

Property Use Classification System

Version 1.0



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1	Class Type		Subtype	Land Use Descriptions
2	Land			The solid surface on the Earth as distinguished from water. Raw land is soil in its natural state and free from all man-made structures. A site is improved with some or all off-site infrastructure. A site may include one or more man-made buildings or ancillary structures that contribute nominally to market value. Site improvements include but are not limited to: on-site sewer & water piping, paving, sidewalks, swimming pools, tennis courts, fencing, & irrigation systems.
3		Agriculture		Land devoted primarily to the systematic raising of animals, plants, fungi, or other life forms that eventually produce food, fiber, medicinal, or other products.
4			Cropland	Land planted, cultivated, and harvested in consistent intervals. Often large-scale mechanical equipment is used. Related functions may include irrigation, pest control, and fertilization. Some crops include but not limited to: vegetables, fruits, corn, wheat, flowers, hay, and other commodities. May include buildings or structures such as houses, barns, and / or sheds than contribute nominally to value. Sometimes called a "farm".
5			Grove / Orchard	Uniformly spaced fruit or nut-bearing trees or shrubs that are not annually planted. Plantings are spaced for easy equipment operation and maximum production from a specific variety of trees or shrubs. Does not include vineyards, which are separately categorized.
6			Mixed Use	A mixture of uses that may include pastureland, cropland, timberland, and open space for grazing. May consist of both deeded and leased land. May also feature some minor residential structures, corrals, barns, etc. that contribute minimally to value.
7			Organic Farm	Farming that relies on natural methods like crop rotation, green manure, compost, biological pest control, and other natural techniques to foster plant or animal growth. Does NOT use synthetic products such as petrochemical fertilizers, pesticides, hormones, antibiotics, or nanomaterials. Fertilizers, pesticides, insecticides, or fungicides used must be natural. Land is usually certified by an organization like the International Federation of Organic Agriculture Movements (IFOAM).
8			Pastureland	Land covered with forage grasses or other plants suitable for grazing domesticated livestock including but not limited to cattle, horses, sheep, or poultry.
9			Vineyard	Permanent plantings for the production of grapes; excludes a winery which processes the grapes.
10			Other Agricultural	All other agricultural land uses not classified otherwise.
11		Cave		A subterranean cavity suitable for a variety of uses including but not limited to recreation, storage, or production of fungi or other living organisms.

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1	Class Type		Subtype	Land Use Descriptions
12		Cemetery		A tract of land used for burial of corpses. Often includes a mausoleum, which is an above-ground structure where the remains of the deceased are place as a final resting place. May also contain a crematory, which reduce the remains of corpses to ashes by intense heat, a chapel or place for services, an administrative building, and sheds and buildings for landscaping equipment.
13		Commercial		Land primarily intended for the sale of goods or services to consumers / end users.
14			Automotive	Uses of land that caters to ground motor vehicles like passenger cars and small trucks. Examples include but are not limited to: parking lots, construction equipment sales, and motor-vehicle sales, leasing, repair, & washing. Excludes parking structures that offer protection from the weather. See similar Commercial & Retail, Automotive, Parking Structure. See also Land, Industrial, Intermodal Operations.
15			General	Numerous uses related to the sale of goods or services to consumers. Examples include but are not limited to: many retail sales, gas stations, convenience stores, restaurants, shopping centers, day care, lodges & private clubs, garden centers, animal services, showrooms, building material sales, taverns, bars, nightclubs, micro-breweries, banks, pawn shops, currency exchanges, funeral homes, hair salons, barbershops, laundromats, etc.
16			Hotels & Motels	Land for hotels, motels, bed & breakfasts, casinos, and convention centers.
17			Office	Land for professional or medical offices
18			Retail Pad	A site within a shopping center with all utilities already connected or readily available close by. Usually on the periphery of the center. Pads generally enjoy very good exposure to passing traffic.
19			Other Commercial	All other commercial land uses not classified otherwise
20		Contaminated		Land now known to be contaminated, or land previously contaminated but now remediated.
21		Easement		An interest in real property that conveys use, but not ownership to a portion of a property. Common easements include but are not limited to: access, utility, and right-of way. Specialty easements include but are not limited to: conservation, preservation, aerial, and flowage.
22		Energy		Land intended or used for wind, solar, or other form of energy production.
23		Housing		Land destined for one or more dwelling units. A dwelling unit is a single-housing unit occupied by one or more related or unrelated people living together as a social group.



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24			Single Unit	Land intended for one primary residential building containing one dwelling on one site. May also include ancillary buildings or structures.
25			Multiple Units	Land intended for one or more residential buildings intended for 2 or more dwelling units. May also include ancillary buildings or structures.
26			Mobile Home Park	Land with site improvements for non-motorized homes that are transportable but infrequently moved. Homes have a steel under-carriage and removable wheels. Often the park offers a recreational structure or other site improvements like a swimming pool, basketball court, or tennis court.
27			Senior	Land devoted to house senior citizens in various types of structures.
28			Student	Land devoted to house students in various types of structures.
29			Other Housing	All other uses of land, related to housing, not classified otherwise.
30		Industrial		Land devoted to research, manufacturing, warehousing, storage, distribution, treatment, or recycling of finished or raw goods, materials, or products.
31			General Purpose, Light	Industrial uses that generates nil to minimal mal-odors, dust, pollution, vibration, smoke, or noise. Examples include but are not limited to: contractor storage yards, computer assembly, self-storage, warehousing, and injection molding.
32			General Purpose, Heavy	Industrial uses that generate moderate to significant mal-odors, dust, pollution, vibration, smoke, or noise. Examples include: steel mills, forges, refineries, waste incinerators, sewerage treatment, recycling operations, and some energy production. Several special heavy industrial uses like landfills, mines / quarries, and salvage yards are special heavy industrial uses that are categorized separately.
33			Intermodal Yard / Rail Yard	A heavy industrial use devoted to the movement and storage of standardized steel containers, materials, equipment or other items between trains and tractor trailers. Most of these operations have minimal buildings with many site improvements, hence are classified as a land use, not a building use. See similar Transportation, Water Transport, Port Facility, Intermodal.
34			Landfill	A special heavy industrial use for the burial of solid wastes. Synonymous with solid waste disposal site or garbage dump.
35			Mine / Quarry	A subterranean cavity or open pit from which metallic ores, precious stones, coal, rock, sand, or other mineral substances are excavated. Gas and oil extraction is a property right, not a land use.

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36			Salvage / Storage Yard	Land used to store junk, scrap metal, resalable car parts, heavy equipment, parts, or construction materials. Usually enclosed by a high fence, which is a site improvement.
37			Other Industrial	All other industrial land uses not classified otherwise.
38		Mixed Use		Land intended to serve a mixture of housing, commercial, office, and / or light industrial uses.
39		Park & Open Space		Land excluded from development and set aside for green space, wildlife habitat, and passive or active recreation. Typically one of three ownership types: (1) private open space adjacent to dwellings owned by individual residents, (2) public open space owned by government, and (3) common open space owned by a community association and set aside for the use of residents.
40		Planned Unit Development (PUD)		Land that is or could be improved with one or more uses within a major, single or phased development. Typically includes one or more of these uses: housing, office, industrial, retail, or lodging. Often requires special review and approval by local government.
41		Public Service		Land intended for, or used by government or an institution. Can be used by an individual or groups (a.k.a. the general public). Examples include but are not limited to: military facilities, police and fire stations, courthouses, governance buildings, utility stations, education, and recreation.
42		Religious		Land devoted to religious practices or housing including but not limited to: churches, temples, synagogues, chapels, seminaries, convents, monasteries, rectories, mosques, shrines, or houses of worship, etc.
43		Recreation		Land for sports, entertainment, and other recreational activities.
44			General	Land for a myriad of sports, entertainment, or recreational activities. Examples include but are not limited to: golf courses, mini-golf courses, race tracks, stadiums, auditoriums, swimming pools, tennis courts, zoos, bowling alleys, marinas, boat launches, skating rinks, hiking and walking trails, botanical gardens, hunt clubs, and arboretums.
45			Campground	A place used for short-term overnight stays in the outdoors using tents, small camper vans, or trailers. Recreational activities are generally passive in nature. May have communal bath house and laundry.
46			RV Trailer Park	Land with accommodations for motorized recreational vehicles and trailers, which are often moved one or more times in a year. Stays in the park are typically medium to long term. Some features may include are: wastewater disposal, potable water hook-ups, swimming pool, tennis court, restroom and laundry facilities, recreational center, laundry, and commissary.
47			Other Entertainment	All other sports or entertainment land uses not classified otherwise.

