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FROM: Michael Lauer, AICP – Principal

DATE: June 19, 2014

RE: Zoning Ordinance Update Status Report

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This memo provides a status report on Lynchburg’s Zoning Ordinance update project, identifies potential dates for future events and highlights key issues for discussion at the Planning Commission’s June 25th Workshop.

STATUS REPORT

The consultant team has incorporated all existing zoning requirements into a draft zoning ordinance that reorganizes the provisions for easier use and has begun editing these provisions to provide greater clarity and to include additional provisions identified in the Zoning Diagnostic Report. Initial drafts for staff review will be completed in July and prepared for Planning Commission review in late August. During the next two months, the consultant team will continue to work with staff and the Planning Commission to resolve regulatory issues that should be addressed in this code revision.

TENTATIVE SCHEDULE OF EVENTS

The following dates are tentative dates for future meetings and hearings on the zoning ordinance revisions.

Date	Meeting
Wed, June 25	Planning Commission Workshop – Zoning Issues Discussion
Wed, July 9	Planning Commission Workshop – Zoning Issues Discussion
Thu, July 10	Community Workshops – Zoning Issues Discussion
Wed, Aug 27	Planning Commission Workshop – Prior Public Input and Zoning Ordinance Implications Discussion
Thu, Aug 28	Community Workshops – Draft Zoning Ordinance Implications and Testing Results
Tue, Sep 9	City Council Workshop – Draft Zoning Ordinance Implications and Community Input Summary
Wed, Sep 10	Planning Commission Workshop – Community Input Summary and Pending Issues Discussion
Wed, Oct 8	Planning Commission Public Hearing
Tue, Nov 11	City Council Works Session
Tue, Dec 9	City Council Public Hearing

REGULATORY ISSUES

1. Excluding Intense Uses From Resource Conservation Districts

- **Issue:** The current RC district allows broad range of intense uses including planned unit developments, institutional uses and traditional neighborhood development

through the conditional use permit process. These more intensive uses are incompatible with the purposes of the district.

- **Comprehensive Plan** – The Plan recommends protection of resource conservation areas for a variety of issues related to environmental quality, community character, transportation and recreational purposes. The policies recommend shifting intensive uses outside resource conservation areas.
- **Water Quality Master Plan** – The City is in the process of developing a water quality master plan to enable the City to meet Commonwealth and Federal water quality mandates. Maintaining the flexibility to use resource conservation areas for stormwater management purposes is a key element of green infrastructure strategies that reduce capital and operations costs.
- **Zoning Options** – To achieve the Comp Plan goals, high intensity development should be shifted outside of the resource conservation district, which generally mirrors the resource conservation future land use category. The City has the option to allow some development intensity that would already be allowed by right in the RC district to the abutting areas, to allow the intensity to be shifted through the conditional use process or to provide density bonuses to provide an incentive for greater conservation within RC districts.

2. District Consolidations

a. R-1 and R-2 Districts

- **Pro** – The consolidation of these districts would allow greater densities in undeveloped and underdeveloped areas, which would facilitate more efficient land use and more cost-effective provision of infrastructure and services.
- **Con** – The public has expressed concerns about retaining low-density character of existing neighborhoods.
- **Implications** – While the merger of the districts to allow for 10,000 sq.ft. lot sizes in all areas instead of the 15,000 sq.ft. lot sizes allowed in the R-1 district would increase development potential in developed and undeveloped areas throughout the City, there are many areas with larger lots than required by zoning that have not been subject to redevelopment. Maps will be presented at the workshop to illustrate the locations where higher density development or redevelopment could occur.
- **Zoning Options** – The merger of these districts would help achieve Comp Plan goals to efficiently resolve many infrastructure challenges, but would likely meet considerable resistance from residents concerned about their immediate neighborhoods. The City can:
 - Consolidate the districts or
 - Retain both districts; and
 - Address infrastructure issues through individual rezonings from R-1 to R-2, or
 - Conduct a study and identify areas for proactive rezoning from R-1 to R-2.

b. R-4 and R-5 Districts

- **Pro** – Consolidation of the districts would simplify higher density development for property owners and potentially reduced total acreage demand for high-density development parcels.
- **Con** – Residents have expressed concerns that greater density would increase traffic

congestion and compatibility problems.

- **Implications** – Greater densities by right does indeed have the potential to aggravate traffic congestion and reduce compatibility between high density developments and lower density neighborhoods.
- **Zoning Options** – The City can retain separate zoning districts or consolidate the districts and:
 - Allow the higher density of the R-5 district by right;
 - Reduce the by-right density in the consolidated district; or
 - Reduce the density, but allow higher densities to be achieved subject to more stringent design standards that focus on compatibility and other adopted goals.

c. B-1 and B-2 Districts

- **Pro** – District consolidation would allow for a broader range of personal services to be provided in neighborhood-scale business districts. Many of these uses (e.g., barber shops, small scale restaurants and pharmacies already exist in traditional neighborhood centers)
- **Con** – Retail and restaurant uses have potential to generate more traffic within the consolidated B-1/B-2 districts in evening hours.
- **Implications** – While there is the potential to increase evening hour traffic, this would be off-set somewhat by providing better access from neighborhoods to essential neighborhood services and within these districts throughout the day. Limitations on the scale of restaurants, prohibitions of drive-through restaurants and limitations on late-night operations could mitigate most of the concerns about the broader range of uses.
- **Zoning Options**. The City can retain existing zoning districts or consolidate the districts while addressing restaurant scale, hours of operations and drive-through windows.

d. B-4 and B-6 Districts

- **Pro** – These districts allow similar uses and site design standards. The consolidation of these districts would simplify the zoning ordinance for property owners, staff and the public with no negative impacts.
- **Zoning Options** – The City can retain existing zoning districts or consolidate the districts.

3. Eliminate the Design Review Process in the B-4 and B-6 districts

- **Background** – Applicants for development in the B-4 and B-6 districts currently are required to go through the process of review by a design review committee. While encouraged to follow the City’s Historic District Commercial Design Guidelines, the guidelines are merely advisory. This extra step seems less productive than shifting to staff review and adopting some of the guidelines as standards.
- **Zoning Options** – Retain the current process as is, retain development review and adopt some of the guidelines as standards, or eliminate the design review meetings and adopt some of the guidelines as standards for staff administration through the site plan review process.

4. Ensuring Compatible Land Use Transitions between Single Family and more Intensive Development

- **Background** – The current zoning ordinance standards establish setbacks based on

use and building scale, buffers, height limitations between single-family residences and more intensive uses, such as multi-family and commercial development. These standard approaches typically address most, but not all compatibility issues.

- **Approach** - To provide greater compatibility between single-family and more intensive uses, the City should review existing setback/buffer/height rules to ensure that they are achieving their objectives and evaluate options to address: the orientation of buildings, the impact of topography on the effectiveness of buffers, parking locations and the locations and lighting of on-site amenities (e.g., recreational areas, dumpsters). Additional information to be provided at workshop.

