

LAND-USE CLASSIFICATIONS
REVISED 7/10/2018



00 RESIDENTIAL

- 01 Single-Family Residential (SFR) - Less than five acres**
- 02 Single-Family Residential (SFR) - Five acres or larger ***
- 03 Duplex**
- 04 Multi-family**
- 05 Mobile Home**
- 06 Mobile Home Park**
- 07 Resort Residential**

10 COMMERCIAL

- 11 General Commercial**
- 12 Office (Professional/Medical/Gen)**
- 13 Motel/Hotel**
- 14 General Commercial-Residential Split**
- 15 Golf Course**
- 16 Nursing Home**

20 INDUSTRIAL

- 21 Light Industrial/Warehousing**
- 22 Heavy Industrial**

30 PUBLIC/SEMI-PUBLIC USES

- 31 Public**
- 32 Semi-Public**

40 UTILITIES

- 41 Utilities**

50 VACANT

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- 51 Vacant lot – less than 5 acres**
- 52 Vacant tract – 5 acres or larger ****
- 53 Vacant - Resort Lot (vacant residential lot in resort subdivision)**
- 60 AGRICULTURAL**

- 61 Agricultural tract unimproved (No SFR) ****
- 62 Agricultural tract w/ Single Family Residential ***
- 63 Agricultural tract w/ Mobile Home**
- 64 Agricultural tract w/ Single Family Residential AND w/ Mobile Home**
- 65 Agricultural tract w/ Multi-Family Residential**
- 70 TIMBER/FOREST**

- 71 Tract unimproved (No SFR) ****
- 72 Timber tract w/Single Family Residential ***
- 73 Timber tract w/Mobile Home**
- 74 Timber tract w/Single Family Residential AND w/ Mobile Home**
- 75 Timber tract w/Multi-Family Residential**
- 80 WATER POLYGON FEATURES**

- 81 River**
- 82 Lake or Pond**
- 90 TRANSPORTATION POLYGON FEATURES**

- 91 Highway/Road Right-of-Way**
- 92 Railroad Right-of-Way**
- 93 Airport**
- 96 UNCLASSIFIED STRUCTURE <\$30,000**

- 97 UNCLASSIFIED STRUCTURE >=\$30,000**

- 98 CAAS DATA UNAVAILABLE FOR PARCEL**

- 99 UNCODED BY LAND-USE MODEL**

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00 RESIDENTIAL

Land dedicated to residential uses as calculated by the land-use model. This includes lands for single-family homes, duplexes, multi-family uses, mobile homes, mobile home parks, and resort residential properties. This category does not include single residential homes or mobile homes that are located on properties classified as agricultural or timber/forest by the land-use model.

- 01 Single-Family Residential (SFR) [Fewer than five acres]** — Parcels less than five acres in size with a single-family residence.
- 02 Single-Family Residential [Five acres or more] *** — Parcels equal to or greater than five acres in size with a single-family residence.
- 03 Duplex** — Parcels with a duplex residential structure containing two dwelling units.
- 04 Multi-family** — Parcels with a multi-family residential structure(s) containing three or more dwelling units.
- 05 Mobile Home** — Parcels with four or fewer mobile homes.
- 06 Mobile Home Park** — Parcels with five or more mobile homes.
- 07 Resort Residential** — Residential parcels that are coded as “06 - Residential-Resort” in the “Land Description” field of the CAAS database and that contain no mobile homes and have an improvement value of greater than \$8,000.

10 COMMERCIAL

Land dedicated to commercial uses as calculated by the land-use model. This includes areas for general commercial use, office use, motel or hotel use, or nursing homes.

- 11 General Commercial** — Parcels with a general commercial use. This includes areas such as commercial retail stores, restaurants, service stations, malls, and shopping centers.
- 12 Office (Professional/Medical/Gen)** — Parcels with an office use. This includes general, professional, or medical offices as well as banks and financial offices.
- 13 Motel/Hotel** — Parcels with a motel or hotel.
- 14 General Commercial-Residential Split** — Parcels coded as general commercial for their improvement type but with a residential property type in the CAAS system. Often, the use of the parcel may be commercial, but the property may be residential in nature. An example would be a store operated out of a renovated house.
- 15 Golf Course** — Parcels coded as commercial property with a “24 – Golf Course” land description code in the CAAS data.
- 16 Nursing Home** — Parcels coded as commercial property with an “11 Nursing Homes” improvement type code in the CAAS data.

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20 INDUSTRIAL

Land dedicated to industrial uses as calculated by the land-use model. These areas include light industry or warehousing and heavy industry.

21 Light Industry/Warehousing — Parcels with light industrial and/or warehousing uses.

22 Heavy Industry — Parcels with a heavy industrial use.

30 PUBLIC/SEMI-PUBLIC USES

Land dedicated to public and/or semi-public uses as calculated by the land-use model. These include properties owned by federal, state, county, or city government entities as well as churches, fraternal land, and cemeteries.