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48		Timberland		Land with merchantable trees, timber, or timber products that is periodically harvested. Time between harvests varies depending on the species and growing conditions. Interim uses may include passive and active recreation like hunting.
49		Water Related		Land adjacent to, or in the water. Includes batture and submerged land.
50			Coastal	Land next to a sea or ocean.
51			Floodway	The Federal Emergency Management Agency (FEMA) defines a floodway as <i>"the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height."</i>
52			Floodplain	The Federal Emergency Management Agency (FEMA) defines a floodplain as <i>"an area of land adjacent to a stream or river that stretches from the banks of its channel to the base of the enclosing valley walls that experiences flooding during periods of high discharge."</i>
53			Lake / River Frontage	Land next to lake or river. May be next to, but is mostly not in a floodplain.
54			Waterway	A waterway is any navigable body of water including rivers, lakes, seas, oceans, and canals. To be navigable, it must be sufficiently wide and deep to accommodate vessels using it. Free from waterfalls and rapids, or may have boat locks or lifts to circumvent them.
55			Wetland	Land saturated with water, either permanently or seasonally, such that it takes on the characteristics of a distinct ecosystem. Primarily, the factor that distinguishes wetlands from other land forms or water bodies is the characteristic vegetation of aquatic plants adapted to its unique hydric soil. Marshes swamps, bogs, fens, and quagmires are all types of wetlands.
56			Other Water Related	All other water-related land uses not classified otherwise.
57		Wasteland		Land not suitable for the economical production of beneficial crops including but not limited to river bottoms, sand hills, rock outcroppings, sandy washes, areas of high salinity, and land that is inaccessible by typical farm equipment.
58		Wilderness		Undisturbed, wild, natural, uninhabited, and uncultured land that is used only for passive recreation.
59		Other		All other land uses not classified otherwise.
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1	Class	Type	Subtype	Building Use Description
2	Agriculture			Uses with significantly valuable structures devoted to growing, handling, processing, and distribution of food, fiber, medicinal, and animal products.
3		Aquaculture		A facility for growing fish, shellfish, and other marine life in controlled conditions for the production of food. a.k.a. fish farm. Commonly grown marine life include but are not limited to: many types of fish, oysters, shrimp, crabs, lobster, and seaweed.
4		Auction / Market		Facility for the temporary housing and sale of livestock. Typically includes a small enclosed arena with seating for buyers and sellers, and a series of pens and holding areas for moving livestock into, and out of the sale area.
5		Dairy		An agricultural enterprise devoted to the production of milk products on a large-scale basis. Facility may include some or all of the following: barns, corrals, milking equipment, feed storage, and other related features.
6		Equestrian Facility		A facility for the breeding, raising, housing, and training horses. May include pastures, paddocks, barns, training improvements, stables, and worker housing. See similar Recreation, Equestrian Center.
7		Feedlot		A facility designed for finishing of animals, holding, and distribution before slaughter.
8		Grain Elevator		A bulk storage structure where grains and other farm-grown plants are retained in silos. Commonly stored items include: sugar beets, soybeans, wheat, beans, barley, rye, and corn. See similar Industrial, Storage Elevator.
9		Greenhouse / Nursery		A facility designed for the growing or producing plants, trees, or vegetables under climatically controlled conditions, including hydroponics. Typically not a retail facility; see Commercial & Retail, Garden Center.
10		Livestock Production		A non-pasture facility where domesticated animals are raised for food or labor. Examples include: cattle, horses, buffalo, swine, poultry, goats, and elk etc. See similar Agriculture, Ranch.
11			Animals, Large	A non-pasture facility where large domesticated animals are raised for food or labor. Examples include: cattle, horses, mules, donkeys, buffalo, ostriches, alpaca, lamas, goats, sheep, etc.
12			Animals, Small	A non-pasture facility where small to medium-size domesticated animals are raised for food or labor. Examples include: rabbits, mink, and fox, etc.
13			Poultry	A non-pasture facility where domesticated poultry is raised for food. Examples include: chickens, turkeys, pigeons, quail, geese, ducks, etc.



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14			Swine	A non-pasture facility where swine / pigs are raised for food.
15		Ranch		A property devoted to the raising of grazing livestock in an open range or pasture. Grazing livestock include cattle, horse, sheep, goats, etc. Generally includes major structures such as houses, barns, silos, etc. See similar Agriculture, Livestock Production.
16		Winery		A facility for processing grapes into wine, bottling, and storage. Often includes a tasting and retail sales center.
17		Winery & Vineyard		A property that contains both permanent plantings for the production of grapes, and a grape processing facility. May also include a tasting and retail sales center.
18		Other agriculture		All other agricultural properties not easily classified otherwise. See similar Industrial, Food Processing. See also Industrial, Storage Elevators.
19	Assembly/ Meeting Place			Facilities for public or private meetings.
20		Club / Lodge		A place where members of a organized social group gather for various activities. May have a small kitchen and / or bar area where beverages are served.
21		Community / Recreation Center		Neighborhood facility often owned by the general public or a non-profit organization. The facility generally includes a meeting room and / or an assembly hall that may also serve as a gymnasium. Unlike an athletic club, this facility generally has limited or no locker room features. See similar Recreation; Entertainment Center. Also see Recreation; Fitness, Courts & Spa Facilities.
22		Convention Center		Multiple meeting rooms and accommodations for trade booth exhibitors. Features often include some kitchen & dining accommodations, high ceilings, ample electrical power, numerous electrical outlets, significant illumination, ample parking, and several truck docks. Often but not always located in a major city with a passenger airport and many nearby lodging rooms to accommodate out-of-town guests.
23		Reception / Banquet Hall		Open floor plan assembly hall with no fixed seating and an adjoining commercial kitchen capable of meeting the food preparation needs of a wedding reception or other type of large dinner event.
24		Religious Facility		A building or group of buildings devoted to religious practices or housing for the clergy.

