

Appendix A

Land Use Classification



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Appendix A Land Use Classification

Though local agency codes define land uses for regulatory purposes, airport land use compatibility considerations sometimes require the classification of certain land uses into different categories than are customary for conventional land use planning. The land use attributes that may have airport compatibility implications warrant particular consideration.

The land uses identified in the land use classification system for this Airport Land Use Compatibility Plan (ALUCP) were derived and adapted from various sources including the City of San Diego Municipal Code and the San Diego Association of Governments (SANDAG).

Other sources of guidance on land use classification include:

- American Planning Association, *Land-Based Classification Standards*, <https://www.planning.org/lbcs>.
- US Department of Labor, Bureau of Labor Statistics, North American Industry Classification System (NAICS) <https://www.bls.gov/bls/naics.htm>.
- White, Mark S., *Classifying and Defining Uses and Building Forms: Land-Use Coding for Zoning Regulations*, *Zoning Practice*, No. 9, American Planning Association, September 2005.
- US Urban Renewal Administration, Bureau of Public Roads. *Standard Land Use Coding Manual*, US Government Printing Office, 1965.

This appendix delineates the types of uses that are contained within the broad categories listed in Chapter 2, Table 2-1, and Chapter 3, Table 3-1. In the following table, uses are listed by broad categories corresponding to the ALUCP use tables in the first column. Specific land use attributes or subsets of the broad categories are listed in the second column. The third column contains examples of the subsets.

Category	Attributes and Subsets	Examples
RESIDENTIAL		
Single- or Multiple-Unit	Detached or attached dwelling with individual unit kitchen; includes owner and renter-occupied	<ul style="list-style-type: none"> • Apartment • Condominium • Mobile Home • Single Home Townhouse • Single unit on individual lot
Single-Room Occupancy Facility	Single-room units without full kitchen; stays typically >30 consecutive days; may include common kitchen/dining area	Single-room occupancy hotel

Category	Attributes and Subsets	Examples
Group Quarters	Residents not under medical care; common kitchen/dining area	<ul style="list-style-type: none"> Addiction Treatment, Rehabilitation Facility Convent/Monastery Dormitory, Fraternity/Sorority House Halfway House, Transitional Living Facility
NONRESIDENTIAL		
Commercial, Office, Service, Transient Lodging		
Hotel, Motel, Resort	Stays <30 consecutive days; may include conference and recreation facilities	<ul style="list-style-type: none"> Extended stay hotel/motel Hostel Hotel, resort hotel Motel
Office	Medical/Dental Offices, Medical Laboratory; Emergency Care - outpatients only, no general anesthesia services	<ul style="list-style-type: none"> Acupuncture Chiropractic Dentistry Diet/Nutrition Counseling Family/Marriage Counseling General/Family/Specialty Medical Practice Optometry Physical Therapy Psychiatry/ Psychology/ Psychotherapy Urgent Care
	Financial, Insurance, Real Estate Institution	<ul style="list-style-type: none"> Bail Bonds Bank/Credit Union Insurance/Real Estate Pay Day/Title Loans
	Administrative Business and Civic Buildings	<ul style="list-style-type: none"> Chamber of Commerce Charitable Organization Courthouse Employment/Welfare Agency Government Office

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> • Post Office
	Professional Services	<ul style="list-style-type: none"> • Accounting/Tax Preparation • Attorney • Architect, Interior Design, Engineer, Surveyor • Builder/Contractor Construction Services (no on-premises material storage) • Consulting/Research • Custodial/Housekeeping (no on-premises material storage) • Professional/Political Organization • Travel Agency
	Broadcasting/Recording Studio (no audience)	Radio/Television/Music
Retail Stores	Convenience Market (pedestrian-oriented or gas station component; no seating for on-premises consumption)	<ul style="list-style-type: none"> • Automotive Fluids (excluding bulk sales) • Beverages/Snacks/Sundries • Dry and Canned Goods • Egg and Dairy Products • Newspapers/Magazines • Non-Prescription Drugs • Novelties/Gifts/Souvenirs • Tobacco Products • Toiletries
	Food/Beverage Sales (takeaway, no seating for on-premises consumption)	<ul style="list-style-type: none"> • Bakery/Donut Shop • Butcher Shop • Candy/Confectionery Shop • Cheese Shop • Delicatessen • Fish/Seafood Market • Fruit/Vegetable Market • Ice Cream/Yogurt Stand • Liquor Shop

