

LBCS Top Level Codes for all Dimensions

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 classifications for 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.

Table 5: Site Observations

#	CRITERIA	NOTES
1	S - Site (Observe Devel)	6000 – Developed Site with Buildings - Rectangle shape
2	A - Activity (People)	1000 – Residential Activities
3	F - Function (\$)	2000 – Residence or Accommodation
4	O - Ownership (Pub/Priv)	2000 – Some constraints or other use restrictions
5	S - Structure (Bldg)	1000 – Residential Buildings

[Ref: American Planning Association, Land-Based Classification Standards \(April, 2001\)](#)

LBCS Top Level Codes for all Dimensions

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

- 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

- 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

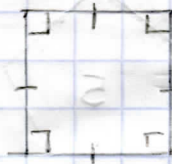
Table 1: Land Use for Surveyors

Acronym	Landuse	Question	Charts
S	Site	what kinds of development; the parcel configuration	Site Geometry
O	Ownership	personal vs corporation/agency; single individual vs group	Ownership
F	Function	how is money being transacted on site; what is the value of the site;	
A	Activity	what are people are doing; how many people; how long are people present at site	
S	Structure	what kinds of buildings what kinds of above ground infra-structures what kinds of infra-structure - below ground	Roof Types Utility Colors

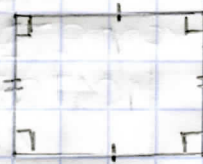
SITE GEOMETRY

QUADRILATERALS

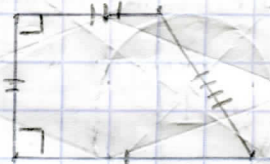
LES-90°



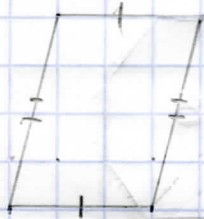
SQUARE



RECTANGLE



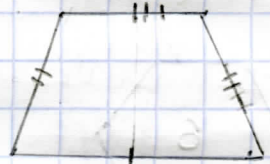
TRAPAZOID



PARALLELOGRAM

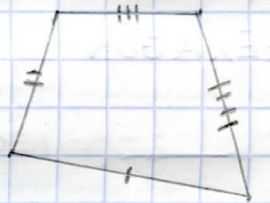


RHOMBUS

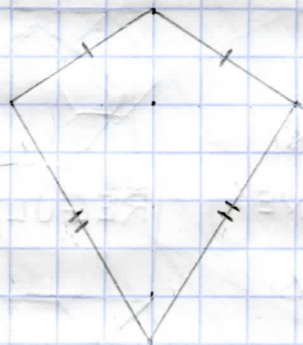


ISO.SCELES TRAPZOID

GLE



TRAPIZIUM

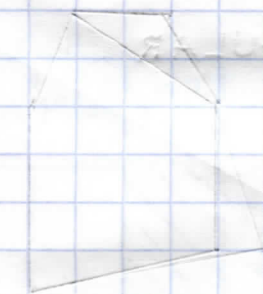


KITE

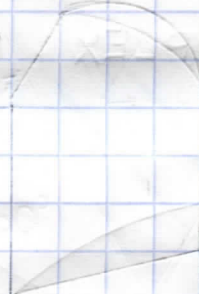
E°

OBTUSE

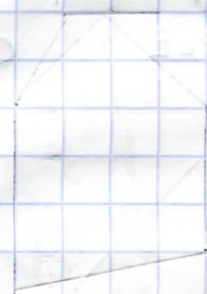
>90°



YES STRAIGHT



NO CURVE



NO OPEN

NO OPEN

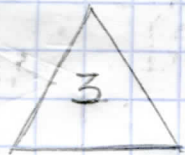
POLYGONS

YES STRAIGHT

POLYGONS



CIRCLE



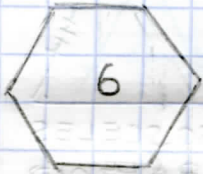
TRIANGLE



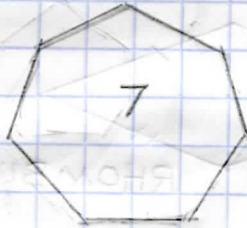
SQUARE



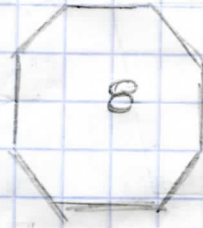
PENTAGON



HEXAGON



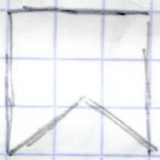
HEPTAGON



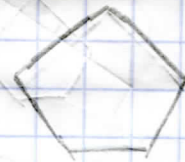
OCTAGON



CONVEX



CONCAVE



REGULAR



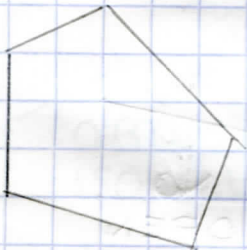
SIMPLE



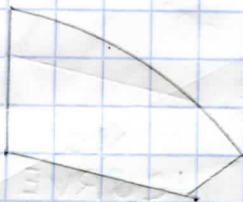
COMPLEX



IRREGULAR



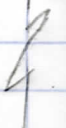
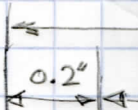
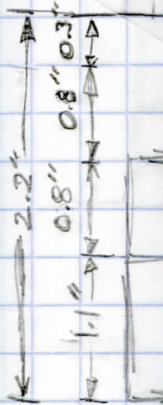
YES
STRAIGHT