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25			House of Worship	A facility where religious practices are conducted. Examples include but not limited to: churches, temples, synagogues, chapels, mosques, and shrines.
26			Residence / Living Quarters	A facility for the clergy / ministers to reside. Examples include but not limited to: single-unit dwellings, seminaries, convents, monasteries, and rectories.
27		Other Meeting Place		All other assembly / meeting properties not easily classified otherwise.
28	Commercial & Retail			All commercial uses involve the buying or selling of goods and / or services. A retail use is a type of commercial that sells products to consumers and where a retail sales tax is collected. Some commercial uses like a laundromat, barbershop or dry cleaners, sell services, not products. All retail uses are commercial in nature; all commercial uses are not retail.
29	Automotive			A commercial property focusing on the sales, servicing, repair, or accessorizing passenger cars and small trucks. See similar Transportation, Ground Transport. Also see Industrial, Large Ground Vehicles.
30			Auto Auction	A facility for the temporary holding and public sale of automobiles. Typically features limited structural improvements for inspecting vehicles, and limited office space or covered sales areas.
31			Auto Sales	Sales center for cars and / or small trucks that usually also features a service garage.
32			Auto Lube Shop	A specially-designed service facility for cars & small trucks that focuses on changing fluids like engine oil, anti-freeze, transmission oil, and steering fluid. Typically consists of a three-bay garage building with roll-up doors on both the front and rear elevations to enable drive-through service. Garage bays feature in-ground, grease / service pits rather than hydraulic lifts. Facility is not as well-suited for general auto repair due to the pits, and absence of hydraulic lifts..
33			Auto Repair	Multiple-bay facility designed to accommodate a full range maintenance & repair of passenger cars and small trucks. Typically features hydraulic lifts in most service bays.
34			Auto Tire Store	Service facility focusing on tire sales & replacement, suspension repair, and brake work for cars and small trucks. Typically consists of a service garage with hydraulic lifts.



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35			Car Wash, Full-Service	A car wash facility that requires no customer involvement.
36			Car Wash, Hybrid	A car wash that is partially automated, and partially self-service.
37			Car Wash, Self-Service	Usually a garage-type building with separated bays that each contain a coin-operated, high pressure spray. A hand-held wands jet soapy water and clean, rinse water. Typically, there is no full-time, on-site staffing to collect money or operate equipment.
38			Fuel & Service Station	Automobile refueling center that may offer few, if any, convenience items. Older facilities may also have two or three service bays. May or may not include a car wash.
39			Parking Structure	A structure, usually with multiple stories where vehicles are stored & protected from the weather. May be publicly or privately owned and operated. Excludes a surface parking lot which generally only has site improvements and no building. See similar Land, Commercial, Vehicle Related.
40			Truck Stop / Travel Center	A facility typically adjacent to a highway designed to accommodate both passenger cars & large tractor-trailer trucks. Usually offers numerous ancillary products & services like fuel, prepared foods with and without seating, overnight parking, lodging, showers and changing rooms, truck parts, service garage, etc.
41			Other Auto Related	All other auto-related properties for cars and small trucks not classified otherwise.
42		Bank		A building designed to house financial operations including but not limited to: lending, exchanging, and safeguarding money. Sometimes safety deposit boxes are offered.
43		Condominium / Co-op Bldg		A multiple-unit building or buildings in which individual units can be owned or occupied separately held-by individual unit holders. Common areas may have an undivided, shared ownership.
44		Condominium / Co-op Unit		A single unit in a condominium or co-op building.

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1	Class	Type	Subtype	Building Use Description
45		Convenience Store		A retail outlet offering convenience goods like snacks, dairy products, confectionaries, sundries, and beverages. Easily-accessed location with long hours for the quick purchase of consumable products. Convenience stores have five identifiable formats: mini-convenience, limited-selection, traditional, expanded, and hyper.
46			Kiosk	Typically less than 800 sq.ft. selling fast-moving items found in traditional convenience stores such as tobacco, beverages, snacks, and confectionaries. Gasoline is always the focus of this operation and parking is normally confined to the dispensing islands.
47			Mini	Typically 800 to 1,200 sq.ft. focusing on gasoline sales as well as inside sales of grocery and thin foodservice. Facilities typically utilize a center-island store with fuel dispensers on both sides of the mercantile building and a large canopy covering the dispensers and the building. There are generally minimal parking areas other than the dispensing islands.
48			Limited Selection	Typically varying between 1,200 and 2,200 sq.ft., this store offers gasoline and inside sales as equally important products. They offer a broader product mix including some grocery as compared to "mini" stores. Striped parking and extended hours of operation are common.
49			Traditional	Typically ranging from 2,200 to 2,800 sq.ft; this store offers a broad product mix and grocery. Typically have 6 to 12 striped, parking spaces, easy pedestrian access, and extended hours of operation including 24 / 7.
50			Expanded	Typically 2,800 to 3,600 sq.ft. with a wide selection of grocery and a quick-service restaurant (QSR) with seating. Generally has 10 to 20 striped, parking spaces and extended hours of operation.
51			Hyper	Usually more than 3,600 sq.ft. offering an array of products and services arranged in departments including, for example, a bakery, sit-down restaurant, or pharmacy. Many stores also sell gasoline. Requires proportionally more staffing to serve longer customer visits.
52		Day Care Facility		A facility intended to care for pre-school children, elderly adults, or individuals with special needs during the day.
53			Child	Daytime care center for pre-school children.



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1	Class	Type	Subtype	Building Use Description
54			Adult	Daytime care center for elderly adults.
55			Other Day Care	Daytime care center for individuals with special needs.
56		Garden Center		A facility that specializes in the retail sale of plants, landscaping, and other products to consumers and contractors.
57		General Purpose		A generic building suitable for use by a myriad of retailers and service providers. A large portion of the space is free from permanent partitions so its wide open. The unobstructed floor plan facilitates the easy and inexpensive conversion from one use to another.
58		General Retail		A retail facility is a type of commercial use where products are sold to consumers and retail sales tax is collected.
59			Big Box Retail	A large, single-user retail building over 15,000 sq.ft. Often but not always features an exposed concrete floor and exposed, metal, roof structure. Examples include: Best Buy, Home Depot, Sportmart, Target, Walmart, Costco, and Bed, Bath & Beyond.
60			Retail Pad Building	A free-standing retail building located on an out-parcel within a shopping center. These type facilities generally enjoy superior street exposure.
61			Store, Department	Multiple-section stores that have a heavy emphasis on men and women fashions. Typically includes a children's department, house wares, china, and linens. Examples: Nordstrom's, Macy's, Diller's, Kohl's, Sears, and JC Penny's
62			Store, Drug	A freestanding, retail store specializing in pharmaceuticals and pharmacy services as well as convenience items.
63			Store, Grocery	A neighborhood food store where fresh produce, meats and packaged food items are available for purchase. Grocery stores typically are 10,000 sq.ft. or more.
64		Laundromat, Self-Service		Free-standing facility with self-service, coin-operated, clothes-cleaning equipment used by the general public. The building is characterized by extensive plumbing to hook-up numerous washers and dryers as well as extensive electrical outlets.
65		Restaurant		A place where meals are prepared and served to the public.
66			Fast Food	A facility that specializes in the rapid preparation and serving of a specialty food. Examples include: fried chicken, hamburgers, hot dogs, coffee, and donuts. Typically features an auto drive-thru window for extra convenience. Also called Quick Service restaurants.



