



GIS – Land Use Definitions

Lucode	Description	Definition
1000	Spaced Rural Residential	Single-family homes located in rural areas with lot sizes greater than one acre. Rural residential estates may have small orchards, fields, or storage buildings associated with the residential dwelling unit; however, the primary land use is residential in nature.
1090	Spaced Rural Residential Without Units	Parcels of land that do not contain a dwelling unit, which are associated with other Spaced Rural Residential parcels, in which land use is residential serving. Includes but not limited to strips of land adjacent to developed land. May include land where a building straddles multiple parcels but the units are clustered over a subset of the parcels.
1100	Single Family Residential	*Planned land use only.
1110	Single Family Detached	One or more single-unit structures that are detached from any other structure, typically with some amount of open space on all four sides. Includes instances of homes with detached accessory dwelling units (ADUs), sheds, or garages, as well as mobile homes with permanent expansions (e.g., an additional room). Some developments may include clubhouses, recreation areas, pools, tennis courts, or other amenities associated with the residential development, assuming these uses are not captured in a separate parcel polygon.
1120	Single Family Attached	A structure where single-family units are separated by adjoining, ground-to-roof walls. Examples include row houses, townhouses, single-family homes with <i>adjoining</i> accessory dwelling units (ADUs), and duplex/triplex developments. Some developments may include clubhouses, recreation areas, pools, tennis courts, or other amenities associated with the residential development, assuming these uses are not captured in a separate parcel polygon.
1190	Single Family Residential Without Units	Parcels of land that do not contain a dwelling unit, which are associated with other Single-Family Residential parcels, in which land use is residential serving. Includes but not limited to strips of land adjacent to developed land. May include land where a building straddles multiple parcels but the units are clustered over a subset of the parcels.

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1200	Multifamily Residential	Structures containing 1) vertical multifamily characteristics : dwelling units above or below another, and/or 2) horizontal multifamily characteristics : those built side-by-side, sharing ground-to-ceiling walls, but <i>not</i> ground-to-roof walls. Both characteristics include common facilities (e.g., lounges, community gyms, garages, plumbing, etc.). Examples include rental apartments and condominiums towers (in general, more than 12 units per acre). Some developments may include clubhouses, recreation areas, pools, tennis courts, or other amenities associated with the residential development, assuming these uses are not captured in a separate parcel polygon.
1280	Single Room Occupancy (SRO)	For-rent SROs provide small, fully furnished rooms with utilities included, and rent on daily, weekly, and monthly terms. Does not fit the definition of group quarters.
1290	Multifamily Residential Without Units	Parcels of land that do not contain a dwelling unit, which are associated with other Multifamily Residential parcels, in which land use is residential serving. Includes but not limited to strips of land adjacent to developed land. May include land where a building straddles multiple parcels but the units are clustered over a subset of the parcels.
1300	Mobile Home	Includes mobile home parks with ten or more spaces that are primarily for residential use. Recreational vehicle (RV) parks that are intended for short term use are included within the commercial recreation category.
1400	Group Quarters	Code 1400 is a category placeholder only and should not be assigned to any parcel. There are two types of group quarters living accommodations: Institutional (such as correctional facilities, nursing homes, or mental hospitals) and Non-Institutional (such as college dormitories, military barracks, group homes, missions, or shelters).
1401	Jail/Prison	Detention facility grounds. Must be counted toward the prisoner group quarters population.
1402	Dormitory	School associated group living accommodations. Must be counted toward the total student housing for the school. Private housing targeted to students is not considered a dormitory.
1403	Military Barracks	Group living accommodations for military personnel. Does not include family or apartment-style housing located on base.
1404	Monastery	Religious facility with group quarters populations.

