Establishments in this category transform or refine chemicals or metals, and manufacture products from chemicals or metals. Subcategories group them by the production processes; the result being that establishments working with base materials (such as iron ore) are classified by the input material, while establishments creating more finished products (such as machinery) are classified by the finished product.

For establishments which engage in transformation or refinement, but which primarily extract materials from the earth, use the mining and extraction category instead.

#### **3310 Petroleum and coal products**

These establishments manufacture petroleum and coal products by transforming crude petroleum and coal into usable products. The dominant process is petroleum refinement: the separation of crude petroleum into component products through techniques such as cracking and distillation. This category also includes establishments that further process refined petroleum and coal products to produce asphalt coatings, petroleum lubricating oils, and other related byproducts. For establishments that manufacture petrochemicals from refined petroleum are classified under Chemicals, plastics, and rubber products.

#### **3320 Chemicals, plastics, and rubber products**

Chemicals, plastics, and rubber establishments process and transform organic and inorganic raw materials, plastics and rubber, and form products by chemical processes. However, for classifying processing during mining operation, use the appropriate mining and extraction category; for the refining of crude petroleum, use Petroleum and coal products; for manufacturing aluminum oxide, use Primary metals manufacturing category; and for beverage distilleries, use Food and beverage category.

#### **3330 Nonmetallic mineral products**

Establishments in this subcategory transform, mine, and quarry nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials. Included

are establishments that manufacture bricks, refractories, ceramics, glass, cement, concrete, lime, gypsum, abrasives, ceramic plumbing fixtures, statuary, cut stone products, and mineral wool. Processes used include grinding, mixing, cutting, shaping, and honing. Mining, beneficiating, and manufacturing often occur at a single location. Establishments that mine, quarry, or beneficiate, and then further process, are classified by their primary activity. For example, a mine that manufactures a more-finished product is classified here, while a mine that mines and beneficiates with little manufacturing of finished products, is classified under Mining.

3340 Primary metal manufacturing

These establishments smelt or refine metals, and transform metal into products (other than machinery, electronics, computers, or furniture). Establishments include those that manufacture alloys beginning with ore or concentrate, and those that recover metals from scrap or dross through secondary smelting and refining. Establishments may manufacture basic metal products, such as ingot, billet, sheets, strips, bars, rods, wires, and castings; or they may manufacture finished products. Also included are establishments that begin with manufactured metal shapes and further fabricate the shapes into a product. Processes include forging, stamping, bending, forming, machining, rolling, drawing, extruding, welding, and assembling. For establishments that operate coke ovens, use the petroleum and coal products category.

3350 Machinery manufacturing

Establishments in this subcategory create products that apply mechanical force (e.g. the application of gears and levers) to perform work. Important processes include forging, stamping, bending, forming, machining, welding, and assembling. Design considerations are inherent in the production; these considerations help separate machinery manufacturing from "primary metal manufacturing." Establishments make machinery for particular applications, such as agriculture, construction, mining, ventilation, industrial/commercial heating and cooling, and metalworking. Establishments manufacturing electrical products, including motors and generators, are classified elsewhere, in "electrical equipment, appliances, and components". Manufacturers of household appliances, including heaters, refrigerators, and air conditioners, are also included in "electrical equipment, appliances, and components".

3360 Electrical equipment, appliance, and components manufacturing

These establishments manufacture computers, computer peripherals, communications equipment, audio equipment, lighting equipment, batteries, motors, and other products that generate, distribute and use electrical power. Included are manufactures of components for the above products and manufacturers of small and major household appliances.

3370 Transportation equipment, automobiles, etc.

Establishments in this subcategory produce equipment for transporting people and goods. Although transportation equipment is a type of machinery, assembly tends to be distinct from the production processes common in the machinery manufacturing, so these establishments are



classified separately.

Manufacturers of motor vehicle equipment used for non-transporting purposes (e.g., agriculture, construction, or materials handling) are classified elsewhere according to the type and use of the equipment.

### **3400 Miscellaneous manufacturing**

Use this category for manufacturing establishments not classified elsewhere. The subcategories reflect common establishment types which do not have special categories in other manufacturing types.

#### **3410 Jewelry and silverware**

These establishments: (1) manufacture, engrave, chase, or etch jewelry, precious metal, pewter cutlery and flatware, or personal metal goods (i.e., small articles carried on or about the person, such as compacts or cigarette cases); (2) stamp coins; (3) manufacture unassembled jewelry parts or stock shop products, such as sheet, wire, and tubing; (4) cut, slab, tumble, carve, engrave, polish, or facet precious or semiprecious stones and gems; (5) recur, repolish, or set gem stones; or (6) drill, saw, or peel cultured and costume pearls.

#### **3420 Dolls, toys, games, and musical instruments**

These establishments manufacture games (including electronic), toys, dolls, and musical instruments.

#### **3430 Office supplies, inks, etc.**

Office supply manufacturing establishments manufacture office supplies with the exception of paper. Examples of products made by these establishments are pens, pencils, felt tip markers, crayons, chalk, pencil sharpeners, staplers, hand operated stamps, modeling clay, and inked ribbons.

#### **3440 Signs**

Sign manufacturing establishments manufacture signs and related displays of all materials except printing paper or paperboard.

### **3500 Wholesale trade establishment**

Wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be located in an office building or a warehouse. Unlike retailers, their warehouses and offices have little or no display of merchandise.

Functional coding should reflect the type of economic establishment. Whether the establishment is in a warehouse or an office building is specified by a combination of activity and structure-type dimensions.

Subcategories provided under wholesale trade may be arbitrary. They are included here to accommodate older data sets that maintained such distinctions.

**3510 Durable goods**  
Establishments in the durable goods subcategory sell or arrange the purchase or sale of capital or durable goods to other businesses. These establishments wholesale products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Durable goods generally have life expectancy of at least three years.

**3520 Nondurable goods**  
Establishments in the nondurable goods subcategory sell or arrange the purchase or sale of nondurable goods to other businesses. These establishments wholesale products, such as paper products, chemicals, drugs, textiles, apparel, footwear, groceries, farm products, petroleum products, alcoholic beverages, books, magazines, newspapers, flowers, and tobacco products. Nondurable goods generally have a life expectancy of less than three years.

### **3600 Warehouse and storage services**

These service establishments operate warehouse and storage facilities for general merchandise, refrigerated goods, and other warehouse products. They provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing, storage services, and warehouses located in free trade zones are included in this category.

### **4000 Transportation, communication, information, and utilities**

This is a catch-all category comprising transportation, communication, and utilities for essential facilities. In this category, an establishment cannot be distinguished by a single physical location as it can in most other categories. To classify land in this category, other factors are needed for deciding which land serves a particular establishment. In most cases, the type of establishment in this category is easily deduced from the type of structures and activities on the land. The remaining difficulty is deciding how significant a structure or activity is necessary for the land to be associated with an establishment type. For example, it would not be realistic to classify all land with telephone lines under telephone communications; however, land with more important telephone communication facilities may be classified here.

### **4100 Transportation services**

Transportation establishments serve passengers and cargo movements and are grouped by the modes of transportation. They use transportation equipment as a productive asset although many may have service and repair facilities (railroads or airlines).

### **4110 Air transportation**

Establishments in the air transportation subcategory provide air

transportation for passengers or cargo using aircraft, such as airplanes and helicopters. This subcategory includes scenic and sightseeing air transportation establishments, which may involve local departure and same-day return. Air courier services (individual package or cargo delivery) are not included in this subsection but are included in 4190, since these services usually require road transportation to deliver the cargo to the intended recipient.

4111 Air passenger transportation

This class comprises establishments providing scheduled and nonscheduled air transportation for passengers or passengers with freight.

4112 Air freight transportation

This class encompasses establishments providing scheduled and nonscheduled air transportation of cargo without transporting passengers. Establishments primarily providing scheduled air transportation of mail on a contract basis are included in this class.

4113 Airport and support establishment

These include: establishments providing air traffic control to regulate the flow of air traffic; establishments that operate international, national, or civil airports or public flying fields, or, that support airport operations (such as rental of hangar spaces, and cargo handling services); and establishments providing specialty air transportation or flying services (not included in air freight or passenger transportation).

4114 Aircraft and accessories

This class comprises establishments that provide specialized services for air transportation (except air traffic control and other airport operations). Examples of services include aircraft maintenance and repair (except factory conversions, overhauls, rebuilding), and aircraft testing.

4115 Other air transportation (including scenic, balloon, etc.)

Use this classification for specialized air transportation. Most of these establishments operate for scenic or sightseeing purposes. Examples of transportation types include: hot air balloon rides, helicopter rides, and aerial tram and cable cars.

4120 Rail transportation

The rail transportation category comprises establishments providing passenger and freight transportation, and rail transportation support. Use this general category for establishments providing both passenger and freight transportation, or, for establishments providing both rail transportation and rail support services; otherwise, choose the more specific classification. Many rail facilities serve multiple establishments with different functions; for example, one establishment may provide passenger transportation, and a separate establishment may provide freight transportation on the same rail. In these cases, apply separate specific codes for each type of establishment.

4121	<b>Rail passenger transportation</b> Use this classification for rail transportation establishments for passengers only (no freight). Establishments in this classification operate over long distances between metropolitan areas, although some may provide additional local transportation. For systems within local areas only, use the appropriate local transit system classification.
4122	<b>Rail freight transportation</b> Use this classification for rail freight transportation systems only (no passengers). Rail freight establishments may operate over long distances, or within local areas only.
4123	<b>Rail transportation support establishment</b> These establishments provide specialized services for railroad transportation. They service, repair (except through factory conversion, overhauling or rebuilding rolling stock), maintain, load, and unload rail cars; and operating independent terminals.
4130	<b>Road, ground passenger, and transit transportation</b> The road, ground passenger, and transit transportation category comprises a variety of passenger transportation functions, such as urban transit systems; chartered, school, and interurban bus transportation; and taxis. Establishment types primarily reflect the mode of transit utilized.
4131	<b>Local transit systems--mixed mode</b> These establishments operate ground passenger transit systems using multiple modes of transport over regular routes and on regular schedules within a local or metropolitan area. For these systems, use the other LBCS dimensions to classify the specific characteristics of each site (i.e. rail versus bus). For systems involving only one mode of transportation, use one of the more specific classifications.
4132	<b>Local transit systems--commuter rail</b> Commuter rail establishments operate commuter rail systems over regular routes and on a regular schedule within a local area. Commuter rail is usually characterized by reduced fares, multiple ride, and commutation tickets and is mostly used by passengers during the morning and evening peak periods.
4133	<b>Local transit systems--bus, special needs, and other motor vehicles</b> Use this classification for all single-mode local transit systems other than rail. Included are shuttle services and special needs transportation for the elderly, infirm, or handicapped. This classification may include scheduled and non-scheduled transit systems.
4134	<b>Interurban, charter bus, and other similar establishments</b> These establishments operate non-local passenger buses or other motor vehicles. They may operate over regular routes and schedules, for charter (i.e. without regular routes and schedules), or for special needs transportation (not provided by school or work) for the infirm, elderly, or handicapped.

4135	School and employee bus transportation	These transportation establishments provide buses and other motor vehicles to transport pupils to and from school or employees to and from work.
4136 etc.)	Special purpose transit transportation (including scenic, sightseeing, etc.)	Use this classification for scenic or sightseeing land transportation. These establishments are classified separately because: (1) many do not offer transit between destination points (i.e. the destination is the same as the starting point); (2) they may operate both within local areas and over larger areas; (3) they may operate either mixed or single mode transit systems; and (4) they offer other services, such as tour guide services.  It may be impossible to separate scenic and sightseeing transportation from certain transit systems. For commuter transit systems which also provide scenic or sightseeing services, use the appropriate local transit classification.
4137	Taxi and limousine service	These establishments provide passenger transportation by automobile or van, not over regular routes or regular schedules. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan establishments, which may provide an array of specialty and luxury passenger transportation services
4138	Towing and other road and ground services	This class comprises establishments that tow light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as storage and emergency road repair services.
4140	Truck and freight transportation services	Establishments in the truck and freight transportation category provide over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers. The category is subdivided into general freight trucking and specialized freight trucking. This distinction reflects differences in equipment, type of load, scheduling, terminal, and other networking services.  General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. General freight trucking is further subdivided into local and long distance trucking.  Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. Specialized freight trucking is further subdivided into used and non-used freight trucking
4141	General freight trucking, local	These establishments provide local general freight trucking, usually within a metropolitan area which may cross state lines. They handle a wide variety of commodities, generally palletized and transported in a container or van trailer. Most trips are same-day return.

4142	<p><b>General freight trucking, long-distance</b></p> <p>Long distance freight trucking establishments provide long-distance general freight trucking, usually between metropolitan areas which may cross North American country borders. They handle a wide variety of commodities, generally palletized and transported in a container or van trailer. Included are establishments operating as truckload (TL) or less than truckload (LTL) carriers.</p>
4143	<p><b>Freight trucking, specialized (used household and office goods)</b></p> <p>These establishments provide specialized local or long-distance trucking of used household, used institutional, or used commercial furniture and equipment. They use specialized equipment, such as flatbeds, tankers, or refrigerated trailers. Incidental packing and storage activities are often provided.</p>
4144	<p><b>Freight trucking, specialized (except used goods)</b></p> <p>These establishments provide local or long-distance trucking of non-used goods using specialized equipment, such as flatbeds, tankers, or refrigerated trailers.</p>
4150	<p><b>Marine and water transportation</b></p> <p>Marine and water transportation establishments provide transportation of passengers and cargo using watercraft, such as ships, barges, and boats. They provide deep sea, coastal, Great Lakes, or inland waterway transportation.</p>
4151	<p><b>Marine passenger transportation</b></p> <p>Establishments in this class provide water transportation, including scenic and sightseeing, for passengers.</p>
4152	<p><b>Marine freight transportation</b></p> <p>Establishments in this class provide water transportation for cargo.</p>
4153	<p><b>Marine port and harbor operations</b></p> <p>Establishments in this class operate ports, harbors (including docking and pier facilities), or canals.</p>
4154	<p><b>Marine cargo handling and dry dock services</b></p> <p>These establishments provide stevedoring and other marine cargo handling services (except warehousing).</p>
4155	<p><b>Marine navigational and other services</b></p> <p>These establishments arrange the transportation of freight between shippers and carriers, and provide navigational and other shipping services not included in other classes. These establishments include freight forwarders, marine shipping agents, customs brokers, and marine salvage establishments.</p>

## 4160 Courier and messenger services

Courier and messenger services are establishments that provide air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers. These establishments may form a network including local, and point-to point pick up and delivery.

## 4170 Postal services

These establishments operate the national postal service. Establishments that perform one or more postal services, such as sorting, routing, and delivery on a contract basis (except the bulk transportation of mail), are included in this subcategory.

## 4180 Pipeline transportation

Establishments in pipeline transportation use transmission pipelines to transport products, such as crude oil, natural gas, refined petroleum products, and slurry. The transportation of natural gas includes the storage of natural gas because the storage is usually done by the pipeline establishment and a pipeline is an inherent network in which all the nodes are interdependent.

**4200 Communications and information**

These establishments produce or distribute information. Information can be broadly differentiated by the medium through which it flows. Every other industry sector is in some way or another either a producer or consumer of "information" -- alluded to terms like "information economy" and "global economy." However, the establishments in this category pertain to those that transform information into a commodity.

The subcategories correspond to the NAICS information industry sector. Unless planning functions need finer distinctions, the subcategories at the three-digit level should serve most applications. Differentiating a newspaper printing press (which may operate like an industrial use) from a software publishing enterprise (which may be like an office use) can be accomplished by assigning appropriate codes from the structure-type and activity dimensions.

## 4210 Publishing

Publishing establishments issue copies of works for which they usually possess copyright. Works may be in one or more formats including traditional print form, CD-ROM, or on-line. Publishers may publish works originally created by others for which they have obtained the rights or works that they have created in-house. Software publishing is included here because the creation process is similar to other types of intellectual products.

For music publishers, use the motion picture and sound recording category. For the reproduction of prepackaged software, use the appropriate manufacturing classification; for custom design of software to client specifications, use the appropriate business, professional, scientific, and technical services classification.

4211	<b>Newspapers, books, periodicals, etc.</b> This classification comprises establishments that publish newspapers, magazines and other periodicals, books, databases, calendars, greeting cards, maps, and similar works. These works are usually protected by copyright, and may be published in one or more formats, such as print or electronic form, including on-line. Publishers may print, reproduce, distribute, or offer direct access to the works, or may arrange others to carry out such functions.  For printing establishments which do not publish, use the paper and printing category within manufacturing.
4212	<b>Software publisher</b> These establishments publish and reproduce computer software. They carry out operations necessary for producing and distributing software, such as designing, providing documentation, assisting in installation, and providing support services to software purchasers. These establishments may design, develop, and publish, or publish only.
4220	<b>Motion pictures and sound recording</b> Motion picture and sound recording establishments produce and distribute motion pictures and sound recordings. Although these establishments issue works for sale as traditional publishers do, the processes are sufficiently different to warrant a separate category. Production is typically a complex process that involving distinct types activities, such as contracting with performers, creating the film or sound content, and providing technical postproduction services. Film is often distributed to exhibitors, such as theaters and broadcasters, rather than through the wholesale and retail distribution chain.  This category does not include establishments wholesaling video cassettes and sound recordings; these establishments are included in the wholesale trade sector. For establishments only reproducing video cassettes or sound recordings, use the appropriate manufacturing classification.
4221	<b>Motion Picture and video production, publishing, and distribution</b> This classification comprises establishments that produce or distribute motion pictures, videos, television programs, or commercials.
4222	<b>Motion picture viewing and exhibition services</b> Establishments in this class operate movie theaters, drive-ins, film festival exhibitions, etc., for the display of motion pictures or videos.
4223	<b>Sound recording, production, publishing, and distribution</b> This classification comprises establishments that produce, distribute, or publish music and musical recordings, or provide sound recording and related services.
4230	<b>Telecommunications and broadcasting</b> The telecommunications and broadcasting category comprises establishments that provide point-to-point communications and related



services. The classification groups are based on differences in the methods of communication and in the nature of services provided. Many establishments operate facilities providing an array of telecommunications services. If multiple services are shared between the same facilities, use this general category. If separate facilities are maintained for each type of service, then use a separate specific classification below for each facility type. For independent contractors that maintain and install broadcasting and telecommunications systems, use the appropriate classification in the construction-related category.

4231

**Radio and television broadcasting**

The radio and television broadcasting classification includes establishments that operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs of entertainment, news, talk, etc. These establishments produce or purchase programs and generate revenue from the sale of air time to advertisers or from donations, subsidies, or the sale of programs.

4232

**Cable networks and distribution**

This class includes two types of establishments. Cable networks operate studios and facilities for the broadcasting of programs that are typically narrowcast in nature (limited format, such as news, sports, education, and youth-oriented programming). The services of these establishments are typically sold on a subscription or fee basis. Delivery of cable programs to customers is handled by distribution establishments that operate cable systems, direct-to-home satellite systems, or other similar systems.

4233

**Wireless telecommunications**

Telecommunications establishments operate, maintain, or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture video between network termination points. A transmission facility may be based on a single technology or a combination of technologies. Use this classification for wireless telecommunications only.

4234

**Telephone and other wired telecommunications**

Use this classification for telecommunications establishments operating telephone networks.

4240

**Information services and data processing industries**

This subcategory consists of news syndicates, and information and data processing services. These may supply information to the news media, or provide electronic data processing services. These establishments may provide complete processing and preparation of reports from data supplied by customers; specialized services, such as automated data entry services; or may make data processing resources available to clients on an hourly or timesharing basis.

4241

**Online information services**

This comprises Internet access providers, Internet service providers, and similar establishments providing direct access through telecommunications

networks to computer-held information compiled or published by others.

4242

**Libraries and archives**

This consists of establishments providing library or archive services. These establishments are engaged in maintaining collections of documents (e.g., books, journals, newspapers, and music) and facilitating the use of such documents (recorded information regardless of its physical form and characteristics) as are required to meet the informational, research, educational, or recreational needs of their user. These establishments may also acquire, research, store, preserve, and generally make accessible to the public historical documents, photographs, maps, audio material, audiovisual material, and other archival material of historical interest. All or portions of these collections may be accessible electronically.