5. Allowing Detached Accessory Dwellings

- **Background** – The City currently allows accessory dwellings as part of an existing structure by right and temporary detached dwellings for family medical issues. One parking space is required for each dwelling unit and owner-occupancy is mandatory. The Comp Plan supports the option of accessory dwellings to provide greater housing opportunities. During the Plan update process, several individuals expressed an interest in allowing for detached accessory dwellings (e.g., granny-flats and garage apartments).
- **Issues** – The allowance of a detached accessory dwelling does not affect parking, density or the current enforcement challenges, but does raise issues that many other communities have addressed.
 - **Setbacks.** The City’s standards for accessory structures do not require setbacks and do not establish additional height limitations, which would allow the construction of a two-story garage apartment or free-standing dwelling on the property line. This has direct impacts on the privacy of neighbors, but could be addressed by requiring that any unit be located within the setback area for the principal structure.
 - **Size of Unit.** Most communities that allow for accessory apartments place a limit on the size of such units (e.g., 750-1,000 sq.ft.) and/or the number of bedrooms (e.g., 1-2) to limit the occupancy and parking demand. While the City’s impervious cover limits have some impact on the size of accessory dwellings, the large lot requirements in the R-1 and R-2 districts can accommodate relatively large accessory buildings.
- **Zoning Options** – The City can retain existing standards that require accessory dwellings to be incorporated within the owner’s existing residence or allow for detached dwellings subject to limitations on size and location. If the City allows detached accessory dwellings, it may do so through by-right staff approvals, require conditional use permits (CUP), which require public hearings that provide for the input of neighbors, or allow by right subject to a notification process that would give neighbors the ability to object and trigger the CUP process.

6. Establishing Appropriate Setbacks in Developed Areas

- **Background** – The Zoning Ordinance requires large suburban setbacks in most residential districts. Many neighborhoods were developed with buildings that do not comply with adopted setback standards. Plan policies call for the establishment of urban setbacks in urban areas.
- **Zoning Options** – The City can continue to deal with zoning setbacks through

a combination of the existing setback averaging provisions (setbacks must reflect average setbacks on the block) and variances or take a more proactive approach such as:

- Allowing setbacks to be based on neighborhood norms that consider predominant setbacks on the block face in question as well as facing and adjacent block faces. Note that this approach is less likely to require a large setback due to the large setback of a single structure on a block.
- Applying the above neighborhood norm provisions throughout the City or applying them within areas designated as Neighborhood Conservation Areas in the Comp Plan.

PROCEDURES SUMMARY TABLE

To improve the user friendliness of the zoning ordinance, the consultant team is proposing the inclusion of the following summary of procedures. This preliminary draft of the table is provided in this memo to provide background information as the Planning Commission considers alternative approval processes referenced in the above issues.

Exhibit II-1: Summary of Application Review Procedures

Type of Application	Initial Review	Recommending Body	Approval Body	Appeals Body
Comprehensive Plan Text and Map Amendments	Planning	Planning Commission	City Council	Circuit Court
Zoning Text and Map Amendments, including Conditional Zoning	City Planner	Planning Commission	City Council	Circuit Court
Conditional Use Permits	City Planner	Planning Commission	City Council	Circuit Court
Planned Developments (for PUD, TND and CCD)				
Sketch Plan	City Planner	TRC	TRC	Planning Commission
Preliminary Site Plan	TRC	Planning Commission	City Council	Circuit Court
Final Site Plan	TRC	TRC	TRC	Planning Commission
Floodplain Development	TRC	Planning Commission	City Council	Circuit Court
Variances	Zoning & Environmental	Zoning & Environmental	Board of Zoning Appeals	Circuit Court
Appeals to Administrative Decisions	Zoning & Environmental	Zoning & Environmental	Board of Zoning Appeals	Circuit Court

Type of Application	Initial Review	Recommending Body	Approval Body	Appeals Body
Historic District Certificate of Appropriateness				
Major		City Planner	HPC	City Council
Minor		City Planner	City Planner	HPC
Zoning Compliance	Zoning	City Attorney	Zoning	Board of Zoning Appeals
Site Plans	City Planner	TRC	City Planner	Planning Commission
Sign Permits	Zoning, Environmental & Planning	Zoning, Environmental & Planning	Zoning Administrator	Board of Zoning Appeals
Minor Exceptions	TRC	Zoning Administrator	Zoning Administrator	Board of Zoning Appeals

AUTHORIZED USE MATRIX

The Zoning Diagnostic Report recommended replacing the overlapping lists of authorized uses with a matrix based on the Land Based Classification Structure – a system of land use classification that is more directly related to impacts than older coding systems, such as the SIC, NAICS or SLUCM. Attached is a copy of a draft matrix that was prepared to reflect existing district requirements. At future meetings, we will begin reviewing changes to authorized uses and refining the table.

NEXT STEPS

Following the Planning Commission Workshop, staff and consultant team will proceed to incorporate the Planning Commission’s recommendations in the draft. Where there is no clear consensus or additional review is requested, the team will highlight optional strategies in the draft. On July, 9, the Planning Commission will conduct another workshop to complete its discussion of the issues identified in this memo and other zoning issues. On the following day, the Consultant team will facilitate two community workshops to provide opportunity for open discussion of the zoning issues discussed in this memo.

AUTHORIZED USES

Table of Authorized Uses Established

Exhibit II-1 lists the Principal Uses authorized within each zoning district. Uses are arranged in accordance with the Land Based Classification Standards (LBCS), which shall be used to define land uses unless otherwise defined in this zoning ordinance. All uses are subject to the procedures and standards of this zoning ordinance and other applicable rules and regulations.

- (a) **LBCS Hierarchy.** The LBCS function codes establish a four-digit hierarchy of uses with digits to the right expressing greater specificity. Where no entry appears in the zoning district columns of Exhibit II-1 for example 1000, 1100 and 1110). The uses described more specifically in the rows below (1111 and 1112 in the above example) indicate whether or not a specific use is authorized. Where an entry appears in the zoning district columns for a general use (for example 2520) and also for a more specific use (for example 2521) within the same classification, the more specific code and its entry shall govern.
- (b) **Zoning Permit Uses.** A “P” indicates the listed use is allowed by right within the respective zoning district subject to issuance of a permit in accordance with established procedures. Note that some conditions may be established in the zoning district standards or elsewhere in this zoning ordinance.
- (c) **Conditional Uses.** A “C” indicates the listed use is allowed within the respective zoning district only after approval of a Conditional Use Permit.
- (d) **Prohibited Uses.** An “X” indicates the listed use is prohibited within the respective zoning district unless specifically authorized through Planned Development approval.