NO
ARC



NO
OPEN



OWNERSHIP

LAND USE

OWNERSHIP FOR SURVEYORS

SINGLE

GROUP

- LANDOWNER-MARK BOUNDARY

- FAMILY-SUCCESSION
- SUBDIVISION

- FAMILY TRUST
- MARK BOUNDARY

- SMALL BUSINESS OWNER/SINGLE PROPRIETOR
- MARK BOUNDARY
- LAND ASSEMBLY

- PARTNERSHIPS
- CORP W/BOARD
- GOVT. AGENCY
- MUNICIPALITY
- INFRASTRUCTURE

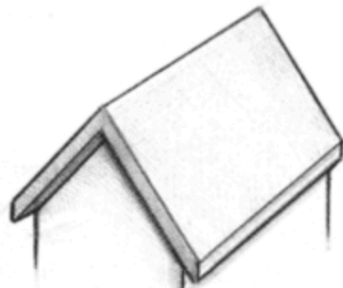
PERSONAL

CORPORATION
AGENCY

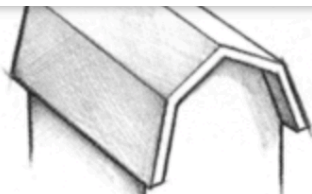
MIKE LEBLANC, AICP

SLCC
PROP DEVEL
FALL, 2021

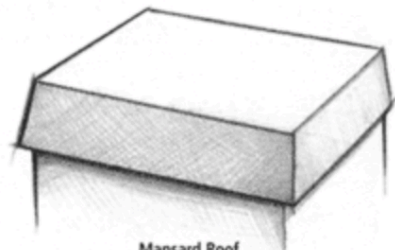
ROOF TYPES



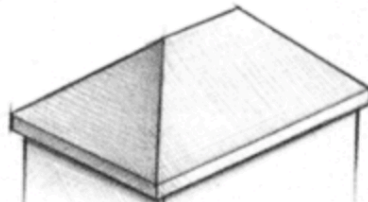
Gable Roof



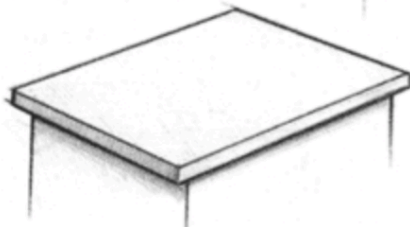
Gambrel Roof



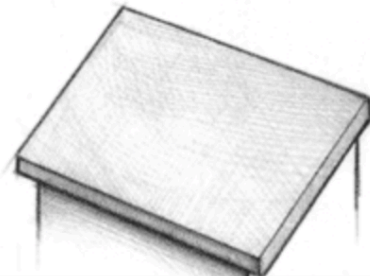