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1409	Other Group Quarters Facility	Convalescent or retirement homes not associated with or within a health care facility, fraternities/sororities, rooming houses, half-way houses, California Conservation Corps, Honor Camps, and other correctional facilities.
1500	Hotel/Motel/Resort	Code 1500 is a category placeholder only.
1501	Hotel/Motel (Low-Rise)	Hotels, motels, and other transient accommodations with less than four floors. Commonly found along freeways and prime commercial areas.
1502	Hotel/Motel (High-Rise)	Hotels and motels that have more than four floors. Primarily found in downtown areas and near tourist attractions.
1503	Resort	Resorts with hotel accommodations that usually contain recreation areas. Examples of resorts would be La Costa Health Spa, Lawrence Welk, and the Olympic Resort in Carlsbad near the airport.
2000	Heavy Industry	Code 2000 is a category placeholder only.
2001	Heavy Industry	Shipbuilding, airframe, and aircraft manufacturing. Usually located close to transportation facilities and commercial areas. Parcels are typically large, 20-50 acres.
2100	Light Industry	Code 2100 is a category placeholder only.
2101	Industrial Park	Structures that include one or more types of office or light-industrial uses. Examples include bio-technology parks, laboratory spaces, and trading and manufacturing companies. The primary uses are industrial, but may include other uses in service or retail activities.
2103	Light Industry - General	Light-industrial uses, including lumber manufacturing, furniture-making, paper-making, rubber manufacturing, stone and clay manufacturing, glassmaking, as well as auto repair services and recycling centers. These are not located inside industrial parks, but are single-service structures. Light Industry uses are usually along major streets or clustered in certain areas. Affiliated commercial and office uses may also be included.
2104	Warehousing	Structures for storing commercial or industrial goods. These typically have loading docks for freight movement. Usually large buildings located near freeways, industrial areas, or on the outskirts of cities.
2105	Public Storage	Public self-storage buildings. These are typically long, rectangular, and closely spaced.

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2200	Extractive Industry	Code 2200 is a category placeholder only.
2201	Extractive Industry	Any activity that extracts resources from nature. Examples include mining, sand and gravel extraction, salt evaporation.
2300	Junkyards/Dumps/Landfills	Code 2300 is a category placeholder only.
2301	Junkyard/Dump/Landfill	Sites for the disposal of waste materials, excluding recycling centers. Activity should be discernable on a given site. Also include auto wrecking and dismantling.
4100	Airports	Code 4100 is a category placeholder only.
4101	Commercial Airport	The San Diego International Airport.
4102	Military Airport	Airports owned and operated by the military. Found on military bases.
4103	General Aviation Airport	All general aviation airports.
4104	Airstrip	Consists only of a runway. Generally in remote locations.
4110	Other Transportation	Code 4110 is a category placeholder only.
4111	Rail Station/Transit Center	Major transit centers (e.g., Oceanside Transit Center, El Cajon Transit Center), rail stations (e.g., Santa Fe Depot, Solana Beach Station), COASTER stations (Oceanside, Carlsbad Village, Carlsbad Poinsettia, Encinitas, Solana Beach, Sorrento Valley, Old Town, San Diego), MTS Trolley stations, and seaport terminals (Port of San Diego). Parking areas associated with these uses are included. Transit centers within shopping centers are included within the shopping center category.
4112	Freeway	Divided roadways with four or more lanes, restricted access, grade separations, and rights of way greater than 200 ft. wide. Includes all right-of-way and interchange areas, but not frontage roads.
4113	Communications and Utilities	Television and radio broadcasting stations, relay towers, electrical power generating plants, water and sewage treatment facilities, and large public water supply storage tanks.
4114	Parking Lot - Surface	All surface parking lots not associated with another land use. Excludes Park and Ride Lots.
4115	Parking Lot – Structure	All large parking structure not associated with another land use.
4116	Park and Ride Lot	Incentive parking areas that are not associated with another land use.
4117	Railroad Right-of-Way (ROW)	All railroad ROWs. Rail infrastructure may or may not be present.
4118	Road Right-of-Way (ROW)	All street ROWs. Streets may or may not be present.

