

## Appendix B-5

LAND-USE DEFINITIONS SANDAG GIS  
1999

Last revision: May 12,

### LAND-USE DEFINITIONS

1000 SPACED RURAL RESIDENTIAL - Single family homes located in rural areas with lot sizes of approximately 1 to 10 acres . Homes in areas of lower densities are coded as agricultural or vacant, not residential. Rural residential estates may have small orchards, fields or small storage buildings associated with the residential dwelling unit.

1100 SINGLE FAMILY RESIDENTIAL - Single family detached housing units, on lots smaller than 1 acre. Newer developments may include clubhouses, recreation areas, pools, tennis, etc. located within and associated with the residential development, if a separate parcel/lot designation does not exist.

1200 MULTI-FAMILY RESIDENTIAL - Attached housing units, two or more units per structure - includes duplexes, townhouses, condominiums apartments, and SRO's in Centre City. Newer developments may include clubhouses, recreation areas, pools, tennis, etc. located within and associated with the residential development, if a separate parcel/lot designation does not exist.

1300 MOBILE HOME PARKS - Includes mobile home parks with 10 or more spaces that are primarily for residential use. (RV parks are included within the commercial recreation category).

1400 GROUP QUARTERS RESIDENTIAL -

1401 JAILS/PRISONS/BORDER PATROL HOLDING STATION

1402 DORMITORIES

1403 MILITARY BARRACKS

1404 MONASTERY

1409 OTHER - Convalescent or retirement homes not associated with or within a health care facility, rooming houses, half-way houses, California Conservation Corps, Honor Camps and other correctional facilities.

#### 1500 HOTEL/MOTEL/RESORTS

1501 LOW-RISE - Hotels, motels, and other transient accommodations with three or less floors. Commonly found along freeways and prime commercial areas.

1502 HIGH-RISE - Hotels and motels that have four or more floors. Primarily found in downtown areas and near tourist attractions.

1503 RESORTS - 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

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

2101 INDUSTRIAL PARKS - Office/industrial uses clustered into a center. The primary uses are industrial but may include high percentages of other uses in service or retail activities.

2103 LIGHT INDUSTRY-GENERAL - All other industrial uses and manufacturing not included in the categories above. These are not located inside of parks, but are usually along major streets or clustered in certain areas. Includes manufacturing uses such as lumber, furniture, paper, rubber, stone, clay, and glass; as well as light industrial uses as auto repair services and recycling centers. Mixed commercial and office uses (if not large enough to be identified separately) are also included. General industrial areas are comprised of 75 percent or more of industrial uses (manufacturing, warehousing, and wholesale trade).

2104 WAREHOUSING/PUBLIC STORAGE - Usually large buildings located near freeways, industrial or strip commercial areas. Public self-storage buildings are typically long, rectangular and closely spaced.

#### 2200 EXTRACTIVE INDUSTRY -

2201 EXTRACTIVE INDUSTRY - Mining, sand and gravel extraction, salt evaporation.

2300 JUNKYARD/DUMPS/LANDFILLS -

2301 JUNKYARD/DUMPS/LANDFILLS - The landscape should show visible signs of the activity. Also include Auto wrecking/dismantling and recycling centers.

4100 AIRPORTS

4101 COMMERCIAL AIRPORTS - Lindbergh Field only.

4102 MILITARY AIRPORTS - Airports owned and operated by the military. Found on Military bases.

4103 GENERAL AVIATION AIRPORTS - All general aviation airports.

4104 AIRSTRIPS -

4110 OTHER TRANSPORTATION

4111 RAIL STATIONS/TRANSIT CENTERS/SEAPORTS - 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) and major trolley stations), and seaport terminals (Port of SD). 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 4 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 - TV and radio broadcasting stations, relay towers, electrical power generating plants, water and sewage treatment facilities.