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67			Full Service	A facility that prepares and serves food with sit-down dining for patrons. Alcoholic beverages may or may not be served. Also called sit-down restaurants.
68			Limited Service	A facility that offers prepared foods with few or no waiters / waitresses. Layout typically includes separate ordering and pick-up stations, or self-serve, buffet tables.
69			Other Restaurant	All other restaurants not easily classified otherwise.
70		Showroom		A hybrid office & warehouse with a major portion of the building finished into display space. Interior finishing typically includes display space in the front portion of the ground level with unfinished warehouse in the rear, and some small portion of finished office space. Usually does not sell carry-out products on a retail basis.
71		Street Retail		Storefront property that derives significant retail sales from drive-by traffic. Property is not part of a shopping center, but is within an agglomeration of adjoining retail business structures along a commercial thoroughfare.
72		Tavern, Bar, Nightclub, Micro-Brewery		Commercial establishments oriented around the sale, and on-site consumption of alcoholic beverages.
73		Other Commercial & Retail		All other commercial & retail facilities not classified otherwise.
74	Energy Generation			A facility or structure designed to produce electrical power.
75		Alternative Fuels		A form of electricity generation produced with non-conventional fuel sources, which are often by-products of other processes. Examples include biodiesel, bioalcohol (methanol, ethanol, butanol), hydrogen, non-fossil methane, non-fossil natural gas, vegetable oil, propane, and other biomass sources.
76		Conventional Fuels		An industrial place for the generation of electric power that is powered by conventional fuels.
77			Fossil	An industrial place for the generation of electric power fueled by coal, natural gas, or oil.
78			Cogeneration	An industrial place for the generation of electric power that reuses waste heat for another purpose such as creating steam, which is used to heat a building.



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79			Hydroelectric	An industrial place for the generation of electric power using the energy of falling water.
80			Nuclear	An industrial place for the generation of electric power fueled by nuclear fission.
81			Other Conventional Fuels	All other conventional fuels not classified otherwise.
82		Renewable Fuels		A form of electricity generation produced with sustainable, naturally-occurring fuel sources.
83			Downdraft Tower	A form of electricity generation produced with a downdraft tower. Water is sprayed on hot air at the top of the tower, making the cooled air fall through the tower and drive a turbine at the tower's base.
84			Solar	A facility that uses photovoltaic panels to directly create electricity. Another form of solar generation use mirrors and tracking systems to focus a large area of sunlight into a small beam. The focused beam creates heat which is turned into steam. Steam generators produce the electricity.
85			Wind	A structure or group of structures that use revolving, wind-driven generation equipment to convert kinetic energy into electricity.
86			Other Renewable Fuels	All other renewable fuel sources not easily classified otherwise.
87		Other Energy Generation		All other energy generation properties not classified otherwise.
88	Healthcare			Facilities for public or private, acute or chronic, health and medical services. .
89		Acute Care Hospital		A facility that primarily provides active but short-term medical services under the supervision of physicians for severe injury, episode of illness, an urgent medical condition, or during recovery from surgery. Services provided include: diagnosis, treatment, care, surgery & rehabilitation. In medical terms, care for acute health conditions is the opposite from chronic care, or longer term care.
90		Ambulatory Surgery Center		A clinic where persons receive surgical procedures that do not require an overnight stay in a hospital.

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1	Class	Type	Subtype	Building Use Description
91		Behavioral Care Facility		A treatment center for psychiatric and mental disorders, Alzheimer's, and developmentally disabled. Psychiatric counseling for substance abuse patients.
92		Clinical Laboratory		A clinical testing center or laboratory (e.g. blood testing, serum lab, etc.).
93		Hospital / Medical Center		A medical facility that provides a wide array of health care services on both an outpatient and / or inpatient basis.
94		Rehabilitation Center		A recovery facility oriented toward the longer-term treatment and rehabilitation of sick or injured persons so they can function in society. Rehabilitation follows stabilization of any acute medical conditions.
95		Urgent Care Center		.An outpatient clinic where ill or injured persons can receive a wide range of smaller medical services with or without an appointment; a.k.a. immediate-care facility
96		Other Healthcare		All other health care facilities not easily classified otherwise. Includes facilities with unique attributes for special medical services and diagnostics like dialysis, MRI's, radiology, and oncology.
97	Housing			Property as a place to live. A dwelling unit is a single-housing unit occupied by one or more related or unrelated people living together as a social group.
98		Condominium - Co-Op Building		A multiple-unit housing building or buildings in which ownership of individual units can be owned or occupied by different parties. Common areas have an undivided, shared ownership. The ownership characteristics of condominiums and co-ops are very different.
99		Condominium - Co-Op Unit		One dwelling unit in a condominium - Co-Op housing development. Common areas have an undivided, shared ownership. The ownership characteristics of condominiums and co-ops are very different.
100		Group		A facility that allows people with physical, mental, or emotional disabilities, or criminal backgrounds to learn (or relearn) the necessary skills to re-integrate into society. Typically has a single, food-preparation area and common dining area.
101		Single Unit		One dwelling unit designed for occupancy by one family, or a group of people living together as a social group.
102		Multiple Units		A structure with 2 or more dwelling units in 1 or more structures. The site may consist of one or more parcels that have different legal descriptions. All dwelling units are owned by the same party.



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103		Senior		Designed for adults, 55 years or older, desiring or needing accommodations or assistance with daily living activities and / or nursing care.
104			Assisted Living	Designed for elderly persons or individuals with debilitating diseases who do need assistance with activities of daily living (ADL) but do not require continuous skilled nursing care. Essentially an apartment with additional services like cooking, housecleaning, or minor nursing care. May be in a separate wing or floor of a congregate residence, though licensure requirements for this type facility are generally more stringent than for congregate units.
105			Congregate / Independent Living	Essentially an apartment without medical services. Designed for the elderly who pay for some services like housekeeping, transportation, & meals on a monthly basis, but require little, if any, assistance with daily living activities like eating, dressing, and bathing. Residents may or may not receive health care provided by on-site staff or external agency. May also be a retirement community designed to attract young retirees by emphasizing outdoor recreational activities.
106			Continuing-Care Retirement Community	A facility designed, staffed, & equipped to accommodate elderly who do not need hospital care, but require skilled nursing care, other medical services, and assistance with daily living activities. Some CCRC properties feature a combination of congregate / independent living units, assisted living beds, and skilled nursing beds. Other facilities offer just congregate / independent units and skilled nursing beds.
107			Skilled Nursing Facility	Includes all licensed nursing beds. Skilled nursing facilities (SNF) are state-licensed nursing homes, which provide around-the-clock care for convalescent patients, a level of care just below acute hospital care.
108			Other Senior Housing	All other senior housing facilities not otherwise classified.
109		Student		Multiple-unit housing with specialized features for students.
110			Multiple Units	Specialized multiple-unit housing structure typically designed for college students. Each dwelling unit typically has a kitchen, one or more baths, one to four bedrooms, and study area(s). Common areas may feature recreational and exercise areas.
111			Dormitory	A single building containing multiple sleeping quarters. Typical features include a central food preparation area, shared dining room, and communal lavatories.



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1	Class	Type	Subtype	Building Use Description
112			Fraternity / Sorority	A dwelling owned, maintained and inhabited by members of a specific group or affiliation. Common features include a large food preparation area, large dining area, and sometimes a large meeting room. Lavatories are often communal.
113			Other Student Housing	All other student housing not otherwise classified.
114		Other Housing		All other housing facilities not otherwise classified.
115	Industrial			Property primarily for research, development, production, storage or distribution of raw or finished goods, materials, or products.
116		Business Park, Industrial		A master-planned development composed mostly of industrial buildings on a large tract with wide streets. Higher-quality parks feature a campus-like setting with extensive landscaping, underground utilities, and architectural standards. Usually have covenants, conditions and restrictions (CC&R's) to promote a harmonious and attractive working environment. Includes corporate campus.
117		Commercial Laundry		A plant for the laundering of garments, uniforms and other fabrics.
118		Communication / Data Center		Facility specifically designed to house a large number of computers, communication apparatus, or other related equipment. Custom features may include high-capacity climate controls, elaborate security access system, raised flooring, abundant electrical power, back-up generators or batteries, overhead wire racks, and connections to multiple internet-access providers. Sometimes called server farms.
119		Condominium Bldg		A multiple-unit industrial building or buildings in which ownership of individual units can be separately held-by individual unit owners. Common areas have an undivided, shared ownership.
120		Condominium Unit		One unit in an industrial condominium development. An industrial condominium development is a multiple-unit building or buildings in which ownership of the units is separately held by the individual unit owners. Common areas have an undivided, shared ownership.
121		Flex Space		Facilities designed to flexibly allow conversion of unfinished space into finished space. Typical features include: a single-story building with office space between 25% and 85%. Often but not always designed for multiple tenants. Also known as service center or tech space.