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4119	Other Transportation	Maintenance yards and their associated activities, transit yards, and walking bridges.
4120	Marine Terminal	The National City and 10th Street (Centre City) marine terminals.
5000	Commercial	Code 5000 is a category placeholder only.
5001	Wholesale Trade	Structures are typically large and cover the majority of the parcel. Examples include the sale of goods or merchandise to industrial or commercial retailers. Also includes swap meet areas. Usually located near transportation facilities.
5002	Regional Shopping Center	Complex with 50 or more tenants, including one to five major department stores. These centers are typically larger than 40 acres in size. Examples include large commercial shopping malls, such as the UTC Mall.
5003	Community Shopping Center	Smaller in size than the regional shopping centers. Contain a junior department store or variety store (i.e., a Target Center with other commercial stores) as a major tenant and have 15 to 50 other tenants. Smaller in size, 8 to 20 acres. May also have a variety store (i.e., Target, Home Depot, or Price/Costco) by itself.
5004	Neighborhood Shopping Center	Usually less than ten acres in size with on-site parking. Includes supermarket and drug store centers not identified as community commercial. May include office uses that are not large enough to code separately. Neighborhood centers with over 100,000 sq. ft. are inventoried by the Chamber of Commerce, and The Union Tribune (Copley) also collects data on neighborhood centers.
5005	Specialty Commercial	Tourist or specialty commercial shopping areas, such as Seaport Village, Marina Village, Ferry Landing at Coronado, Bazaar del Mundo, Flower Hill, Glasshouse Square, The Lumberyard, Park Plaza at the Village, Promenade, Belmont Park, and Del Mar Plaza.
5006	Automobile Dealership	Commercial sale of new or used cars. Includes National City's Mile of Cars and Carlsbad's Car Country, among others.
5007	Arterial Commercial	Includes commercial activities found along major streets (not in planned centers). Examples include art shops, antique shops, restaurants, stand-alone clothing stores (not "big box" stores), cafes, bakeries, business and professional services (e.g., print shops, private shipping companies like UPS or FedEx), and variety stores. May include secondary office uses or <i>single-family</i> residential uses (i.e., second-floor/adjointed home). On-site parking is often limited.

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5008	Service Station	Includes gasoline service stations and <i>associated</i> convenience store on stand-alone parcels where it is the primary use.
5009	Other Retail Trade and Strip Commercial	Other retail land uses not classified above.
6000	Office	Code 6000 is a category placeholder only.
6001	Office (High-Rise)	High-rise buildings with five or more stories. May contain banks, offices for business and professional services (finance, insurance, real estate), some retail activities, and restaurants.
6002	Office (Low-Rise)	Low-rise buildings with less than five stories. May contain banks, offices for business and professional services (finance, insurance, real estate), some retail activities, and restaurants.
6003	Government Office/ Civic Center	Large government office buildings or centers (outside of military reservations). Examples include civic centers and city halls of local governments. Also includes the Chamber of Commerce buildings and DMV Offices.
6100	Public Services	Code 6100 is a category placeholder only.
6101	Cemetery	Spaces where the primary use of the land is to contain the remains of the dead. Includes stand-alone cemeteries or gravesites, burial grounds, and memorials. Does not include instances where a single parcel both contains religious facilities and a cemetery.
6102	Religious Facility	Places where people gather for religious activities, such as worship, ceremonies, and religious education. Examples include temples, church, mosques, or synagogues. May include dwelling units, for instance, if there is an affiliated house on site.
6103	Library	Structures that contain book collections, along with other media, that is accessible for use by the public or affiliated groups (e.g., university students). Includes public libraries and university libraries.
6104	Post Office	Public facilities that are operated by the United States Postal Service and provide mail services.
6105	Fire/ Police Station	Structures that accommodate firefighters, police officers, other related personnel, and vehicles.
6108	Mission	Historic religious facilities. Includes Mission San Luis Rey de Francia and Mission Basilica San Diego de Alcalá.
6109	Other Public Services	Cultural facilities, museums, art galleries, social service agencies, humane societies, historic sites, and observatories.