Category	Attributes and Subsets	Examples
	Department/Discount Store	
	Drug/Variety Store, Pharmacy	
	Grocery Store, Supermarket	
	Antique/Pawn Shop, Thrift/Secondhand/Surplus Shop	
	Bait and Tackle, Plants, Pet Food/Supplies Store (no services)	
	Specialty Sales of Finished Consumer Products/Merchandise	<ul style="list-style-type: none"> • Apparel/Footwear/Headwear • Appliances • Artwork • Automotive Parts • Bicycles • Books/Magazines • Cameras/Photographic Equipment • Candles/Soaps • Cellphones and Related Equipment • China/Glassware • Clocks • Computer Hardware/Software • Haircare/Cosmetics • Costumes/Uniforms • Curtain/Draperies • Electronics • Fixtures • Flooring • Flowers/Plants • Furniture • Fabric • Fur • Gifts/Novelties/Souvenirs • Hardware/Tools • Hobby/Craft Supplies

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> • Household Goods • Jewelry • Lawn and Garden Supplies • Linens • Luggage and Leather Goods • Music and Instruments • Sports Equipment • Office Equipment • Optical Goods • Stationery • Tobacco Products • Toys
Service - Low Intensity	Vehicle Rental	<ul style="list-style-type: none"> • Automobile • Boat • Construction/Farm Equipment • Motorcycle • Recreational Vehicle • Tow Trailer • Truck
	Vehicle Cleaning, Repair/Restoration	<ul style="list-style-type: none"> • Automobile, Motorcycle, or Bicycle Detailing, Restoration, Repair • Car Wash (full service with customer waiting area or stand-alone self-service)
Service - Medium Intensity	Personal Services	<ul style="list-style-type: none"> • Barber/Beauty Shop • Massage Parlor • Salon/Spa • Tattoo/Piercing Parlor
	Pet Services	<ul style="list-style-type: none"> • Guard/Guide Dog Training • Kennel • Pet Bathing/Grooming • Veterinary Clinic
	Business Services	<ul style="list-style-type: none"> • Blueprints/Drafting

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> • Graphic Design • Locksmith • Moving Services • Outdoor Advertising Props, Signage • Parcel Shipping/Bulk Mailing Services • Printing/Reprographics • Tool/Blade Sharpening • Tool/Equipment Rental
	Wholesale Equipment Supply and Repair Services	<ul style="list-style-type: none"> • Barber/Beautician Aids • Office Equipment Service • Medical/Dental/Laboratory • Drafting/Surveying Equipment • Janitorial/Hotel/Restaurant Equipment and Supplies
	Self-Service Laundry (personal use, coin-operated), Laundry/Dry Cleaning and Dyeing (drop-off/pick-up site only; work done off-premises)	
	Consumer Product Repair	<ul style="list-style-type: none"> • Apparel/Footwear • Appliance • Clocks/Watches • Furniture • Jewelry • Musical Instruments
	Photography Studio	
Service - High Intensity	Eating/Drinking Establishments (includes kitchen, food storage, waiting area, indoor/outdoor seating)	<ul style="list-style-type: none"> • Bar/Nightclub/Tavern • Restaurant • Coffee Shop/Tearoom
Sport/Fitness Facility	Indoor exercise and recreational activities	<ul style="list-style-type: none"> • Athletic Club/Gym; • Billiards/Pool/Table Tennis Hall;