4243

**News syndicate**

This class comprises establishments supplying information, such as news reports, articles, pictures, and features, to the news media.

**4300****Utilities and utility services**

This category comprises establishments that provide utility services, such as electric power, natural gas, steam supply, water supply, and sewage removal. Not included are waste management services, which collect, treat, and dispose of waste materials, and do not directly use or operate utilities.

4310

**Electric power**

Electric power establishments provide electric power generation (except hydroelectric, fossil fuel, nuclear), transmission, control, and distribution. Establishments include facilities that convert other forms of energy (such as solar, wind, or tidal power) into electrical energy, electric power transmission and control systems (including lines and transformer stations), and distribution systems (i.e., lines, poles, meters, and wiring). Also included are establishments that arrange the sale of electricity via power distribution systems operated by others.

4311

**Hydroelectric**

This comprises establishments operating hydroelectric power generation facilities. These facilities use waterpower to drive a turbine and produce electric energy. Electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems.

4312

**Fossil**

This comprises establishments operating fossil fuel electric power generation facilities. These facilities use fossil fuels, such as coal, oil, or gas, in internal combustion or combustion turbine conventional steam process to produce electric energy. Electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems.

4313	<b>Nuclear</b>	This comprises establishments operating nuclear electric power generation facilities. These facilities use nuclear power to produce electric energy. Electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems.
4314	<b>Alternative energy sources</b>	Establishments in this class offer alternative energy (e.g., solar or wind) production and distribution. However, for establishments that manufacture, install, or repair equipment used for wind and solar energy, use the appropriate manufacturing category.
4320	<b>Natural gas, petroleum, fuels, etc.</b>	This encompasses: (1) establishments operating gas distribution systems (e.g., mains, meters); (2) gas marketers that buy gas from the well and sell it to a distribution system; (3) gas brokers or agents that arrange the sale of gas over gas distribution systems operated by others; and (4) establishments that transmit and distribute gas to final consumers.
4330	<b>Water, steam, air conditioning supply</b>	This subcategory comprises public and private utility establishments that offer drinking water, water treatment, water supply, irrigation, steam supply, or hot or cool air supply.
4331	<b>Drinking water</b>	Use this classification for establishments operating water treatment plants, filtration plants, pumping stations, and similar facilities for drinking water only.
4332	<b>Irrigation and industrial water supply</b>	This class consists of establishments operating water treatment plants and establishments operating water supply systems for irrigation and industrial supply only. The water supply system may include pumping stations, aqueducts, or distribution mains.
4333	<b>Air conditioning and steam supply</b>	This class consists of establishments providing steam, heated air, or cooled air. Steam distribution may be through mains.
4340	<b>Sewer, solid waste, and related services</b>	Establishments in this subcategory collect, treat, and dispose of waste materials. Establishments locally haul waste materials; operate materials recovery facilities (i.e., sort recyclable materials from trash); provide remediation services (i.e., the cleanup of contaminated sites); operate sewer systems or sewage treatment facilities; or provide septic pumping or other miscellaneous waste management services. Establishments that primarily haul waste over long distances are classified in the transportation category.

4341	<p><b>Hazardous waste collection</b></p> <p>This class comprises establishments that (1) operate treatment and disposal facilities for hazardous waste; and (2) combine, collect, or haul hazardous waste materials within a local area while operating treatment or disposal facilities.</p>
4342	<p><b>Hazardous waste treatment and disposal</b></p> <p>This class comprises establishments that (1) remediate and clean contaminated buildings, mine sites, soil, or ground water; (2) provide mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.</p>
4343	<p><b>Solid waste collection</b></p> <p>This class comprises establishments that (1) collect or haul hazardous waste, nonhazardous waste, or recyclable materials within a local area; and (2) operate hazardous or nonhazardous waste transfer stations. Waste collection establishments may be responsible for the identification, treatment, packaging, and labeling of wastes for the purposes of transport.</p>
4344	<p><b>Solid waste combustor or incinerator</b></p> <p>These operate combustors and incinerators for the disposal of nonhazardous solid waste. These also include other nonhazardous waste treatment and disposal facilities (except landfills, sewer systems, or sewage treatment facilities). Establishments may produce byproducts such as electricity and steam. They may locally collect or haul nonhazardous waste materials along with the operation of facilities. Compost dumps are included in this class. Some establishments use the term resource recovery facility for the sites they manage.</p>
4345	<p><b>Solid waste landfill</b></p> <p>Solid waste landfills operate landfills for the disposal of nonhazardous solid waste. These may locally collect or haul nonhazardous waste materials along with landfill operation. These establishments also manage recycling and resource recovery facilities that operate in conjunction with landfills.</p>
4346	<p><b>Waste treatment and disposal</b></p> <p>This class comprises establishments that (1) operate facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage); and (2) operate facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted.</p>
4347	<p><b>Septic tank and related services</b></p> <p>This class comprises establishments that (1) pump (i.e., clean) septic tanks and cesspools; (2) rent or service portable toilets; and (3) provide other waste management services (except waste collection, waste treatment and disposal, remediation, operation of materials recovery facilities, and waste management consulting services).</p>

**5000 Arts, entertainment, and recreation**

These establishments operate facilities or provide services for a variety of cultural, entertainment, and recreational functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with amusement, hobby, and leisure time interests.

Use the other dimensions, especially ownership and site development character, to further differentiate the precise nature of land use associated with these establishments.

**5100 Performing arts or supporting establishment**

Establishments in this category produce or organize and promote live presentations. The classification recognizes the following basic processes: producing events; organizing, managing, and promoting events; managing and representing entertainers; and providing the artistic, creative and technical skills for the production of these live events. Although nightclubs may offer live entertainment, they are excluded from this category. Use the appropriate food, drink, or recreational category for nightclubs.

## 5110 Theater, dance, or music establishment

This subcategory comprises establishments producing live presentations by actors and actresses, singers, dancers, musicians, and other performing artists. Establishments include: companies, groups, or theaters that produce theatrical presentations and dance (ballet, musicals, operas, plays, etc.); dinner theaters that produce theatrical productions and provide food and beverage for consumption on the premises; and groups or freelance artists producing live musical entertainment. Theater/dance groups or companies may or may not operate their own theater or other facility for staging their shows. Musical groups and artists may perform in front of a live audience or in a studio, and may or may not operate their own facilities for staging their shows.

## 5120 Sports team or club

These establishments are professional or semiprofessional sports teams or clubs participating in live sporting events, such as baseball, basketball, football, hockey, soccer, and jai alai games, before a paying audience. These establishments may or may not operate their own facility for presenting these events.

## 5130 Racetrack establishment

These establishments: operate racetracks for events, such as auto, dog, and horse races; own racing participants, such as cars, dogs, and horses; or are independent racecar drivers.

## 5140 Promoter of performing arts, sports, and similar events

Establishments in this subcategory organize, promote, and manage live performing arts productions, sports events, and similar events, such as state

fairs, county fairs, agricultural fairs, concerts, and festivals. They may operate their own facilities, such as arenas, stadiums, and theaters, or rent from others; or they may operate these facilities for rent to other promoters. Theatrical (except motion picture) booking agencies are included in this subcategory.

5150 Agent for management services

Agents and managers representing and managing creative and performing artists, sports figures, entertainers, and other public figures. The representation and management includes activities, such as representing clients in contract negotiations; managing or organizing client's financial affairs; and promoting the careers of their clients.

5160 Independent artist, writer, or performer

This industry comprises independent (i.e., freelance) individuals primarily engaged in performing in artistic productions, in creating artistic and cultural works or productions, or in providing technical expertise necessary for these productions. This industry also includes athletes and other celebrities exclusively engaged in endorsing products and making speeches or public appearances for which they receive a fee.

**5200 Museums and other special purpose recreational institutions**

Museums establishments preserve and exhibit objects, sites, and natural wonders of historical, cultural, or educational value. Included are public and private museums, historical sites, zoos, and similar establishments.

5210 Museum

These establishments preserve and exhibit objects of historical, cultural, or educational value.

5220 Historical or archeological institution

These establishments preserve and exhibit sites, buildings, forts, or communities that describe events or persons of particular historical interest. Archeological sites, battlefields, historical ships, and pioneer villages are included in this subcategory.

5230 Zoos, botanical gardens, arboreta, etc.

These establishments preserve and exhibit live plant and animal life displays, including those in natural areas or settings (as in the case of national parks).

**5300 Amusement, sports, or recreation establishment**

Establishments in this category operate facilities offering activities (i.e. sports, recreation, amusement, or gambling) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups, and guiding tours (without transportation equipment). The following subcategories highlight particular establishment types. Note that this category does not cover all establishments providing recreational services; many are classified in other categories.

For establishments using transportation equipment, such as sightseeing buses, dinner boats, or helicopters, use the appropriate transportation category.

5310 Amusement or theme park establishment

Amusement or theme parks operate a variety of attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds. These establishments may lease space to others on a concession basis.

5320 Games arcade establishment

These operate arcades and parlors (except gambling, billiard, or pool,) for amusement.

5330 Casino or gambling establishment

These comprise establishments (except casino hotels) that operate gambling facilities, such as casinos, bingo halls, and video gaming terminals, or that provide gambling services, such as lotteries and off-track betting. These establishments may provide food and beverage services. Included in this subcategory are floating casinos (i.e., gambling cruises, and riverboat casinos).

5340 Miniature golf establishment

These establishments operate miniature golf courses, and typically provide the necessary equipment to patrons. These establishments are distinct from golf courses and country clubs.

5350 Skiing

This subcategory comprises establishments that operate downhill, cross-country, or related skiing areas, and establishments that operating equipment, such as ski lifts and tows. Establishments often provide food and beverage services, equipment rental services, and ski instruction services. Four season resorts without accommodations are included in this subcategory. For establishments operating ski resorts with accommodations use the appropriate residence and accommodation category.

5360 Marina or yachting club facility operators

Marinas operate docking and storage facilities for pleasure craft owners. They may retail fuel and marine supplies, and may repair, maintain, or rent pleasure boats in addition to operating facilities.

5370 Fitness, recreational sports, gym, or athletic club,

These establishments operate fitness and recreational sports facilities, or, provide services for fitness or recreational sports teams, clubs, or individual activities. The facilities-operating establishments to be classified here include: fitness clubs, gyms, archery and shooting ranges, horseback riding establishments, recreational ball parks and courts, and more.

Sporting establishments that operate certain types of facilities are classified in other categories. For example, a yacht club operating a marina or docking

facility is classified elsewhere (but a yacht club which does not operate such a facility, is classified here). For sporting establishments that operate facilities, first check whether a unique function code applies; if not, use this classification.

5380 Bowling, billiards, pool, etc.

This subcategory comprises establishments operating bowling billiards, or pool centers. These establishments often provide food and beverage services.

5390 Skating rinks, roller skates, etc.

These establishments operate skating rinks; they may further offer skating products and services.

#### **5400 Camps, camping, and related establishments**

Some of these establishments operate sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and recreational vehicles; others provide overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps, and outdoor adventure retreats that offer trail riding, white-water rafting, hiking, and similar activities. These establishments may provide facilities and services, such as cabins, washrooms, food services, recreational facilities and equipment, and organized recreational activities.

#### **5500 Natural and other recreational parks**

Use this classification for all parks without special economic functions. The other LBCS dimensions should be applied to code the type of park. Use the ownership dimension to distinguish between public and private parks, the site dimension to distinguish between community parks and state parks, etc.

#### **6000 Education, public admin., health care, and other inst.**

This is a catch-all category for grouping a variety of functions, which planning applications normally aggregate.

#### **6100 Educational services**

The establishments in this category offer teaching and learning. Educational service may be provided in a variety of ways (e.g., through educational institutions, the workplace, television, or home correspondence). Use the other dimensions to identify the precise nature of the land use. For example, the structure dimension can differentiate a school bus garage from a school building, or the ownership dimension can identify private from public schools.

6110 Nursery and preschool

6120 Grade schools

This category comprises all public, private, and specialty schools between the preschool and university level. The individual classifications are based on traditional age and educational level distinctions.



6121 Elementary

6122 Middle

6123 Senior

6124 Continuance

6125 Alternate education services

Use this classification for all schools below the university level offering specialized services, such as for the physically or mentally disabled.

6126 Adult education services

6130 Colleges and Universities

These comprise junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.

6140 Technical, trade, and other specialty schools

These schools offer vocational and technical training in a variety of technical subjects and trades. The training often leads to job-specific certification. The individual classifications are based on the type of training provided.

6141 Beauty schools

These establishments primarily train in barbering, hair styling, or the cosmetic arts, such as makeup or skin care. These schools provide job-specific certification.

6142 Business management

These establishments offer courses in office procedures, secretarial skills, stenographic, and basic office skills. In addition, these establishments may offer such classes as office machine operation, reception, and communications, designed for individuals pursuing a clerical or secretarial career.

6143 Computer training

These establishments conduct computer training (except computer repair), in computer programming, software packages, computerized business systems, computer electronics technology, computer operations, and local area network management. Instruction may be provided at the establishment's facilities or at an off-site location.

6144 Driving education

Use this classification for all drivers education establishments, including mandatory public drivers education, truck drivers education, and education

for the operation of public transit motor vehicles.

6145

**Fine and performing arts education**

These establishments offer instruction in the arts, including dance, art, drama, and music.

6146

**Flight training**

These establishments offer aviation and flight training. They may offer vocational training, recreational training, or both.

6147

**Sports and recreation education**

Sports and recreational education establishments, such as camps and schools, offer instruction in athletic activities to groups of individuals. Overnight and day sports camps are included in this class. However, if the camp primarily involves camping or outdoor type activities other than instruction, use the camping category under recreation and amusement.

**6200****Public administration**

This category is for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and for national defense. However, government agencies also engage in a wide range of functions similar to private establishments. For such functions use the appropriate functional category (selling maps or operating a convention center). Ownership is not the determining criteria for this category; use the ownership dimension to classify such distinctions. Similarly, use the structure-type dimension to differentiate a government office building from a jail.

6210

**Legislative and executive functions**

Some planning applications may require additional categories to differentiate various local departments (e.g., public works versus planning). In such cases, use the ownership dimension to create additional categories at the fourth-digit level.

6220

**Judicial functions**

This category comprises civilian courts of law and correctional institutions.

6221

**Courts**

Use this classification for civilian courts of law (except Indian tribal and Alaska Native courts). Included are civilian courts, courts of law, and sheriffs' offices conducting court functions only.

6222

**Correctional institutions**

These government establishments manage and operate correctional institutions. Their facilities are generally designed for the confinement, correction, and rehabilitation of offenders sentenced by a court.

**6300 Other government functions**

Use this category for government-owned establishments not classified elsewhere.

## 6310 Military and national security

This class includes defense, national guard, and other national security establishments.

## 6320 Space research and technology

This subcategory comprises government establishments that administer and operate space flights, space research, and space exploration. Included are government establishments operating space flight centers.

**6400 Public Safety**

This category comprises government-owned establishments providing fire and rescue, police, and emergency response services. For private establishments offering such services, use the appropriate professional service or health care category.

## 6410 Fire and rescue

Fire and rescue establishments engage in fire fighting and other related fire protection activities. Establishments providing fire protection along with ambulance or rescue services are classified here.

## 6420 Police

Police establishments provide criminal and civil law enforcement, police, traffic safety, and other activities related to the enforcement of the law and preservation of order. Combined police and fire departments are included. For private guard and security services, use the appropriate sales and services classification.

## 6430 Emergency response

Use this classification for establishments providing ground or air transportation for medical relief purposes. These services are often provided during a medical emergency but are not restricted to emergencies. The vehicles are equipped with lifesaving equipment operated by medically trained personnel.

**6500 Health and human services**

Establishments in this category provide health care at all levels (preventive to surgical), social assistance, and associated services. These establishments require workers with the appropriate expertise for such services, and are bound to the regulations and oversight of local, state, and federal health and human services departments. Use the category level for classifying ambulance services and other medical transport establishments.

Use the other dimensions to identify the precise activity and structure type in which the establishment is located. The ownership dimension will help identify public versus private facilities.

6510	<b>Ambulatory or outpatient care services</b> Ambulatory or outpatient care establishments offer health care services directly to patients without providing inpatient services.
6511	<b>Clinics</b> These establishments include physician offices, dentists, chiropractors, optometrists, etc.
6512	<b>Family planning and outpatient care centers</b> Family planning establishments provide outpatient family planning services, such as contraceptive services, genetic and prenatal counseling, voluntary sterilization, and other pregnancy services.  Outpatient care centers or clinics have several practitioners with different specializations practicing within the same establishment. Many such centers also function as HMO medical centers and focus on primary health care. Some HMO centers also have functions related to insurance underwriting.
6513	<b>Medical and diagnostic laboratories</b> These establishments are laboratories that provide analytic or diagnostic services, and other services, such as medical imaging, and forensics.
6514	<b>Blood and organ banks</b> These establishments collect, store, or distribute blood and organs.
6520	<b>Nursing, supervision, and other rehabilitative services</b> Establishments in this subcategory provide inpatient nursing and rehabilitative services and can accommodate patients for extended care. These establishments have licensed health care staff serving patients and other support staff for continuous personal care services. Convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide.  This category also includes mental retardation services (not licensed hospital care) to people with mental illness, substance abuse problems, psychiatric convalescent needs, etc. The focus of these services may include health care, but the primary purpose is protective supervision and counseling. Other terms used to describe these services are: alcoholism or drug addiction rehabilitation, mental health halfway houses, group homes for the emotionally disturbed, and psychiatric convalescent homes.  Other rehabilitation services establishments in this category provide include boot or disciplinary camps (except correctional), housing services for hearing or visually impaired, disabled, etc.
6530	<b>Hospital</b> Hospitals provide medical, diagnostic, and treatment services. These establishments often offer physician, nursing and specialized accommodation

		services for inpatient care.
6560	Social assistance, welfare, and charitable services	These establishments provide social assistance services directly to individuals. They do not offer residential or accommodation services.
6561	Child and youth services	These establishments offer services such as adoption, foster care, drug prevention services, and life-skills training.
6562	Child day care	Child day care establishments primarily care for infants and preschool children and often offer pre-kindergarten education programs. Some provide care services for older children.
6563	Community food services	These establishments collect, prepare, and deliver food for the needy. They distribute clothing and bedding, run collections for food and donations, and provide meals at fixed or mobile locations. Examples are food banks, meal delivery programs, and soup kitchens
6564	Emergency and relief services	These establishments provide food, shelter, clothing, medical relief, resettlement, and counseling to disaster victims.
6565	Other family services	Hotline centers, suicide crisis centers, self-help organizations, etc., are some examples of establishments in this class.
6566	Services for elderly and disabled	These establishments serve the elderly and persons with disabilities in a variety of ways (not at their homes). Services typically include group support, companionship, day care, homemaker services, etc. This class does not include housing for the elderly.
6567	Veterans affairs	These establishments provide health and human services for veterans. Many such facilities also maintain liaison and coordination functions.
6568	Vocational rehabilitation	Establishments in this class provide job counseling, job training, and other vocational services. Their primary clients are unemployed, underemployed, disabled, homeless, etc.
<b>6600</b>	<b>Religious institutions</b>	These establishments operate religious organizations, such as churches, temples, monasteries, synagogues, etc.

Use the other dimensions to note if the institution is educational, a hospital, or a church.

## 6700 Death care services

Establishments in the death care category include funeral homes, crematories, cemeteries, and similar establishments. In economic classification systems, these are often included along with other personal services. However, due to traditional planning distinctions, they are placed here.

### 6710 Funeral homes and services

This category comprises establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories are also included.

### 6720 Cremation services and cemeteries

These establishments operate sites or structures reserved for the interment of human or animal remains, or for cremating the dead.

## 6800 Associations, nonprofit organizations, etc.

Included are grant making, civic, professional, and similar organizations. These establishments advocate social and political causes, and promote and defend the interests of their members. Establishments in this category may publish newsletters, books, and periodicals, for distribution to their membership.

