Land-based Classification System Explanation

Background

The Land-based Classification System (LBCS) is an update to the 1965 Standard Land Use Coding Manual. The LBCS was developed by the American Planning Association in collaboration with the Federal Highway and Aviation Administrations, Departments of Housing and Urban Development and Defense, and the Bureau of Transportation Statistics.

The LBCS provides a standard and systematic way to classify land uses, and is appropriate both for land use charts and land use databases. The land use categories in the Redmond Zoning Code are based on the LBCS.

Uses in the LBCS are arranged hierarchically and are coded using numbers. In some cases, Redmond's needs dictate that the City must deviate from the LBCS.

Symbols

####:	4 numerals indicate an LBCS classification
##xx:	A combination of numerals and letters indicates a classification developed specifically for the Redmond Zoning Code
Bold words:	Indicate a use category in the Redmond Zoning Code
Non-bold words:	Indicate a portion of the LBCS hierarchy included for hierarchy continuity.

1000 Residential dwellings and structures					
1100 Single-family dwelling	**1110 Detached dwelling unit** **111a Size-limited dwelling** **111b Cottage**	**1120 Attached dwelling unit**	**1130 Accessory dwelling unit**	**1150 Manufactured home**	
1200 Multifamily structure					
1300 Other specialized residential structure	**1320 Dormitory**	**1340 Single room occupancy units (SROs)**	**13a0 Mixed-use residential structure**		
A200 Housing services for the elderly	**A2a0 Adult family home**	**A2b0 Long-term care facility**	**A2c0 Residential care facility**	**A2d0 Retirement residence**	

2000 General sales or service						
2100 Retail sales or service	**2110 Automobile sales, service or rental establishment**	**2120 Heavy consumer goods, sales, service, or rental**	**2130 Durable consumer goods sales, service, or rental**	**2140 Consumer goods, other** **214a Membership wholesale/retail warehouse**	**2150 Grocery, food, beverage, or dairy sales** **2152 Convenience store**	**2160 Health and personal care**

2000 General sales or service

2200 Finance and insurance						
2300 Real estate services						
2400 Business, professional, scientific, and technical services	**2410 Professional services**	**2420 Administrative services**	**2430 Travel arrangement and reservation services**	**2440 Investigation and security services**	**2450 Services to buildings and dwellings**	
2500 Food services	**2510 Full-service restaurant**	**2520 Cafeteria or limited-service restaurant**	**2540 Bar or drinking place**	**2560 Caterer**	**2570 Food service contractor**	
2600 Personal services						
2700 Pet and animal sales or service (except veterinary)						
2a00 Hotel, motel, or other accommodations services	**2a10 Bed and breakfast inn**	**2a30 Hotel or motel**				

3000 Manufacturing and wholesale trade

4000 Transportation, communication, information, and utilities

4100 Transportation services	**4120 Rail transportation**	**4130 Road, ground passenger, and transit transportation**	**4140 Truck and freight transportation services**	**4160 Courier and messenger services**	**4170 Postal services**	**41a0 Heliport**	**41b0 Float plane facility**	**41c0 Electric vehicle infrastructure** **41c1 Rapid charging station** **41c2 Battery exchange station**
4200 Communications and information								

4a00 Utilities	**4aa0 Local utilities**	**4ab0 Regional utilities**	4ac0 Waste treatment and storage **4aca Solid waste transfer and recycling** **4acb Incidental hazardous waste treatment and storage** **4acc Primary hazardous waste treatment and storage**	4ad0 Telecommunications facilities **4ada Large satellite dishes** **4adb Antenna array and base station** **4adc Antenna support structure** **4add Amateur radio tower**

5000 Arts, entertainment, and recreation

5100 Performing arts or supporting establishment	**5120 Sports team or club**
5200 Museums and other special purpose recreational institution	**5230 Zoos, botanical gardens, arboreta, etc.**

5000 Arts, entertainment, and recreation

5300 Amusement, sports, or recreation establishment	**5310 Amusement or theme park establishment**	**53a0 Golf course**	**53b0 Adult entertainment facility**	**53c0 Community indoor recreation**	**53d0 Athletic, sports, and play fields**	**53e0 Marine recreation**	**53f0 Commercial swimming pool**
5500 Natural and other recreational parks	**55a0 Parks, open space, trails, and gardens**						

6000 Education, public administration, health care, and other institutions

6100 Educational services	**6120 Grade schools**	**6130 Colleges and universities**	**6140 Technical, trade, and other specialty school**
6200 Public administration	6220 Judicial functions **6222 Correctional institution** **622a Secure community transition facility**		
6300 Government function, other			
6400 Public safety			
6500 Health and human services	**6510 Ambulatory and outpatient care services**	**6520 Nursing, supervision, and other rehabilitative services**	**6560 Social assistance, welfare, and charitable service** **6562 Day care center** **656a Family day care**
6600 Religious institutions			
6700 Death care service	**6710 Funeral homes and services**	**6720 Cremation services and cemeteries**	
6800 Associations and nonprofit organizations, etc.			

7000 Construction-related business

8000 Mining and extraction establishment

9000 Agriculture and animal production

9100 Crop production	
9300 Animal production	9370 Animal production, other **9372 Equestrian facility**

Other

B21a Drive-up stand

Other
Baaa Roadside produce stand
Baab Home business
E200 Automobile parking facility
F910 Kiosk
F92a Vending cart
H700 Animal kennel/shelter
IIIa Water enjoyment use
IIIb Wetland mitigation banking
IIIc Piers, docks, and floats