4114 CENTER CITY PARKING - SURFACE - All surface parking lots found in the center city plan area.

4115 CENTER CITY PARKING - STRUCTURES - All large parking structures found in the center city plan area.

4116 PARK AND RIDE LOTS - Stand alone parking areas that are not associated with any land use. These are usually located near freeways.

4117 RAILROAD RIGHT-OF-WAYS - All railroad ROWs.

4118 SURFACE STREET RIGHT-OF-WAYS - All street ROWs.

4119 OTHER TRANSPORTATION - Maintenance yards and their associated activities, transit yards and walking bridges.

4120 MARINE TERMINALS - National City and 10th Street (Centre City) marine terminals.

#### 5000 COMMERCIAL

5001 WHOLESALE TRADE - Usually located near transportation facilities. Structures are usually large and cover the majority of the parcel. Examples are clothing and supply. Also includes swap meet areas.

5002 REGIONAL SHOPPING CENTERS - Contain 1 to 5 major department stores, and usually have more than 50 tenants. Typically are larger than 40 acres in size.

5003 COMMUNITY COMMERCIAL - 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 CENTERS - Usually less than 10 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 CENTERS - 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, Del Mar Plaza.

5006 AUTO DEALERSHIPS - Includes National City Mile of Cars and Carlsbad's Car Country, among others.

5007 STORE-FRONT COMMERCIAL - Includes commercial activities found along major streets (not in planned centers), with limited on-site parking. May include mixed office uses that are not large enough to be identified as a separate area. Also may include mixed residential uses, i.e. residential on top of commercial, or residential units adjacent to commercial establishments.

5009 OTHER RETAIL - Other retail land uses not classified above.

#### 6000 OFFICE -

6001 OFFICE - HIGH RISE buildings with more than 4 stories containing banking, offices for business and professional services (finance, insurance, real estate), some retail activities and restaurants.

6002 OFFICE - LOW RISE buildings with less than 5 stories containing banking, offices for business and professional services (finance, insurance, real estate), some retail activities and restaurants.

6003 GOVERNMENT/CIVIC CENTERS - Large government office buildings or centers (outside of military reservations) and civic centers, or city halls of local governments. Also includes the Chamber of Commerce buildings and DMV Offices.

#### 6100 PUBLIC SERVICES

6101 CEMETERY

6102 CHURCHES

6103 LIBRARIES

6104 POST OFFICES

6105 FIRE/POLICE/RANGER STATIONS

6108 MISSIONS

6109 OTHER PUBLIC SERVICES - cultural facilities, museums, art galleries, social service agencies, humane societies, historic sites and observatories.

#### 6500 HOSPITALS

6501 UCSD, VA HOSPITALS, BALBOA NAVAL HOSPITAL -

6502 HOSPITALS-GENERAL - Hospitals not included above.

6509 OTHER HEALTH CARE - Medical centers and buildings or offices, 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

6701 MILITARY USE - Defense installations; operational facilities; maintenance facilities (non-weapons); research & development; supply & storage (non-weapons); community support facilities and any other military use that does not fall in other categories.

6702 MILITARY TRAINING - Academic , operational & combat training facilities; training ranges; and special purpose training ranges.

6703 MILITARY WEAPONS - Weapons assembly, maintenance and storage facilities.

#### 6800 SCHOOLS

6801 SDSU, SMSU, UCSD

6802 OTHER UNIVERSITIES AND COLLEGES -

6803 JUNIOR COLLEGES - Includes trade or vocational schools.

6804 SENIOR HIGH SCHOOLS

6805 JUNIOR HIGH SCHOOLS AND MIDDLE SCHOOLS

6806 ELEMENTARY SCHOOLS

6807 SCHOOL DISTRICT OFFICES

6809 OTHER SCHOOLS - Includes adult schools, non-residential day care and nursery schools.

7200 COMMERCIAL RECREATION

7201 TOURIST ATTRACTION - Sea World, Zoo, and Wild Animal Park.

7202 STADIUMS/SPORTS ARENAS - Sports Arena and San Diego Stadium.

7203 RACETRACKS - Del Mar, El Cajon Speedway, Carlsbad raceway, San Luis Rey Downs.

7204 GOLF COURSES -Public and private golf courses in the region.

7205 GOLF COURSE CLUBHOUSES - Clubhouses, swimming and tennis facilities and parking lots associated with the golf course.