### 6810 Labor and political organizations

These establishments promote the interests of organized labor and union employees, national, state, or local political parties or candidates. Included are labor unions, political groups, and political fund raising groups.

### 6820 Business associations and professional membership organizations

These establishments promote the business interests of their members, or of their profession as a whole. They may conduct research on new products and services; develop market statistics; sponsor quality and certification standards; lobby public officials; or publish newsletters, books, or periodicals for distribution to their members.

### 6830 Civic, social, and fraternal organizations

This category comprises establishments that promote the interests of their members, or that promote a particular cause (except labor, political, or professional organizations). These establishments may provide grantmaking foundations or charitable trusts, raise funds for social welfare activities, such as health, educational, scientific, and cultural activities. They may solicit contributions and offer memberships.

Establishments in this category may operate bars and restaurants for their members.

**7000 Construction-related businesses**

These establishments either build buildings or structures, or perform additions, alterations, reconstruction, installation, and repairs. They may also provide building demolition or wrecking services. Establishments engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation are included as well. This category reflects the unique processes employed by the establishments.

Coding should reflect the location of the establishment and not where it is performing its services (which often happens on other sites). Construction sites must get the appropriate function code for the enterprise for which the construction (or demolition) is being undertaken. However, in the activity dimension, such sites may be categorized under construction activity.

**7100 Building, developing, and general contracting**

Establishments in this subcategory are responsible for the entire construction (i.e., new work, addition, alteration, and repair) of building projects. Construction work may be for others, or for the establishment as a speculative or operative builder. Establishments include custom builders, design builders, engineer-constructors, general contractors, joint-venture contractors, turnkey contractors, developers, land subdividers, and construction management firms.

## 7110 Residential construction

Establishments in this subcategory construct single and multi-family residential housing. Housing may be constructed for sale or rental. Establishments include custom housing builders and on-site mobile home addition, alteration, and assembly establishments.

## 7120 Land development and subdivision

Establishments in this subcategory subdivide real property into lots and develop building lots for sale.

## 7130 Industrial, commercial and institutional building construction

Establishments in this subcategory construct industrial, commercial, and institutional buildings (e.g., plants, mills, factories, stores, schools, hospitals, office buildings, public warehouses).

**7200 Machinery related**

This category comprises contractors that install or utilize specialized machinery not generally used by other building or trade contractors. The subcategories reflect similar types of machinery installed or used.

## 7210 Building equipment and machinery installation contractors

These establishments: (1) install or dismantle building equipment, machinery or other industrial equipment (except plumbing, heating, air conditioning or electrical equipment); (2) provide machine rigging; and (3) provide millwrighting. Equipment installed includes automated and revolving doors, conveyor systems, dumbwaiters, dust collecting equipment, elevators, small incinerators, pneumatic tubes systems, and built-in vacuum cleaning systems.

7220	Excavation contractor	These establishments prepare land for building construction. Activities they perform include shaft drilling, foundation digging, foundation drilling, and grading.
7230	Water well drilling contractor	Water well drilling contractors drill, tap, and cap water wells, and provide geothermal drilling.
7240	Wrecking and demolition establishment	These establishments provide wrecking and demolition of buildings and structures; this includes underground tank removal and the dismantling of non-hazardous steel oil tanks. Some of these establishments may sell materials derived from demolishing operations.
7250	Structural steel erection contractor	Structural steel erection contractors: (1) erect metal, structural steel, and similar products of prestressed or precast concrete to produce structural elements, building exteriors, and elevator fronts; (2) set rods, bars, rebar, mesh, and cages, to reinforce poured-in-place concrete; and (3) erect cooling towers and metal storage tanks.
<b>7300</b>	<b>Special trade contractor</b>	Establishments in this category specialize in construction activities, such as plumbing, painting, and electrical work. These activities may be subcontracted from builders or general contractors or may be performed directly for project owners. Construction work includes new work, additions, alterations, maintenance, and repairs. Special trade contractors usually work at the job site, although they may have shops for prefabrication and other work. Establishments performing heavy construction activities, such as grading for highways, are classified elsewhere, in "heavy construction".
7310	Carpentry, floor, and tile contractor	These establishments provide framing, carpentry, finishing work, floor laying, and miscellaneous floor installation and tiling services. Activities include installation of doors, windows, tile, interior marble, terrazzo, mosaic, carpeting, linoleum, wood flooring, and resilient flooring; and other services, such as paneling, steel framing, ship joinery, and on-site terrazzo preparation.
7320	Concrete contractor	Concrete contractors use concrete and asphalt to produce parking areas, building foundations, structures, and retaining walls; and use of all materials to produce patios, private driveways, and private walks. Activities performed by these establishments include grout and shotcrete work.
7330	Electrical contractor	These establishments perform on-site electrical work, equipment service, and



		installation; they may sell electrical equipment along with installation.
7340	Glass and glazing contractor	These establishments install (i.e., by glazing) and tint glass. However, automotive glass establishments are classified in retail sales and services under "automotive sales and service establishments".
7350	Masonry and drywall contractors	These establishments provide masonry, stone setting, drywall, plaster, and other stone and building insulation work. Activities include: block and stone foundation construction; brick and glass block laying; exterior marble, granite and slate work; tuck pointing; acoustical paneling construction; plain and ornamental plaster application; and the installation of lathing to receive plaster.
7360	Painting and wall covering	These establishments provide exterior painting and interior wall covering. Activities range from bridge, ship, and traffic lane painting to paint and wall covering removal.
7370	Plumbing, heating, and air-conditioning	Establishments in this subcategory install or service plumbing, heating, and air-conditioning equipment. These establishments may sell equipment along with installation. Activities range from on-site duct fabrication and installation to installation of refrigeration equipment, installation of sprinkler systems, and installation of environmental controls.
7380	Roofing, siding, and sheet metal contractors	These establishments provide installation and services for roofing, siding, sheet metal, and roof drainage equipment, such as downspouts and gutters. Activities include treating roofs (i.e., by spraying, painting, or coating), copper smithing, tin smithing, installing skylights, installing metal ceilings, flashing, duct work, and capping.
<b>7400</b>	<b>Heavy construction</b>	Establishments in this category provide heavy nonbuilding construction. Construction work may involve new construction, reconstruction, additions, alterations, rehabilitation, installation, maintenance, or repair. Establishments may subcontract all or some of the construction work. Establishments include general contractors, design builders, engineer-constructors, and joint-venture contractors. Also included are construction management firms and special trade contractors and subcontractors.
7410	Highway and street construction;	These establishments are responsible for unleavened highway, street, road, or airport runway construction. Included are subcontractors for highway and street construction (e.g., highway grading installation, guardrail installation, and public sidewalk construction).

7420	Bridge and tunnel construction	These establishments are responsible for bridge, viaduct, elevated highway, and tunnel construction.
7430	Water, sewer, and pipeline construction	These establishments are responsible for the construction of water mains, sewers, drains, gas mains, natural gas pumping stations, and gas and oil pipelines. Also included are well drilling contractors that drill, tap, and cap water wells, or that provide geothermal drilling.
7440	Power lines, communication and transmission lines	These establishments are responsible for the construction of electric power and communication transmission lines and towers, radio and television towers, cable laying, and cable television lines.
7450	Industrial and other nonbuilding construction	These establishments are responsible for the construction of heavy industrial and other nonbuilding structures not included elsewhere, such as chemical complexes or facilities, cement plants, petroleum refineries, industrial incinerators, ovens, kilns, power plants, and nuclear reactor containment structures; athletic fields, dams, dikes, docks, drainage projects, golf courses, harbors, parks, reservoirs, canals, sewage treatment plants, water treatment plants, hydroelectric plants, subways, and other mass transit projects. Establishments may provide construction equipment rental with an operator.

## 8000 Mining and extraction establishments

These establishments extract natural mineral solids (coal and ores), liquid minerals (crude petroleum), and gases (natural gas). Mining includes quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparations customarily performed at the mine site, or as a part of mining activity.

## 8100 Oil and natural gas

Establishments in this category operate and develop oil and gas field properties. Activities include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operation of separators, emulsion breakers, desilting equipment, and field gathering lines; and all other activities in the preparation of oil and gas until shipment. This category includes establishments that produce crude petroleum, that mine and extract oil from shale, that produce natural gas, and that recover hydrocarbon liquids from oil and gas field gases. Establishments may operate on their own account or for others on a contract or fee basis.

## 8200 Metals (iron, copper, etc.)

This category comprises establishments that develop mine sites and mine metallic minerals, and establishments that dress and beneficiate ore, such as by crushing, grinding, washing, drying, sintering, concentrating, calcining, and leaching. Beneficiating may be performed at mills operated in conjunction with the mines, or at mills operated separately.

**8300 Coal**

This category comprises establishments that: (1) mine bituminous coal, anthracite, and lignite; (2) develop coal mine sites; and (3) beneficiate (i.e., prepare) coal (e.g., by cleaning, washing, screening, and sizing coal).

**8400 Nonmetallic mining**

This category comprises establishments that mine, quarry, or develop the mine site for dimension stone (i.e., rough blocks and slabs of stone) or limestone (including related rocks, such as dolomite, cement rock, marl, travertine, and calcareous tufa). Included in this category are preparation plants that beneficiate limestone (e.g., by grinding or pulverizing).

**8500 Quarrying and stone cutting establishment**

This category comprises establishments that dredge, quarry, mine, or develop the mine site for crushed and broken stones, sand, gravel, mining clay (e.g., china clay, paper clay and slip clay), or other stones and nonmetallic minerals. Broken and crushed stones include granite and related rocks, such as gneiss, syenite, and diorite; and other stones (except dimension stone and limestone.) Establishments that mine or quarry bituminous limestone and bituminous sandstone are included in this category. Also included are preparation plants that beneficiate stones (e.g., by grinding and pulverizing); and that beneficiate gravel, clay, and ceramic and refractory minerals (e.g., by washing, screening, and grinding.)

**9000 Agriculture, forestry, fishing and hunting**

These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats. They may be described as farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries.

A farm, as an establishment, may be one or more tracts of land, which may be owned, leased, or rented by the farm operator. Farms may hire employees for a variety of tasks in the production process.

Subcategories in this dimension differentiate establishments involved in production versus those that support agricultural production.

For agricultural research establishments administering programs for regulating and conserving land, mineral, wildlife, and forest use, apply the relevant institutional or research and development categories.

**9100 Crop production**

The subcategories under crop production reflect biological, physiological, economic, and production similarities. These similarities may include the growing season length, degree of crop rotation, extent of input specialization, labor requirement, or capital demand.

**9110 Grain and oilseed**

The classes within this subcategory comprise establishments that grow grains or oilseeds, or that produce the seeds of grain and oilseeds. Use the

subcategory to classify establishments with no oilseed, grain, or family of oilseeds or grains accounting for one-half of the crop value, or for establishments growing grains or producing grain seeds not included elsewhere. Otherwise, classify establishments within one of the following classes.

9111

**Wheat**

Establishments in this class grow wheat and produce wheat seeds.

9112

**Corn**

Establishments in this class grow corn (except sweet corn) and produce corn seeds. Sweet corn farmers are classified in the vegetable crop production category.

9113

**Rice**

Establishments in this class grow rice (except wild rice) and produce rice seeds. For wild rice, use the upper-level grain and oilseed category.

9114

**Soybean and oilseed**

Establishments in this class grow oilseed plants, including soybeans, and produce soybean and other oilseed seeds, such as sunflower, safflower, flax, rape, canola, and sesame.

9115

**Dry pea and bean**

Establishments in this class grow dried peas, beans, and lentils.

9120

**Vegetable farming or growing services**

Establishments in this class grow root and tuber crops (except peanuts) or edible plants; or they produce root and tuber or edible plant seeds. The crops included in this group have an annual growth cycle and are grown in open fields. Climate and cultural practices limit producing areas but often permit the growing of a combination of crops in a year. Crops include melons, sugar beets, potatoes, and leafy vegetables.

9130

**Fruits and trees**

Establishments in this class grow fruit (except melons) or tree nut crops. These crops are generally not grown from seeds and have a perennial life cycle. Establishments include citrus groves, apple orchards, grape vineyards, berry farms, and tree nut farms.

9140

**Greenhouse, nursery, and floriculture**

This category comprises establishments growing crops of any kind under cover or growing nursery stock and flowers. "Under cover" is generally defined as greenhouses, cold frames, cloth houses, and lath houses. The crops grown are removed at various stages of maturity and have annual and perennial life cycles. The nursery stock includes short rotation woody crops that have growth cycles of 10 years or less.

9141	Food crops grown under cover	Establishments in this class grow food crops, such as mushrooms, in underground mines, under glass, or in other controlled environments under cover.
9142	Nursery and tree production	Establishments in this class grow nursery products, nursery stock, shrubbery, bulbs, fruit stock, sod, and so forth; or, grow short rotation woody trees with a growth and harvest cycle of 10 years or less for pulp or tree stock.  Establishments growing trees on production cycles over 10 years are classified in "forestry and logging".
9143	Floriculture production	Establishments in this class grow or produce floriculture or ornamental horticulture products (e.g., cut flowers and roses, cut cultivated greens, potted flowering and foliage plants, and flower seeds).
9150	All other crops	Establishments in this subcategory grow crops such as tobacco, cotton, sugarcane, hay, peanuts, and other crops not classified, or, they grow a combination of crops that cannot be classified elsewhere. Included in this subcategory are establishments that gather tea or maple sap.
9151	Tobacco crop	Establishments in this class grow tobacco.
9152	Cotton crop	Establishments in this class grow cotton.
9153	Sugarcane crop	Establishments in this class grow sugarcane.
9154	Hay	Establishments in this class grow hay, alfalfa, clover, or mixed hay.
9155	Peanut crop	Establishments in this class grow peanuts.
<b>9200</b>	<b>Support functions for agriculture</b>	This category comprises support establishments employed by the agriculture and forestry industries. They perform activities associated with production and distribution of forest and agricultural products. Many support establishments are independently run.
9210	Farm and farm labor management services	These establishments supply labor or management for agricultural production or harvesting. Labor contractors and crew leaders are included.

		Management services usually operate for citrus groves, orchards, or vineyards, and may arrange the partial or complete operations of the farm. Management activities may include cultivating, harvesting, or other agricultural support activities; however, for establishments that primarily produce crops, use the appropriate crop production classification.
9220	Spraying, dusting, and other related services	These establishments perform crop protecting services, soil preparation activity, or crop production services. Activities include dusting, spraying, plowing, fertilizing, seed bed preparation, planting, and cultivating.
9230	Crop harvesting and post harvest crop activities (including drying, siloing, etc.)	These establishments provide mechanical harvesting, picking, crop combining, drying, siloing, cleaning, shelling, fumigating, curing, sorting, grading, packing, cooling, and other harvest and post harvest services (except cotton ginning). They may provide the machinery necessary for these tasks.
9240	Cotton ginning, grist milling, etc.	
<b>9300</b>	<b>Animal production including slaughter</b>	Establishments in this category raise or fatten animals for the sale of animals or animal products. Establishments keep, graze, breed, or feed animals in ranches, farms, or feedlots. Included in this category are slaughterhouses.
9310	Cattle ranch and crops	The establishments in this subcategory raise cattle (including cattle for dairy herd replacements), or feed cattle for fattening.
9311	Beef cattle ranch establishments	These raise cattle (including cattle for dairy herd replacements).
9312	Cattle feedlot establishment	These establishments feed cattle for fattening.
9320	Dairy cattle and milk production	This subcategory comprises establishments that milk dairy cattle.
9330	Hog and pig farm	These establishments raise hogs and pigs. Establishments may undertake farming activities, such as breeding, farrowing, and the raising of weanling pigs, feeder pigs, or market size hogs.
9340	Poultry and egg production and hatcheries	These breed, hatch, or raise poultry for meat or egg production.
9350	Sheep and goat farming establishments	These establishments raise sheep, lambs, and goats, or feed lambs for fattening. Sheep or lambs may be raised for sale or wool production.

9360	<p><b>Fish hatcheries, fisheries, and aquaculture</b></p> <p>This class comprises establishments that farm raise finfish, shellfish, or any other kind of animal aquaculture. These establishments use some form of intervention in the rearing process to enhance production, such as holding in captivity, regular stocking, feeding, or protecting from predators.</p>
9370	<p><b>All other animal production</b></p> <p>This subcategory comprises establishments raising animals and insects (except cattle, hogs and pigs, poultry, sheep and goats, and animal aquaculture) for sale or product production. These establishments raise: bees, horses and other equines, fur-bearing animals, and so forth. Establishments raising a combination of animals with no one animal or family of animals accounting for one-half of the establishment's agricultural production (i.e., value of animals for market) are included in this subcategory.</p>
9371	<p><b>Apiculture (bees, wax, and related operations)</b></p> <p>This class comprises establishments raising bees. These establishments collect and sell honey; and sell queen bees, packages of bees, royal jelly, bees' wax, propolis, venom, or other bee products.</p>
9372	<p><b>Horse and equine production</b></p> <p>This class comprises establishments raising horses, mules, donkeys, and other equines.</p>
9373	<p><b>Fur-bearing animal production</b></p> <p>This class comprises establishments raising fur-bearing animals including rabbits. These animals may be raised for sale or for their pelt production.</p>
9380	<p><b>Support functions for animal production</b></p> <p>Establishments in this class perform support activities related to raising livestock (e.g., cattle, goats, hogs, horses, poultry, and sheep). They provide services, such as animal breeding, pedigree records, horse boarding, dairy herd improvement, livestock spraying, and sheep dipping and shearing.</p>
<b>9400</b>	<p><b>Forestry and Logging</b></p> <p>Forestry and logging establishments grow and harvest timber on long production cycles (more than 10 years). They also specialize in reforestation, seeding, and similar activities. This category includes establishments specializing in gathering forest products, such as gums, barks, balsam needles, rhizomes, fibers, Spanish moss, ginseng, and truffles.</p> <p>Establishments growing on short production cycles, such as Christmas tree producers, are classified in "crop production".</p>
9410	<p><b>Logging</b></p> <p>This subcategory comprises establishments that operate timber tracts for the purpose of selling standing timber.</p>

9420	Forest nurseries	These establishments grow trees for reforestation and gather forest products, such as gums, barks, balsam needles, rhizomes, fibers, Spanish moss, ginseng, and truffles.
9430	Support functions for forestry	Forestry support establishments perform support activities related to timber production, wood technology, forestry economics and marketing, and forest protection. They provide activities for forestry, such as estimating timber, forest fire-fighting, forest pest control, and consulting on wood attributes and reforestation.
<b>9500</b>	<b>Fishing, hunting and trapping, game preserves</b>	Establishments in this category harvest fish and other wild animals from their natural habitats. Some commercial harvests entail hunting and trapping. For recreational hunting and trapping, use the appropriate recreational category.
9510	Fishing	These establishments commercially catch or take finfish, shellfish, or miscellaneous marine products from a natural habitat. Marine products include bluefish, eels, salmon, tuna, clams, crabs, lobsters, mussels, oysters, shrimp, frogs, sea urchins, and turtles.
9520	Hunting and trapping, game retreats, game and fishing preserves	These establishments engage in commercial hunting and trapping, or, operate commercial or recreational game or hunting preserves, such as game retreats.
<b>9900</b>	<b>Unclassifiable function</b>	Use this code as a temporary placeholder for unique functions that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.  {includes text about the one-year NAICS etc. and examples for establishments - refers to fiscal year  {includes abandoned properties for which no clear enterprise can be determined. Does not include nonconforming uses, which were historically classified as "abandoned" or "discontinued" in zoning ordinances. This is because ordinances traditionally prohibited nonconforming uses from resuming after their abandonment, and therefore treated active uses as abandoned when nonconforming. However, in land-use databases, we are classifying the actual use, and therefore would have to account for all uses including nonconforming uses.
9910	Not applicable to this dimension	Use this code as a permanent code for those records that will never be classified in this dimension.



It is common for land-use databases to have records that are never classified, but left blank instead. However, LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

9990

To be determined

Use this code as a placeholder until an appropriate code can be assigned.