Mansard Roof



Hipped Roof

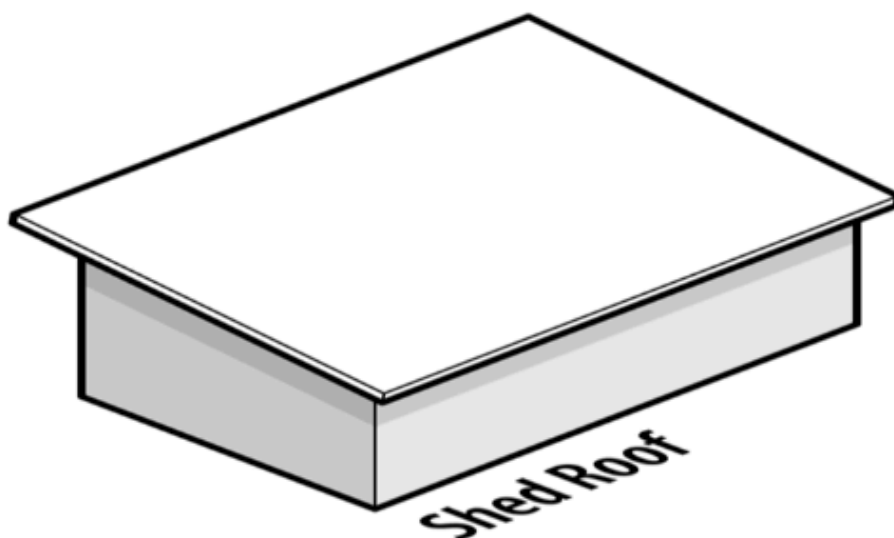


Flat Roof



Shed Roof





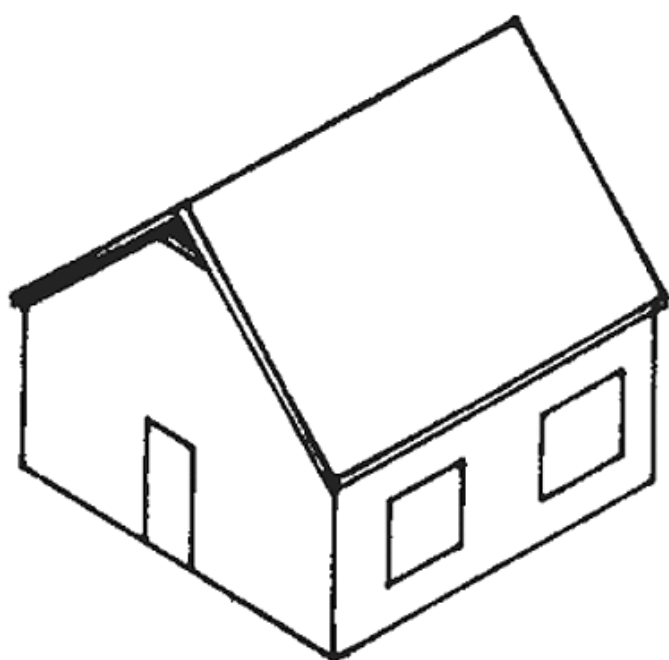


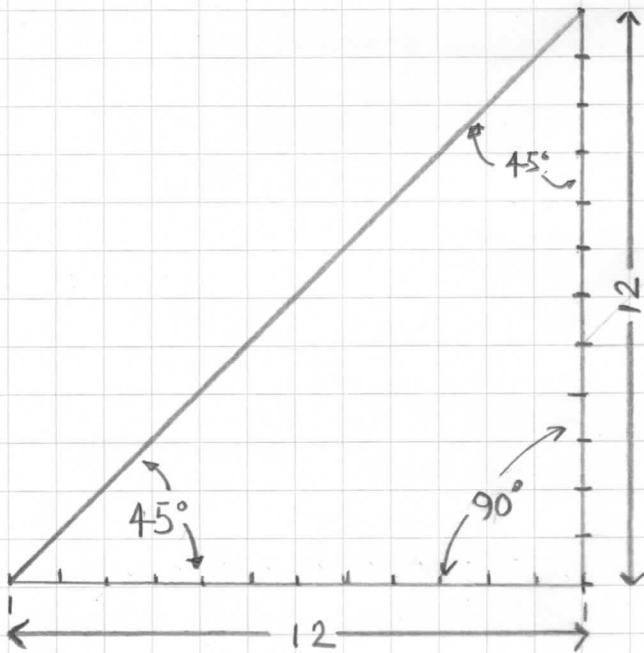
FIG. 83. GABLE ROOF



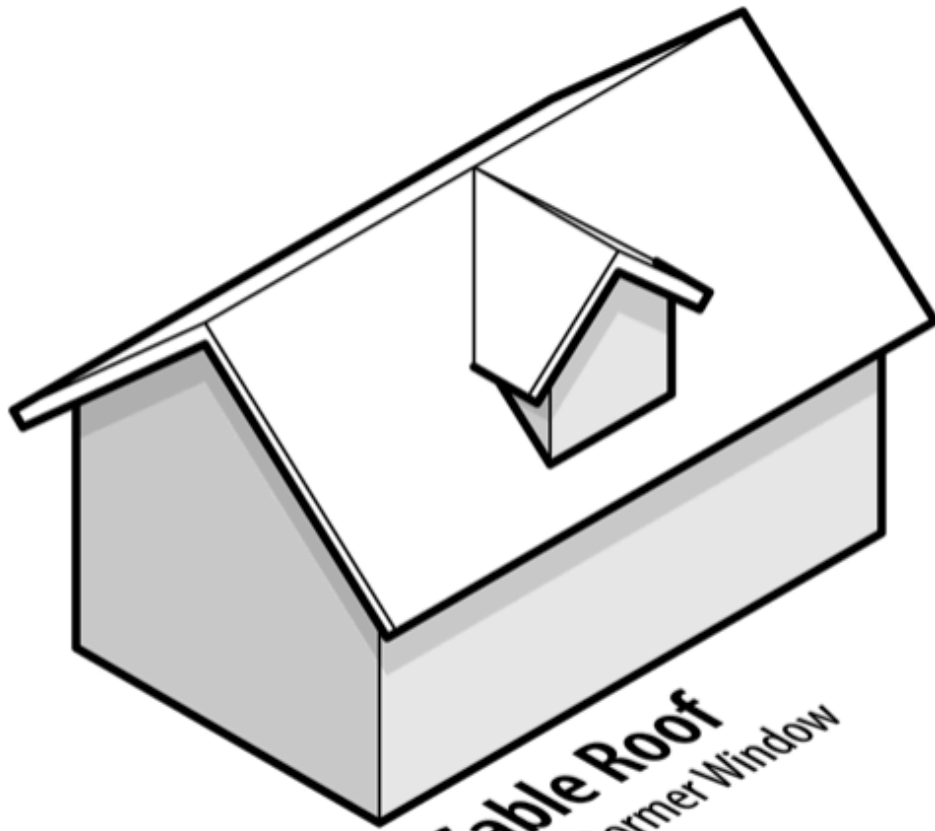
ACADIAN
HOUSE
TYPE
WITH
NOTCHED
PORCH

MIKE
LEBLANC
8/17/2019