35.1-1.2 Interpretation of Table of Authorized Land Uses

Uses Not Specifically Listed. In the case where a use is not listed in the use matrix, either as a specific LBCS classification or as an example, and such use is not otherwise prohibited by law, the Zoning Administrator shall determine whether a substantially similar use exists in the use matrix. If the Zoning Administrator determines that a substantially similar use exists, then the regulations governing that use shall apply to the particular use not listed. In making the determination, the Zoning Administrator shall endeavor to maintain the national standardization of the LBCS while addressing the City’s particular needs for zoning and land use classification, and shall refer to the following rules of construction:

- (a) If a use is listed for a general classification while a more specific classification within the same industry classification is also listed, the specific classification shall govern.
- (b) The presumption established by this section is that most uses of land are permissible within at least one zoning district in the City. Therefore, because the list of permissible uses set forth in Exhibit II-1 cannot be all-inclusive; those uses that are listed shall be interpreted liberally by the Zoning Administrator to include other uses that have similar impacts to the listed uses.
- (c) If a use cannot be interpreted by the Zoning Administrator for inclusion in Exhibit II-1 that use shall be prohibited.

- (d) If the Zoning Administrator determines that the LBCS Tables do not address the use at the appropriate level of specificity, then reference shall be made to the North American Industry Classification System (NAICS), United States, 2007 or latest edition for guidance.
- (e) In referring to the NAICS, the Zoning Administrator shall consider the industry description and illustrative examples of the most specific NAICS classification that may apply to the use, and shall compare uses across similar levels of specificity within the same NAICS classification and between NAICS and LBCS classifications.
- (f) If, when seeking periodic ratification of interpretations through text amendment to this zoning ordinance, the Zoning Administrator's interpretation is reversed by action of the Board of Zoning Appeals, then decisions regarding a Development application made in reliance on the Zoning Administrator's interpretation shall be valid, except that nonconforming use regulations of this zoning ordinance shall apply.

Exhibit II-1: Table of Authorized Land Uses

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
RESIDENCE OR ACCOMMODATION FUNCTIONS	1000	Homes, apartments, housing for the elderly, and hotels																	
Private Dwelling	1100	Single-Family homes, doubles, apartments, Condominiums, mobile homes, Townhouses; excludes households with special provisions																	
Single-Family	1110																		
single family detached	1111	Typical single-family dwelling	P	P	P	P	P	P	P	P	P	X	C			P			
Single family semi-detached	1112	One of two dwellings separated by a party wall				P										P			
single family attached (townhouse)	1113	Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered				C	P	P	C	C	C	P	C			P			
modular home	1114		P	P	P	P	P	P	P	P	P	X	C			P			
manufactured home	1115		C										C			P			
manufactured home community	1116		C					P								P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Two family (double or duplex)	1120			P	P	P	P	P	C	C	C	X	C			P			
Three family (triplex)	1130					C	P	P	C	C	C	P	C			P			
Four family (quadruplex)	1140					C	P	P	C	C	C	P	C			P			
Multi-family	1150	Five or more units				C	P	P	C	C	C	P	C			P			
Housing Services	1200	Housing and custodial services for those who cannot care for themselves (excludes rehab uses in LBCS #6520)	C	C	C	C	C	C	P	P	P	P	P	P	P	P			
Hotels, Motels, or Other Accommodation Services	1300	Lodging and short-term accommodation for travelers																	
Bed and Breakfast	1310	Guest rooms in a private home or accessory building to a private home	C	C	C	C	C	C	P	P	P	P	P	P	P	P			
Rooming and boarding	1320	Dormitory, fraternity or sorority house or other specific group of members																	
boarding house	1321	Non-transient lodging that may include meals	C	C	C	C	C	C	P	P	P	P	P	P	P	P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
rooming house	1322	Transient or non-transient lodging that may include meals				C	C	C	P	P	P	P	P	P	P	P			
dormitory	1323			C	C	C	C	C	C	C	C	C	C	C	P	P			
sorority or fraternity house	1324														P	P			
Hotel, motel, or tourist court	1330	Hotels that do not have gambling services; includes extended-stay hotels									P	P	P	P		P	C		
Other traveler accommodations	1350	Youth hostels and similar short-term lodging														P			
GENERAL SALES OR SERVICES	2000	Comprises the vast majority of establishments associated with commercial land use																	
Retail Sales or Service and Repair	2100	Establishments with displays of merchandise sold to the general public and other businesses, or after-sales services such as repair																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Automobile sales or service establishment	2110	Motor vehicle and parts dealers including repair and maintenance																	
car dealer	2111	New or used automobiles and light trucks such as SUV's											P			P			
bus, truck, mobile homes, or large vehicles	2112	New or used larger vehicles such as buses, RV's, and trucks											P			P			
motorcycle, atv	2113a	New or used motorcycles or motorbikes											P			P			
bicycles	2113b	New or used bicycle sales, rental and repair									P	P	P	P		P			
boat or marine craft dealer	2114	New or used boats sales, rental and related repair services											P	P		P			
parts, accessories, or tires	2115	Automotive parts and supply stores, automotive stereo stores.									P		P			P			
gasoline service	2116	Gas stations with or without convenience stores or food marts, excludes truck stops									C		P	C		P			C