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> • Bowling Alley; • Dance/Aerobics/Yoga Studio; • Public Bath House; • Skating Rink • Sport Courts (basketball, tennis, racquetball, volleyball, etc.) • Swimming Pool • Shooting Range (firearms) • Video/Gaming Arcade
Theater	Fixed spectator seating	<ul style="list-style-type: none"> • Auditorium • Broadcast Studio (with audience) • Concert Hall • Live Performance/Dinner Theatre • Movie Cinema
Educational, Institutional, Public Services		
Assembly - Adult	Religious/Ceremonial Assembly	<ul style="list-style-type: none"> • Church, Mosque, Synagogue, Temple • Wedding Venue
	Lodge, Meeting Hall, Clubhouse	<ul style="list-style-type: none"> • Fraternal Society • Labor Union Hall • Motorcycle Club • Veteran Organization
	Funeral Parlor, Mortuary Service with chapels and public assembly facilities	
Assembly - Children	After-School or <5 Days/week	<ul style="list-style-type: none"> • After-School Day Care • Cultural/Religious/Heritage School • Instructional Studio (art, dance, martial arts) • Youth Recreation Center

Category	Attributes and Subsets	Examples
Child Day Care Center, Pre-Kindergarten	All-Day, commercial operation ≥ 14 children	<ul style="list-style-type: none"> Child Day Care Center/Nursery Pre-Kindergarten School
Conference/Convention Center	Includes banquet, exhibition, and meeting room facilities	Trade/Public Show
Custody Facilities	Facilities where people are under supervision and restraint	<ul style="list-style-type: none"> Immigrant/Juvenile Detention Facility Jail/Prison
Cultural Facilities	Museums and facilities for general education; may include gift shops and related services for clientele	<ul style="list-style-type: none"> Aquarium Gallery Library Museum Planetarium Public Archives
Emergency Service Facilities	First responder facilities may include kitchen and sleeping rooms	<ul style="list-style-type: none"> Fire/Emergency Medical/Search and Rescue Station Police Station
Medical Care - Congregate Care Facilities	Supervised care ≥ 7 people	<ul style="list-style-type: none"> Assisted Living Facility Elderly Day or Residential Care Facility Foster Child Care Facility Group Home Mental Health Treatment Institution Nursing/Convalescent/Hospice Facility Orphanage
Medical Care - Hospital	Patient typically unconscious for treatment; in-patient beds for recuperation	<ul style="list-style-type: none"> Hospital Psychiatric Care Facility (in-patient)
Medical Care - Out-Patient Surgery Center	No overnight stay	
School - Adults	Associate, bachelor, and graduate degree-granting institutions	College/University
	Technical/Vocational/Trade School	<ul style="list-style-type: none"> Barbering/Cosmetology

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> • Construction Trades • Culinary Arts • Criminal Justice • Dancing/Modeling • Electronics • Elevator Mechanics • Heating/Ventilation/Air Conditioning • Information Technology • Ironwork/Welding • Massage Therapy • Nursing/Healthcare/Dental Hygiene • Photography • Upholstery • Vehicle/Engine Mechanics and Technology • Vehicle Collision Repair • Vehicle Driver Training
School - Children	Kindergarten through 12 th grade	Public, Private, Charter
Industrial		
Manufacturing/Processing - General	Wholesale Food and Beverage Production	<ul style="list-style-type: none"> • Bakery • Beverage Bottling • Brewery/Distillery/Winery • Cannery • Catering • Confectionery • Dairy/Creamery • Grain Mill • Icemaking • Wholesale Food Preparation
	Fabric Cleaning and Dyeing	<ul style="list-style-type: none"> • Carpet/Commercial Linen Laundry • Dry Cleaning and Dyeing