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6500	Hospitals	Code 6500 is a category placeholder only.
6501	UCSD/VA Hospital/Balboa Hospital	Specialized regional hospital campuses.
6502	Hospital - General	Hospitals not included above. Typically large structures or complexes that include beds for intensive and/or long-term care, emergency departments, and specialist care. Includes public, non-profit, and privately funded facilities.
6509	Other Health Care	Medical centers and office buildings, health care services, and other health care facilities. Smaller medical offices and facilities may be included within office, strip commercial, or other surrounding uses.
6700	Military Use	Code 6700 is a category placeholder only.
6701	Military Use	Defense installations, operational facilities, maintenance facilities (non-weapons), research and development, supply and storage (non-weapons), community support facilities and any military use that does not fall in other categories.
6702	Military Training	Academic, operational- and combat-training facilities, training ranges, and special purpose training ranges.
6703	Weapons Facility	Weapons assembly, maintenance, and storage facilities.
6800	Schools	Code 6800 is a category placeholder only.
6801	Public Universities - Institutional	Administrative buildings, classrooms, university research facilities, lecture halls, school-operated dining halls, or a combination of institutional uses. Typically located on a public campus. Examples include Pacific Hall at UCSD, Hostler Hall at SDSU, and Markstein Hall at Cal State San Marcos.
6802	Private University or College	Privately owned universities or colleges. Examples include University of San Diego and Point Loma Nazarene University.
6803	Junior College	Includes community colleges and vocational schools.
6804	High School	School that provides upper secondary education (often grades 9-12). Typically separate from lower secondary educational institutions (middle schools); however, they are sometimes located on the same parcel.
6805	Middle School	School that provides lower secondary education (often grades 6-8). Typically separate from primary educational institutions (elementary schools) and upper secondary educational institutions (high schools); however, they are sometimes located on the same parcel.
6806	Elementary School	School that provides primary education (often grades 1-5). Typically separate from secondary educational institutions (middle and high schools); however, they are sometimes located on the same parcel.

Lucode	Description	Definition
6807	School District Office	Offices that manage a school district's operations.
6809	Other School	Includes preschools, adult schools, non-residential day care, and nursery schools.
7200	Commercial Recreation	Code 7200 is a category placeholder only.
7201	Tourist Attraction	Sea World, Zoo, Safari, and Legoland.
7202	Stadium/Arena	Sports arenas for professional and collegiate teams.
7203	Racetrack	Del Mar Racetrack and the San Luis Rey Downs.
7204	Golf Course	Public and private golf courses.
7205	Golf Course Clubhouse	Clubhouses, swimming and tennis facilities, and parking lots associated with the golf course.
7206	Convention Center	Largescale meeting facilities without accommodations. Examples include Centre City and Embarcadero. Some hotels offer convention spaces; however, these instances are designated as hotels, given their primary land use.
7207	Marina	Includes marinas such as Oceanside Harbor, Quivira Basin, Shelter Island, Harbor Island, Embarcadero, and Chula Vista Marina.
7208	Olympic Training Center	The Olympic Training Center in Chula Vista.
7209	Casino	Gambling establishments, typically located on Indian Reservations. May include hotels, restaurants, retail, and other recreational uses, as well.
7210	Other Recreation – High	High intensity uses primarily in urban areas. Examples include fitness clubs, YMCA's, swim clubs, stand-alone movie theaters, drive-in theaters. Also includes tennis clubs outside of country club facilities or parks, rodeo grounds, and senior recreation centers. These differ from active parks in that there are structures with specialized recreational activities.
7211	Other Recreation – Low	Campgrounds, camps, and other low intensity recreation. Includes public and private primitive and developed camping areas for tents and RVs.
7600	Parks	Code 7600 is a category placeholder only.
7601	Park - Active	Outdoor natural spaces, ball fields, and indoor athletic spaces (or a combination of all three) that are used for recreational purposes, such as walking, playing sports, or picnicking. Examples include playgrounds, soccer fields, basketball courts (both indoor and outdoor), leisurely walking trails (not hiking trails), and open green spaces. Typically owned by local government, but can be privately owned. Can be large, such as Balboa Park, or small, neighborhood parks.