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
automotive repair and maintenance	2117	Repair garages, body and paint shops, oil change, car wash									C		P	C		P		P	P
truck stop	2118	Retailing fuels primarily to trucks or in combination with activities such as providing repair or food services											C	C		P		P	P
Heavy consumer goods sales or service	2120	Heavy or durable goods sales or services																	
furniture or home furnishings	2121	Furniture, flooring, bedding stores, window treatment									P	P	P	P		P			
hardware, home center	2122	Home building and repair supplies, lighting supply								C	P	P	P	P		P			
lawn and garden supplies	2123	Nursery and garden products predominantly grown elsewhere, outdoor power equipment sales or services									P		P			P			
department store, warehouse club, or superstore	2124	Large variety of goods									P	P	P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
electronics and appliances	2125	Household-type appliances, tv's, stereos, including repair shops and cell phone stores									P	P	P	P		P			
lumber yard and building materials	2126	Lumber yards and heavy building materials											P			P		P	P
heating and plumbing equipment	2127	Heating and plumbing equipment retailers; for heating and plumbing contractors who install or service, use the appropriate construction category											P			P		P	P
heavy equipment	2128	DEFINE											P			P		P	P
Durable consumer goods sales and service	2130	Wide range of product lines such as apparel, appliances, hardware, jewelry, etc.																	
computer and software	2131	Computers and prepackaged software without other electronic equipment, including repair, support, and training							P	P	P	P	P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
camera and photographic supplies	2132	Primarily retail cameras and photographic supplies or retail with repair and film developing								P	P	P	P	P		P			
clothing, jewelry, luggage, shoes, clocks, sewing	2133	Including shoe repair and tailoring								P	P	P	P	P		P			
sporting goods, toy and hobby, and musical instruments	2134									P	P	P	P	P		P			
books, magazines, music, videos, CDs, stationery, greeting cards, seasonal decorations, school and office supplies, etc,	2135									P	P	P	P	P		P			
Consumer goods, other	2140	Establishments that retail merchandise (except groceries or health items) not included in preceding codes																	
florist	2141									P	P	P	P	P		P			
art dealer, supplies, sales and service	2142	Including frame shops								P	P	P	P	P		P			
art galleries	2143		C	C	C	P	P	P	P	P	P	P	P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
tobacco or tobacconist establishment	2144									P	P	P	P	P		P			
mail order or direct selling establishment	2145	Retailing other than in stores										P	P	P		P		P	P
antique shop,	2146	Excludes <i>flea markets, and thrift stores</i>	C							P	P	P	P	P		P			
Grocery, food, beverage, dairy	2150	Retail food and beverage merchandise from fixed point-of-sale locations																	
grocery store, supermarket, or bakery	2151	Included are meat and seafood markets and delicatessens								P	P	P	P	P		P			
convenience store	2152	Excludes those with fuel pumps (see 2116 for fuel sales)								P	P	P	P	P		P			
specialty food store	2153	Retail specialty food items such as coffee and gourmet foods, confections, and delicatessen								P	P	P	P	P		P			
fruit and vegetable store	2154									P	P	P	P	P		P			
beer, wine, and liquor store	2155										P	P	P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Health and personal care	2160	Retail health and personal care merchandise from fixed point-of-sale locations																	
pharmacy or drug store	2161	Primarily retail prescription or nonprescription drugs								P	P	P	P	P		P			
cosmetic and beauty supplies and personal grooming products	2162	Primarily retail cosmetics, perfumes, toiletries,								P	P	P	P	P		P			
optical and contact lenses	2163	Retail prescription or nonprescription eyeglasses								P	P	P	P	P		P			
convalescent supply, prosthetic, hearing aid store	2164	Retail prescription or nonprescription health and convalescent aids								P	P	P	P	P		P			
health food supplement store	2165	Primarily retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements								P	P	P	P	P		P			
Markets for farm produce or crafts	2199		P								C	C	P			P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Finance and Insurance	2200	Use this category when difficult to differentiate an establishment into a subcategory																	
Bank, credit union, or savings institution	2210	Central banking functions							P	P	P	P	P	P		P			
Credit and finance businesses	2220	Credit card, sales financing, unsecured consumer lending, real estate credit, international trade financing							P	P	P	P	P	P		P			
Investment banking, securities, and brokerages	2230	Securities underwriting, brokering, exchange services, managing portfolios							P	P	P	P	P	P		P			
Insurance-related establishment	2240	Insurance underwriting, selling insurance							P	P	P	P	P	P		P			
Fund, trust, or other financial establishment	2250	Pool assets on behalf of shareholders or beneficiaries							P	P	P	P	P	P		P			
Pawn shop	2260										P	P	P	P		P			
Real Estate, and Rental and Leasing	2300	Rent or lease assets																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3	
Real estate services	2310	Lease real estate (except buildings) such as manufactured home sites and vacant Lots; includes real estate appraisers									P	P	P	P	P		P			
Property management services	2320	Manage real property for others																		
commercial property-related, mini- or self-storage	2321	Lease buildings not used as residences; includes mini-warehouses and self-storage Dwelling Units											P	P		P				
rental housing-related	2322	Lease buildings used as residences											P			P				
Rental and leasing	2330	Rent tangible goods such as consumer goods and mechanical equipment to customers; excludes establishment primarily renting equipment with operators																		
cars	2331	Lease passenger cars without drivers											P			P				
leasing trucks, trailers, RVs, buses, aircraft, tugboats, etc.	2332	Drivers not provided											P			P				

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
recreational goods rental?	2333	Rent skis, canoes, bicycles, sailboats, motorcycles											P	P		P			
leasing commercial, industrial machinery and equipment ?	2334	Rent or lease office machinery and equipment, heavy equipment used for construction, well-drilling, telecommunications, manufacturing, institutional furniture											P			P			
consumer goods rental ?	2335	Rent personal and household-type goods and a range of consumer, commercial, and industrial equipment geared toward consumers											P			P			
intellectual property rental	2336	Establishments that assign patents, trademarks, brand names, and franchise agreements											P			P			
heavy equipment rental	2337																		P
Business, Professional, Scientific, and Technical	2400	Perform professional, scientific, and technical services																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Professional services	2410	Services provided depend on worker skills and knowledge rather than equipment																	
legal services	2411	Title abstract, lawyers, notaries	C						P	P	P	P	P	P		P			
accounting, tax, bookkeeping, payroll services	2412		C						P	P	P	P	P	P		P			
architectural, engineering, surveying and related services	2413	Architectural, engineering, building inspection, surveying and mapping, and laboratory testing (except medical, veterinary, or auto emission)	C						P	P	P	P	P	P		P			
graphic, industrial, interior design services	2414	Interior, industrial, and graphic design	C						P	P	P	P	P	P		P			
consulting services (management, environmental technical)	2415	Advise and assist businesses on management, scientific, and technological issues	C						P	P	P	P	P	P		P	P	P	
scientific research and development services	2416	Conduct research or analyze in the physical, engineering, cognitive, or life sciences	C						P	P	P	P	P	P		P	P	P	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
advertising, media, and photography services	2417	Advertising, public relations, media buying agencies, direct mail advertisers, market research, translation providers	C						P	P	P	P	P	P		P			
veterinary services	2418	Veterinary medicine, testing services for veterinary practitioners									C			P		P			
Administrative services	2420	Typical office establishments in any business area. Use as a default category for most office buildings (nursing staffing)																	
office administrative services	2421	Office administration such as billing, record keeping, personnel, organizational planning							P	P	P	P	P	P		P			
facilities support services	2422	Provide operating staff for support services within a client's facilities, including janitorial, security, laundry services, etc.							P	P	P	P	P	P		P			
employment agency	2423	Provide employee placement, temporary help							P	P	P		P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
copy center, private mail center, other business support services	2424	Provide document preparation, telephone answering, telemarketing, court reporting, steno typing, FAX, etc.									P	P	P	P		P			
collection agency	2425	Collect payments, compile credit information, repossess tangible assets									P	P	P	P		P			
Travel arrangement and reservation services	2430	Promote or sell travel, includes convention and visitors' bureaus							P	P	P	P	P	P		P			
Investigation and security services	2440	Provide detective, guard and patrol services, picking up and delivery of money, selling of security systems, remote monitoring of security systems, locksmiths									P	P	P	P					
Services to buildings and Dwellings	2450	Provide pest control, janitorial services, landscaping, carpet cleaning, etc.																	
extermination and pest control	2451												P			P			
janitorial	2452												P			P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
landscaping	2453												P			P			
carpet and upholstery cleaning	2454												P			P			
packing, crating, and convention and trade show	2455												P			P			
Food Services	2500	Prepare meals, snacks, and beverages																	
Full-service restaurant	2510	Provide services to patrons who order and are served while seated or in combination with takeout								C	P	P	P	P		P	C		
Cafeteria or limited service restaurant	2520	Provide services to patrons who order or select items and pay before eating; may be consumed on premises, taken out, or delivered																	
drive-through restaurants	2521	Provides drive-in, drive-through or drive-up service to patrons; includes most fast-food restaurants									P		P	P		P			
carry-out restaurants	2522										P	P	P	P		P			
cafeteria	2523										P	P	P	P		P	C		