7206 CONVENTION CENTERS - Centre City, Embarcadero.

7207 MARINAS - Includes marinas such as Oceanside Harbor, Quivira Basin, Shelter Island, Harbor Island, Embarcadero and Chula Vista marina.

7208 OLYMPIC TRAINING CENTER - Olympic Training Center in Chula Vista

7209 OTHER RECREATION - RV parks, drive-in theaters, campgrounds, boys/girls clubs, YMCA's, rifle ranges, swim clubs, and stand alone movie theaters. Also includes tennis clubs without golf, casinos, rodeo grounds and senior recreation centers.

7600 PARKS

7601 PARKS-ACTIVE - Recreation areas and centers containing one or more of the following activities: tennis or basketball courts, baseball diamonds, soccer fields, or swings. Examples are Robb Field, Morley Field, Diamond Street Recreation Center, Presidio Park. Smaller neighborhood parks with a high level of use are also included as active parks.

7602 PARKS-PASSIVE - State, regional and local parks, National monuments which allow public access and have some sort of improvements or developments and facilities. Examples are Cabrillo National Monument, Sunset Cliffs.

7603 OPEN SPACE RESERVES, PRESERVES - Wildlife and nature preserves, lands set aside for open space, and parks with limited development and access. Examples are Torrey

Pines State Reserve, Penasquitos Canyon Reserve, San Elijo Ecological Preserve, Nature Conservancy properties.

7604 BEACHES - 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. Usually has parking associated with it.

7605 OTHER BEACHES - Passive. Other sandy areas along the coastline with limited parking and access (beaches along cliffs, or near preserves).

7606 LANDSCAPE OPEN SPACE - Actively landscaped areas within residential neighborhoods such as greenbelt areas, hillsides with planted vegetation (trees/shrubs), among others.

7607 RESIDENTIAL RECREATION - Active neighborhood parks that are for the use of residents only such as fenced in areas that may contain pools, tennis & basketball courts, barbecues & a community meeting room.

8000 AGRICULTURE

8001 ORCHARDS AND VINEYARDS

8002 INTENSIVE AGRICULTURE - Nurseries, greenhouses, flower fields, dairies, livestock, poultry, equine ranches, row crops and grains..

8003 EXTENSIVE AGRICULTURE -pasture, fallow.

9100 VACANT AND UNDEVELOPED LAND \* (Historical and Existing only)

9101 VACANT, NOT GRADED

9102 VACANT, GRADED LAND

9200 WATER

9201 BAYS, LAGOONS

9202 INLAND WATER - Lakes, reservoirs and large ponds.

9300 INDIAN RESERVATIONS \* (Planned land-use only)

9400 PUBLIC/SEMI-PUBLIC \* (Planned land-use only)

9500 UNDER CONSTRUCTION \* (Historical and Existing only)

9501 RESIDENTIAL UNDER CONSTRUCTION - Usually located near existing residential developments.

9502 COMMERCIAL UNDER CONSTRUCTION - Usually located near existing commercial or residential areas.

9503 INDUSTRIAL UNDER CONSTRUCTION - Usually located near existing industrial or commercial developments.

9504 OFFICE UNDER CONSTRUCTION - Usually located near existing industrial or commercial developments.

9505 SCHOOL UNDER CONSTRUCTION

9600 SPECIFIC PLAN AREA \* (Planned land-use only)

9700 MIXED USE \* (Planned land-use only)

\* The same 4-digit land-use coding system is used for historical, existing and planned land-use. Codes that are used only for historical/existing or planned are indicated.