

# LBCS Top Level Codes for all Dimensions

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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.

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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

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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

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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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**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 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

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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



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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

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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

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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