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Snack or nonalcoholic bar	2530	Prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, coffee, juices for consumption on or near the premises, snowball stand								C	P	P	P	P		P			
Bar or drinking place	2540	Bars, taverns, nightclubs primarily serving alcoholic beverages; may provide limited food and entertainment									P	P	P	P		P			
Mobile food services	2550	Prepare and serve meals and snacks for immediate consumption from motorized vehicles											P	P		P		P	P
Caterer	2560	Provide single event-based food services, including banquet halls with catering for wedding receptions, etc.									P	P	P	P		P		P	P
Food service contractor	2570	Provide food services at institutional, governmental, commercial, or industrial locations based on contracts											P	P		P		P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Vending machine operator	2580	Retail merchandise through vending machines that they service											P	P		P		P	P
Personal Services	2600	Catch-all category for personal service establishments not classified elsewhere such as bail bonding, wedding planning, psychic services, etc.																	
Personal care	2610	Hair, nail, and skin care and related personal care																	
hair, nail, and cosmetic skin care	2611	Barber or beauty shop								P	P	P	P	P		P			
dieting and weight reducing	2612									P	P	P	P	P		P			
tanning salon	2614									P	P	P	P	P		P			
Depilatory or electrolysis (hair removal), hair weaving or replacement (except in a physicians office or clinic), ear piercing, and other personal care services	2616									P	P	P	P	P		P			
Dry cleaning and laundry	2620																		

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
coin-operated laundromat	2621									P	P	P	P	P		P			
dry cleaning and laundry	2622									P	P	P	P	P		P			
linen and uniform supply	2623	Includes diaper services as well as other commercial laundry services											P			P			
Photofinishing	2630	Primarily engaged in developing film or making slides, etc.								P	P	P	P	P		P			
Parking lot and parking garage	2640					C	C	C	P	P	P	P	P	P		P	P	P	P
Special Services	2650																		
licensed massage therapist	2651								P	P	P	P	P	P		P			
tattoo parlor	2652	Check licensing requirements									P		P	P		P			
adult establishment	2653										P		P	P		P			
adult cabaret	2654																		
Pet and Animal Sales or Service (except Veterinary)	2700	Retails pets and other animals (except for farming purposes) and pet supplies, grooming, training, and care taking																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Pet or pet supply store	2710	Retail pets, pet foods, pet supplies									P	P	P	P		P			
Animal and pet services and kennels	2720	Boarding, grooming, sitting, and training (except veterinary and horse boarding)																	
animal services	2721	grooming and training	C								C		P			P			
animal boarding	2722	sitting and boarding	C								C		P			P			
pet cemetery	2723		C	C	C	C	C	C	C	C	P		P			P			
MANUFACTURING AND WHOLESALE TRADE	3000	When captive services such as accounting are provide by a separate establishment, they are classified in the appropriate function code and not in manufacturing																	
Foods, Textiles, and Related Products	3100	Produce food, tobacco, textiles, and leather																	
Food and beverages	3110	Includes bakery and candy establishments that produce for later consumption; ice manufacturing; dairies; bottling plants											P	P		P		P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Tobacco manufacturing	3120																	P	P
Textiles	3130	Textile mills, apparel manufacturers; dyeing plants and dry cleaning plants											P				P	P	P
Leather and leather substitute products	3140	Leather and leather substitutes such as rubber footwear											P			P		P	P
Wood, Paper, and Printing Products	3200																		
Wood products	3210	Except furniture																P	P
Paper and printing materials	3220	Manufactures paper and other printing-related products																P	P
Furniture and related products	3230	Includes mattresses, window blinds, cabinets, fixtures											P					P	P
Chemicals, and Metals, Machinery, and Electronics Manufacturing	3300	Transform or refine chemicals or metals, and manufacture products from chemicals or metals																	
Petroleum products	3310	Transform crude petroleum into usable products																	
liquid petroleum gas storage / sales	3311																		P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Chemicals, plastics, and rubber products	3320																	P	P
Nonmetallic mineral products	3330	Manufacture bricks, ceramics, glass, cement, concrete, statuary, stone products																P	P
Primary metal manufacturing	3340	Manufacture basic metal products, such as bars, rods, wires, and castings or finished products																P	P
Machinery manufacturing	3350	Make machinery for particular applications, such as construction, ventilation, heating and cooling															P	P	P
Electrical equipment, appliance, and components manufacturing	3360	Manufacture computers, communication equipment, lighting equipment, batteries, motors, appliances															P	P	P
Transportation equipment	3370																	P	P
Miscellaneous Manufacturing	3400	Use for manufacturing establishments not classified elsewhere																	
Jewelry and silverware	3410																P	P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Dolls, toys, games, and musical instruments	3420	Includes sporting goods															P	P	P
Office supplies, inks, etc.	3430	Except paper															P	P	P
Signs	3440												P	P?		P	P	P	P
Blacksmith													P			P		P	P
Wholesale Trade Establishment	3500	Normally operate from a warehouse or office, selling or arranging the purchase of goods to other businesses																	
Durable goods	3510	Sell or arrange the purchase or sale of capital or durable goods to other businesses, products include motor vehicles, furniture, construction materials, machinery and equipment, sporting goods, toys and hobby goods, recyclable materials																	
											P	P	P	P		P		P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3	
Nondurable goods	3520	Sell or arrange the purchase or sale of nondurable goods to other businesses, products include paper products, chemicals, drugs, textiles, apparel, footwear, groceries, farm products, petroleum products, alcoholic beverages, books, magazines, newspapers, flowers, and tobacco products										P	P	P	P				P	P
Warehousing and Storage Services	3600	Operate warehouse and storage facilities for general merchandise, refrigerated goods																		
Office and warehousing	3610												P	P		P	P	P	P	P
Warehousing	3620												P			P		P	P	P
Tank farm	3630																			
Underground Petroleum Storage	3640	?																		P
Water Storage	3650		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Heavy Equipment Storage	3650																			P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES	4000																		
Transportation Services	4100	Serve passengers and cargo movements																	
Air transportation	4110	Provide transportation for passengers or cargo using aircraft, excludes air courier (see 4160)																	
air passenger transportation	4111	Provide scheduled and nonscheduled air transportation for passengers	C																
air freight transportation	4112	Provide scheduled and nonscheduled air transportation of cargo without transporting passengers	C																
airport and support establishment	4113	Provide air traffic control, operate airports and support airport operations such as rental of hangar space	C																
aircraft and accessories	4114	Aircraft maintenance and repair (except factory conversions)	C																