	A	B	C	D
1	Class	Type	Subtype	Building Use Description
122		Manufacturing		A facility used for the conversion, fabrication and / or assembly of raw or partially finished materials into a finish or partially-finished product
123			Light	Manufacturing operations with less extensive physical plant requirements than heavy industry and less objectionable annoyances. Typically generates nil to mild mal-odors, dust, pollution, vibrations, smoke, vibrations, or noise.
124			Heavy	Manufacturing operations that are physically extensive or complex, and usually require large tracts of land like auto-assembly plants, steel mills, forges, & refineries. Often generates moderate to significant mal-odors, dust, pollution, vibrations, smoke, or noise.
125			High Tech	Manufacturing operation designed to meet the needs of high technology fabrication processes. Generally considered to have more demanding building standards than heavy industry. May have sophisticated clean rooms, vibration dampening, high-capacity electrical power, and / or biohazard containment features.
126		Processing		An industrial plant for purifying a crude substance or the creation of chemical products by using a variety of industrial processes. Processes may include flotation, magnetic separation, thermal treatment, electrostatic separation, selective flocculation, gravitational separation, leaching, etc.
127			Food	A plant for converting raw food and meat products into packaged products for institutional use or retail consumers. Food processing facilities usually contain many special design features to meet health code requirements. A substantial portion of these facilities include large refrigerated areas to minimize bacterial growth and extend the life of perishable food products.
128			Mineral	A facility designed to facilitate the extraction and concentration of economic minerals contained in ore. Mineral processing involve various procedures that rely on the mineral's gravimetric, magnetic characteristics, color or on reagents to make target particles float to the surface. Actual operations / processes may include grinding, crushing, milling, flotation, classification and electrostatic or pyro-processing, Examples include cement, copper, and fertilizer plants.



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1	Class	Type	Subtype	Building Use Description
129			Refinery	A facility that uses chemical properties or reactions to turn raw materials such as coal, oil, and salt into a variety of products. Processes include: thermal treatment, filtering or mixing with chemical reagents. Examples of end-products include synthetic dyes and fibers, pesticides, pharmaceuticals, synthetic rubber, plastics, and various petroleum-based products..
130			Solid Wastes	Smaller-scale, privately-owned facilities designed to process non-liquid waste materials for an individual property, small community, or as part of private enterprise. Examples include operations that recycle glass, paper, rubber, computer parts, and plastics. This classifications excludes landfills and compost dumps, which are classified as land. Large-scale, governmental operations like recycling, waste-transfer stations, and incinerator are classified as Infrastructure.
131			Wastewater	Smaller-scale, privately-owned facilities designed to purify various fluids like water, sewage, and industrial effluent through the use of filtration, chemical reagents and/or biochemical processes into less-objectionable substances. Large-scale, governmental operations are classified as Infrastructure.
132			Other Processing	All other processing properties not easily classified otherwise.
133		Large Ground Vehicles		Facilities for the sale, repair, maintenance, and dismantling of large, motorized, ground vehicles like tractor-trailers, buses, & trains. These services for non-ground vehicles (aircraft & large watercraft / ships) are classified under Transportation. See similar Commercial & Retail, Automotive. For loading and unloading of passengers, see Transportation, Ground Transport.
134			Sales, Leasing, Repair	Large facilities for the sales, leasing or repair & maintenance of large trucks & buses. Special features include tall ceilings, large entry doors on front and rear elevations to allow drive-through convenience, and maybe low-capacity overhead or jib cranes. See similar Commercial & Retail, Automotive, Auto Repair.
135			Train Repair	Huge facility for the repair, maintenance, and dismantling of trains. Special features include huge, overhead, entry doors, rail spur, heavy-capacity overhead cranes and abundant electrical power.



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1	Class	Type	Subtype	Building Use Description
136			Truck Terminal / Transfer Facility	A loading facility for truck freight operators to redistribute loads between trucks at an intermediate transfer point. These facilities are primarily used for staging loads and possess very little, if any over-night storage area. Intermodal operations for ground transport of standardized, steel containers are considered a land use; see Land, Industrial, Intermodal Yard / Rail Yard.
137			Other Large Ground Vehicle	All other activities for large ground vehicles not easily classified otherwise.
138		Research & Development		A type of building popular in high technology industries such as computers, electronics, laboratories, and biotechnology. Generally a hybrid of office, manufacturing, and warehouse space housed in visually appealing, high-quality building. Often characterized by a location in a campus-like business park with extensive landscaping, high parking ratios, architectural standards, and abundant green space; commonly called a R&D building. See similar Office, Research & Development.
139		Saw Mill		Cutting, grinding, and milling operations that convert raw timber into lumber & other wood products.
140		Self-Storage / Mini-Storage		A facility that rents, on a monthly basis, small cubicles of unfinished storage space typically ranging from 20 to 500 square feet.
141		Tank Farm / Petroleum Storage		Lands improved with large, enclosed reservoirs for the temporary storage of petroleum-based fluids. Tanks are individually surrounded by containment dikes.
142		Warehouse		A structure designed and used for the storage of goods and merchandise; usually does not have a prominent commercial identity.
143			Air Cargo	A building located on airport land specially designed to ship goods via air-cargo containers, and the loading & unloading of containers from aircraft.
144			Distribution	A storage building designed for the orderly movement of goods or products. Building characteristics typically include high ratio of truck docks, large land to building ratio facilitating easy truck access, small ratio of office space and usually tall ceiling height.



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1	Class	Type	Subtype	Building Use Description
145			General Purpose	A storage building with a small ratio of office space, 12' or more ceiling height, and adequate truck loading & unloading accommodations. Electrical power and lighting is adequate for storage operations but not manufacturing or processing. Low-capacity climate controls are usually adequate just for the storage of package goods.
146			Lumber Yard	A facility intended to store lumber in one or more enclosed or partially-enclosed structure(s). Intended for wholesale commerce; not retail sales. May provide some minor processing of lumber, but processing is not a major activity.
147			Loft / Multi-Story	Multiple story, unfinished building typically built of reinforced concrete, brick, or heavy timbers. Typically located in dense inner-city environments.
148			Refrigerated / Cold Storage	A structure designed and used for the storage food products and other goods in cooled or freezer rooms through the use of refrigeration.
149			Storage Elevators	A bulk storage structure where non-farm products are retained in cylindrical silos. Commonly stored items include: coal, cement, carbon black, woodchips, and sawdust. See similar Agriculture, Grain Elevator.
150			Other warehouse	All other warehouse facilities not easily classified otherwise.
151		Other Industrial		All other industrial facilities not easily classified otherwise.
152	Infrastructure			Large-scale, fundamental & essential facilities and systems usually owned by a local government, public utility, or a private enterprise hired by local government. However, infrastructure may be privately owned. Examples include transportation, communication, water, sewer, and electricity systems. Most infrastructure is classified as a structure, not a building.
153		Dam		A barrier that impounds water or an underground stream. The reservoir created provides water for various needs including irrigation, human consumption, industrial use, aquaculture, navigation, and flood control. Collected water can also be distributed to other locations, or used in hydropower plants to generate electricity. See Public Service, Dikes and Floodgates.
154		Dikes & Floodgates		Dikes are natural or artificial slopes or walls used to regulate water levels; they are also called levees. Floodgates are adjustable gates used to control water flow in flood barriers, reservoir, river, stream, or dike systems. Dams create water reservoirs; see Infrastructure, Dams.