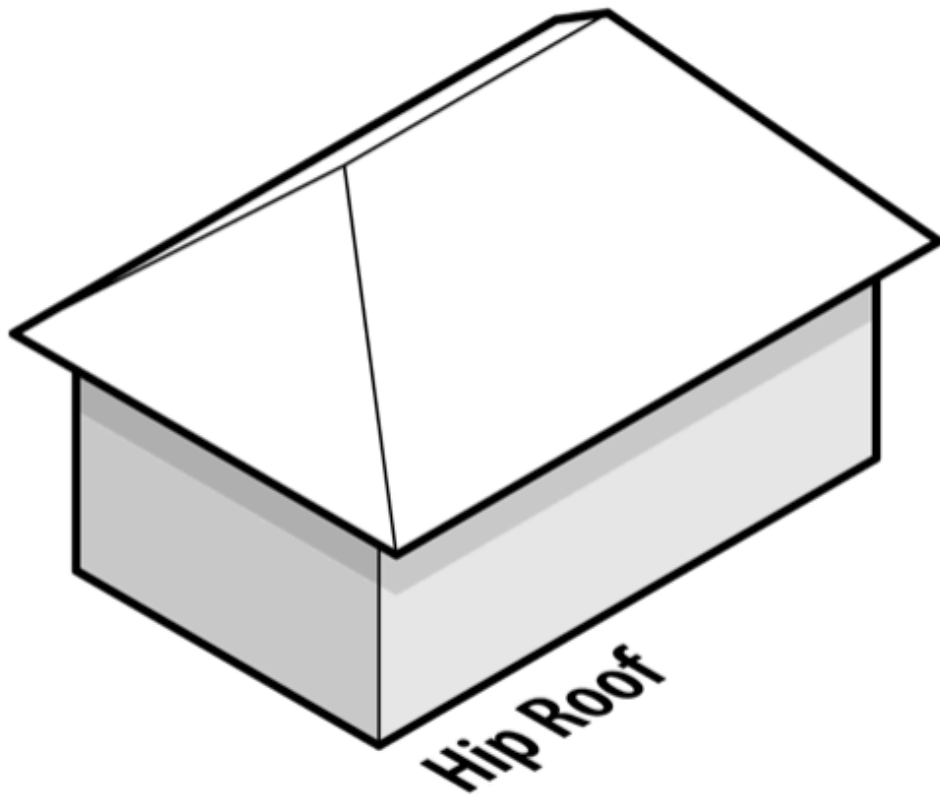
MIKE LEBLANC
8/17/2019

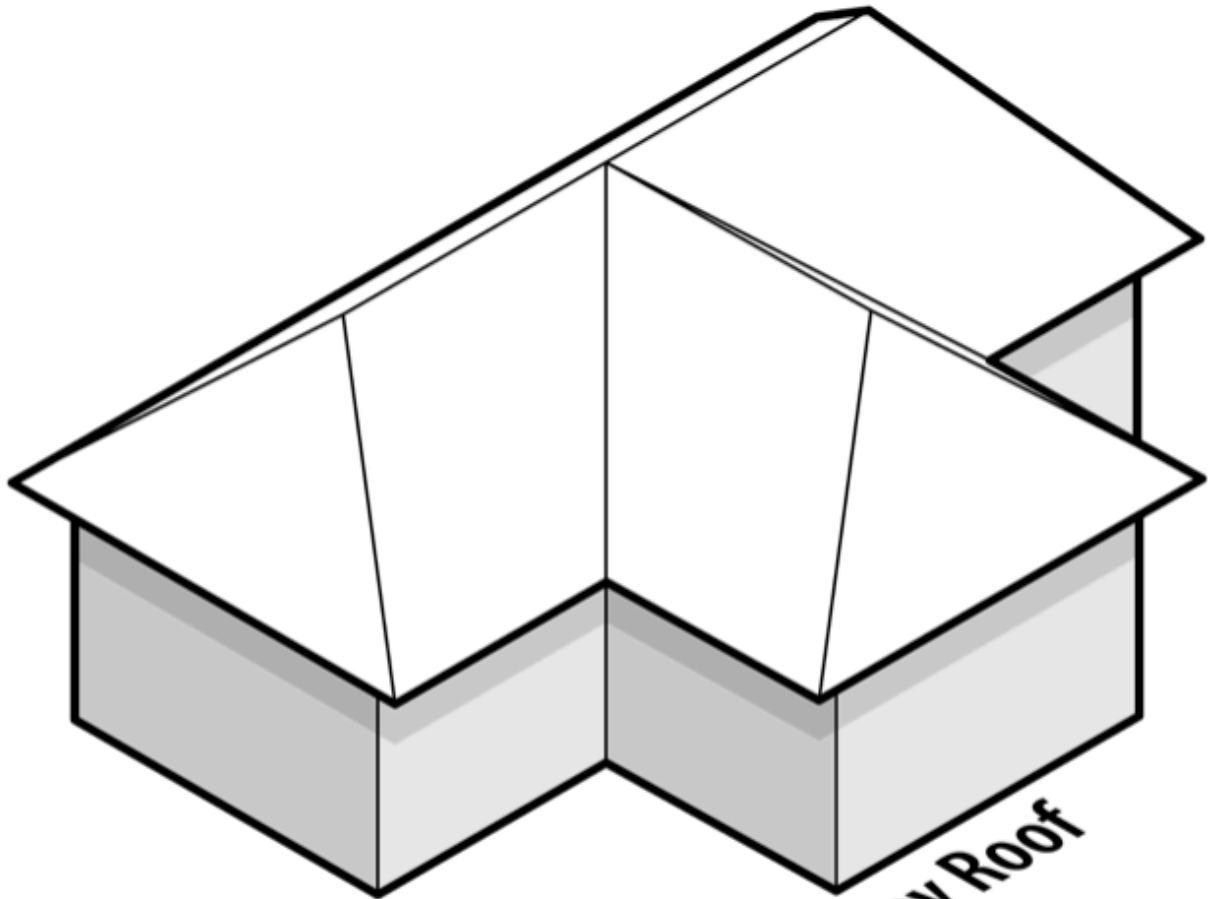


12x12
SLOPE

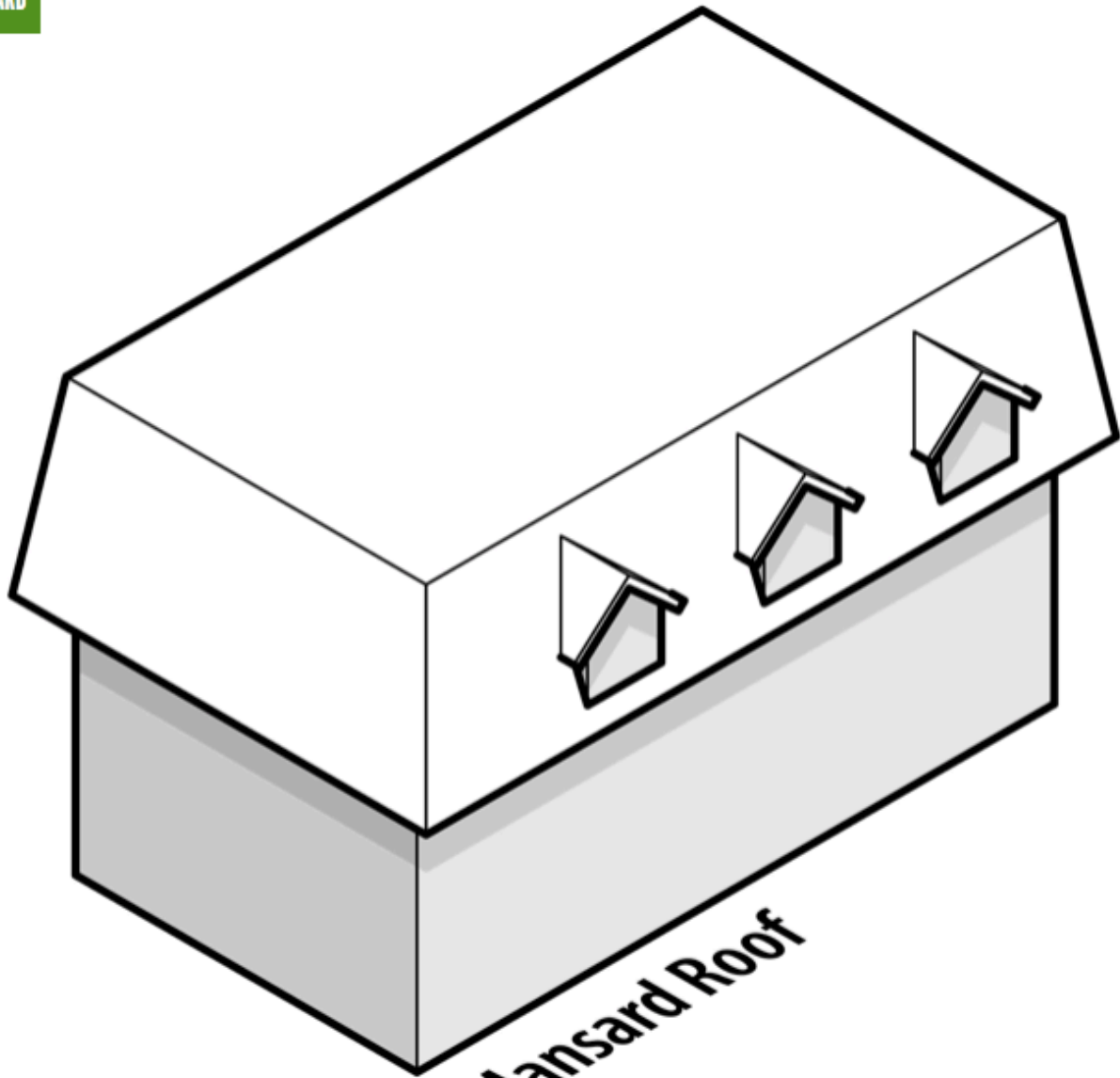


Gable Roof
With Dormer Window

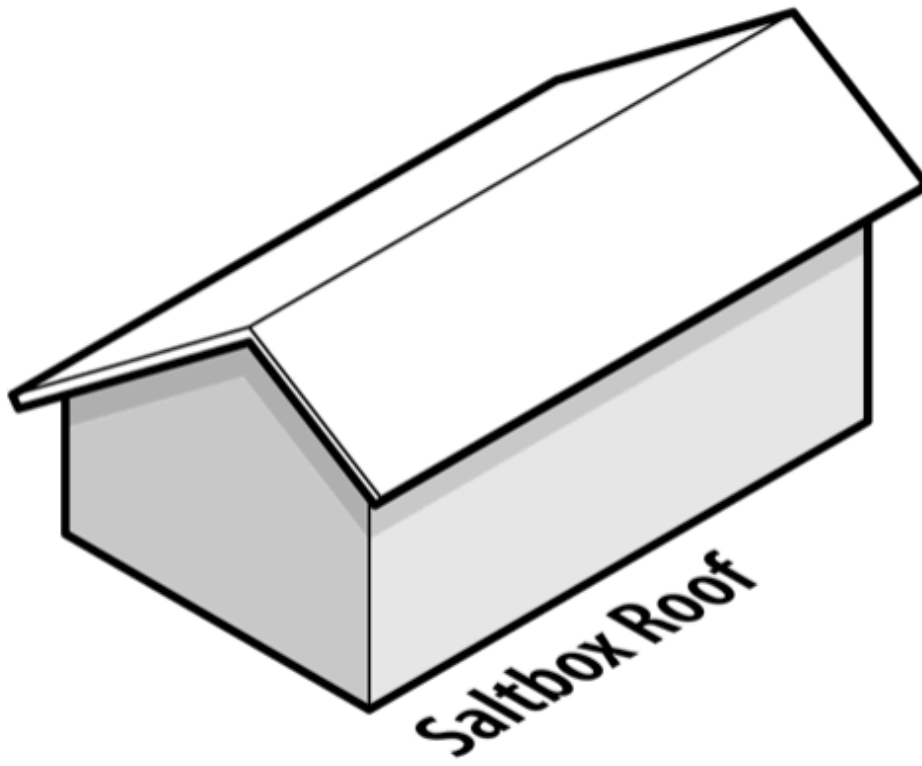


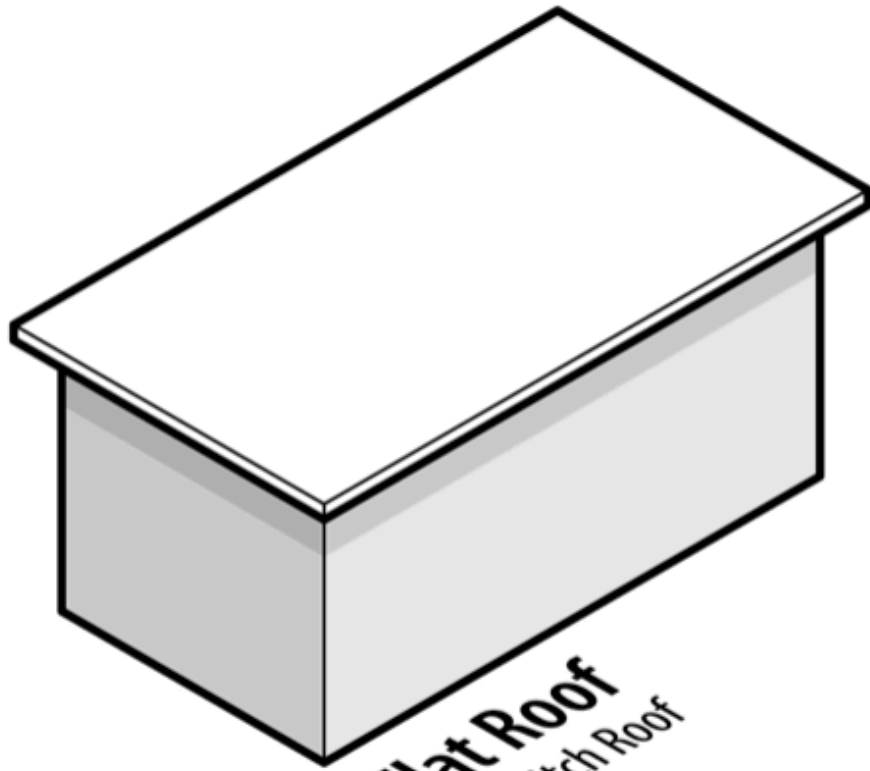


Hip & Valley Roof
Cross Hipped Roof



Mansard Roof





Flat Roof
Low Pitch Roof

UTILITY COLORS

Dial 811
or click below to
enter your request
on line.

HOMEOWNERS
CLICK HERE

CONTRACTORS
CLICK HERE

EMERGENCY
REQUESTS

HIGH-VOLUME
USERS ONLY

Enter Tickets

I-MAP

Ticket Search

HELP
DESK

LOGIN



APWA COLOR CODES

Use of Markings

Color-coded surface marks (paint or a similar coating) should be used to indicate the locations and route of buried lines. To increase visibility, color-coded vertical markers (temporary stakes or flags) should supplement surface marks.

All marks and markers should indicate the name, initials or logo of the company that owns or operates the line and the width of the facility if it is greater than 50 mm (2").