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
heliport	4115															C	C	C	
other air transportation	4119	Hot air balloon rides, helicopter rides, aerial tram and cable cars	C																
Rail transportation	4120	Provide passenger and freight transportation and rail transportation support; use this category for establishments providing both transportation and support services, otherwise use the more specific subcategory																	
rail passenger transportation	4121	For passengers only																	
rail freight transportation	4122	For freight systems only																	
rail transportation support establishment	4123	Provide specialized services such as repair, maintenance, loading and unloading																	
Road, ground passenger, and transit transportation	4130	Urban transit systems, charter and school bus transportation, taxis																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
local transit systems--bus, special needs, and other motor vehicles	4133	Single-mode local transit systems other than rail										P	P	P	P	P			
non-local and charter bus	4134	Non-local passenger buses for charter or for special needs transportation for elderly, infirm, or handicapped											P			P			
school and employee bus transportation	4135	Provide buses and other motor vehicles to transport pupils or employees														P			
sightseeing	4136	Scenic or sightseeing land transportation														P			
taxi and limousine service	4137	Provide passenger transportation by automobile or van										P	P			P			
towing and other road and ground services	4138	Tow vehicles											P			P			
Truck and freight transportation services	4140	Provide over-the-road transportation of cargo using motor vehicles																	
general freight trucking, local	4141	Provide local general freight trucking														C		P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
general freight trucking, long-distance	4142	Provide long-distance freight trucking														C		P	P
Freight trucking, specialized used goods	4143	Provide specialized local or long distance trucking and temporary storage of household and office goods											C	C		C		P	P
Freight trucking, specialized, except used goods	4144	Provide local or long distance trucking and temporary storage of non-used goods											C	C		C		P	P
Marine and water transportation	4150	Provide transportation of passengers and cargo using watercraft, such as ships, barges, tankers, or refrigerated trailers																	
marine and sightseeing transportation	4151	Provide water transportation, including scenic and sightseeing, for passengers												P					
marine freight transportation	4152	Provide water transportation for cargo																	
marine port and harbor operations	4153	Operate ports, harbors, or canals																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
marine cargo handling and dry dock services	4154	Provide stevedoring and other marine cargo handling services except warehousing																	
marine navigational and other services	4155	Arrange for transportation of freight between shippers and carriers and provide navigational and other shipping services not included in other classes; include shipping agents, customs brokers, freight forwarders, and salvage uses																	
Courier and messenger services	4160	Provide air, surface, or combined courier delivery services of Parcels and messages									P	P	P	P		P		P	P
Postal services	4170	Operate the national postal service, including establishments that sort, route, and deliver on a contract basis																	
national post office	4171										P	P	P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Pipeline transportation	4180	Use transmission s to transport products, such as crude oil or natural gas																	
Communications and Information	4200	Produce or distribute information							P	P	P	P	P	P		P	P	P	P
Publishing	4210	Issue copies of works for which they usually possess copyright																	
newspapers, books, periodicals, etc.	4211	Publish newspapers, magazines, books, databases, greeting cards, calendars, maps, and similar works											P			P	P	P	P
software publisher	4212	Publish and reproduce computer software											P			P	P	P	P
Motion pictures and sound recording	4220	Produce and distribute motion pictures and sound recordings																	
motion picture and video production, publishing, and distribution	4221	Produce or distribute motion pictures, videos, television programs, or commercials											P			P		P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3	
motion picture viewing and exhibition services	4222	Operate movie theaters, drive-ins, film festival exhibitions (Note: drive-in theaters limited to B-5 district)										P	P	P	P		P			
sound recording, production, publishing, and	4223	Produce, distribute, or publish music and musical recordings or provide sound recording												P	P		P	P	P	P
Tele-communications and broadcasting	4230	Provide point-to-point communications; 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 specific classification																		
radio and television broadcasting	4231	Operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs												P	P		P	P	P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
cable networks and distribution	4232	Operate studios and facilities or cable systems, direct-to-home satellite systems											P	P		P	P	P	P
wireless telecommunications	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture video, cell towers	C	C	C	C	C	C	P	P	P	P	P	P		P	P	P	P
telephone and other wired telecommunications	4234	Operate telephone networks	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Information services and data processing industries	4240	News syndicates and information data processing services																	
online information services	4241	Internet access and service providers														P			
library or archive	4242	Provide library or archive services		C	C	P	P	P	P	P	P	P	P	P		P	P	P	P
news syndicate	4243	Supply information such as news reports, articles, pictures and features to the news media											P	P		P	P	P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
data processing, hosting and related services	4244	Web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging											P	P		P	P	P	P
Utilities and Utility Services	4300	Provide utility services such as electric power, gas, water and sewage removal																	
Electric power	4310	Provide electric power generation, transmission, control, and distribution																	
service distribution lines	4315		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
electric substations	4316		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Natural gas, petroleum, fuels	4320	Operate gas distribution systems, gas marketers, gas brokers, transmit and distribute gas																	
natural gas service	4329	Provide natural gas service distribution to retail customers (includes distribution lines and valves)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Water, steam, air conditioning supply	4330	Public and private utility establishments that offer drinking water, water treatment, water supply, or hot or cool air supply																	
drinking water	4331	Operate water treatment plants, filtration plants, pumping stations	C	C	C	C	C	C	C	C	C	C	C	C	C	P		P	P
irrigation and industrial water supply	4332	Operate water treatment plants and water supply systems for irrigation and industrial supply only	C													P		P	P
air conditioning and steam supply	4333	Provide steam, heated air, or cooled air														P		P	P
water service	4339	Provide water service distribution to retail customers (includes storage, distribution lines pumps and valves)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewer, solid waste, and related services	4340	Collect, treat, and dispose of waste materials																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
hazardous waste processing	4341	Operate treatment and disposal facilities for hazardous waste, combine, collect, or haul hazardous waste materials																	
hazardous waste storage, treatment or disposal	4342	Remediate and clean contaminated buildings, soil, or ground water, abate asbestos, lead paint and other toxic material																	C
solid waste collection	4343	Collect or haul hazardous waste, non-hazardous waste, or recyclable materials, operate waste transfer stations																	C
solid waste combustor or incinerator	4344	Operate combustors and incinerators for the disposal of non-hazardous solid waste, includes compost dumps																	C
solid waste landfill	4345	Operate landfills for the disposal of non-hazardous solid wastes																	C