It is common for land-use databases to have records never classified and left blank instead. However, LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.

9999

To be determined

# Land-Based Classification Standards

## LBCS Structure Dimension

Structure is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

Structure Code	Structure Description	01-Apr-2001
<b>1000</b>	<b>Residential buildings</b>	
<b>1100</b>	<b>Single-family buildings</b>	
1110	Detached units	
1120	Attached units	
1121	Duplex structures	
1122	Zero lot line, row houses, etc.	
1130	Accessory units	
1140	Townhouses	
1150	Manufactured housing	
<b>1200</b>	<b>Multifamily structures</b>	
1202	Two units	
1203	Three units	
1204	Four units	
1205	Five units	
1206	Six units	
1207	Seven units	
1208	Eight units	
1209	Nine units	
1210	Ten units	
1211	Eleven units	
1212	Twelve units	
1213	Thirteen units	
1214	Fourteen units	
1215	Fifteen units	
1216	Sixteen units	
1217	Seventeen units	
1218	Eighteen units	
1219	Nineteen units	
1220	Twenty units	
1221	Twenty-one units	
1222	Twenty-two units	
1223	Twenty-three units	
1224	Twenty-four units	
1225	Twenty-five units	
1226	Twenty-six units	
1227	Twenty-seven units	
1228	Twenty-eight units	

1229	Twenty-nine units
1230	Thirty units
1231	Thirty-one units
1232	Thirty-two units
1233	Thirty-three units
1234	Thirty-four units
1235	Thirty-five units
1236	Thirty-six units
1237	Thirty-seven units
1238	Thirty-eight units
1239	Thirty-nine units
1240	Forty units
1241	Forty-one units
1242	Forty-two units
1243	Forty-three units
1244	Forty-four units
1245	Forty-five units
1246	Forty-six units
1247	Forty-seven units
1248	Forty-eight units
1249	Forty-nine units
1250	Fifty units
1251	Fifty-one units
1252	Fifty-two units
1253	Fifty-three units
1254	Fifty-four units
1255	Fifty-five units
1256	Fifty-six units
1257	Fifty-seven units
1258	Fifty-eight units
1259	Fifty-nine units
1260	Sixty units
1261	Sixty-one units
1262	Sixty-two units
1263	Sixty-three units
1264	Sixty-four units
1265	Sixty-five units
1266	Sixty-six units
1267	Sixty-seven units
1268	Sixty-eight units
1269	Sixty-nine units
1270	Seventy units
1271	Seventy-one units
1272	Seventy-two units
1273	Seventy-three units

1274	Seventy-four units
1275	Seventy-five units
1276	Seventy-six units
1277	Seventy-seven units
1278	Seventy-eight units
1279	Seventy-nine units
1280	Eighty units
1281	Eighty-one units
1282	Eighty-two units
1283	Eighty-three units
1284	Eighty-four units
1285	Eighty-five units
1286	Eighty-six units
1287	Eighty-seven units
1288	Eighty-eight units
1289	Eighty-nine units
1290	Ninety units
1291	Ninety-one units
1292	Ninety-two units
1293	Ninety-three units
1294	Ninety-four units
1295	Ninety-five units
1296	Ninety-six units
1297	Ninety-seven units
1298	Ninety-eight units
1299	Ninety-nine units and more
<b>1300</b>	<b>Other specialized residential structures</b>
1310	Barracks
1320	Dormitories
1330	Hotels, motels, and tourist courts
1340	Single room occupancy units
1350	Temporary structures, tents, etc. for shelter
1360	Other structurally converted buildings
<b>2000</b>	<b>Commercial buildings and other specialized structures</b>
<b>2100</b>	<b>Office or bank building</b>
2110	Office building with drive-through facility
<b>2200</b>	<b>Store or shop building</b>
2210	Shop or store building with drive-through facility
2220	Restaurant building
2230	Standalone store or shop building
2240	Department store building
2250	Warehouse discount store building
2260	Market shops including open markets
2270	Gasoline station
2280	Automobile repair and service structures

<b>2300</b>	<b>Office or store building with residence on top</b>
<b>2400</b>	<b>Office building over storefronts</b>
<b>2500</b>	<b>Malls, shopping centers, or collection of shops</b>
2510	Neighborhood center (convenience with one or more anchors)
2520	Community center (general merchandise with two or more anchors)
2530	Regional center (enclosed mall with two or more anchors)
2540	Superregional center (similar to regional, but has three or more anchors)
2550	Fashion/specialty center (higher end, fashion-oriented stores)
2560	Power center (category-dominated anchors with few small tenants)
2570	Theme or festival center (leisure, tourist-oriented, restaurants)
2580	Outlet or discount center (manufacturer outlet stores)
2590	Other kinds of shopping centers
2591	Convenience stores or centers
2592	Home improvement center
2593	Car care center
<b>2600</b>	<b>Industrial buildings and structures</b>
2610	Light industrial structures and facilities
2611	Loft building
2612	Mill-type factory structures
2613	One-story modern manufacturing plants
2614	Industrial parks
2615	Laboratory or specialized industrial facility
2620	Heavy industrial structures and facilities
2621	Assembly and construction-type plants
2622	Process plants (metals, chemicals, etc.)
2630	Oil refinery facility
2631	Refinery with anchored equipment < 100,000 barrels/day
2632	Refinery with unanchored equipment < 100,000 barrels/day
2633	Refinery with anchored equipment > 100,000 barrels/day
2634	Refinery with unanchored equipment > 100,000 barrels/day
2635	Refinery pumping plant with anchored equipment
2636	Refinery pumping plant with unanchored equipment
<b>2700</b>	<b>Warehouse or storage facility</b>
2710	Mini-warehouse
2720	High-rise mini-warehouse
2730	Warehouse structure
2740	Produce warehouse
2750	Refrigerated warehouse or cold storage
2760	Large area distribution or transit warehouse
2770	Wharf and dock shed
2780	Tank farms
2781	Tank farms with anchored tanks
2782	Tank farms with unanchored tanks
<b>3000</b>	<b>Public assembly structures</b>
<b>3100</b>	<b>Theater</b>

3110	Performance theater
3120	Movie theater
3130	Amphitheater
3140	Drive-in theaters
<b>3200</b>	<b>Indoor games facility</b>
<b>3300</b>	<b>Sports stadium or arena</b>
<b>3400</b>	<b>Exhibition, convention, or conference structure</b>
<b>3500</b>	<b>Churches, synagogues, temples, mosques, etc.</b>
<b>3600</b>	<b>Capitol buildings</b>
<b>3700</b>	<b>Covered or partially covered atriums and public enclosures</b>
<b>3800</b>	<b>Other community structures</b>
<b>3900</b>	<b>Passenger assembly</b>
3910	Mixed mode terminal
3920	Airport terminal
3930	Bus terminal
3940	Train station
3950	Harbor or port terminal
<b>4000</b>	<b>Institutional or community facilities</b>
<b>4100</b>	<b>Medical facility</b>
4110	Hospital building
4120	Medical clinic building
<b>4200</b>	<b>School or university buildings</b>
4210	Grade school
4220	College or university facility
4230	Trade or specialty school facility
<b>4300</b>	<b>Library building</b>
<b>4400</b>	<b>Museum, exhibition, or similar facility</b>
4410	Exhibitions and art galleries
4420	Planetarium
4430	Aquarium
4440	Outdoor facility, no major structure
4450	Zoological parks
<b>4500</b>	<b>Public safety-related facility</b>
4510	Fire and rescue station
4520	Police station
4530	Emergency operation center
<b>4600</b>	<b>Jails, penitentiaries, detention centers, and other correctional facilities</b>
<b>4700</b>	<b>Cemetery, monument, tombstone, or mausoleum</b>
<b>4800</b>	<b>Funeral homes and cremation facilities</b>
<b>5000</b>	<b>Transportation-related facilities</b>
<b>5100</b>	<b>Linear or network feature</b>
5110	Pedestrian trail, sidewalks, etc.
5120	Bicycle and other nonmotorized paths
5130	Highways and roads
5131	Principal arterial--interstate

5132	Principal arterial--freeway and expressway
5133	Other principal arterial
5134	Minor arterial
5135	Major collector
5136	Minor collector
5137	Local road
5138	Alley
5139	Other nonclassified road
5140	Highway bridges and tunnels
5150	Railroads, including monorails, etc.
5160	Waterways
<b>5200</b>	<b>Automobile parking facilities</b>
5210	Surface parking, open
5220	Surface parking, covered
5230	Multistoried parking structure with ramps
5240	Underground parking structure with ramps
5250	Rooftop parking facility
<b>5300</b>	<b>Bus stop shelter</b>
<b>5400</b>	<b>Bus or truck maintenance facility</b>
<b>5500</b>	<b>Water transportation or marine related</b>
5510	Port fuel facility
5511	Port fuel facility with anchored tanks, with back-up power
5512	Port fuel facility with anchored tanks, without back-up power
5513	Port fuel facility with unanchored tanks, with back-up power
5514	Port fuel facility with unanchored tanks, without back-up power
5515	Port fuel facility with buried tanks
5520	Pier, dock, wharf, or jetty
5530	Lighthouse
5540	Riverboats and other anchored facilities
5550	Port storage or warehouse
5551	Stationary port handling equipment
5552	Rail mounted port handling equipment
5553	Port warehouses
<b>5600</b>	<b>Air and space transportation facility</b>
5610	Runway
5620	Airport maintenance and hangar facility
5630	Airport control tower
5640	Heliport facility
5650	Glideport, seaport, stolport, ultralight or balloonport facility
<b>5700</b>	<b>Railroad facility</b>
5710	Railroad switching facility
5720	Railroad sheds and other support structures
<b>6000</b>	<b>Utility and other nonbuilding structures</b>
<b>6100</b>	<b>Utility structures on right-of-way</b>
6110	Electric lines, phone and cable lines, etc.

6111	Distribution circuits with seismically designed components
6112	Distribution circuits with standard components
6120	Gas and fuel lines
6130	Water supply lines
6131	Brittle pipelines
6132	Ductile pipelines
6140	Steam and air conditioning lines
6150	Irrigation channels
6160	Sewer and waste water lines
6161	Brittle pipelines
6162	Ductile pipelines
<b>6200</b>	<b>Water-supply-related facility</b>
6210	Water supply pump station
6211	Pumping plant with anchored equipment < 10 MGD
6212	Pumping plant with unanchored equipment < 10 MGD
6213	Pumping plant with anchored equipment > 10 MGD
6214	Pumping plant with unanchored equipment >10 MGD
6220	Dam
6221	Earth dam, arch
6222	Earth dam, multi-arch
6223	Buttress dam
6224	Gravity dam, rockfill
6225	Gravity dam, concrete
6226	Gravity dam, masonry
6227	Gravity dam, stone
6228	Gravity dam, timber crib
6230	Levee
6240	Culvert
6250	Water tank (elevated, at grade, underground)
6251	On-ground anchored concrete tank
6252	On-ground unanchored concrete tank
6253	On-ground anchored steel tank
6254	On-ground unanchored steel tank
6255	Above ground steel tank
6256	On-ground wood tank
6257	Buried concrete tank
6260	Wells
6270	Water treatment and purification (WTP) facility
6271	WTP with anchored components < 50 MGD
6272	WTP with unanchored components < 50 MGD
6273	WTP with anchored components 50-200 MGD
6274	WTP with unanchored components 50-200 MGD
6275	WTP with anchored components > 200 MGD
6276	WTP with unanchored components > 200 MGD
6280	Water reservoir



6290	Other irrigation facilities
<b>6300</b>	<b>Sewer and waste-related facility</b>
6310	Storage or pumping station facility
6311	Lift stations with anchored components < 10 MGD
6312	Lift stations with unanchored components < 10 MGD
6313	Lift stations with anchored components > 10 MGD
6314	Lift stations with unanchored components > 10 MGD
6320	Landfill facility
6330	Incinerator, composting, or similar facility
6340	Hazardous waste storage facility
6341	High-level waste facility
6342	Transuranic waste facility
6343	Spent fuel facility
6344	Low-level waste facility
6350	Sewer treatment plant
6351	Wastewater Treatment Plant (WWTP) with anchored components < 50 MGD
6352	WWTP with unanchored components < 50 MGD
6353	WWTP with anchored components 50-200 MGD
6354	WWTP with unanchored components 50-200 MGD
6355	WWTP with anchored components > 200 MGD
6356	WWTP with unanchored components > 200 MGD
<b>6400</b>	<b>Gas or electric power generation facility</b>
6410	Gas storage and distribution facility
6420	Gas compressor stations
6421	Gas compressor stations with anchored components
6422	Gas compressor stations with unanchored components
6430	Power generation plants
6431	Power plants with anchored components < 100 MW
6432	Power plants with unanchored components < 100 MW
6433	Power plants with anchored components > 100 MW
6434	Power plants with unanchored components >100 MW
6440	Electric substation and distribution facility
6441	Low-voltage (115 KV) substation with anchored components
6442	Low-voltage (115 KV) substation with unanchored components
6443	Medium-voltage (230 KV) substation with anchored components
6444	Medium-voltage (230 KV) substation with unanchored components
6445	High-voltage (500 KV) substation with anchored components
6446	High-voltage (500 KV) substation with unanchored components
6450	Geothermal facility
6460	Solar and other forms of energy facility
<b>6500</b>	<b>Communication towers</b>
6510	Radio, TV, or wireless transmitter
6520	Weather stations or transmitters
<b>6600</b>	<b>Environmental monitoring station (air, soil, etc.)</b>
<b>6700</b>	<b>Sign or billboard</b>

<b>6900</b>	<b>Other miscellaneous structures</b>
6910	Kiosks
6920	Roadside stand, pushcarts, etc.
6930	Highway rest stops and welcome centers
6940	Playground equipment
6950	Fountain, sculpture, etc.
6970	Outdoor stage, bandstand, or similar structure
<b>7000</b>	<b>Specialized military structures</b>
<b>7100</b>	<b>Joint services facility</b>
<b>7200</b>	<b>Air Force facility</b>
<b>7300</b>	<b>Army and marine corps facility</b>
<b>7400</b>	<b>Naval facility</b>
7410	Naval installation
7420	Weapons station
7430	Submarine base
7450	Training center
7460	Communications station
7470	Supply center
7480	Reserve station
<b>7500</b>	<b>Armory building</b>
<b>8000</b>	<b>Sheds, farm buildings, or agricultural facilities</b>
<b>8100</b>	<b>Grain silos and other storage structure for grains and agricultural products</b>
<b>8200</b>	<b>Livestock facility</b>
8210	Dairy facility
8220	Poultry facility
8230	Cattle facility
8240	Stables and other equine-related facilities
<b>8300</b>	<b>Animal feed operations facility</b>
8310	Confined feedlot facility
<b>8400</b>	<b>Animal waste-handling facility</b>
8410	In ground silos
8420	Waste lagoons
8430	Concrete storage units, covered
8440	Concrete storage units, uncovered
8450	Composting facility
<b>8500</b>	<b>Greenhouses</b>
<b>8600</b>	<b>Hatcheries</b>
<b>8700</b>	<b>Kennels and other canine-related facilities</b>
<b>8800</b>	<b>Apiary and other related structures</b>
<b>8900</b>	<b>Other farm and farming-related structures</b>
<b>9000</b>	<b>No structure</b>
<b>9100</b>	<b>Not applicable to this dimension</b>
<b>9200</b>	<b>Unclassifiable structure</b>
<b>9300</b>	<b>Subsurface structures</b>
<b>9900</b>	<b>To be determined</b>

Structure Code	Structure Description	01-Apr-2001
9990	To be determined	
9999	To be determined	

# LBCS Structure Dimension with Detail Descriptions

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Structure is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

### Activity *An observable characteristic of land based on actual use.*

Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

### Function *The economic use or type of establishment using the land.*

Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

### Structure *Type of structure or building type on the land.*

Structure refers to the type of structure or building on the land. Land-use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land-use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristic. Although many activities and functions are closely associated with certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.

### Site *The overall physical site development character of the land.*

Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.

### Ownership *Legal and quasi-legal ownership constraints of the land.*

Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

**1000 Residential buildings**

This is a catch-all category for all buildings built for residential purposes.

**1100 Single-family buildings**

Also includes any single-unit structure for habitation. The emphasis here is "single" and not "family." Includes split-level homes, linked group (houses that share foundations), manufactured homes, etc.

## 1110 Detached units

Standard single-family residential structures.

## 1120 Attached units

Usually two or more dwelling units side-by-side sharing one roof, but each unit has a separate front and rear access.

## 1121 Duplex structures

Generally a two-unit building that is divided horizontally, and each unit has a separate entrance from the outside or through a common vestibule. For semi-detached, double-duplexes, quadraplexes, maisonettes, etc., count the number of units in the structure and use the appropriate multifamily structure category. For applications that need to track the precise configuration, use additional fields or attributes in the land-use database.

## 1122 Zero lot line, row houses, etc.

This was a traditional planning category that is fast falling out of use. Many manufactured home developments are configured as zero lot line developments, townhouses are a form of zero lot line housing, and to further confuse the usage, former row houses are also used as barracks, group housing, or farm housing. Avoid this category if possible, but it is provided here for compatibility with many existing land-use databases that have this description.

## 1130 Accessory units

Use this category for an accessory unit, which is structurally separate and distinct from the main structure. An accessory unit is a second dwelling unit (structure-wise) that is added to an existing lot for use as a complete and independent facility. Note that not all accessory units have residential activities. For an accessory use (not structure) that is part of the main structure or not incidental to the primary use, classification options vary. Such a unit is also known as a "granny flat." See the working paper on Mixed Uses and Accessory Uses for a discussion of the full range of issues associated with accessory uses and their implications for land-use data classifications.

## 1140 Townhouses

A type of structure that has three or more separate dwelling units divided vertically, and each unit has separate entrances to a front and rear yard.

1150

**Manufactured housing**

Also commonly referred to as factory-built housing, which includes modular, mobile homes, and manufactured homes. The differences are subtle but, if a land-use application needs these finer gradations, create another attribute table to track the various kinds of factory-built housing.

A manufactured home is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standard Act of 1974 (42 USC 5401, et. seq.), which became effective June 15, 1976.

A mobile home is a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, built prior to enactment of the Federal Manufactured Home Construction and Safety Standards.

A modular home is a structure intended for residential use and is manufactured off site, but assembled on site. Note that not all modular homes are mobile homes.

Then there are other related terms not related to structure type but to the overall site development character. Do not use this dimension for coding such compound land-use terms. They include (with a brief definition):

**Manufactured Home Development:** A general category of development that includes manufactured home subdivisions and manufactured home communities (or land-lease communities).

**Manufactured Home Subdivision:** A subdivision designed and/or intended for the sale of lots for siting manufactured homes.

**Manufactured Housing Community:** Any piece of real property under single ownership or control for which the primary purpose is the placement of two or more manufactured homes for permanent residential dwellings and for the production of income. A manufactured housing community does not include real property used for the display and sale of manufactured units, nor does it include real property used for seasonal recreational purposes only, as opposed to year-round occupancy.

**Land-Lease Community:** A residential development typified by single ownership of the land within the development, with the landowner retaining the rights of ownership. Home sites within the community are leased to individual homeowners, who retain customary leasehold rights.

**Manufactured Home Condominium (or cooperative):** A condominium (or cooperative development) of manufactured homes.

**1200****Multifamily structures**

The following categories refer to the number of units and not by the number of floors or stories in the structure.

For counting the number of households, have a separate field in the land-use database that lists the number of actual households in the building.

For tracking the number of floors in a structure, use another attribute field. In short, this dimension is only for tracking the total number of units in a structure to get an indication of how big the structure is.

1202	Two units
1203	Three units
1204	Four units
1205	Five units
1206	Six units
1207	Seven units
1208	Eight units
1209	Nine units
1210	Ten units
1211	Eleven units
1212	Twelve units
1213	Thirteen units
1214	Fourteen units
1215	Fifteen units
1216	Sixteen units
1217	Seventeen units
1218	Eighteen units
1219	Nineteen units

When using a three-level coding scheme, apply this category to mean "up to ten units."