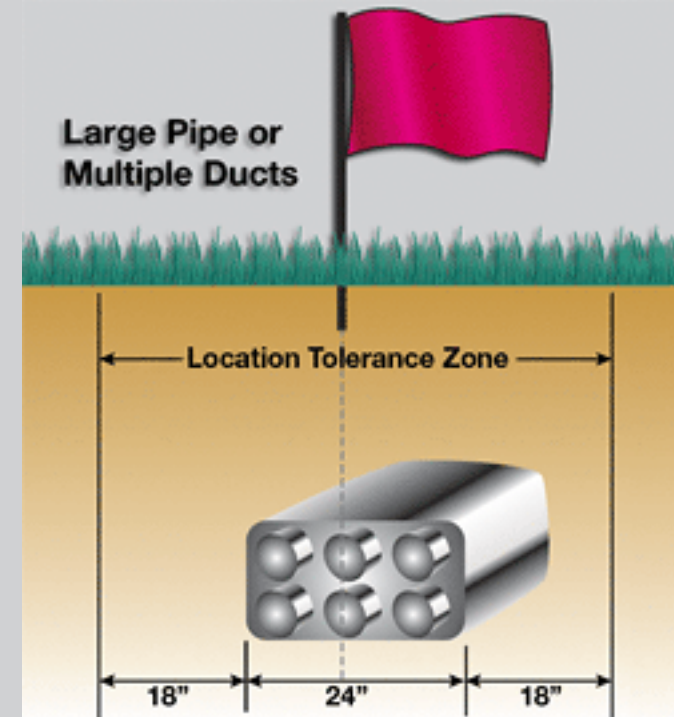
If the surface over the buried line is to be removed, supplemental offset markings may be used. Offset markings should be on a uniform alignment and must clearly indicate that the actual facility is a specific distance away.

Uniform Color Code

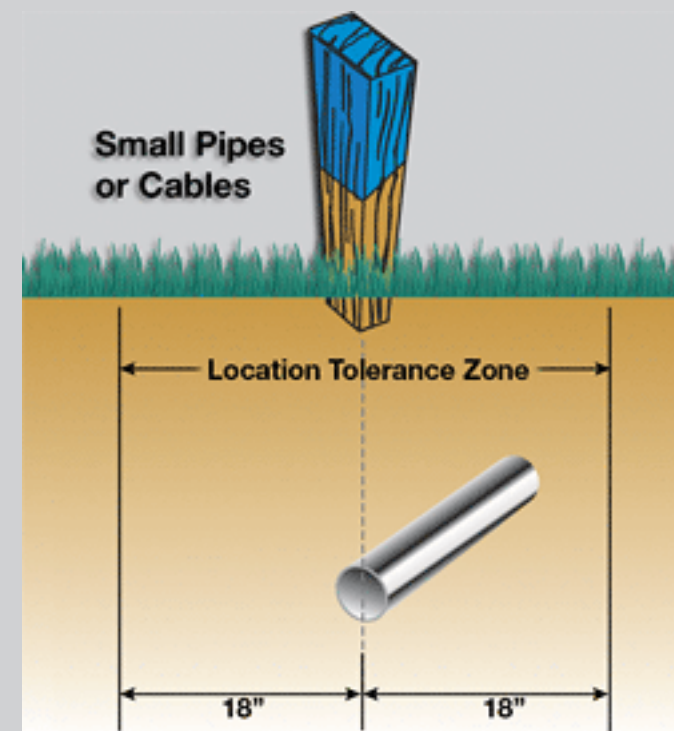
The [American Public Works Association](#) encourages public agencies, utilities, contractors, associations, manufacturers and all others involved in excavation to adopt the ULCC Uniform Color Code using the ANSI standard Z53.1 Safety Colors shown at right.

Location Tolerance Zones

Any excavation within the tolerance zone should be performed with hand tools until the marked facility is exposed. Please see the following illustrations.



The width of the tolerance zone may be specified in law or code. If not, 0.5 m (18") is recommended from each side of the facility. The tolerance zone includes the width of the facility and 0.5 m (18") measured horizontally from each side of the facility.



Proposed Excavations

Use white marks to show the location or boundary of a proposed excavation. Surface marks on roadways should not exceed 40 mm by 500 mm (1 1/2" by 18"). The facility color may be added to white flags or stakes.

ENHANCED BY



KNOW THE COLORS

- RED
Electric Power Lines, Cables, Conduit and Lighting Cables
- YELLOW
Gas, Oil, Steam, Petroleum or Gaseous Materials
- ORANGE
Communication, Alarm or Signal Lines, Cables or Conduit
- BLUE
Potable Water
- GREEN
Sewers and Drain Lines
- PURPLE
Reclaimed Water, Irrigation and Slurry Lines
- PINK
Temporary Survey Marking
- WHITE
Proposed Excavation