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7603	Open Space Park or Preserve	Wildlife and nature preserves, lands set aside for open space, and parks with limited access and development. Examples are Torrey Pines State Reserve, Peñasquitos Canyon Reserve, and San Elijo Ecological Preserve. Includes state parks with hiking facilities.
7604	Beach - Active	Accessible sandy areas along the coast or major water bodies (San Diego and Mission Bay) allowing swimming, picnicking, and other beach-related recreational activities.
7605	Beach - Passive	Other sandy areas along the coastline with limited parking and access (e.g., beaches along cliffs, or near preserves).
7606	Landscape Open Space	Maintained landscaped areas not intended for active use, such as greenbelt areas and hillsides with planted vegetation (trees/shrubs), among others.
7607	Residential Recreation	Active neighborhood parks that are for residents' use only. Examples include fenced-in areas with pools, tennis and basketball courts, barbecues, and community meeting rooms.
7609	Undevelopable Natural Area	*Planned land use only - Undevelopable natural areas that are not part of an established open space park or preserve. Examples are Cleveland National Forest and open space easements around developments.
8000	Agriculture	Code 8000 is a category placeholder only.
8001	Orchard or Vineyard	Fruit plantations, grown mainly for food production. Examples include avocado farms, citrus orchards, and grape-bearing vines. May include residential dwelling units if the primary use of the land is agricultural in nature (e.g., a large vineyard with a single house).
8002	Intensive Agriculture	Agricultural uses that yield significant output. These are typically commercial, largescale operations. Examples include nurseries, greenhouses, flower fields, dairies, livestock, poultry, equine ranches, row crops, and grains.
8003	Other Agriculture	Agricultural uses other than orchards/vineyards and intensive agriculture. Usually smaller, privately owned agricultural uses. Also includes pasture and fallow land.
9100	Vacant and Undeveloped Land	Code 9100 is a category placeholder only.
9101	Undeveloped Land	Developable land that remains in its natural state without any buildings, railroads, roads, utilities, or other infrastructure. Existing land use only.
9200	Water	
9201	Bay or Lagoon	Large bodies of saltwater or brackish water, such as Mission Bay or San Dieguito Lagoon.
9202	Lake/Reservoir/Large Pond	Inland, freshwater bodies of water that vary in size.

Lucode	Description	Definition
9300	Tribal Land	*Planned land use only. Substitute land use for tribal lands used in forecasting efforts.
9400	Public/Semi Public	*Planned land use only. Substitute for public lands used in forecasting efforts.
9500	Under Construction	Code 9500 is a category placeholder only.
9501	Residential Under Construction	Land undergoing development for primarily residential purposes. No dwelling units are present.
9502	Commercial Under Construction	Land undergoing development for primarily commercial purposes. Not operational.
9503	Industrial Under Construction	Land undergoing development for primarily industrial purposes. Not operational.
9504	Office Under Construction	Land undergoing development for primarily office-related purposes. Not operational.
9505	School Under Construction	Land undergoing development for primarily scholastic purposes. Not operational.
9506	Road Under Construction	Land with a road under construction. Not operational.
9507	Freeway Under Construction	Land with a freeway under construction. Not operational.
9508	Railroad Under Construction	Land with a railroad under construction. Not operational.
9509	Transit Under Construction	Land with a transit station or transit center under construction. Not operational.
9600	Specific Plan Area	*Planned land use only. Substitute land use for scheduled developments used in forecasting efforts.
9700	Mixed Use	*Planned land use only. Code 9700 is a substitute for specific, descriptive mixed-use land uses below.
9701	Mixed Use Residential Commercial	Structure with a combination of multi-family residential and commercial uses. Examples include low-rise buildings with ground-floor commercial uses and apartments above (not the same as arterial commercial with a single-family unit or units), as well as 5-over-1s, large apartment buildings, or condominiums with ground-floor commercial activity. Mixed-use activities must occur in the same structure.
9702	Mixed Use Residential Office	Structure with a combination of multi-family residential and office uses. Examples include low-rise office buildings with ground-floor office uses and apartments above, as well as large apartment buildings or condominiums with additional, significant office uses. Mixed-use activities must occur in the same structure.

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9703	Mixed Use Multi-Use	Structure with a combination of commercial, multi-family residential, and office uses. Quaternary land uses may appear in this structure type; however, these cases are infrequent. Often high-rise towers in dense urban cores, such as Downtown San Diego.