When using a three-level coding scheme, apply this category to mean "between ten and twenty units."

1220	Twenty units
1221	Twenty-one units
1222	Twenty-two units
1223	Twenty-three units
1224	Twenty-four units
1225	Twenty-five units
1226	Twenty-six units
1227	Twenty-seven units
1228	Twenty-eight units
1229	Twenty-nine units

1230 Thirty units

When using a three-level coding scheme, apply this category to mean "between twenty and thirty units."

1231	Thirty-one units
1232	Thirty-two units
1233	Thirty-three units
1234	Thirty-four units
1235	Thirty-five units
1236	Thirty-six units
1237	Thirty-seven units
1238	Thirty-eight units
1239	Thirty-nine units

1240 Forty units

When using a three-level coding scheme, apply this category to mean "between twenty and thirty units."



1241	Forty-one units
1242	Forty-two units
1243	Forty-three units
1244	Forty-four units
1245	Forty-five units
1246	Forty-six units
1247	Forty-seven units
1248	Forty-eight units
1249	Forty-nine units

## 1250 Fifty units

When using a three-level coding scheme, apply this category to mean "between forty and fifty units."

1251	Fifty-one units
1252	Fifty-two units
1253	Fifty-three units
1254	Fifty-four units
1255	Fifty-five units
1256	Fifty-six units
1257	Fifty-seven units
1258	Fifty-eight units
1259	Fifty-nine units

## 1260 Sixty units

When using a three-level coding scheme, apply this category to mean "between fifty and sixty units."

1261	Sixty-one units
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1262 Sixty-two units

1263 Sixty-three units

1264 Sixty-four units

1265 Sixty-five units

1266 Sixty-six units

1267 Sixty-seven units

1268 Sixty-eight units

1269 Sixty-nine units

1270 Seventy units

When using a three-level coding scheme, apply this category to mean "between sixty and seventy units."

1271 Seventy-one units

1272 Seventy-two units

1273 Seventy-three units

1274 Seventy-four units

1275 Seventy-five units

1276 Seventy-six units

1277 Seventy-seven units

1278 Seventy-eight units

1279 Seventy-nine units

1280 Eighty units

When using a three-level coding scheme, apply this category to mean "between seventy and eighty units."

1281 Eighty-one units

1282 Eighty-two units

- 1283 Eighty-three units
- 1284 Eighty-four units
- 1285 Eighty-five units
- 1286 Eighty-six units
- 1287 Eighty-seven units
- 1288 Eighty-eight units
- 1289 Eighty-nine units

1290 Ninety units

When using a three-level coding scheme, apply this category to mean "more than eighty units."

- 1291 Ninety-one units
- 1292 Ninety-two units
- 1293 Ninety-three units
- 1294 Ninety-four units
- 1295 Ninety-five units
- 1296 Ninety-six units
- 1297 Ninety-seven units
- 1298 Ninety-eight units
- 1299 Ninety-nine units and more

**1300 Other specialized residential structures**

For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

1310 Barracks

Primarily associated with housing for uniformed services (police, military, etc.). For tracking number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

## 1320 Dormitories

Primarily associated with an institution that provides sleeping units and communal dining facilities. For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

## 1330 Hotels, motels, and tourist courts

For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

Include country inns here although many also have residential facilities for the owner or caretaker. See the description for multifamily structure on how to account for household units.

## 1340 Single room occupancy units

Historically, many hotels and motels are converted to SROs. Even new SRO buildings are structurally no different from hotels. But many have small cooking facilities (independent or common) and other amenities not associated with a hotel. SROs may also have building code specifications different from hotels and motels. For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

## 1350 Temporary structures, tents, etc. for shelter

For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

## 1360 Other structurally converted buildings

This is a catch-all category for all other residential structure types that do not easily classify in any of the other residential categories. For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.

**2000 Commercial buildings and other specialized structures**

Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).

**2100 Office or bank building**

Buildings constructed for office-type uses. Typically these buildings constitute the majority of nonresidential structures in a community.

## 2110 Office building with drive-through facility

An office building with drive-in windows to serve customers in automobiles.

**2200 Store or shop building**

Most retail stores fall in this category. Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).

2210	Shop or store building with drive-through facility	A building with drive-in windows to serve customers in automobiles.
2220	Restaurant building	Restaurant buildings that serve food for customers for consumption on or off premises. These structures may also be characterized by specialized cooking, serving, and health and hygiene equipment.
2230	Standalone store or shop building	A catch-all category for most commercial and retail business structures.
2240	Department store building	These buildings are characterized by large commercial spaces for retail or wholesale sales although they may be reconfigured for other uses. Use this category for urban and downtown department stores that look similar to office or standalone store, but have specialized building features (store fronts, display windows, large atriums, etc.).
2250	Warehouse discount store building	These structures are primarily warehouse in structural character, but also have other structural features convenient for large discount stores and "big-box retail" establishments.
2260	Market shops including open markets	Structures in this category include typical market shops and farmers markets with or without outdoor sales and service areas in single or groups of buildings with stalls for retail or wholesale commercial activities.
2270	Gasoline station	Structures that are specialized for selling gasoline with storage tanks, often underground or hidden. They may have bays for car washes. For convenience stores that sell gasoline, use the convenience store category.
2280	Automobile repair and service structures	Includes service garages and other structures that have bays for automobile service. These are specialized structures for auto repair and service.
<b>2300</b>	<b>Office or store building with residence on top</b>	Use this category for areas that the land-use database is not recording as multiple uses in a structure. Structurally, they may have some unique characteristics. Many planning applications in older neighborhoods can apply this category for large portions of their inventory.
<b>2400</b>	<b>Office building over storefronts</b>	This is a catch-all category to differentiate office buildings with street-level retail uses from a purely office building. Structurally, they are similar to a regular office building but vary in their treatment of street-level portion of the structure. Track the establishments in this type of structure by applying

the appropriate code(s) from the function dimension.

## 2500 **Malls, shopping centers, or collection of shops**

Shopping center refers to a group of retail establishments that are located (and sometimes managed) as a single property. Most provide on-site parking, and their size and configuration reflect the kinds of merchandise and trade area characteristics. The two basic structure types are malls and open-air strip centers.

Malls are enclosed and built in various shapes and sizes. Strip centers are a row of stores or service outlets managed as one retail entity that does not have enclosed walkways. Most have on-site parking in front of stores. Some may have covered canopies connecting store fronts. Typically the layout of stores are in a straight line, "U", or "L" shaped. They can take other configurations as well.

For planning applications, knowing the type of shopping center (whether it serves the neighborhood or an entire region) is more useful than knowing the basic configuration. Land-use classification systems have used a variety of categories in the past. The basic system is divided into malls, shopping centers, and convenience stores.

The type of merchandise (and services) offered is the primary factor differentiating types of malls, shopping centers, and convenience stores. Structure types vary widely within this class of commercial buildings and, because of the competitive nature of retailing and constant search for innovative merchandising, classifying every one of the structure types in this category may be difficult, if not impossible. This industry is probably the most in flux of all the categories planners encounter.

Planners typically use four basic shopping center terms: neighborhood, community, regional, and superregional. These categories served planning functions for over a generation. Because of the significant changes in the industry since then, the International Council of Shopping Centers expanded the four basic categories to eight. The subcategories in this dimension reflect these new categories.

The terms used in this category may be confused with similar terms in functional and activity dimensions. But the concepts are distinct: shopping center types are structures classified by their merchandise and trade area.

In describing the subcategories of malls and shopping centers, size and area characteristics are provided, but they are intended to be used for illustrative purposes only in order to distinguish one type of shopping center from another. If your land-use data set needs to track size and area of malls and shopping centers, use the site area or building area attributes in the database for such details.

## 2510 Neighborhood center (convenience with one or more anchors)

Usually configured as a straight-line strip with no enclosed walkway or mall area; sometimes a canopy may connect the storefronts.

Sizes vary from 30,000 to 150,000 square feet on sites ranging from 3 to 15 acres, and have a 3-mile primary trade area radius.

Typically serves immediate neighborhood with convenience shopping. Often anchored by a supermarket or a drugstore, the center offers groceries, drugs, sundries, snacks, and personal services. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

**2520 Community center (general merchandise with two or more anchors)**

Usually configured as a strip (straight line, "U", or "L" shaped) center. Of all the varieties of shopping centers, these are by far the most common type and are configured in the widest range. Other terms used to describe this type are: discount centers (if anchored by a discount store), or off-price centers (if anchored by an off-price retailer).

Sizes vary from 100,000 to 350,000 square feet on sites ranging from 10 to 40 acres, and have a 3- to 6-mile primary trade area radius.

Serves a wider market than neighborhood and also offers wider range of goods, especially apparel and other "soft" goods.

Anchors include supermarkets, super drugstores, and discount department stores. Some centers may also contain off-price retail stores selling toys, electronics, sporting goods, and home improvement and furnishings. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

**2530 Regional center (enclosed mall with two or more anchors)**

Usually configured as an enclosed mall with an inward orientation of the stores and have common walkways with parking areas around the perimeter of the building.

Sizes vary from 400,000 to 800,000 square feet on sites ranging from 40 to 100 acres, and have a 5- to 15-mile primary trade area radius.

Typically serves a region with general merchandise in full depth and variety. Apparel stores are usually the anchors. They may be traditional, mass merchant, or discount department variety. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

**2540 Superregional center (similar to regional, but has three or more anchors)**

Usually configured as an enclosed mall and may even have multiple levels.

Sizes vary from 800,000 square feet and above on sites ranging from 60 to 120 acres, and have a 5- to 25-mile primary trade area radius.

Typically serves the same purpose as a regional center, only with more anchors. Other terms used for this category include "super off-price malls"

and "mega mall." Several anchors (three or more) offer more variety and depth of merchandise than a regional center. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

- 2550 Fashion/specialty center (higher end, fashion-oriented stores)**  
 Usually configured as a mall, emphasizing rich decor and landscaping.  
 Sizes vary from 80,000 to 250,000 square feet on sites ranging from 5 to 25 acres, and have a 5- to 15-mile primary trade area radius.  
 Typically has upscale shopping. Also known as vertical market center. It need not have an anchor, but if it does, it is usually an apparel shop. Sometimes restaurants and entertainment play the anchor role. Other shops include boutiques and craft shops that offer unique merchandise of high quality and price. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.
- 2560 Power center (category-dominated anchors with few small tenants)**  
 Usually configured as a collection of several freestanding anchors and a few, if any, small tenants.  
 Sizes vary from 250,000 to 600,000 square feet on sites ranging from 25 to 80 acres, and have a 5- to 10-mile primary trade area radius.  
 Typically contains stores that offer the widest selection in a particular merchandise category at low prices. Also known as "category killers." Anchors include discount department stores, off-price stores, warehouse clubs, or other "category killers." Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.
- 2570 Theme or festival center (leisure, tourist-oriented, restaurants)**  
 Mostly located in urban areas and sometimes adapted to historic buildings or other related urban activities nearby. They can also be one component of a large mixed-use project.  
 Sizes vary from 80,000 to 250,000 square feet on sites ranging from 5 to 20 acres. They have no specific trade area.  
 Primarily serves tourists or leisure market segments. They employ a unifying theme in design, layout, and sometimes even the merchandise they sell. Most often, they are anchored by restaurants and entertainment facilities. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.
- 2580 Outlet or discount center (manufacturer outlet stores)**  
 Strip configuration is the most common format, but others include malls and "village cluster." Many also have outdoor sales areas.  
 Sizes vary from 50,000 to 400,000 square feet on sites ranging from 10 to 50 acres (some may be as big as 100 acres), and have a 25- to 75-mile primary



trade area radius.

Contains mostly manufacturers' outlet stores selling their own products at discounts. They are commonly found in rural areas and sometimes near tourist locations. Typically there is no anchor, but some stores may be larger than a typical anchor store and function like one to draw customers. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

2590 Other kinds of shopping centers

These categories are mainly for those applications that may want further differentiation. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

2591 Convenience stores or centers

Usually configured as a stand-alone store from the smallest size to a few thousand square feet of space. It is typically anchored by a mini-mart, gas station, or a 24-hour general store. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension. For gas stations, use the gasoline service station category.

2592 Home improvement center

Structurally, these centers are no different from other types of store buildings. Sometimes, they have outdoor sales or storage of merchandise. Sizes vary from a few hundred to several thousand square feet of enclosed space. Such a center is typically anchored by a hardware, furniture, carpet, or other store specializing in merchandise for home improvement. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

2593 Car care center

Structurally, they are similar to other store buildings, but some may include repair garages, car washes, and other similar automobile-specific construction. Typical functions include sales of auto parts, auto repairs, tires, and other auto-related merchandise. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

**2600 Industrial buildings and structures**

Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).

Because the subcategories mirror those used by industrial property appraisers, appraisal data sets may already contain some or all these distinctions.

2610 Light industrial structures and facilities

Many industrial structures were described by their roof design (saw tooth, monitor, etc.). But modern industrial structures may look no different from an office building.

2611	<b>Loft building</b> Multistoried industrial building, often with higher ceilings and wider columns than a comparable office building. They are popular structures for rehab to residential activities. Other rehab adaptations include art galleries, selling books, computer data centers, mail order centers, and general office space.
2612	<b>Mill-type factory structures</b> These are older single or multistory factories, common in many older industrial area, and supported by large wood beams and columns. They are popular structures for rehab to activities that are not industrial (art galleries, book selling, computer data centers, mail order centers, etc.). For lumber mills, see the agricultural facilities category.
2613	<b>One-story modern manufacturing plants</b> Many newer industrial structures may look and generate impacts like a typical office building, but they rely on special power, water, or waste disposal systems for operations.
2614	<b>Industrial parks</b> Also known as research and development parks, these are one or more buildings used for light industrial activities, often by several independent enterprises, that may share common loading, parking, and business services. Sometimes they are also referred to as business incubators that are similar to a light industrial structure but differ in the duration of tenancy (incubators only lease for a year to two to help a business in its initial development). Industrial malls, structurally, are like business incubators, but without tenancy restrictions.
2615	<b>Laboratory or specialized industrial facility</b> A catch-all category for unique and specialized structures that cannot be easily classified under light industrial structures.
2620	<b>Heavy industrial structures and facilities</b> Typically the largest facilities in a community, these structures house complex operations, some of which might be continuous (operated 24 hours a day, seven days a week). Because these facilities are constructed for specific occupants, they have a high degree of obsolescence.  Because the subcategories mirror those used by industrial property appraisers, appraisal data sets may already contain some or all these distinctions.
2621	<b>Assembly and construction-type plants</b> A typical heavy manufacturing facility.
2622	<b>Process plants (metals, chemicals, etc.)</b> Process sometimes also applies to oil refineries, which are categorized separately.

## 2630 Oil refinery facility

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

2631 Refinery with anchored equipment &lt; 100,000 barrels/day

2632 Refinery with unanchored equipment &lt; 100,000 barrels/day

2633 Refinery with anchored equipment &gt; 100,000 barrels/day

2634 Refinery with unanchored equipment &gt; 100,000 barrels/day

2635 Refinery pumping plant with anchored equipment

2636 Refinery pumping plant with unanchored equipment

**2700 Warehouse or storage facility**

Includes public storage, mini-warehouse, mini-storage, and other storage buildings.

2710 Mini-warehouse

2720 High-rise mini-warehouse

2730 Warehouse structure

Does not include grain elevator structures; they should be classified in agricultural structures.

2740 Produce warehouse

Specialized warehouse structures for storing, sorting, repackaging, and, sometimes, wholesale selling of produce.

2750 Refrigerated warehouse or cold storage

Large industrialized warehouse structures with specialized cold storage and climate control facilities.

2760 Large area distribution or transit warehouse

A subcategory for specifying large warehouse structures that occupy several acres of land.

2770 Wharf and dock shed

Waterfront structures for marine and water-based enterprises.

2780 Tank farms

Tanks that primarily store fuel, oil, and other liquid products (except water).

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

2781 Tank farms with anchored tanks

2782 Tank farms with unanchored tanks

**3000 Public assembly structures**

An essential category for many planning applications related to public safety, transportation, and emergency management. The subcategories give a broad variety of public assembly but, if your application needs more precision, create subcategories at the four-digit level under the appropriate broader category.

**3100 Theater**

Theaters are specialized structures for housing dramatic presentations, stage entertainments, motion- picture shows, and similar events that entail mass assembly of people. Most theaters have a stage or a screen for viewing. Some theaters may also have more than one stage for the same viewing area or have multiple screens (one on each wall of the auditorium). In any case, audience seating is oriented toward these viewing areas. Although theaters traditionally provided fixed seating on a gradually rising or stepped floor, modern innovations in audio and video technology may obviate such specialized constructions or the seating rows are flexible enough to be reconfigured as needed. Furthermore, other specialized viewing preferences (drive-in theaters, for example) do not have any unique structural characteristic beyond a traditional screen for viewing in an open parking lot. Despite these marked differences in structural characteristics of theaters, they all serve mass assembly of people for social, cultural, and entertainment events.

Not included in this category are other specialized structures that are also commonly referred to as theaters. For example, operating theater (for conducting operations or surgical procedures) and theater of war (for war games and military exercises). Since such structures do not appear in isolation, i.e., are not standalone structures, they should instead be classified under the appropriate hospital or military structure category.

3110 Performance theater

Includes concert halls and other structures with fixed seats arranged on a sloped or stepped floor; may seat 300 to 3,000 people.

## 3120 Movie theater

A movie theater is a specialized theater for showing movies or motion pictures. The primary structural difference between a theater and a movie theater is the projection screen. However, many movie theaters can be easily adapted for stage performances and many stages have folding screens for movie projections. Although screen shapes are mostly rectangular, they come in a variety of shapes. Also, some special-purpose multimedia movie theaters use multiple screens (one on each wall face) or the entire ceiling surface, which are sometimes curved or geodesic in shape.

Other terms used to describe these structures include talkies, cinema theaters, and motion pictures.

This category also includes cineplexes--complex structures with multiple movie theaters, each theater capable of providing performances independent of the others in the complex. Structurally, theaters in a cineplex are grouped in a manner that allows them to share box or ticket offices, parking facilities, lobby areas, restrooms, concession stands, signs and marquee displays, and other service and maintenance facilities. These structures first started appearing in shopping centers and malls, sometimes integrated with the layout of the mall.

Historically, a cineplex meant a theater complex with two or more movie theaters. Popular configurations have nine or twelve theaters. But as structures evolved to accommodate twenty or more theaters, the movie-theater industry started using such terms as multiplex, megaplex, and mega theater to differentiate these newer configurations from older cineplex layout. But there is no clear structural distinction between a cineplex and a megaplex. The distinction between a cineplex and a megaplex has been further blurred because developers sometimes retrofit cineplexes with more screens, often smaller, within the existing structure.

## 3130 Amphitheater

Some can accommodate 15,000 to 20,000 spectators. Modern versions have fixed seating (about 40% of capacity) under a roof (but no walls) and the remaining spectators spread out on sloping lawns. They are very popular for summer music concerts.

## 3140 Drive-in theaters

**3200 Indoor games facility**

Many bowling alleys, golf ranges, skating rinks, etc., do not have large spectator seating areas but cater to a large number of people playing in the facility. If necessary, create subcategories here for to differentiate between structures (skating rinks from golf ranges, for example).

**3300 Sports stadium or arena**

Structurally, the main distinction between a stadium and an arena is its size. Stadiums are larger than arenas and seat 40,000 to more than 100,000 spectators; arenas typically seat 8,000 to 22,000. The layout of seating and

sight lines in stadiums follow a fixed sport (baseball or football), whereas arenas are designed around the flat, central space whose size is about the size of a basketball court. Arenas also host circuses, ice shows, indoor soccer, hockey games, horse shows, and music concerts. Increasingly, many stadiums, especially domed facilities, are serving arena-like events.

Special event stadiums are the kind built for a single purpose or event (tennis, motor speedways, horse race tracks, velodromes, etc.).

Another common term for this category is coliseum. Note that the name of a facility may have the word coliseum in it but may in fact be a multipurpose structure (as described in the next category). Similarly, another confusing term is a facility with the name "civic center." It may refer to an arena, city hall, auditorium, or, sometimes, even a jail.