31 Public — Parcels owned by either the federal, state, county, or city government.

32 Semi-Public — Parcels owned by either a religious or fraternal organization. This category includes churches and cemeteries.

40 UTILITIES

Land dedicated to utility uses as calculated by the land-use model. This includes lands designated as “Utilities” or “Local Assessed Utilities” in the “Property Type” field of the CAAS data.

41 Utilities — Parcels owned by a utility.

50 VACANT

Land that has not been converted to a developed use. Such lands include vacant lots and small properties that are not assigned to one of the agricultural or timber categories.

51 Vacant Lot [Fewer than five acres] — Parcels fewer than five acres in size with an improvement type that is null and an improvement value of less than \$2,000.

52 Vacant Tract [Five acres or more] ** — Parcels equal to or greater than five acres in size with an improvement type that is null and an improvement value of less than \$2,000.

53 Vacant - Resort Lot [Vacant residential lot in resort subdivision] — Parcels coded in the CAAS database as “06 - Residential-Resort” in the “Land Description” field and that contain no mobile homes and have improvement values less than \$8,000.

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60 AGRICULTURAL

Land used, at least in part, for agricultural operations, including groves, orchards, farms, or pastures. Parcels in this category are identified as agricultural lands even if the parcel contains residential structures or mobile homes. This classification is based on data in the “Land Description” field of the CAAS data.

- 61 Agricultural Tract Unimproved (No SFR) **** — Parcels with land used for agricultural crops or pasture with no improvement or mobile homes.
- 62 Agricultural Tract w/SFR *** — Parcels with land used for agricultural crops or pasture that also have a single-family residence but no mobile homes.
- 63 Agricultural Tract w/Mobile Home(s)** — Parcels with land used for agricultural crops or pasture with a mobile home(s) but no single-family residence.
- 64 Agricultural Tract w/SFR AND w/Mobile Home(s)** — Parcels with land used for agricultural crops or pasture with a single-family residence and mobile home(s).
- 65 Agricultural Tract w/Multi-Family Residential** — Parcels with land used for agricultural crops or pasture with a multi-family residence.

70 TIMBER/FOREST

Land used, at least in part, for growing timber. Parcels in this category are identified as forested lands even if the parcel contains residential structures or mobile homes. This classification is based on data in the “Land Description” field of the CAAS data.

- 71 Timber Tract Unimproved (No SFR) **** — Parcels with land used for growing timber with no improvement or mobile homes.
- 72 Timber Tract w/SFR *** — Parcels with land used for growing timber and that also have a single-family residence but no mobile home(s).
- 73 Timber Tract w/Mobile Home** — Parcels with land used for growing timber and that have a mobile home(s) but no single-family residence.
- 74 Timber Tract w/SFR AND w/Mobile Home** — Parcels with land used for growing timber and that have a single-family residence and a mobile home(s).
- 75 Timber Tract w/Multi-Family Residence** — Parcels with land used for growing timber and that also have a multi-family residence.

80 WATER POLYGON FEATURES

Areas contained by bodies of water. This includes water bodies such as rivers and lakes that are not contained within other parcels. This does not include water bodies such as farm ponds.

- 81 River**
- 82 Lake or Pond**

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90 TRANSPORTATION POLYGON FEATURES

The total area dedicated to either road or railroad rights-of-way.

91 Highway/Road Right-of-Way

92 Railroad Right-of-Way

93 Airport — Not defined by the model. Must be field checked and coded by the technician.

96 UNCLASSIFIED STRUCTURES <\$30,000

This category represents parcels containing structures that are not classified by other sections of this land-use model. The structures may range from garages and sheds/barns to pools and pool houses and other miscellaneous structures for which the data does not provide the information needed to assign the parcel to one of the above land-use categories. The improvements on these properties are reported in the data as being valued at under \$30,000.

97 UNCLASSIFIED STRUCTURES >=\$30,000

This category represents parcels similar to those included in the #96 class except their improvements are valued at \$30,000 or more.

98 CAAS DATA UNAVAILABLE FOR PARCEL

This category includes parcels that are not classified by the land-use model due to unavailability of CAAS data for those parcels.

99 UNCODED BY LAND-USE MODEL

This category also includes parcels that are not coded by the land-use model because their unique property assessment characteristics do not meet any of the selection criteria for the defined land-use.

SPECIAL NOTE:

Categories designated with a single or double asterisk denote classes that are similar. Depending on the nature of the analysis, these classes could be combined.

* — Parcels with a single-family residence that may be used for agricultural or timber production.

** — Undeveloped parcels that may be used for agricultural or timber production or may simply be vacant.