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1	Class	Type	Subtype	Building Use Description
155		Electrical Storage & Conveyance		A large-scale facility to store and distribute electrical power.
156		Natural Gas Storage & Conveyance		A large-scale facility to store and distribute natural gas.
157		Roads, Bridges, & Related Items		Paved routes for motor vehicles; usually publicly owned. Examples include: streets, roads, alleys, bridges, curbs, gutters, sidewalks, street lights, etc.
158		Solid Waste Incinerators		A large-scale, governmental facility that reduces solid waste to ashes with intense heat. May also be a governmentally-hired private enterprise.
159		Solid Waste Recycling		A large-scale, governmental facility that recycles solid waste materials like glass, paper, and plastics. May also be a governmentally-hired private enterprise.
160		Waste Transfer Station		A facility that unloads specially designed, solid-waste collection trucks (garbage trucks), then reloads the waste onto large tractor-trailers or another mode of transport (rail, boat or barge) before movement to another location for burial or incineration.
161		Wastewater Treatment		A large-scale facility designed to collect and clean waste water. Commonly called a sewer system with waste treatment plant.
162		Water Cleansing, Storage, and Conveyance		A large-scale facility to clean, store, pump, and distribute potable water.
163		Other Infrastructure		All other infrastructure facilities not classified otherwise.
164	Lodging & Hospitality			Property designed primarily to serve short- or medium-term overnight stays in a commercial establishment.
165		All Suites		Guest rooms with a bedroom area apart from a living / sitting area.
166		Bed & Breakfast		A house, generally an older renovated residence, where lodging and breakfast are provided to paying guests. A portion of the guest rooms often require the use of communal rest rooms.
167		Casino Hotel		A lodging facility combined with a full casino gaming facility.

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1	Class	Type	Subtype	Building Use Description
168		Convention Hotel		Hotels designed to accommodate large groups and functions. They provide facilities such as one or more large ballrooms with breakout areas for meetings and conferences, exhibit space for trade shows, sample and display rooms for sales meetings, extensive restaurant and lounge capacity, and the some recreational amenities found in commercial hotels. They are sometimes located next to convention centers.
169		Economy Hotel / Motel		A facility that typically features exterior lodging-room access, minimal or no recreational facilities, and few, if any, conveniences.
170		Extended Stay		A hotel designed for travelers who must stay in an area for a prolonged period, typically seven or more days. Amenities offered create a more home-like environment than a standard hotel. Guestrooms often have a full, eat-in kitchen with separate sleeping and living areas. Food and beverage services are limited. This type hotel is a cross between an apartment and an all-suite hotel.
171		Full Service		A facility that offers a wide array of services including but not limited to: room service, valet, concierge, transportation, tour services, barber shop, beauty salon, bellhop service, laundry service, full liquor service in a lounge, restaurant, turndown service, morning newspaper, fitness center, swimming pool, banquet hall, and meeting space, etc.
172		Limited Service		Typical features include interior lodging-room access, some recreational and / or exercise facilities, and some conveniences. May offer limited food & liquor service.
173		Luxury		A full-service hotel that features sumptuous physical surroundings and services. Much of the extravagance is considered nonessential but conducive to pleasure and comfort. Also known as five-star hotel.
174		Resort & Spa		A hotel typically situated in a scenic area that either provides or is near activities that attract leisure travelers. Nearby recreation may include: swimming, tennis, golf, boating, skiing, ice skating, riding, hiking, & sightseeing. Services offered may include: restaurant, lounge, entertainment, fitness center, concierge, valet service, local transportation, tour services, and a limited amount of meeting and banquet space. Seasonality often affects the level of occupancy.
175		Other Lodging & Hospitality		All other lodging and hospitality facilities not otherwise classified.



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1	Class	Type	Subtype	Building Use Description
176	Military Facility			A government-owned property supporting the armed forces.
177		Armory		A facility for the storage of arms and ammunitions, and where military personnel are trained.
178		Other Military Facilities		Military facilities not classified in this property classification system. See Department of Defense (DOD) category codes.
179	Mixed Use			One or more buildings containing multiple property use types.
180		Mixed Use Building		A free-standing structure having a mixture of property uses. Most often the mix is office, retail, or general commercial along with a large portion of housing.
181		Mixed Use Development		One or more buildings forming a major real estate project with planned integration of several uses like retail, office, housing, lodging, recreation, or other compatible uses.
182		Office		A property offering finished space designed primarily for businesses, and business support services such as administration, accounting, marketing, information processing and dissemination, consulting, human resource management, financial and insurance services, educational and medical services, and other professional services.
183		Business Park, Office		A master-planned development that is mostly composed of office buildings on a large tract with wide streets. Better quality parks feature a campus-like setting with extensive landscaping, underground utilities, architectural standards, and conditions, covenants and restrictions (CC&R's) to promote a harmonious and attractive working environment.
184		Condominium Building		A multiple-unit office building or buildings in which ownership of individual units can be separately held by individual unit owners. Common areas have an undivided, shared ownership.
185		Condominium Unit		One unit in an office condominium development. An office condominium development is a multiple-unit building or buildings in which ownership of the units is separately held by the individual unit owners. Common areas have an undivided, shared ownership.



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1	Class	Type	Subtype	Building Use Description
186		Creative / Loft		Older retail / industrial buildings converted to finished business space catering to creative users such as the entertainment industry, advertising agencies, and high technology firms. Interior finishing typically reflects an architectural style that emphasizes the building's structural and mechanical systems. These buildings often have a shortage of parking because creative / high tech users have people per unit greater than the original building users.
187		Medical		Buildings containing finished space with special features for the medical profession such as doctors, dentists, medical labs, or other medical users. The space typically offers: high capacity HVAC system, abundant illumination and electrical outlets, and small treatment rooms with small sinks.
188		General Purpose		A building offering mostly finished space that satisfies the needs of one or more businesses, professionals, or business support services. A corporate headquarter is categorized as high-quality, general office while a corporate campus is best classified as a office, business park.
189		Research & Development		A building usually erected with interior finishing suitable for general business and laboratory functions. A small portion of the building may be used for light assembly. Typically an above-average quality structure found in better-quality business parks. See similar Industrial, Research & Development.
190		Other Office		All office-type facilities not classified otherwise.
191	Public Service			Buildings or structures provided by government or an institution to assist or serve the public.
192		Courthouse		A building housing courts of law; the place where justice is administered.
193		Educational		Buildings and other facilities used for education and learning.
194		Embassy Compound		A building or complex that houses the official residence and offices of an ambassador or diplomat of a foreign government.
195		Fire House		A building housing fire-fighting apparatus and firefighters,
196		Jail / Correctional Facility		A detention facility designed to house and incarcerate suspected and sentenced criminals.
197		Library		A place in which literary, musical, artistic, or reference materials are kept for use but not for sale.