Category	Attributes and Subsets	Examples
	Making of Prepared Products	<ul style="list-style-type: none"> • Art/Crafts • Adhesives • Apparel/Silk Screening • Textiles • Barrels/Casks • Cabinets/Furniture/Woodworks • Candles/Soap • Ceramics/Pottery • Electronics • Engines/Industrial Equipment • Glass Blowing/Staining • Ironworks • Jewelry/Watches • Medical Devices • Metalworks • Pharmaceuticals • Plaster • Precision Instruments • Scientific Equipment • Sculpture
	Printing, Publishing, Engraving	
	Parcel Processing Facility	
	Product Fulfilment Center	
	Crematorium	
Manufacturing/Processing of Biomedical Agents, Biosafety Levels 3 and 4 Only	<p>Biosafety Level 3: agents that cause serious or potentially lethal disease through inhalation.</p> <p>Biosafety Level 4: agents that cause life-threatening disease for which there are no vaccines or treatments.</p>	
Manufacturing/Processing of Hazardous Materials	Combustible, explosive, corrosive, and toxic liquids, gases, or other substances designated as hazardous	<ul style="list-style-type: none"> • Explosives/Fireworks Manufacture • Petroleum Refining

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> Radioactive Material Compounding and Processing
Mining and Extractive Industry		<ul style="list-style-type: none"> Asphalt Paving Concrete Batch Plant Groundwater Extraction Oil/Gas Quarry/Rock Crushing Sand/Gravel/Clay/Mineral/Ore
Recycling Center Handling Inorganic Matter, Construction/Material Storage Yard	Recyclables Collection Facility (glass, metal, paper, plastics only, drop-off only, no processing); Construction and Demolition Debris; Solid Waste Transfer Station (entirely enclosed)	<ul style="list-style-type: none"> Concrete Salvage Glass/Paper/Plastic Recycling Metals Recycling Wood Pallets
	Contractor Construction/Public Works Storage Yard	<ul style="list-style-type: none"> Carpentry Concrete Drywall Fencing Fixtures Flooring Glazing/Windows Heating/Air Conditioning Landscaping and Irrigation Masonry Painting Roofing Sheet Metal Swimming Pool Equipment and Supplies Water Well Drilling
Research and Development - Scientific, Technical		<ul style="list-style-type: none"> Assaying Metallurgy Microchip Manufacturing Research/Experimental Laboratory

Category	Attributes and Subsets	Examples
Sanitary Landfill, Refuse Disposal, Junkyard, Dump, Recycling Centers Handling Organic Material or Tires	Dumps, Landfills, Salvage Yards	<ul style="list-style-type: none"> • Auto Wrecking • Dump • Incineration Plant • Refuse Disposal Facility • Salvage/Junk Yard (non-operating vehicles) • Sanitary Landfill
	Composting	Animal/Food Waste Processing and Transfer Stations
	Wood and Green Waste Processing	Brush and Yard Waste, Woodchips and Sawdust
	Rubber/Tire Recycling Facility	
Self-Storage, Moving/Storage Facilities	Long-Term Storage	<ul style="list-style-type: none"> • Appliances, Furniture, Equipment • Boat, Recreational Vehicle Storage • Self-Storage Rental Unit Facilities
Warehousing/Distribution Facilities - General	Temporary Storage and Distribution of Goods	<ul style="list-style-type: none"> • Cold Storage • Freight • Warehouses Serving Retailers and Wholesalers
Warehousing/Storage of Biomedical Agents, Biosafety Levels 3 and 4 Only	<p>Biosafety Level 3: agents that cause serious or potentially lethal disease through inhalation.</p> <p>Biosafety Level 4: agents that cause life-threatening disease for which there are no vaccines or treatments.</p>	
Warehousing/Storage of Hazardous Materials	Combustible, explosive, corrosive, and toxic liquids, gases, or other substances designated as hazardous	<ul style="list-style-type: none"> • Fireworks/Explosives Storage • Petroleum/Hydrogen/Natural or Compressed Gas Storage Tank
Transportation, Communications, and Utilities		
Auto Parking		<ul style="list-style-type: none"> • Surface Lots/Structures