### **3400 Exhibition, convention, or conference structure**

A typical exhibition hall facility occupies several city blocks and contains 50,000 to 700,000 square feet of contiguous flat floor space. These halls have high ceilings (25 to 35 feet) and can accommodate a variety of events. Some very large cities (Chicago, for example) have multilevel exhibition halls.

Convention structures have both an exhibition hall and a number of meeting rooms. Many also have kitchen and banquet facilities, and an auditorium for special events. Trade shows, public shows, conventions, food functions, receptions, dances, banquets, assemblies, and other activities are typically hosted in these structures.

Multipurpose structures have combinations of exhibition, convention, and arena facilities. Some of these may be co-located or created out of a single enclosed space that is reconfigured.

This category also includes the horseshoe-shaped auditorium buildings popular in the 1930s and 1940s in many midsize to big cities. These structures have a fixed stage at one end of a flat floor area on which were portable seats on risers and fixed seats on other levels. Multipurpose arenas have since replaced these kinds of structures.

Trade centers are not included here. They are usually a special-purpose office building for a specific group of enterprises (brokers, importers, freight forwarders, etc.). These structures belong in the office building category.

Merchandise marts also serve the same purpose as trade centers but also have permanent exhibit space (30,000 to 50,000 square feet) with lower ceilings than exhibition halls. These structures serve specific consumer-oriented industries (gifts, apparel, furniture, floor coverings, computers, etc.). Because many cities do not have such facilities, these trade groups often use existing exhibition and convention facilities.

In Europe, exhibition hall facilities are also known as congress centers.

**3500 Churches, synagogues, temples, mosques, etc.**

These are specialized religious structures that have pulpits, choirs, musical instruments, such as organs, pianos, and bands, besides large seating areas. Some churches, mosques, temples and other similar religious structures may also have towers (bell towers in churches, minars in mosques, or pagodas in temples). Many religious structures also have classrooms (for Sunday school activities) and residential quarters for one or two families. But the structures are primarily designed for worship and religious congregations. Some modern wedding chapels and structures that accommodate a wide range of religious or social activities are also included here.

Architecturally, church buildings have been known as either a schoolhouse, modern, traditional, courthouse, utility, or storefront churches. Except for the storefront variety, all these structures belong in this category. If an application needs to differentiate, use the definitions below to create subcategories.

Schoolhouse churches look like one-room schoolhouses, typically frame-built in a rectangular shape with a double row of pews to define the cruciform aisle, and the pulpit centered at the head of the main aisle.

Modern churches refer to the explosion of innovative church forms popular with designers after World War II. They take many shapes and sizes with visually striking features (large entrances, long masonry spires, etc.).

Traditional churches refer to the standard rectangular plan with steep roof pitches, masonry built, and sometimes having tall bell towers or steeples.

Courthouse churches reflect the 1875-1925 American municipal architecture of urban centers. These centers often included the town bank, city hall, post office, and other public uses along with a church building designed to look like the courthouse.

Utility churches are buildings with low roofs, often constructed of concrete blocks, sometimes with vinyl sidings, and pointed or spiked steeples, if any. They primarily serve small independent denominations.

Not included in this category:

Storefront churches refer to a store or a similar structure not typically used for religious activities that is now used as a meeting place for a congregation. Structures adapted for congregations include barns, stores, warehouses, old public buildings, and single-family houses. The structure dimension should classify such structures in the appropriate structure category. Use the activity dimension to specify the religious congregation activities and the function dimension to identify the religious establishment.

Megachurches are mostly large structures that can seat several thousand people and have a variety of amenities and host a wide range of activities. The main structure has a stage with a pulpit with arena-style seating. It may also include facilities for teaching, broadcasting, entertaining, and selling gifts, books, and other paraphernalia. They may also include a chapel for

weddings and funerals. The architecture and interior design evoke a convention or civic center design and also generate similar traffic and impacts. Such structures should be classified under exhibition and convention center category.

Any other facility that has been converted for religious events and congregations (houses, office buildings, community centers, etc.)

### **3600 Capitol buildings**

Structures specialized for assembly of elected and other public officials to conduct public discourse. Although the main enclosure is similar to many stepped or raised floor plans of theaters and auditoriums, the overall structural characteristics of a capitol building includes other structures and facilities associated with office-type activities.

### **3700 Covered or partially covered atriums and public enclosures**

Often found in downtown locations that provide shelter for large public gatherings and communal activities.

### **3800 Other community structures**

This is a catch-all category for all other mass assembly structures, including community halls, reception halls, wedding halls, etc.

### **3900 Passenger assembly**

3910 Mixed mode terminal

3920 Airport terminal

3930 Bus terminal

3940 Train station

Create subcategories if applications require specific train station type (long distance versus transit). But many long distance stations also serve transit and local trains.

3950 Harbor or port terminal

### **4000 Institutional or community facilities**

Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).

### **4100 Medical facility**

4110 Hospital building

4120 Medical clinic building



**4200 School or university buildings**

- 4210 Grade school
- 4220 College or university facility
- 4230 Trade or specialty school facility

**4300 Library building****4400 Museum, exhibition, or similar facility**

- 4410 Exhibitions and art galleries
- 4420 Planetarium
- 4430 Aquarium
- 4440 Outdoor facility, no major structure
- 4450 Zoological parks

Besides the normal viewing and tourist areas, zoos may also have special structures and enclosures for various zoological and botanical habitats. They also have extensive veterinary and animal services along with associated administration buildings. When a zoo is part of a larger park, for example, a state park, use the appropriate site dimension category to identify such land-use characteristics.

**4500 Public safety-related facility**

- 4510 Fire and rescue station
- 4520 Police station
- 4530 Emergency operation center

**4600 Jails, penitentiaries, detention centers, and other correctional facilities****4700 Cemetery, monument, tombstone, or mausoleum**

The three traditional cemetery types are: the monument cemetery, the lawn cemetery, and the garden memorial park. Each is a distinct facility type, although it may appear that the main difference is in the way the site is developed.

The monument cemetery, which evolved from ancient churchyard burial grounds, has stone memorials. The lawn cemetery, features lawns with extensive landscaping and looks like a park, and the memorials are

sometimes bronze. They evolved from a need to have wide public acceptance for new cemeteries. The garden memorial park is a logical extension of the lawn cemetery with elaborate sculptures and architectural features that counter the monotonous lawns and memorials. Memorials in all types of cemeteries vary from a simple tombstone to elaborate mausoleums.

Many plans recognize the open space quality of cemeteries by placing jogging and bike trails adjacent to such areas. Also, some cemeteries have allowed other recreational uses on unplotted parts of the property. Classify or capture such uses of a cemetery in the activity dimension.

#### **4800 Funeral homes and cremation facilities**

Land-use plans traditionally treated such facilities as serving a community function. Even though many funeral homes now are for-profit enterprises, for lack of a more suitable category, this facility type remains in the community facility category.

Many funeral homes may look like large older-style single-family residential structures but have significant structural differences to accommodate funeral functions. They often contain one or more assembly rooms that can hold 25 to 400 people, several smaller rooms for embalming, caskets, showing, and other functions, and because the funeral plant is a 24-hour operation, they often have sleeping quarters for a family.

#### **5000 Transportation-related facilities**

##### **5100 Linear or network feature**

Many local land-use databases do not have parcel IDs for road segments, including rights-of-way. A typical community may have as much as 15% of its total land consumed by such linear features. Tracking the total amount of land consumed by such facilities is becoming increasingly critical for answering many planning applications. Even in cases where GIS-based maps ignore roads as a category when mapping, the underlying geometry has polygons assigned to the rights-of-way. This category is a way to assign a structure type for such polygons in the GIS, or for parcels that are road segments in the database. See the LBCS web site for further details about this issue.

5110 Pedestrian trail, sidewalks, etc.

5120 Bicycle and other nonmotorized paths

5130 Highways and roads

The subcategories provided for roads follow the Federal Highway Administration's (FHWA) functional road classification scheme. This scheme explains to Metropolitan Planning Organizations how they can meet specific reporting requirements of the Intermodal Surface Transportation Efficiency Act of 1991. Many local and state agencies use the same categories for their local planning applications.

The two additional subcategories, local and alley, provided below can capture some additional local road types. Local roads may be private or unfunded roads. Alleys are commonly used in denser urban areas.

There is no color scheme for roads in most local planning applications; they are left white or colored black. Depending on the scale of the map (regional or statewide maps), roads are may be shown as dark (usually black) lines. But ISTEA reporting requirements specify the following scheme for regional or statewide maps:

Interstate highways - Blue solid line  
 Other Freeways and expressways - Brown solid line  
 Other principal arterials - Red solid line  
 Minor arterials - Green solid line  
 Major collectors - Purple solid line  
 Minor collectors - Yellow solid line

All future routes classified should be shown as dashed lines using the appropriate color. At this scale where roads are depicted as lines, local roads and alleys may be too small to register on a map, but if they do, use black dashed lines.

5131	Principal arterial--interstate
5132	Principal arterial--freeway and expressway
5133	Other principal arterial
5134	Minor arterial
5135	Major collector
5136	Minor collector
5137	Local road
5138	Alley
5139	Other nonclassified road
5140	Highway bridges and tunnels

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify this distinction.

This category may be applicable when individual segments of roads are classified. For many local land-use applications, this linear facility (along with

the right-of-way) may appear as a road segment. As local databases improve their accuracy, this category will increasingly become significant.

5150 Railroads, including monorails, etc.

5160 Waterways

**5200 Automobile parking facilities**

5210 Surface parking, open

5220 Surface parking, covered

5230 Multistoried parking structure with ramps

5240 Underground parking structure with ramps

5250 Rooftop parking facility

**5300 Bus stop shelter**

**5400 Bus or truck maintenance facility**

**5500 Water transportation or marine related**

5510 Port fuel facility

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

5511 Port fuel facility with anchored tanks, with back-up power

5512 Port fuel facility with anchored tanks, without back-up power

5513 Port fuel facility with unanchored tanks, with back-up power

5514 Port fuel facility with unanchored tanks, without back-up power

5515 Port fuel facility with buried tanks

5520 Pier, dock, wharf, or jetty

5530 Lighthouse

5540 Riverboats and other anchored facilities  
Includes riverboats and barges used for casinos, entertainment, residential, or other purposes. For anchored parts of such facilities, include them in this category as well.

5550 Port storage or warehouse

5551 Stationary port handling equipment

5552 Rail mounted port handling equipment

5553 Port warehouses

### **5600 Air and space transportation facility**

5610 Runway

5620 Airport maintenance and hangar facility

5630 Airport control tower

5640 Heliport facility

5650 Glideport, seaport, stolport, ultralight or balloonport facility

### **5700 Railroad facility**

5710 Railroad switching facility

5720 Railroad sheds and other support structures

### **6000 Utility and other nonbuilding structures**

#### **6100 Utility structures on right-of-way**

6110 Electric lines, phone and cable lines, etc.

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6111 Distribution circuits with seismically designed components

6112 Distribution circuits with standard components

6120 Gas and fuel lines

6130 Water supply lines

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6131 Brittle pipelines

6132 Ductile pipelines

6140 Steam and air conditioning lines

6150 Irrigation channels

6160 Sewer and waste water lines

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6161 Brittle pipelines

6162 Ductile pipelines

## **6200 Water-supply-related facility**

6210 Water supply pump station

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6211 Pumping plant with anchored equipment < 10 MGD

6212 Pumping plant with unanchored equipment < 10 MGD

6213 Pumping plant with anchored equipment > 10 MGD

6214 Pumping plant with unanchored equipment >10 MGD

6220 Dam

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

These categories also match the facility types specified in the Federal Geographic Data Committee's facility standards.

6221 Earth dam, arch

6222 Earth dam, multi-arch

6223 Buttress dam

6224 Gravity dam, rockfill

6225 Gravity dam, concrete

6226 Gravity dam, masonry

6227 Gravity dam, stone

6228 Gravity dam, timber crib

6230 Levee

6240 Culvert

6250 Water tank (elevated, at grade, underground)

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6251 On-ground anchored concrete tank

6252 On-ground unanchored concrete tank

6253 On-ground anchored steel tank

6254 On-ground unanchored steel tank

6255 Above ground steel tank

6256 On-ground wood tank

6257 Buried concrete tank

6260 Wells

6270 Water treatment and purification (WTP) facility

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6271 WTP with anchored components < 50 MGD

6272 WTP with unanchored components < 50 MGD

6273 WTP with anchored components 50-200 MGD

6274 WTP with unanchored components 50-200 MGD

6275 WTP with anchored components > 200 MGD

6276 WTP with unanchored components > 200 MGD

6280 Water reservoir

6290 Other irrigation facilities

### **6300 Sewer and waste-related facility**

6310 Storage or pumping station facility

Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

6311 Lift stations with anchored components < 10 MGD

6312 Lift stations with unanchored components < 10 MGD

6313 Lift stations with anchored components > 10 MGD



6314	Lift stations with unanchored components > 10 MGD	
6320	Landfill facility	<p>Area fill and trench fill are two commonly known facility types. The area method is employed to fill a depleted quarry pit, a canyon, or a natural depression. After a day's worth of dumping, heavy tractors compact the solid wastes evenly, and cover the layer with dirt or other inert solid wastes. In canyon-type landfills, cover materials may come from scraping the walls. The final grade of such landfills is made even with the surrounding topography.</p> <p>In the trench fill method, dump trucks deposit waste in trenches dug out for this purpose. Heavy bulldozers in the trench compact and even the surface. At day's end, the bulldozers use dirt from the excavated material to cover the surface. Heavy front-end loaders, scrapers, and other equipment are used for digging trenches. When this type of landfill is completed, its grade is usually higher than the original grade.</p> <p>Because landfills try to keep the working surface as small as possible, they may not be visible in aerial pictures.</p> <p>Landfills are also synonymous with resource recovery facilities where some of the waste products are separated for recycling or additional treatment.</p>
6330	Incinerator, composting, or similar facility	Mainly industrial in character, these facilities may sometimes be co-located with landfills and other solid waste operations.
6340	Hazardous waste storage facility	This single category should serve most planning applications. However, communities that have a variety of hazardous waste facilities and want to further delineate such facilities may do so by using the subcategories. But for the rest, this one category should suffice. All emergency preparedness plans require inventory of such facilities, and common applications include local traffic routing rules.
6341	High-level waste facility	These facilities handle the most hazardous of all waste products--fission products, which have high-intensity and penetrating radioactivity. The processes involved are heavily mechanized because humans cannot come into contact with these such materials.
6342	Transuranic waste facility	These facilities mainly bury the radioactive materials because they decay longer (half-life may be several thousand years) than the fission type. Equipment and structures reflect mining and large-scale industrial operations.
6343	Spent fuel facility	Normally these are co-located with nuclear reactor facilities and contain large water pools to store spent fuel. Such fuel is considered high-level waste, but

many former nuclear reactor sites still function as spent-fuel facilities until the fuel can be disposed.

6344	Low-level waste facility	Such facilities collect, store, and process low-level radiation waste from industrial, commercial, and institutional sources. Their primary operation is to reduce the volume of radioactive material through filtration, evaporation, incineration, and compaction. The transportation and movement of wastes to these facilities are regulated and adequate emergency preparedness includes risks of pollution from such facilities.
6350	Sewer treatment plant	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
6351 < 50 MGD	Wastewater Treatment Plant (WWTP) with anchored components	
6352	WWTP with unanchored components < 50 MGD	
6353	WWTP with anchored components 50-200 MGD	
6354	WWTP with unanchored components 50-200 MGD	
6355	WWTP with anchored components > 200 MGD	
6356	WWTP with unanchored components > 200 MGD	
<b>6400</b>	<b>Gas or electric power generation facility</b>	
6410	Gas storage and distribution facility	
6420	Gas compressor stations	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
6421	Gas compressor stations with anchored components	
6422	Gas compressor stations with unanchored components	

6430	Power generation plants	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
6431	Power plants with anchored components < 100 MW	
6432	Power plants with unanchored components < 100 MW	
6433	Power plants with anchored components > 100 MW	
6434	Power plants with unanchored components >100 MW	
6440	Electric substation and distribution facility	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
6441	Low-voltage (115 KV) substation with anchored components	
6442	Low-voltage (115 KV) substation with unanchored components	
6443	Medium-voltage (230 KV) substation with anchored components	
6444	Medium-voltage (230 KV) substation with unanchored components	
6445	High-voltage (500 KV) substation with anchored components	
6446	High-voltage (500 KV) substation with unanchored components	
6450	Geothermal facility	
6460	Solar and other forms of energy facility	Includes windmills, solar panel farms, etc. Windmills are also known by other specialized terms, such as air mill, horizontal air mill, post mill, smock mill, and tower mill.
<b>6500</b>	<b>Communication towers</b>	
6510	Radio, TV, or wireless transmitter	

6520 Weather stations or transmitters

**6600 Environmental monitoring station (air, soil, etc.)**

**6700 Sign or billboard**

**6900 Other miscellaneous structures**

6910 Kiosks

6920 Roadside stand, pushcarts, etc.

Includes movable units that may or may not be permanently anchored.

6930 Highway rest stops and welcome centers

6940 Playground equipment

Includes swings, tot-lots, sand lots, and other playground equipment.

6950 Fountain, sculpture, etc.

Includes other aesthetic structures and streetscape elements, such as benches, planters, fountains, hydrants, flag pedestals, etc.

6970 Outdoor stage, bandstand, or similar structure

Either covered or uncovered, these structures serve as stages for performances in outdoor arenas and gathering places.

**7000 Specialized military structures**

These are broad categories for military and defense establishments. It is a complex category that may include other structure types. Local planning applications are only concerned about this at a broad level, but base planners may want to add additional subcategories for some specialized operations, as shown for naval facilities. However, for normal land-use inventories necessary for base planning, apply categories other than "military installation" from this structure-type dimension. In combination with coding from the activity dimension, base planners can filter a variety of land-use characteristics suitable for base planning.

**7100 Joint services facility**

**7200 Air Force facility**

**7300 Army and marine corps facility**

**7400 Naval facility**

7410 Naval installation

- 7420 Weapons station
- 7430 Submarine base
- 7450 Training center
- 7460 Communications station
- 7470 Supply center
- 7480 Reserve station

**7500 Armory building**

Structures enclosing large enclosed space designed for military training. They may have incidental storage and office space within the main structure.

**8000 Sheds, farm buildings, or agricultural facilities**

Use this category for all agricultural structures. For tracking specialized farm and agricultural structures, use the subcategories. This broad category also includes lumber mills, maple sugaring facilities (sugar camp, sugar bush, etc.), agricultural terraces (to hold water and allow infiltration), waterways and stabilized paths (to direct runoff), sediment basins (to hold silt), and fencing (mainly to reduce livestock density).

**8100 Grain silos and other storage structure for grains and agricultural products**

**8200 Livestock facility**

This is a catch-all category for all livestock-related structures that serve horses, cattle, sheep, etc.

8210 Dairy facility

Includes barns, milking barns, milking parlors, etc.

8220 Poultry facility

Includes poultry houses for chickens, broilers, layer hens, etc.

8230 Cattle facility

8240 Stables and other equine-related facilities

Includes horse trot-tracks, and other horse training or veterinary facilities for horses.

**8300 Animal feed operations facility**

Although they may be integrated into a livestock facility, some are separately located.

