

MetroGIS Planned Land Use Coding Scheme

Endorsed by MetroGIS Policy Board on April 10, 2002 (www.metrogis.org/data/datasets/planned_land_use)

Level 1 – Generalized land use classifications

Level 2 – Sub-Categorized land use classifications

Level 1	Level 2
Agricultural	Agricultural, Undifferentiated
	Farmstead
	Cultivation
	Agricultural Support, Other

Agricultural - Land used for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry and accessory uses - provided that such accessory uses shall be incidental to the agricultural activities; may include farmstead or rural residence. Housing development across the land use designation should not exceed 1 housing unit per 40 acres.

Level 1	Level 2
Rural / Rural Residential	Large Lot Residential & Other, Undifferentiated
	Rural Residential

Rural / Rural Residential - Land containing a building or portion thereof used for residential purposes, including mostly one-family homes, but may include some two-family; may include land used for agricultural purposes and accessory uses. Housing development across the land use designation should not exceed 1 housing unit per 1 acre and no less than 1 housing unit per 40 acres.

Level 1	Level 2
Single-Family Residential	Residential, Undifferentiated
	Single Family, Detached
	Single Family, Detached and Attached
	Seasonal / Vacation
	Manufactured Housing

Single-Family Residential - Land containing a building or portion thereof used exclusively for residential purposes, including mostly one-family homes, but may include some two-family but not including hotels, motels, and boarding houses, nursing or elderly care facilities; may contain open space within or related to a residential development designed and intended for the common use or enjoyment of the residents of the development.

Level 1	Level 2
Multi-Family Residential	Residential, Undifferentiated (Density)
	Single Family, Attached
	Single Family Attached and Multi-Family Residential
	Multi-Family Residential

Multi-Family Residential - Land containing a building or portion thereof used exclusively for residential purposes, including two-family, and multiple-family dwellings, but not including hotels, motels, and boarding houses, nursing or elderly care facilities; or may contain open space within or related to a residential development designed and intended for the common use or enjoyment of the residents of the development.

Level 1	Level 2
Commercial	Commercial, Retail or Undifferentiated
	Neighborhood Commercial
	Community Commercial
	Regional Commercial
	Highway / Convenience Commercial
	Rural Commercial
	Marina
	Office

Commercial - Land use primarily engaged in the provision of goods or services. Principally distinguished by service area.

Level 1	Level 2
Industrial	Industrial, Undifferentiated
	Light Industrial
	Heavy Industrial
	Extractive
	Utility
	Water Navigation, Locks

Industrial - Land used primarily in the manufacture and/or processing of specified or unspecified products; could include light or heavy industrial land use, large warehouse facilities, or utilities land use.

Level 1	Level 2
Institutional	Institutional, Undifferentiated
	Religious
	Education
	Government
	Health

Institutional - Land used for primarily religious, governmental, educational, social or health care facilities excluding clinics.

Level 1	Level 2
Mixed Use	Mixed Use, Undifferentiated
	Residential & Other
	Industrial & Other
	Commercial & Other

Mixed Use - Land *containing* or potentially containing a building or buildings with significant amounts of **two or more of the following land uses**: residential, industrial, commercial and/or office uses. Think in terms of a single build with mixed use.

Level 1	Level 2
Multiple Use	Multiple Use, Undifferentiated
	Residential & Other
	Industrial & Other
	Commercial & Other

Multiple Use - Land potentially containing a building or buildings with a significant amount of **only one of the follow land uses**: residential, industrial, commercial and/or office uses. Think in terms of business park with multiple single use buildings or future development with optional single use development.

Level 1	Level 2
Park & Recreation	Community Park & Recreation
	Golf Course

Park & Recreation - Land used primarily for public recreation activities improved with playing fields, playground or exercise equipment and associated structures. May include land containing a building(s) developed, used, and maintained primarily for recreational activities.

Level 1	Level 2
Open Space	Open Space: Passive
	Open Space: Natural
	Open Space: Restrictive

Open Space - Land used and maintained for: resource protection, amenity, or buffer; support unorganized public recreational activities and which may contain trails, picnic areas, public fishing/boating docks, etc; or preservation of unaltered land in its natural state for environmental or aesthetic purposes.

Level 1	Level 2
Roadway	Transportation (Other)
	Vehicular Rights-of-Way
	Pedestrian Rights-of-Way

Roadway - Land area or strip of land, either public or private, intended to be reserved for vehicular rights-of-way; may include pedestrian rights-of-way or unspecified transportation land use.

Level 1	Level 2
Railway	Railway Corridor
Airport	Airport, Undifferentiated

Level 1	Level 2
Vacant or Undetermined	Vacant Land
	No Data
	Uncertain

Level 1	Level 2
Water	Open Water

Railway - Land area or strip of land, either public or private, intended to be reserved for railroad activities.
Airport - Land area or strip of land, either public or private, intended to be reserved for airport activities.

Vacant or Undetermined - Land not currently used for any defined purpose that may or may not contain buildings or other structures; or lacks a clearly defined land use.

Water - Permanently flooded open water not including wetlands, or periodically flooded area.