Category	Attributes and Subsets	Examples
		<ul style="list-style-type: none"> • Impound Lots
	Bus and Truck Fleet Storage	<ul style="list-style-type: none"> • Beverage • Bus • Garbage Collection • Parcel Delivery • Tow Trucks • Taxicab Fleets
Electrical Power Generation Facility - Large		<ul style="list-style-type: none"> • Battery Energy Storage System (public energy production and distribution system) • Fossil Fuel, Nuclear, Concentrated Solar Power Plant • Large Wind Turbine Facility (≥ 100 kW) • Large Photovoltaic Solar Power Facility (≥ 1 MW)
Electrical Power Generation Facility - Small	Small renewable energy facilities	<ul style="list-style-type: none"> • Small Solar/Photovoltaic Array (<1 MW) • Small Wind Turbine Facility (<100 kW)
Electrical Substation		<ul style="list-style-type: none"> • Switching Station • Transformer • Transmission/Distribution Line Towers
Emergency Communications Facility		<ul style="list-style-type: none"> • 911 Emergency Center • Disaster Response/Recovery Center
Flood Control Facility		<ul style="list-style-type: none"> • Dam • Detention Basin • Levee • Seawall • Weir
Marine Cargo Terminal	Commercial Pier, loading/unloading facilities	

Category	Attributes and Subsets	Examples
Marine Passenger Terminal	Passenger embarkation, debarkation, processing facilities	
Transit Center, Bus/Rail Station	Passenger processing facilities	<ul style="list-style-type: none"> • Bus Depot • Rail Station
Transportation, Communication, Utilities - Other	Transportation communication, and utility facilities not elsewhere classified	
Truck Terminal	Bases for trucking companies, transshipment facilities	
Water, Wastewater Treatment Plant		<ul style="list-style-type: none"> • Pump Station • Water System Storage Tank/Reservoir • Water/Wastewater Treatment Plant
Wireless Communication/Transmission Facility (other than emergency communications facility)		<ul style="list-style-type: none"> • Cell Phone Tower • Radio/Television Transmission Antennas
Recreation, Park, Open Space		
Arena, Stadium, Fairground	Indoor or outdoor spectator sports and entertainment facility; fixed or open seating	<ul style="list-style-type: none"> • Amusement Park • Arena • Racetrack • Stadium
Botanical/Butterfly Garden, Arboretum, Zoological Park		
Campground	Tent or camper/recreational vehicle spaces; restroom/shower facilities	
Cemetery	No chapel, but may include columbarium or mausoleum	
Entertainment Facilities - Outdoor		<ul style="list-style-type: none"> • Amphitheatre • Bandstand/Music Shell
Golf Course	No clubhouse	

Category	Attributes and Subsets	Examples
Marina	Piers, docks, and related boating services	
Park, Open Space	Active (play/exercise equipment and restroom or shelter, picnic, grilling facilities); passive recreation	<ul style="list-style-type: none"> • Nature/Wildlife Preserve • Park/Playground
Recreation Facility - Outdoor	Participant sports, may include incidental spectator seating	<ul style="list-style-type: none"> • Community Swimming Pool • Miniature Golf Course • Multi-Field Sports Complex (baseball, softball, tee ball, tennis, pickleball, kickball) • Shooting Range - archery or firearms
Agriculture		
Agriculture, Horticulture, Floriculture, Forestry	Tree, Field, and Row Crops	<ul style="list-style-type: none"> • Alfalfa and Other Hay Crops; • Cotton and Other Fiber Crops; • Berries/Fruit/Melons/Nuts; • Grain; • Greenhouse; • Herbs/Spices; • Tobacco; • Vegetables
	Beekeeping, Dairying, Poultry/Livestock Raising, Breeding, Keeping and Shearing	<ul style="list-style-type: none"> • Aviary, Poultry Coop; • Barn/Corral/Stable; • Feed Lot; • Pasture/Range; • Stockyards (cattle, horses, goats, llamas, pigs, sheep, etc.)
	Farm Implement/Machinery/Product Storage	Equipment barn/shed
Aquaculture	Fish/Shellfish Stock Tanks or Enclosures	

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