8310	<p><b>Confined feedlot facility</b></p> <p>Although confined feedlots often refer to feeding operations for hogs, the agriculture industry has had a history of confined feedlot operations for a number of decades. Poultry feedlots, for example, have been confined for many years. Another term that is synonymous but with a different meaning is the US EPA and USDA definition for concentrated animal feeding operations (CAFO). This definition refers to feedlots greater than a certain capacity, in this case 1000 animal units. An animal unit is defined as the equivalent of one beef cow. Although definitions vary in zoning and other local regulations, the trend is to have some measurement unit based on impacts of effluent. Using this measure, a CAFO is any facility serving more than 1,000 cattle or 2,500 hogs or 55,000 turkeys, etc. The CAFO definition has other equivalents for other livestock types. If CAFOs have to be measured separate from confined feedlot facilities (i.e., that includes facilities with less than 1,000 animal units), create another subcategory or a special field to keep track of the CAFO units.</p>
<b>8400</b>	<b>Animal waste-handling facility</b>
8410	<p><b>In ground silos</b></p> <p>Normally they may not be visible, but newer facilities have air vents and other gas recycling equipment co-located.</p>
8420	<p><b>Waste lagoons</b></p> <p>These are open pits and low-lying areas where animal waste is drained from a feedlot or a confined facility. Although fast disappearing, some of these still do exist and the terms used to describe them vary.</p>
8430	<p><b>Concrete storage units, covered</b></p> <p>Unlike other types of animal waste-handling facilities, these are more portable.</p>
8440	<p><b>Concrete storage units, uncovered</b></p> <p>Unlike other types of animal waste-handling facilities, these are more portable.</p>
8450	<p><b>Composting facility</b></p> <p>When such structures are part of a combined animal-waste handling facilities, use the higher-level Animal waste-handling facility category.</p>
<b>8500</b>	<b>Greenhouses</b>
	<p>Rarely, but, also known as glasshouses, these are enclosed structures with or without climate control facilities for growing plants and vegetation under controlled environments.</p>
<b>8600</b>	<b>Hatcheries</b>
<b>8700</b>	<b>Kennels and other canine-related facilities</b>

**8800 Apiary and other related structures**

This is a catch-all category all specialized structures and facilities, such as the following: apiary, which is a bee house or a place where beehives are stored; dovecote, a pigeon or doves house that is usually set above ground; a duckhouse (for ducks), falconry, a facility for housing, training, and breeding birds of prey; etc.

**8900 Other farm and farming-related structures**

Farm-related structures include barns and others, such as: ash house, a farm building to store ash or fertilizers; backhouse, a brewing house attached to a farm or farming structure; bark house, a farm building to store barks of trees; hay barns and chaff houses for storing hay and animal feed; boiling house, a structure where animal feed is prepared; chitting house, a shed to germinate and grow potatoes; laithe, a cow-house with crop storage space; hemmel, a shelter for farm animals with no stalls; etc.

**9000 No structure****9100 Not applicable to this dimension**

Use this code as a permanent code for those records that will never be classified in this dimension.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

**9200 Unclassifiable structure**

Use this category as a temporary placeholder for activities that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.

**9300 Subsurface structures**

Use this category for activities that occur below the surface that are of no interest to the applications that will use this data set. Assigning one of the unknown categories may be inappropriate.

**9900 To be determined**

Use this code as a placeholder until an appropriate code can be assigned.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.

Structure Code	Structure Description	01-Apr-2001
9990	To be determined	
9999	To be determined	



# Land-Based Classification Standards

## LBCS Site Dimension

Site is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

Site Code	Site Description	01-Apr-2001
<b>1000</b>	<b>Site in natural state</b>	
<b>2000</b>	<b>Developing site</b>	
<b>2100</b>	<b>Site that is graded with no structures or active use</b>	
<b>2200</b>	<b>Site with temporary structures</b>	
<b>3000</b>	<b>Developed site -- crops, grazing, forestry, etc.</b>	
<b>4000</b>	<b>Developed site -- no buildings and no structures</b>	
<b>4100</b>	<b>Outdoor storage areas, graded or ungraded</b>	
<b>5000</b>	<b>Developed site -- nonbuilding structures</b>	
<b>5100</b>	<b>Developed site with landscaped or ornamental features</b>	
<b>5200</b>	<b>Developed site with billboards, signs, etc.</b>	
<b>5300</b>	<b>Developed site with roads, train tracks, and other linear structures</b>	
<b>5400</b>	<b>Developed site with tanks, reservoirs, etc.</b>	
<b>6000</b>	<b>Developed site -- with buildings</b>	
<b>7000</b>	<b>Developed site -- with parks</b>	
<b>7100</b>	<b>Local parks and recreational sites</b>	
7110	Neighborhood or local park	
7120	Community park	
7130	Regional park	
<b>7200</b>	<b>State, national, or other parks and recreational sites</b>	
7210	Recreational parks	
7211	National or state park	
7212	National recreation area	
7220	Historic sites or parks	
7221	National historic park	
7222	National historic site	
7223	National monument	
7224	National memorial	
7225	National battlefield	
7226	National cemetery	
7230	Natural environment parks	
7231	Nature reserve	
7232	National preserve	
7233	Wilderness parks	
7240	Waterway parks	
7241	National seashore	
7242	National lakeshore	
7243	National river	

Site Code	Site Description	01-Apr-2001
7250	Other special purpose parks	
7251	National parkway	
7252	National trail	
7253	Special designations for park-like areas	
<b>8000</b>	<b>Not applicable to this dimension</b>	
<b>9000</b>	<b>Unclassifiable site development character</b>	
<b>9900</b>	<b>To be determined</b>	
9990	To be determined	
9999	To be determined	

# LBCS Site Dimension with Detail Descriptions

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Site is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

### Activity *An observable characteristic of land based on actual use.*

Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

### Function *The economic use or type of establishment using the land.*

Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

### Structure *Type of structure or building type on the land.*

Structure refers to the type of structure or building on the land. Land-use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land-use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristic. Although many activities and functions are closely associated with certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.

### Site *The overall physical site development character of the land.*

Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.

### Ownership *Legal and quasi-legal ownership constraints of the land.*

Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

**1000 Site in natural state**

Combine those areas normally referred to as vacant or open space. Avoid using "vacant" designation anywhere in land-use classifications.

**2000 Developing site**

Apply this category for sites that are under construction or otherwise in transition to becoming developed sites.

**2100 Site that is graded with no structures or active use**

Includes sites that have been prepared for development.

**2200 Site with temporary structures**

Any site that may temporarily house structures (tents, stands, stages, etc.).

**3000 Developed site -- crops, grazing, forestry, etc.**

Site is not in natural state.

**4000 Developed site -- no buildings and no structures**

Site is not in natural state, but is used for a variety of purposes, such as outdoor storage, parking, and whole host of other functions and activities.

**4100 Outdoor storage areas, graded or ungraded**

Use this category for classifying outdoor storage areas, such as those used for dumping, container stacking, lumber stacks, etc. These include areas that may or may not be graded.

**5000 Developed site -- nonbuilding structures**

Site is not in natural state or in crop or other resource use, but is functional nevertheless.

**5100 Developed site with landscaped or ornamental features**

Apply this category for sites that are developed with landscaping and ornamental features, such as traffic islands.

**5200 Developed site with billboards, signs, etc.**

These sites may be in natural state or otherwise undeveloped, but because of such structures as signs, billboards, towers, pillars, and other features, they may not qualify as a site in natural state or a developing site.

**5300 Developed site with roads, train tracks, and other linear structures**

Apply this category to sites primarily with linear and other nonlinear features, such as roads, train lines, trails, etc.

**5400 Developed site with tanks, reservoirs, etc.**

Use this category for large and small areas that have a functional use for storage, but have structures and other nonbuilding features on the site.

**6000 Developed site -- with buildings**

Developed sites with buildings, irrespective of their size or configuration, should be classified in this category. For differentiating building types, use the structure dimension. For differentiating the size the building, use additional fields in the database to keep track of number of floors, square footage, height, etc. Also apply this category for sites (except parks) that have other site development characteristics besides buildings.

**7000 Developed site -- with parks**

Parks have a range of complex site development characteristics. They may include or more of the above site dimension categories. That is, park lands may be developed or undeveloped, with or without structures and buildings, etc. Because they have specific functional and activity purposes that require separation from other categories in the site dimension, they have their own set of categories. The functional subcategories reflect the local, state, regional, and federal planning needs. Substitute the terminology to reflect local applications, but retain the classification hierarchy and coding numbers. For tracking specific activity characteristics in parks, use the activity dimension. Although some of the subcategories overlap with functional distinctions (state versus national parks, for instance), having them in the site dimension serves to clarify activity and functional characteristics of parks. Although such distinction may not be useful, many park planning applications depend on knowing the precise activity and functional characteristics within parks. For example, when a park has a concession stand run by a private company, the function for that part of the park will take the appropriate function code. Similarly, parking areas in parks will take the appropriate activity characteristics. Besides the activity and function dimension, parks can further be characterized by using the structure and ownership dimensions as well.

**7100 Local parks and recreational sites**

7110 Neighborhood or local park

7120 Community park

7130 Regional park

**7200 State, national, or other parks and recreational sites**

These are parks designated by local, state, federal, or other special jurisdictional agencies (such as tribal governments) whose development characteristics may vary widely--anything from natural state to fully developed facilities. They may also have structures and site features that are historic, cultural, religious, or archeological in significance. No matter how infrequent the use of these facilities or levels of development, use this category to classify park designations. See if one of the subcategories for specific state or national parks is appropriate. If not, use this category for all other parks.

7210	Recreational parks	Recreational parks serve a variety of leisure activities besides camping and hiking. Many provide facilities for a variety of outdoor recreation and interpretive programs. They may also provide amenities, such as laundromats, playgrounds, boat launch facilities, picnic tables, and toilets and showers.
7211	National or state park	Protected large natural places with significant natural resources, sometimes of significant historic value. Most parks restrict hunting, mining, and similar consumptive activities.
7212	National recreation area	Most of them (12 by last count) are located around large reservoirs and emphasize water-based recreational activities. Some (five by last count) are near major population centers; they focus on preserving scarce open space and historic resources for easy access to large numbers of people.
7220	Historic sites or parks	Historical parks emphasize the protection of historical and cultural resources, in an outdoor setting.
7221	National historic park	A designated area that extends beyond single properties or buildings that are historic. Use this category to include lands beyond historic sites that the National Park Service maintains.
7222	National historic site	A site containing a historical feature that was directly associated with its subject. The Historic Sites Act of 1935 allowed the establishment of select sites of national historic significance by the secretary of the Interior and, sometimes, by specific acts of Congress.
7223	National monument	These are located on lands owned by the government. The Antiquities Act of 1906 authorized the president to declare by public proclamation landmarks, structures, and other objects of historic or scientific interest.
7224	National memorial	A commemorative memorial of a historic person or episode. Sometimes it may be on a site not connected with its subject.
7225	National battlefield	Term adopted by National Park Service in 1958 to include national battlefield, national battlefield park, national battlefield site, and national military park.

7226	National cemetery	Fourteen national cemeteries in the National Park System comprise this category. They are all administered in conjunction with another park or historic site and typically not accounted for separately. This is included here for completeness of the classification system.
7230	Natural environment parks	Natural environment parks protect the landscapes and special features of the natural region in which they are located. Some provide for limited activities, such as swimming and camping.
7231	Nature reserve	Nature reserve parks protect natural habitats including significant land forms. Public access in most reserves is restricted because of concerns for the fragile nature of the habitats protected. Most allow research and educational activities.
7232	National preserve	Similar to national parks in purposes and activities except that Congress has permitted other activities, such as hunting, trapping, extraction, and oil and gas exploration. Currently, many preserves would qualify as national parks if not for sport hunting.
7233	Wilderness parks	Usually large protected natural areas where access is limited. Some may allow travel on foot or canoe. Most do not provide any facilities.
7240	Waterway parks	They are mainly located along lakeshores, seashores, and river banks. Most activities revolve around the river corridor. They may include facilities for boating, canoeing, historical river travel.
7241	National seashore	Located on the Atlantic, Gulf, and Pacific coasts, the National Park Service maintains 10 of these--some with facilities, many remain in natural state. They allow hunting on many of these sites.
7242	National lakeshore	Similar to National seashore designations but refer to the Great Lakes.
7243	National river	This category includes other designations, such as national river and recreation area, national scenic river, wild river, etc. Although the first established National River was in 1964, many others were added to this designation following the Wild and Scenic Rivers Act of 1968.
7250	Other special purpose parks	

7251	National parkway	A parkway is a roadway in combination with adjacent parkland paralleling the roadway that often connects cultural or historic sites. The primary activity here is scenic motoring along a protected corridor.
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7252	National trail	These are linear parklands and sometimes referred to as national scenic trails and national historic trails. The National Trails System Act of 1968 authorized more than 3,600 miles of such trails.
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7253	Special designations for park-like areas	Sites not officially designated as a park, yet maintained like one by the National Park Service. They may include historic sites (White House), cross-border locations that are significant between the two countries (Canada and US), and other special forest areas (Prince William Forest Park, for example).
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**8000 Not applicable to this dimension**

Use this code as a permanent code for those records that will never be classified in this dimension.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

**9000 Unclassifiable site development character**

Useful for remotely-sensed data that is unclear or doubtful. Also, use this category as a temporary placeholder for site development characteristics that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.

**9900 To be determined**

Use this code as a placeholder until an appropriate code can be assigned.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.

9990	To be determined
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9999	To be determined
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# Land-Based Classification Standards

## LBCS Ownership Dimension

Ownership is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

Ownership Code	Ownership Description	01-Apr-2001
<b>1000</b>	<b>No constraints--private ownership</b>	
<b>1100</b>	<b>Private--fee simple</b>	
1110	Private--fee simple, conditional	
1120	Private--fee simple, defeasible	
1130	Private--fee simple, determinable	
<b>1200</b>	<b>Private--less than fee simple</b>	
<b>2000</b>	<b>Some constraints--easements or other use restrictions</b>	
<b>2100</b>	<b>Standard easements</b>	
2110	Private easement	
2120	Public easement	
2130	Access easement	
2140	Affirmative easement	
2150	Appurtenant easement	
2160	Discontinuing easement	
2170	Estoppel easement	
<b>2200</b>	<b>Other easements</b>	
2210	Easement by necessity	
2220	Easement by prescription	
2230	Easement by gross	
2240	Easement of convenience	
2250	Easement of natural support	
2260	Equitable easement	
2270	Intermittent easement	
2280	Negative easement	
<b>3000</b>	<b>Limited restrictions--leased and other tenancy restrictions</b>	
<b>4000</b>	<b>Public restrictions--local, state, and federal ownership</b>	
<b>4100</b>	<b>Local government</b>	
4110	City, Village, Township, etc.	
4120	County, Parish, Province, etc.	
<b>4200</b>	<b>State government</b>	
<b>4300</b>	<b>Federal government</b>	
<b>5000</b>	<b>Other public use restrictions--regional, special districts, etc</b>	
<b>5100</b>	<b>Regional government</b>	
<b>5200</b>	<b>Port authorities</b>	
<b>5300</b>	<b>Tribal Lands</b>	
5310	Tribal lands in federal trust	
5320	Tribal fee land	

5330	Tribal allotted land in federal trust
<b>6000</b>	<b>Nonprofit ownership restrictions</b>
<b>6100</b>	<b>Nonprofit educational</b>
<b>6200</b>	<b>Nonprofit philanthropic</b>
<b>6300</b>	<b>Nonprofit religious</b>
<b>6400</b>	<b>Nonprofit other</b>
<b>7000</b>	<b>Joint ownership character--public entities</b>
<b>8000</b>	<b>Joint ownership character--public, private, nonprofit, etc.</b>
<b>9000</b>	<b>Not applicable to this dimension</b>
<b>9100</b>	<b>Unclassifiable ownership or restriction on the use</b>
<b>9900</b>	<b>To be determined</b>
9990	To be determined
9999	To be determined

# LBCS Ownership Dimension with Detail Descriptions

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Ownership is one of five dimensions in land-based classifications. Each dimension is an attribute that takes the appropriate four-digit code. Only by using all five dimensions can one fully represent all land uses and describe their characteristics. See the other dimensions before applying LBCS.

### Activity *An observable characteristic of land based on actual use.*

Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.

### Function *The economic use or type of establishment using the land.*

Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.

### Structure *Type of structure or building type on the land.*

Structure refers to the type of structure or building on the land. Land-use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land-use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristic. Although many activities and functions are closely associated with certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.

### Site *The overall physical site development character of the land.*

Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.

### Ownership *Legal and quasi-legal ownership constraints of the land.*

Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

**1000 No constraints--private ownership**

Most private property falls into this category. Some private property may, however, have additional legal constraints to ownership. For some planning applications, tracking such constraints may be useful in determining the limits of the use of the property.

**1100 Private--fee simple**

## 1110 Private--fee simple, conditional

The owner enjoys the property as in fee simple absolute until a condition has been met or not met, as set by the grantor of the condition.

## 1120 Private--fee simple, defeasible

Fee simple defeasible is an ownership right forever unless a specified event happens. On the happening of the event, the rights revert to the grantor.

## 1130 Private--fee simple, determinable

A fee simple ownership with a provision for automatic revocation of rights if the specified or "determinable" event occurs. The determinable event is specified in the conveyance.

**1200 Private--less than fee simple**

Create additional subcategories, if necessary, but the major types of fee simple ownership based on current legal precedents are provided here.

**2000 Some constraints--easements or other use restrictions**

Easements are subordinate conditions to the owner or the user of the property. Besides whatever effects they have on the character of the land use, easements also vary in their application. For example, consider a public easement on a private property versus a private easement on a public property. However, from a land-use perspective, the concern is primarily the effect, if any, of such easement restrictions on the land use. For example, a dedicated public open space is an example of a public easement that may exist on a private or public property. In such cases, whatever public or private ownership of the land, we characterize the land-use as having a public easement constraint.

Some planning applications track easements and similar restrictions on private property that may affect the existing and future land-use characteristics. Such restrictions derive from private contracts between adjacent property owners, owners and local governments, or owners and federal and other government agencies. Since the land-use characteristics depend on the owner's use of the land, this category is separate from public ownership.

An easement is the right of use over another property. Historically, easements are applied to specific properties and not the property owner; a dominant-servient relationship. The burden is on the owner of land that constitutes a servient tenement, although the easement is held by the dominant tenement. This category refers to the servient tenement; that is,

properties that have restrictions on them due to easements held by others (often adjacent property owners or public entities).

Easements affect how a servient land is used in a variety of ways, not all of which affect land-use characteristics. Land-use databases do not always maintain such ownership characteristics even though many planning applications encounter these legal definitions. Subcategories here, therefore, reflect commonly accepted legal terms and descriptions. Many parcel databases from tax assessment records contain some form of easement characteristics although they may not employ the same terminology. Use only those categories that are applicable and revise the terms to suit locally used phrases.

If applications need to track both the servient and dominant tenements, use additional attributes or fields in the database to record such characteristics. On the other hand, if the application needs precise links between the servient and dominant tenements in an easement (for example, transfer of development rights), employ linked or relational tables to link the records.

## 2100 Standard easements

### 2110 Private easement

Only a few private individuals benefit from the easement.

### 2120 Public easement

The right is vested in the public or the entire community.

### 2130 Access easement

The abutting property owner has access for ingress and egress; also includes easements for streets

### 2140 Affirmative easement

Servient tenement must permit access over the property or to discharge water on it.

### 2150 Appurtenant easement

Refers to an incorporeal right as part of a covenant attached to the land and cannot exist separate from other aspects of the covenant.

### 2160 Discontinuing easement

Also known as nonapparent or noncontinuous easement, this easement recognizes interference from people on the property, such as when using the right-of-way (in an access easement) or accessing water (in a water access easement).

### 2170 Estoppel easement

Owner of the land imposes voluntary restrictions on the tenants or users of the property.

**2200 Other easements**

## 2210 Easement by necessity

This category refers to a situation in which a land-locked parcel is conveyed legally and does not have any access to roads or access. Note that easement of necessity refers to an easement necessary for the dominant tenement.

## 2220 Easement by prescription

An easement right tied to a specific person and granted for personal usage.

## 2230 Easement by gross

An easement right tied to a specific person and granted for personal usage and ends with the death of the grantee.

## 2240 Easement of convenience

An easement that increases the convenience of dominant tenement.

## 2250 Easement of natural support

An easement that creates lateral support of land in its natural state and such support structures are held in place on neighboring land (the kind normally seen in hillside or shoreline subdivisions).

## 2260 Equitable easement

Often tied to a building deed for common usage and enjoyment of adjacent properties.

## 2270 Intermittent easement

The dominant tenement enjoys the easement sometimes, not continuously.

## 2280 Negative easement

Often used with access to light where the servient tenement is prohibited from blocking or interrupting light or air.