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
waste treatment and disposal	4346	Operate facilities for separating and sorting recyclable materials from non-hazardous waste streams																	C
septic tank and related services	4347	Pump septic tanks and cesspools, rent or service portable toilets																	C
wastewater treatment plants	4348		C																C
wastewater service	4349	Provide wastewater service distribution to retail customers (includes collection lines and lift stations)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ARTS, ENTERTAINMENT, AND RECREATION	5000																		
Performing Arts or Supporting Establishments	5100	Produce or organize and promote live presentations, excludes nightclubs																	
Theater, dance or music establishment	5110	Companies, groups, or theaters that produce theatrical presentations, dance, dinner theaters, and live musical entertainment							P	P	P	P	P	P	P	P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Sports team or club		Professional or semi-professional sports teams or clubs participating in live sporting events																	
	5120																		
Racetrack establishment	5130	Operate racetracks for events																	
horse track	5131																		
dog track	5132																		
automotive track	5133																		
Promoter of sports, performing arts, similar events	5140	Organize, promote, and manage performances, events									P	P	P	P					
Agent for management services	5150	Agents representing artists, athletes, entertainers, etc.								P	P	P	P	P					
Independent artist, writer, or performer	5160	Independent individuals engaged in art, productions or teaching	P							P	P	P	P	P	P	P		P	P
Indoor auditorium or arena	5170	Indoor auditoriums, arenas, conference centers, or multipurpose facilities									C	P	C	C		C	C	C	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Museums and Other Special Purpose Recreational Institutions	5200	Public and private museums, historical sites, zoos, and similar establishments																	
Museum	5210		C	C	C	P	P	P	P	P	P	P	P	P	P	P			
Historical or archeological institution	5220	Archeological sites, battlefields	C	C	C	P	P	P	P	P	P	P	P	P	P	P			
Zoos, botanical gardens, arboreta	5230													P		P			
Amusement, Sports, or Recreation Establishment	5300	Operate facilities offering activities and provide services																	
Amusement or theme park establishment	5310	Operate a variety of attractions such as mechanical rides, water rides, games									C		C			C			
Games arcade establishment	5320	Operate arcades and parlors, except gambling, billiard, or pool									C	C	P	P		P			
Casino or gambling establishment	5330	Except casino hotels, includes riverboat casinos, bingo halls, and video gaming terminals, or provide services such as Lotteries or off-track betting																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Golf course and country club	5340	Operate golf courses (except miniature) or primarily operate golf courses along with dining facilities and other recreational facilities or country clubs that often provide food and beverage services, equipment rental services, and golf instruction services	C	C	C	C	C	C							P	P			
Marina or yachting club facility operators	5360	Operate docking and storage facilities for pleasure craft owners, may retail fuel and marine supplies, and may repair, maintain, or rent pleasure boats																	
Fitness, recreational sports, gym, athletic club	5370	Operate fitness and recreational sports facilities or provide services for fitness or recreational sports teams, clubs, or individual activities																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
fitness and recreational sports center	5371	Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities conducted inside a building				C	C	C	C	C	P	C	P	P	P	P	C	C	
outdoor recreation	5372	Includes for profit miniature golf courses, archery ranges, outdoor volleyball, tennis, or swimming facilities, recreational courts									C	C	P	C	P	P			
recreational day camp (except instructional), recreational or youth sports teams and leagues not operating facilities, boating clubs (without marinas), dance halls	5373															P			
stable, horseback riding	5374		C													P			
shooting ranges, indoor	5375										C	C	C	C					

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
shooting ranges, outdoor	5376		C																
Bowling, billiards, pool	5380										C	C	P	P		P			
Skating rink, roller skating	5390										C	C	P	P		P			
Camps, Camping, and Related Establishments such as trailer parks	5400	Operate sites to accommodate campers and their equipment, provide overnight recreational camps, may provide cabins, food services, washrooms, trailer parks											C			P			
Natural and other Recreational Parks	5500	All parks without special economic functions, other than limited concessions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS	6000																		
Educational Services	6100	Offer teaching and learning																	
Nursery or preschool	6110		C	C	C	C	C	C	P	P	P	P	P	P	P	P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Grade school	6120	Comprises all public, private, and specialty schools between the preschool and university level																	
elementary	6121		C	C	C	C	C	C	C	C	P	C	P	C	P	P			
middle or junior	6122		C	C	C	C	C	C	C	C	P	C	P	C	P	P			
senior or high	6123		C	C	C	C	C	C	C	C	P	C	P	C	P	P			
special needs education services	6125	Offer specialized services such as for the physically or mentally disabled	C	C	C	C	C	C	C	C	P	C	P	C	P	P			
adult education services	6126		C	C	C	C	C	C	C	C	P	C	P	C	P	P			
College or university	6130		C	C	C	C	C	C	C	C	P	C	P	C	P	P			
Technical, trade, or other specialty school	6140	Offer vocational and technical training																	
beauty schools	6141					C	C	C			P	C	P	C	P	P			
business management	6142	Offer courses in office procedures, secretarial skills, and basic office skills				C	C	C			P	C	P	C	P	P			
computer training	6143	Except computer repair				C	C	C			P	C	P	C	P	P			
driving education	6144										P		P	C	P	P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
fine and performing arts education	6145	Dance, art, drama, and music schools				C	C	C			P	C	P	C	P	P			
flight training	6146	Offer aviation and flight training	C													P			
sports and recreation education	6147	Offer instruction in athletic activities				C	C	C			P	C	P	C	P	P			
Public Administration	6200	All government functions, includes federal, state and local government agencies																	
Legislative and executive functions	6210	Government and public administrative offices										P	P	P					
Judicial functions	6220	Civilian courts of law and correctional institutions																	
court	6221											P	P	P					
correctional institution or jail	6222	Facilities for the confinement, correction, and rehabilitation of offenders sentenced by a court																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Other Government Functions	6300	Use this category for government owned establishments not classified elsewhere such as defense and national guard establishments												C		P		C	C
Public Safety	6400	Government-owned establishments providing fire and rescue, police, and emergency response services																	
Fire and rescue	6410		C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	
Law enforcement	6420	Includes separate or combined police and fire department facilities	C						P	P	P	P	P	P	P	P	P	P	
Emergency response	6430	Provide ground or air transportation for medical relief purposes	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	
Health and Human Services	6500	Provide health care, social assistance, and associated services																	
Ambulatory or outpatient care services	6510	Offer health care services directly to patients without providing inpatient services																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
clinic	6511	Include physician offices, dentists, chiropractors, optometrists, licensed massage therapists, etc.								P	P	P	P	P	P	P			
outpatient care clinic	6512	Provide outpatient family planning services and outpatient care								P	P	P	P	P	P	P			
medical or diagnostic laboratory	6513	Provide analytic or diagnostic services including medical imaging									P	P	P	P	P	P			
blood or organ bank	6514											P	P	P	P	P			
Nursing, supervision and other rehabilitative services, except	6520	Provide inpatient nursing and rehabilitative services and can accommodate patients for extended care, includes convalescent homes, nursing homes, inpatient care hospices, alcoholism or drug addiction rehabilitation, mental health Halfway Houses, group homes, and psychiatric convalescent homes																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
halfway house	6521	DEFINE																	
group home small	6522	DEFINE	C	C	C	C	C	C	P	P	P								
group home large	6523	DEFINE							P	P	P								
rehabilitation centers	6523	Substance abuse treatment and recovery center																	
Hospital	6530		C	C	C	C	C	C	C	C	C		P			P			
Health care facility	6540	Maximum of 25 beds for overnight care																	
Social assistance, welfare, and charitable services	6560	Provide social assistance directly to individuals, do not offer residential or accommodation services																	
child and youth services	6561	Offer services such as adoption, foster care, drug prevention services													P	P			
child care	6562	Provide care for infants and preschool children, offer pre-kindergarten education programs																	
home	6562a		C	C	C	C	C	C	P	P	P	P	P	P	P	P			
small	6562b					C	C	C	P	P	P	P	P	P	P	P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
large	6562c					C	C	C	P	P	P	P	P	P	P	P			
community food services	6563	Collect, prepare, and deliver food for the needy, food banks, meal delivery programs and soup kitchens													P	P			
emergency and relief services	6564	Provide food, shelter, clothing, medical relief, resettlement to disaster victims													P	P			
other family services	6565	Hotline centers, suicide crisis centers, self-help organizations, etc.													P	P			
services for elderly and disabled	6566	Does not include housing for the elderly but includes adult day care																	
adult day care - home	6566a		C	C	C	C	C	C	P	P	P	P	P	P	P	P			
adult day care - small	6566b					C	C	C	P	P	P	P	P	P	P	P			
adult day care – large	6566c					C	C	C	P	P	P	P	P	P	P	P			
veterans affairs	6567											P	P						