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1	Class	Type	Subtype	Building Use Description
198		Museum / Gallery		A facility designed to exhibit works of art such as paintings, sculptures, and photographs.
199		Police Station		A facility designed to be the law enforcement center.
200		Post Office		A facility that sorts and distributes mail and small packages.
201		Zoo / Nature Facility / Aquarium		A facility that houses animal wildlife for exhibition.
202		Other Public Service		All other public service facilities not classified otherwise
203	Recreation			Properties where people congregate, often in large numbers, for sports related, entertainment, or recreational activities.
204		Amusement Facility		A recreation center oriented around game activities and / or thrill rides.
205			Amusement / Theme Park	A permanently located, commercially-operated park offering various forms of entertainment such as arcade games, carousels, roller coasters, and performers as well as food, drink, and souvenirs. Differs from circuses, carnivals, and fairs which typically travel. Theme parks are specialty amusement parks designed to evoke distant or imaginary locales and / or eras, such as the Wild West, an African safari, or medieval Europe.
206			Aquatic Facility / Swimming Pool	A facility with indoor and / or outdoor pools for swimming by humans. Excludes waterslide facilities which are classified separately.
207			Arcade	A commercial establishment featuring rows of coin-operated games.
208			Bowling Alley	A commercial facility designed to accommodate the sport of bowling. The building includes special equipment and design features such as a ball return, pin-setting equipment and bowling lanes with gutters.
209			Entertainment Center	A combination of recreational uses that form a single property. Uses may include: an arcade, bowling alley, miniature golf, go-carts, cinema, pool hall, water recreation, etc. See similar Assembly / Meeting Place, Community Center.



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1	Class	Type	Subtype	Building Use Description
210			Go-Cart Track	Small-scale track that allows patrons to operate mini-race cars.
211			Miniature Golf	A novelty version of golf played with a putter and ball on a miniature, artificial-turf course with obstacles such as bridges, tunnels, and small waterways.
212			Waterslide Park	Recreation center oriented around water slides, wave pools and other water-related activities.
213			Other Amusements	All other amusement facilities not classified otherwise.
214		Casino / Gaming Facility		Free standing gambling parlor that does not offer lodging. Casino hotels are classified under Lodging.
215		Cinema		A facility where motion pictures are shown.
216			Theater, Indoor, Single Screen	A public establishment that offers just one motion picture screen.
217			Theater, Indoor, Multiple Screen	A public facility for simultaneously projecting multiple motion pictures in separate rooms. May contain multiple motion picture formats like wide screen and 3D.
218			Theater, Outdoor	Outdoor movie theater whereby the audience remains in their own cars to watch a motion picture. Typically consists of a large tract with individual sound speaker hookups that temporarily attach to the car. Limited small building to house a concession stand and rest rooms.
219		Equestrian Center		A facility for riding and showing horses. Facilities generally include stables, training pens, and access to riding trails. Higher-end centers will include a restaurant / club house and / or a small arena for polo and riding exhibitions.
220		Fitness, Courts, and Spa Facilities		An exercise / recreation property that includes fitness training, court sports, locker rooms, and / or spa facilities.
221			Court Facility	An exercise facility designed for competitive activities played on a court. Examples include tennis, racquetball, handball, squash, etc.



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1	Class	Type	Subtype	Building Use Description
222			Health & Fitness Center / Sports Club / Gym	An exercise facility featuring an assortment of weight / resistance training, aerobic activities, and locker room / shower facilities. Category encompasses a wide range of facilities. Lower-end facilities may only provide weight-training equipment while upper-end facilities may include court sports, swimming pools, classes, and spa treatments.
223			Rock Climbing	A fitness center characterized by a large, open space and ceiling height of 30 or more feet and a small portion of office space. May or may not include locker rooms.
224			Spa Resort	A relaxation, rejuvenation, recreation hotel destination. Modern spas provide therapeutic treatments and exercise, and are usually located in scenic areas that may also include recreational activities such as golf, tennis or skiing.
225			Other Fitness & Court Facilities	All other fitness, courts, and spa facilities not classified otherwise.
226		Golf Related		A property oriented towards the sport of golf.
227			Driving Range	Golf practice facility that typically consists of a driving and putting practice area.
228			Golf Course Club	A facility for playing the game of golf. Improvements typically include specific design, grading, landscaping, irrigation system, clubhouse with food and beverage service, and storage. May be a public or private country club.
229			Golf Resort	An upscale destination oriented around a golf course. May have other club facilities available.
230			Other Golf	All other golf-related facilities not classified otherwise.
231		Racetrack		A venue designed to meet the needs of competitive racing. Minimum improvements typically include spectator stands lined around a raceway, food concessions, and lavatory facilities.
232			Auto	A venue designed to meet the needs of competitive auto racing. At a minimum, improvements include spectator stands around a raceway, food concessions, and lavatory facilities.
233			Dog	A venue designed to meet the needs of competitive dog racing. At a minimum, improvements include spectator stands around a raceway, food concessions, lavatory facilities, and betting cages.



	A	B	C	D
1	Class	Type	Subtype	Building Use Description
234			Horse	A venue designed to meet the needs of competitive horse racing. At a minimum, improvements include spectator stands around a raceway, food concessions, lavatory facilities, and betting cages.
235			Other Racetrack	All other racetracks not classified otherwise.
236		Shooting Range		A specialized facility designed for firearms or archery practice. May be indoor or outdoor.
237		Skating Facility		A property designed to accommodate skating sports; includes both indoor and outdoor facilities. May include figure skating, curling, ice hockey, roller skating, skateboarding, in-line-wheel skating.
238		Ski Resort		A mountain / hillside recreation area oriented around snowboarding, downhill and / or cross-country skiing, and other winter sports.
239		Sports Arena / Stadium		A large-scale venue designed to stage athletic competitions before large audiences.
240			Indoor	High-capacity enclosed arena designed for large-scale sporting and entertainment events.
241			Outdoor	High-capacity open-air arena designed for large-scale sporting and entertainment events.
242		Theater / Performing Arts Facility		A building where theatrical performances are held. Audience seating areas typically rise away from the stage / screen on a slope or stepped incline to allow audiences members views unimpeded by the rows of people in front of them.
243			Auditorium Building	A large seating hall designed to promote the audience's reception of a stage performance. Acoustical features include noise dampening walls that minimize noise reflection as well as a ceiling design that maximizes sound projection to the far reaches of the hall.
244			Concert Hall / Arena	A large seating and sound-stage facility with better acoustics and seating accommodations than an auditorium.
245			Outdoor Amphitheater	An outdoor concert sound stage that typically includes a band shell to project the performance toward audience seating.
246			Other Theater	All other theaters not classified otherwise.



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1	Class	Type	Subtype	Building Use Description
247		Other Recreation		All other recreational facilities not classified otherwise.
248	Shopping Centers			A collection of retail stores with a common parking area, and generally one or more large department, discount, or food stores; sometimes includes an enclosed mall or walkway. Uses below generally organized by building size, then specialty,
249		Convenience / Strip Center		A collection of businesses offering convenience goods & services with on-site parking in the front of the site. Open canopies may connect the store fronts, but enclosed walkways do not link stores. Typically less than 30,000 sq.ft. with the primary trade area being less than a 5-minute drive time. Typical tenants include: convenience stores, drug stores, dry cleaners, small restaurants, hair salon or barbershop, shoe repair, and local professional services.
250		Neighborhood Center		These type centers also focus on conveniences but typically contain 30,000 to 150,000 sq.ft. of gross leasable area (GLA) on 4 to 10 acres. A supermarket is often the principal anchor with all anchors occupying 30% to 50% of the entire property. Its primary trade area (the area from which 60% to 80% of its sales originate) typically extends up to 1.5 miles with drive times being less than 5 minutes.
251		Community Shopping Center		This type center offers general merchandise, grocery, and conveniences in 100,000 to 300,000 sq.ft. of gross leasing area (GLA) on 10 to 30 acres. Often two or more anchors (like discount department, supermarket, drug, home improvement, large specialty discount) occupy 40% to 60% of the entire center. Its primary trade area (the area from which 60% to 80% of its sales originate) typically extends outwardly as much as 6-miles.
252		Regional Center		Regional centers offer general merchandise and convenience goods. Typically comprising 300,000 to 1,000,000 sq.ft. of GLA on 25 to 100 acres, they are often anchored by one or two department stores, each occupying a minimum of 100,000 sq.ft. The primary trade area typically extends to 35 miles while drive times exceed 40 minutes.