**3000 Limited restrictions--leased and other tenancy restrictions**

Refers to a contract between the owner (lessee) and the tenant (lessor) of the property to convey the owner's rights to the lessor. In legal terms, there exist many forms of leases. Create subcategories if any application needs to track them. Also create separate categories here for tracking rental ownership.

In legal terms, lease and tenancy constraints are subordinate conditions to the owner or the user of the property. That is, every property is either publicly or privately owned. Even so, when classifying in this dimension, it is the effect of lease or tenancy on the use that is of concern. Consider for example a gift shop located in a leased area of a publicly owned public park. If the shop is leased to a private entity for that specific activity, then we say that the use has an ownership constraint through the lease or tenancy arrangement.

If tracking specific lease types are necessary, then users should create subcategories under the lease and tenancy category. LBCS does not provide them because they vary widely and any data classified beyond the broad categories will have limited relevance to other applications.

#### **4000 Public restrictions--local, state, and federal ownership**

Refers to the public entity that the property belongs to, or the public entity responsible for the property. Public entities are agencies from local, regional, state, or federal governments.

#### **4100 Local government**

Some regional land-use databases may keep track of individual municipality names as part of this dimension. When using such names, consider using the U.S. Census Bureau's place names extracted from census databases. Each place name in the country has a unique Federal Information Processing Standard (FIPS) code. The same files also have FIPS codes for states and counties. Note that this dimension is mainly to identify the ownership, not location of the property. If you want to specify the geographic location of the place name, see the LBCS metadata standards for appropriate locations to enter such information.

#### 4110 City, Village, Township, etc.

To track specific departments (park authority, school district, etc.), use the appropriate functional dimension along with this dimension to filter records. Do not create subcategories here for such departments; they will conflict with functional categories as many of them are involved in a variety of functions.

#### 4120 County, Parish, Province, etc.

To track specific departments (park authority, school district, etc.), use the appropriate functional dimension along with this dimension to filter records. Do not create subcategories here for such departments; they will conflict with functional categories as many of them are involved in a variety of functions.

#### **4200 State government**

#### **4300 Federal government**

#### **5000 Other public use restrictions--regional, special districts, etc**

#### **5100 Regional government**

Some of these governmental entities have holdings that may cut across local jurisdictional lines. If the classification has to maintain detailed jurisdictional distinctions, then create a multidimensional table to assign multiple codes for this dimension.

#### **5200 Port authorities**

Some of these governmental entities have holdings that may cut across local

jurisdictional lines. If the classification has to maintain detailed jurisdictional distinctions, then create a multidimensional table to assign multiple codes for this dimension.

## 5300 Tribal Lands

Because of the unique nature of ownership constraints of tribal lands and Indian Reservations in the U.S., this category has special significance for land-use planning. It may also serve as a guide to developing appropriate categories for complex ownership constraints in LBCS for countries outside the U.S.

Ownership constraint plays a vital role in most tribal planning efforts, which includes geographies beyond those lands that are commonly known as Indian Reservations. "Reservation" is a special federal designation for certain federal lands, and "Indian Reservation" along with "Military Reservation" are probably the most well known in the planning profession. Areas (including pueblos, rancherias, communities, etc.) designated as Indian Reservations, mainly through long-standing treaties and current established federal government processes (such as congressional acts, executive orders, and administrative acts), are only a subset of tribal lands. Some states also recognize other tribes and groups that do not currently have the federal designation. Moreover, some tribes are seeking federal recognition, therefore, it is possible that what constitutes tribal lands will not remain constant.

More than 550 tribes, which include 223 village groups in Alaska, are federally recognized. About 350 tribes have land holdings in roughly 275 Indian land areas covering over 56 million acres. These lands are held in trust by the federal government (the Secretary of the Interior serves as the trustee) for the various tribes, and in some cases for individuals. Hence the term "trust land," which is sometimes mistaken for reservation land though not all reservation land is trust land. In short, reservation lands are a subset of trust lands, which in turn are a subset of tribal lands.

A single reservation may extend across one or more state boundaries, such as the 16 million-acre Navajo Reservation, which spreads across three states: Utah, Arizona, and New Mexico. Any power the states have over the reservations is limited to what the federal law has granted. Each reservation has a local governing authority, commonly referred to as the tribal government. Land-use planning operates in much the same way as in other local governments with some significant differences when it comes to ownership constraints. It is these differences that form the subcategories of this major category.

- 1). Tribal land in federal trust (primarily reservations)
- 2). Tribal fee land (private corporate ownership)
- 3). Individual tribal member allotted land in federal trust

Tribal land in federal trust is constrained by federal regulations much in the same way as other lands although the process for federal approvals is not similar. Tribal fee land is subject to the same zoning and subdivision regulations of the local government where the land is located. Although



many reservations are entirely tribally owned, it is not uncommon for non-tribal members to own and occupy tribal lands. Allotted land refers to the federal trust lands that have been parceled out to individual tribal members in 160-acre units as part of a 1920s and 1930s federal policy. Land-use plans extend over all three types of ownership constraints.

Another aspect that requires clarification when classifying ownership constraints relates to tribal and state compacts. Depending on their purposes, compacts may affect ownership constraints. For example, following the 1988 Indian Gaming Regulatory Act, which allows traditional Indian gaming as well as bingo, pull tabs, lotto, punch boards, tip jars, and certain card games on tribal land, many tribes used compacts for other forms of gaming, such as cards or slot machines. Hence the growth in number of casinos and gaming-type developments on Indian lands. Twenty-four states and 130 tribes use such compacts to regulate gaming and gambling uses. To classifying such multi-tiered ownership in LBCS, assign multiple ownership codes, where each code refers to one or more forms of tribal ownership along with the appropriate state government category.

5310 Tribal lands in federal trust

See Tribal Lands for details.

5320 Tribal fee land

See Tribal Lands for details.

5330 Tribal allotted land in federal trust

See Tribal Lands for details.

### **6000 Nonprofit ownership restrictions**

This category corresponds to assessors' categories for nontaxable entities. These may vary widely between jurisdictions, but the subcategories reflect the most commonly used classes.

**6100 Nonprofit educational**

**6200 Nonprofit philanthropic**

**6300 Nonprofit religious**

**6400 Nonprofit other**

### **7000 Joint ownership character--public entities**

Includes all forms of public and nonprofit ownership.

### **8000 Joint ownership character--public, private, nonprofit, etc.**

A catch-all category for any combination of ownership.

**9000 Not applicable to this dimension**

Use this code as a permanent code for those records that will never be classified in this dimension.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

**9100 Unclassifiable ownership or restriction on the use**

Use this category as a temporary placeholder for ownership characteristics that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.

**9900 To be determined**

Use this code as a placeholder until an appropriate code can be assigned.

It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).

This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.

9990 To be determined

9999 To be determined

## LBCS Top Level Codes for all Dimensions

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Activity refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.). An office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multifamily structures, manufactured houses, or any other type of building, would all be classified as residential activity.
- Function**    *The economic use or type of establishment using the land.*  
Function refers to the economic function or type of establishment using the land. Every land-use can be characterized by the type of establishment it serves. Land-use terms, such as agricultural, commercial, industrial, relate to establishments. The type of economic function served by the land-use gets classified in this dimension; it is independent of actual activity on the land. Establishments can have a variety of activities on their premises, yet serve a single function. For example, two parcels are said to be in the same functional category if they serve the same establishment, even if one is an office building and the other is a factory.
- Structure**    *Type of structure or building type on the land.*  
Structure refers to the type of structure or building on the land. Land-use terms embody a structural or building characteristic, which indicates the utility of the space (in a building) or land (when there is no building). Land-use terms, such as single-family house, office building, warehouse, hospital building, or highway, also describe structural characteristic. Although many activities and functions are closely associated with certain structures, it is not always so. Many buildings are often adapted for uses other than its original use. For instance, a single-family residential structure may be used as an office.
- Site**    *The overall physical site development character of the land.*  
Site development character refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not. But not all sites without observable development can be treated as undeveloped. Land uses, such as parks and open spaces, which often have a complex mix of activities, functions, and structures on them, need categories independent of other dimensions. This dimension uses categories that describe the overall site development characteristics.
- Ownership**    *Legal and quasi-legal ownership constraints of the land.*  
Ownership refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure such uses as private parks, public theaters, private stadiums, private prisons, and mixed public and private ownership. Moreover, easements and similar legal devices also limit or constrain land-use activities and functions. This dimension allows classifying such ownership characteristics more accurately.

## LBCS Top Level Codes for all Dimensions

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### ActivityCode ActivityDescription

- 1000 Residential activities
- 2000 Shopping, business, or trade activities
- 3000 Industrial, manufacturing, and waste-related activities
- 4000 Social, institutional, or infrastructure-related activities
- 5000 Travel or movement activities
- 6000 Mass assembly of people
- 7000 Leisure activities
- 8000 Natural resources-related activities
- 9000 No human activity or unclassifiable activity

### FunctionCode FunctionDescription

- 1000 Residence or accommodation functions
- 2000 General sales or services
- 3000 Manufacturing and wholesale trade
- 4000 Transportation, communication, information, and utilities
- 5000 Arts, entertainment, and recreation
- 6000 Education, public admin., health care, and other inst.
- 7000 Construction-related businesses
- 8000 Mining and extraction establishments
- 9000 Agriculture, forestry, fishing and hunting

### StructureCode StructureDescription

- 1000 Residential buildings
- 2000 Commercial buildings and other specialized structures
- 3000 Public assembly structures
- 4000 Institutional or community facilities
- 5000 Transportation-related facilities

## LBCS Top Level Codes for all Dimensions

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- 6000 Utility and other nonbuilding structures
- 7000 Specialized military structures
- 8000 Sheds, farm buildings, or agricultural facilities
- 9000 No structure

### SiteCode SiteDescription

- 1000 Site in natural state
- 2000 Developing site
- 2100 Site that is graded with no structures or active use
- 2200 Site with temporary structures
- 3000 Developed site -- crops, grazing, forestry, etc.
- 4000 Developed site -- no buildings and no structures
- 4100 Outdoor storage areas, graded or ungraded
- 5000 Developed site -- nonbuilding structures
- 5100 Developed site with landscaped or ornamental features
- 5200 Developed site with billboards, signs, etc.
- 5300 Developed site with roads, train tracks, and other linear structures
- 5400 Developed site with tanks, reservoirs, etc.
- 6000 Developed site -- with buildings
- 7000 Developed site -- with parks
- 7100 Local parks and recreational sites
- 7200 State, national, or other parks and recreational sites
- 8000 Not applicable to this dimension
- 9000 Unclassifiable site development character
- 9900 To be determined

### OwnershipCode OwnershipDescription

- 1000 No constraints--private ownership

## LBCS Top Level Codes for all Dimensions

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- 2000 Some constraints--easements or other use restrictions
- 3000 Limited restrictions--leased and other tenancy restrictions
- 4000 Public restrictions--local, state, and federal ownership
- 5000 Other public use restrictions--regional, special districts, etc
- 6000 Nonprofit ownership restrictions
- 7000 Joint ownership character--public entities
- 8000 Joint ownership character--public, private, nonprofit, etc.
- 9000 Not applicable to this dimension

## LBCS Second Level Codes for all Dimensions

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# LBCS Second Level Codes for all Dimensions

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ActivityCode	ActivityDescription
1000	Residential activities
1100	Household activities
1200	Transient living
1300	Institutional living
2000	Shopping, business, or trade activities
2100	Shopping
2200	Restaurant-type activity
2300	Office activities
3000	Industrial, manufacturing, and waste-related activities
3100	Plant, factory, or heavy goods storage or handling activities
3200	Solid waste management activities
3300	Construction activities (grading, digging, etc.)
4000	Social, institutional, or infrastructure-related activities
4100	School or library activities
4200	Emergency response or public-safety-related activities
4300	Activities associated with utilities (water, sewer, power, etc.)
4400	Mass storage, inactive
4500	Health care, medical, or treatment activities
4600	Interment, cremation, or grave digging activities
4700	Military base activities
5000	Travel or movement activities
5100	Pedestrian movement
5200	Vehicular movement
5400	Trains or other rail movement
5500	Sailing, boating, and other port, marine and water-based activities
5600	Aircraft takeoff, landing, taxiing, and parking
5700	Spacecraft launching and related activities
6000	Mass assembly of people



## LBCS Second Level Codes for all Dimensions

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- 6100 Passenger assembly
- 6200 Spectator sports assembly
- 6300 Movies, concerts, or entertainment shows
- 6400 Gatherings at fairs and exhibitions
- 6500 Mass training, drills, etc.
- 6600 Social, cultural, or religious assembly
- 6700 Gatherings at galleries, museums, aquariums, zoological parks, etc.
- 6800 Historical or cultural celebrations, parades, reenactments, etc.
- 7000 Leisure activities
- 7100 Active leisure sports and related activities
- 7200 Passive leisure activity
- 7300 Flying or air-related sports
- 7400 Water sports and related leisure activities
- 8000 Natural resources-related activities
- 8100 Farming, tilling, plowing, harvesting, or related activities
- 8200 Livestock related activities
- 8300 Pasturing, grazing, etc.
- 8400 Logging
- 8500 Quarrying or stone cutting
- 8600 Mining including surface and subsurface strip mining
- 8700 Drilling, dredging, etc.
- 9000 No human activity or unclassifiable activity
- 9100 Not applicable to this dimension
- 9200 Unclassifiable activity
- 9300 Subsurface activity
- 9900 To be determined

## LBCS Second Level Codes for all Dimensions

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### FunctionCode FunctionDescription

1000	Residence or accommodation functions
1100	Private household
1200	Housing services for the elderly
1300	Hotels, motels, or other accommodation services
2000	General sales or services
2100	Retail sales or service
2200	Finance and Insurance
2300	Real estate, and rental and leasing
2400	Business, professional, scientific, and technical services
2500	Food services
2600	Personal services
2700	Pet and animal sales or service (except veterinary)
3000	Manufacturing and wholesale trade
3100	Food, textiles, and related products
3200	Wood, paper, and printing products
3300	Chemicals, and metals, machinery, and electronics manufacturing
3400	Miscellaneous manufacturing
3500	Wholesale trade establishment
3600	Warehouse and storage services
4000	Transportation, communication, information, and utilities
4100	Transportation services
4200	Communications and information
4300	Utilities and utility services
5000	Arts, entertainment, and recreation
5100	Performing arts or supporting establishment
5200	Museums and other special purpose recreational institutions
5300	Amusement, sports, or recreation establishment
5400	Camps, camping, and related establishments

## LBCS Second Level Codes for all Dimensions

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- 5500 Natural and other recreational parks
- 6000 Education, public admin., health care, and other inst.
- 6100 Educational services
- 6200 Public administration
- 6300 Other government functions
- 6400 Public Safety
- 6500 Health and human services
- 6600 Religious institutions
- 6700 Death care services
- 6800 Associations, nonprofit organizations, etc.
- 7000 Construction-related businesses
- 7100 Building, developing, and general contracting
- 7200 Machinery related
- 7300 Special trade contractor
- 7400 Heavy construction
- 8000 Mining and extraction establishments
- 8100 Oil and natural gas
- 8200 Metals (iron, copper, etc.)
- 8300 Coal
- 8400 Nonmetallic mining
- 8500 Quarrying and stone cutting establishment
- 9000 Agriculture, forestry, fishing and hunting
- 9100 Crop production
- 9200 Support functions for agriculture
- 9300 Animal production including slaughter
- 9400 Forestry and Logging
- 9500 Fishing, hunting and trapping, game preserves
- 9900 Unclassifiable function

## LBCS Second Level Codes for all Dimensions

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StructureCode	StructureDescription
1000	Residential buildings
1100	Single-family buildings
1200	Multifamily structures
1300	Other specialized residential structures
2000	Commercial buildings and other specialized structures
2100	Office or bank building
2200	Store or shop building
2300	Office or store building with residence on top
2400	Office building over storefronts
2500	Malls, shopping centers, or collection of shops
2600	Industrial buildings and structures
2700	Warehouse or storage facility
3000	Public assembly structures
3100	Theater
3200	Indoor games facility
3300	Sports stadium or arena
3400	Exhibition, convention, or conference structure
3500	Churches, synagogues, temples, mosques, etc.
3600	Capitol buildings
3700	Covered or partially covered atriums and public enclosures
3800	Other community structures
3900	Passenger assembly
4000	Institutional or community facilities
4100	Medical facility
4200	School or university buildings
4300	Library building
4400	Museum, exhibition, or similar facility
4500	Public safety-related facility

## LBCS Second Level Codes for all Dimensions

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- 4600 Jails, penitentiaries, detention centers, and other correctional facilities
- 4700 Cemetery, monument, tombstone, or mausoleum
- 4800 Funeral homes and cremation facilities
- 5000 Transportation-related facilities
- 5100 Linear or network feature
- 5200 Automobile parking facilities
- 5300 Bus stop shelter
- 5400 Bus or truck maintenance facility
- 5500 Water transportation or marine related
- 5600 Air and space transportation facility
- 5700 Railroad facility
- 6000 Utility and other nonbuilding structures
- 6100 Utility structures on right-of-way
- 6200 Water-supply-related facility
- 6300 Sewer and waste-related facility
- 6400 Gas or electric power generation facility
- 6500 Communication towers
- 6600 Environmental monitoring station (air, soil, etc.)
- 6700 Sign or billboard
- 6900 Other miscellaneous structures
- 7000 Specialized military structures
- 7100 Joint services facility
- 7200 Air Force facility
- 7300 Army and marine corps facility
- 7400 Naval facility
- 7500 Armory building
- 8000 Sheds, farm buildings, or agricultural facilities
- 8100 Grain silos and other storage structure for grains and agricultural products
- 8200 Livestock facility

## LBCS Second Level Codes for all Dimensions

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- 8300 Animal feed operations facility
- 8400 Animal waste-handling facility
- 8500 Greenhouses
- 8600 Hatcheries
- 8700 Kennels and other canine-related facilities
- 8800 Apiary and other related structures
- 8900 Other farm and farming-related structures
- 9000 No structure
- 9100 Not applicable to this dimension
- 9200 Unclassifiable structure
- 9300 Subsurface structures
- 9900 To be determined

### SiteCode SiteDescription

- 1000 Site in natural state
- 2000 Developing site
- 2100 Site that is graded with no structures or active use
- 2200 Site with temporary structures
- 3000 Developed site -- crops, grazing, forestry, etc.
- 4000 Developed site -- no buildings and no structures
- 4100 Outdoor storage areas, graded or ungraded
- 5000 Developed site -- nonbuilding structures
- 5100 Developed site with landscaped or ornamental features
- 5200 Developed site with billboards, signs, etc.
- 5300 Developed site with roads, train tracks, and other linear structures
- 5400 Developed site with tanks, reservoirs, etc.
- 6000 Developed site -- with buildings
- 7000 Developed site -- with parks

## LBCS Second Level Codes for all Dimensions

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- 7100 Local parks and recreational sites
- 7200 State, national, or other parks and recreational sites
- 8000 Not applicable to this dimension
- 9000 Unclassifiable site development character
- 9900 To be determined

### OwnershipCode OwnershipDescription

- 1000 No constraints--private ownership
- 1100 Private--fee simple
- 1200 Private--less than fee simple
- 2000 Some constraints--easements or other use restrictions
- 2100 Standard easements
- 2200 Other easements
- 3000 Limited restrictions--leased and other tenancy restrictions
- 4000 Public restrictions--local, state, and federal ownership
- 4100 Local government
- 4200 State government
- 4300 Federal government
- 5000 Other public use restrictions--regional, special districts, etc
- 5100 Regional government
- 5200 Port authorities
- 5300 Tribal Lands
- 6000 Nonprofit ownership restrictions
- 6100 Nonprofit educational
- 6200 Nonprofit philanthropic
- 6300 Nonprofit religious
- 6400 Nonprofit other
- 7000 Joint ownership character--public entities

## LBCS Second Level Codes for all Dimensions

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8000 Joint ownership character--public, private, nonprofit, etc.

9000 Not applicable to this dimension

9100 Unclassifiable ownership or restriction on the use

9900 To be determined