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
vocational rehabilitation	6568	Provide job counseling, job training, and other vocational services											P	P	P	P			
Religious Institutions	6600	Churches, temples, synagogues, mosques, convents and monasteries																	
		Small	C	C	C	C	C	C	P	P	P	P	P	P	P	P			
		Large	C					C	P	P	P	P	P	P	P	P			
		Mega									P		P	P	P	P			
Death Care Services	6700	Funeral homes, crematories, cemeteries																	
Funeral home and services	6710	Includes funeral homes combined with crematories							P	P	P	P	P	P		P			
Cemetery or cremation services	6720																		
cemetery accessory to religious institution	6721		C	C	C	C	C	C	P	P	P		P	P		P			
free-standing cemetery	6722		C	C	C	C	C	C	P	P	P		P			P			
crematorium	6723								P	P	P	P				P			
columbarium	6724		C	C	C	C	C	C	C	C	C	P	P	P		P			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Associations, Non-Profit Organizations, Clubs	6800	Includes grant making, civic, professional, and similar organizations																	
Labor or political organization	6810	Labor unions, political groups, and political fund-raising groups							P	P	P	P	P	P	P	P		P	P
Business association or professional membership	6820	Promote the business interests of their members organization or of their profession							P	P	P	P	P	P	P	P		P	P
Civic, social, or fraternal organization	6830	Includes lodges and club houses	C	C	C	C	C	C	P	P	P	P	P	P	P	P			
Community center	6840	Includes public and private facilities	C	C	C	C	C	C	P	P	P	P	P	P	P	P			
CONSTRUCTION-RELATED BUSINESSES	7000	Build or demolish buildings, leveling, earthmoving, excavating, land drainage; should reflect the location of the establishment and not where it is performing its services																	
Building, Developing, and General Contracting	7100	Custom builders, general contractors, developers, land Applicants, and construction management firms									P		P			P			P

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Machinery Related	7200	Contractors that install or utilize specialized machinery not generally used by other contractors, machinery installation, excavation, wrecking and demolition, structural steel erection contractors																	
Building equipment and machinery installation contractors	7210												P			P			P
Excavation contractor	7220												P						P
Water well drilling contractor	7230												P						P
Wrecking and demolition establishment	7240												P						P
Structural steel erection contractor	7250												P			P			P
Special Trade Contractor	7300	Specialize in construction activities such as plumbing, painting and electrical work																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Carpentry, floor, and tile contractor	7310										P		P			P			P
Concrete contractor	7320										P		P			P			P
Electrical contractor	7330										P		P			P			P
Glass and glazing contractor	7340	Excludes automotive glass establishments									P		P			P			P
Masonry and drywall contractor	7350	Includes bricklaying, drywall, and plaster work									P		P			P			P
Painting and wall covering	7360										P		P			P			P
Plumbing, heating, and air conditioning	7370										P		P			P			P
Roofing, siding, or sheet metal contractor	7380										P		P			P			P
Heavy Construction	7400	Provide heavy non-building construction																	
Highway and street construction	7410	Highway, street, road, or airport runway construction																	P
MINING AND EXTRACTION ESTABLISHMENTS	8000																		
Oil and Natural Gas	8100	Operate and develop oil and gas field properties																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
AGRICULTURE, FORESTRY, FISHING, AND HUNTING	9000	Grow crops, raise animals, harvest timber, and harvest fish and other animals, may be described as farms, greenhouses, nurseries, or hatcheries																	
Crop Production	9100																		
Outdoor Production	9110		P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Vegetable farming or growing	9120	Includes private fields and community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Fruits and trees	9130		P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Greenhouse Production	9140																		
Greenhouse – no on-premises sales	9141		P	P	P	P	P	P			P		P		P	P		P	
Greenhouse – sales of products grown on premises	9142		P								P		P		P	P			
Greenhouse – sales of products and related accessory products	9143										P		P			P			
All other crops	9150		P	P	P	P	P	P								P			
Support Functions for Agriculture	9200	Includes dusting, spraying, fertilizing																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Animal Production	9300	Keep, graze, breed or feed animals in farms or feedlots																	
Cattle ranch	9310																		
cattle ranch	9311																		
cattle feedlot	9312																		
Dairy cattle	9320																		
Hog farm	9330																		
hog farm	9331	DEFINE																	
hog feedlot	9332	DEFINE																	
Poultry and egg production	9340		P																
Sheep and goats	9350		P																
Fish hatchery, fishery, aquaculture	9360	Farm raise finfish, shellfish, or any other kind of animal aquaculture	P																
All other animals	9370																		
bees	9371		P	P	P	P	P	P								P			
horses	9372		P	P	P	P	P	P								P			
fur-bearing	9373		P	P	P	P	P	P							P				

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Support functions	9380	Includes horse boarding and animal breeding																	
animal stockyards/ auction facilities	9381	DEFINE																	
animal slaughter/ processing/ packing	9382	DEFINE																	
animal rendering/ associated processing	9383	DEFINE																	
Forestry and Logging	9400	Grow and harvest timber on long production cycles, or specialize in reforestation, seeding and similar activities	P																
Fishing, Hunting and Trapping	9500	Commercially harvest fish and other wild animals from their natural habitats																	
Fishing	9510	Commercially catch or take finfish, shellfish, or marine products from a natural habitat	P	P	P	P	P	P						P		P			
Hunting and trapping, game retreats, game and fishing preserves	9520	Commercially hunt and trap or operate commercial or recreational game or hunting preserves																	

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Unclassifiable or No Function	9900	Temporary placeholder until a code can be assigned																	
Accessory uses	9910																		
home occupation	9911		P	P	P	P	P	P	P	P	P	P	P	P					
accessory dwellings	9912	Guest houses	C	C	C	C	C	C	C	C	C	C	C	C					
private recreation facilities	9913	Includes lighted sports courts or fields, but excludes swimming pools, lawns and unlighted facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Temporary uses	9920																		
tent revival meetings	9921		C																
transient amusements	9921	Carnivals, circuses	C						C	C	C	C	C	C		C	C	C	C
Development Patterns	9950																		
cluster commercial development									C	C	C			C		P			
large scale retail establishments											C		P			C			

Land Use	LBCS #	Description	RC	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	B-6	IN-1	IN-2	I-1	I-2	I-3
Flex space development													C			C	P	P	
traditional neighborhood development																C			
Off-premises advertising	9990	Billboards and other signs advertising goods and services not available on the site where the sign is located?											P						