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1	Class	Type	Subtype	Building Use Description
253		Super-Regional Center / Mall		Super-regional centers are almost always enclosed malls with a concept similar to regional centers but have more variety and assortment. They typically encompass 800,000+ sq.ft. of GLA on 60 to 120 acres. Usually anchored by three or more major tenants; the anchors often lease up to 50% of all space. The primary trade area typically extends to 35 miles while drive times exceeding 40 minutes.
254		Specialty Centers		A specialty center promotes a collection of stores or recreation that emphasize a theme, concentrates on a class of goods, or caters to a specific patron. Their size varies from 30,000 to 500,000 and could have a gross area of up to 40 acres.
255			Boutique	A collection of stores that sell design items, craft wares, gourmet foods, and other high-end specialty products like jewelry and fine art.
256			Fashion	Fashion centers offer high-end fashions in 80,000 to 250,000 sq.ft. of GLA on 5 to 25 acres. They typically have fashion-oriented anchors with a primary trade area of 5 to 15 miles.
257			Festival	Festival centers are anchored by theme restaurants and entertainment tenants. They attract fun seekers, tourists, and retail patrons. Generally comprising 80,000 to 250,000 sq.ft. of GLA on 5 to 20 acres, their primary trade is typically 25 to 75 miles.
258			Lifestyle	Open-air configuration typically occupied by upscale, national chain specialty stores. Includes restaurants, entertainment, fountains, and backyard furniture. Typically varies between 150,000 and 500,000 sq.ft. on 10 to 40 acres. Primary trade area is typically 8 to 12 miles.
259			Outlet	Outlet centers are dominated by name-brand manufacturers offering goods at discounted prices. Comprising 60,000 to 400,000 sq.ft. of GLA on 10 to 50 acres, the primary trade area is typically 25 to 75 miles with drive times exceeding an hour.
260			Power	Power centers are occupied by category-dominant anchors with a few small tenants. They comprise 250,000 to 600,000 sq.ft. of GLA on 25 to 80 acres with large-box anchors leasing 70% to 90% of the entire center. They usually have a minimum of three anchors like home improvement centers, discount department stores, warehouse clubs, and off-price manufacturers. The primary trade area typically exceeds 15 miles with drive times up to 30 minutes.
261			Other Specialty	All other specialty shopping center properties not classified otherwise.



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1	Class	Type	Subtype	Building Use Description
262		Other Shopping Centers		All other shopping center properties not classified otherwise.
263	Special Purpose			Property generally not owned by government or institution with limited use due to its configuration, special nature, or other constraints.
264		Cement, Rock, Gravel Plant		A facility designed to make concrete or cement, or crush rock into gravel for commercial purposes. Includes batch plants which mix materials for construction and roadways.
265		Death Related		Facilities that temporarily stores or prepares corpses for burial or cremation. See Land, Cemetery for Mausoleum.
266			Funeral Home	Funeral homes provide services to prepare corpses for final disposition. Services include one or more of the following: embalming to delay decomposition, displaying corpses in large open rooms for visitation by friends and family, cremation, and movement of a corpse to a gravesite or mausoleum.
267			Crematory	A crematory reduces the remains of corpses to ashes by intense heat.
268			Mortuary	Mortuaries store corpses awaiting identification, autopsy, or final disposition by burial or cremation.
269			Other Death Related	All other death related facilities not classified otherwise.
270		Kennel		A facility designed for the short-term shelter, breeding, caring, and maintenance of animals, mostly cats and dogs.
271		Marina		A water basin and adjacent dry land providing dockage and other services to pleasure and commercial water craft. Services provided include one or more of the following: fueling stations, docks, boat ramps, loading and unloading, restaurant & liquor, repair & maintenance, convenience store, yacht club, and enclosed or outdoor water-craft storage.
272		Movie Studio		A facility used in the production of motion pictures.
273		Pier		A structure built on posts extending from land out over water. Common uses include a landing place for water pleasure craft, entertainment, eateries, fishing, and strolling.
274		Outdoor Sign		The land and a vertical structure with a flat, vertical surface that displays a message; often for advertising.



	A	B	C	D
1	Class	Type	Subtype	Building Use Description
275		Communications Tower		Facilities designed for radio, microwave, cellular and television transmission.
276		Veterinary Clinic		A facility designed and used for providing medical care to many kinds of animals.
277		Watercraft Repair & Storage		A facility that repairs, maintains, or stores water pleasure craft.
278		Other Special Purpose		All other special-purpose facilities not classified otherwise.
279	Transportation			Uses primarily pertaining to the loading and unloading of passengers. Facilities for aircraft and large watercraft / ships have accommodations for loading and unloading both passengers and freight. See similar Industrial, Large Ground Vehicles.
280		Air Transport		A facility complex with special features for many types of aircraft operations. Activities include but are not limited to: passenger loading & unloading, baggage handling, takeoffs & landings, pilot training as well as aircraft storage, maintenance, & repair. For freight, see related use - Industrial, Warehouse, Air cargo.
281			Airport Hangar	A large enclosed building where aircraft or spacecraft is stored, maintained, and repaired
282			Airport Infrastructure	Runway, tower, underground structures, and other above-ground structures.
283			Airport Terminal	A structure with accommodations for passenger ticketing, boarding, and baggage handling.
284			Other Airport Facilities	All other air transport facilities not classified otherwise. May include restaurants, retail and other services.
285		Ground Transport		A facility for the loading & unloading of large, motorized, ground vehicles (trains & buses) with passengers. See similar Land, Industrial, Intermodal Operations / Rail Yard. Also see Industrial, Large Ground Vehicles.
286			Terminal, Bus	A facility for the loading & unloading of buses with passengers
287			Terminal, Train	A facility for the loading & unloading of trains with passengers.



	A	B	C	D
1	Class	Type	Subtype	Building Use Description
288			Other Ground Transport	All other ground transport facilities not classified otherwise. May include restaurants, retail and other services.
289		Water Transport		A complex with special features for many types of large watercraft / ship operations. Activities include but are not limited to: passenger loading and unloading, baggage handling, freight loading & unloading as well as construction, dismantling, and repair.
290			Port Facility, Passenger	A single-purpose facility for the loading and unloading of passengers on large cruise ships. Excludes intermodal operations for standardized steel containers. Some light maintenance may also be performed.
291			Port Facility, Intermodal	A single-purpose facility for the loading and unloading of standardized steel containers. Some light maintenance may also be performed. Special features include heavy-capacity cantilevered cranes.
292			Shipyards	A place where large watercraft / ships are built, maintained, repaired, and dismantled. Special features include heavy-capacity cantilevered cranes, dry docks, warehouses, and extremely large fabrication areas.
293			Other Water Transport	All other water transport facilities not classified otherwise. May include restaurants, retail and other services.
294		Other Transport		All other transportation facilities not classified otherwise.