



City of Eugene
System Development Charge Methodologies

Appendix A

Definitions of General Terms and Transportation Use Codes

&

Cross-References for Wastewater &
Parks and Recreation SDCs
Based Upon HUD BPR Use Codes Descriptions

November 21, 2019 Draft

Appendix A

Definitions of General Terms and Use Codes

Accessory Dwelling Unit (ADU): (Also referred to as a Secondary Dwelling Unit). As used in the determination of SDC rates, an accessory dwelling unit is any interior, attached or detached residential structure that is used in connection with or that is accessory to a single family dwelling on the same lot. An ADU typically has the following components:

- separate ingress / egress
- living area
- kitchen facilities including sink (in addition to bathroom sink), refrigerator, or stove
- separate bathroom

Acquisition Costs: The indirect or direct amount expended to procure use, possession, rights, or title as related to the construction of public improvements. This cost may be determined by current market experience, or other reasonable and prudent methods approved by the City Engineer.

Administrative Charge: A City charge to recover costs associated with staff time to review a permit's SDC impact, the development of the methodologies, the provision of an annual accounting of system development charge expenditures, and the implementation and operational costs associated with the SDC program.

Assessable Costs: The amount of capital improvement costs which are collected through the City's local improvement assessment program as established in City code. This cost has been removed from the total cost of capital improvements in determining the system-specific SDC.

Average Cost Determination:

- The average cost of inspecting and installing connections with the wastewater facilities and with the stormwater facilities, which are not part of the SDC as defined in E.C. 7.010, is the connection permit fee established by the City.
- If an applicant to connect to a wastewater or stormwater facility would result in extraordinary cost of inspecting and installing the connection, nothing in this definition shall prevent the City from requiring the applicant pay such costs. The extraordinary costs may be paid by the applicant in installments as part of the SDC.

Average Flow: The typical average daily flow of development, by type of land use. For purposes of calculating the Metropolitan Wastewater Management Commission SDC, this flow is expressed in terms of a unit of development.

Bedroom: a habitable room that is intended to be used for sleeping purposes, contains a minimum of seventy (70) square feet and has a closet.

BOD: Biochemical Oxygen Demand. The quantity of oxygen utilized in the biochemical oxidation of organic matter.

Change of Use of a Building in Its Entirety: An existing building proposed to redevelop in manner that changes all existing use classifications as determined by staff.

City Engineer: The City Manager, the person designated by the City Manager to serve as the City Engineer, or the City Engineer's designee.

City Manager: City Manager or designee.

Construction Costs: The cost in current fiscal year dollars for construction of future capital improvements.

Cost of Service: The calculation of a “per unit” cost to the City of providing system-specific capacity (e.g., wastewater collection capacity).

Credit: An amount that may be subtracted from the net SDCs assessed for a development. Credits may be based upon (a) previous payment or use, or (b) the costs of, or contributions to, certain capital improvements associated with the development.

Development Types: As used in determining SDC rates, development and uses of development sites are categorized, per system, depending on the relative impact. Also referred to as use codes.

EDU: Equivalent Dwelling Unit: EDU is used in the parks and recreation SDCs as a basis for determining the relative impact or service used by different types of development. Represents the use of capacity that is approximately equal to that of a single dwelling unit.

Equitable Share of Public Facility Costs: As used in the development of SDCs, the City's cost of providing system capacity, allocated to new development relative to the development's impact or use of system capacity.

FEU: Flow Estimation Unit. For the Metropolitan Wastewater Management Commission SDC, the Flow Estimation Unit is the unit of impact upon which the rate per unit is based. The FEU is typically per 1,000 square feet of building area for most commercial users, and dwelling units for residential development.

ITE: Institute of Transportation Engineers

Impact Measurement: The unit of system capacity used to determine the relative effect of a new development on the capacity of a specific system. For example, the number of gallons of discharge flow per plumbing fixture unit is used to determine the effect of various development types on the local wastewater system.

Impact Reduction: (a) Private physical improvements constructed as part of a development, or programs instituted in connection with the development, which will reduce the demand from that development upon one or more capital systems; (b) the amount by which an SDC fee is lowered based upon an impact reduction.

Impervious Surface: Impervious surface is used as an impact measure for the stormwater SDC. An impervious surface is that which prevents or retards saturation of water into the surface of the soil or causes water to run off the surface in greater quantity or at an increased rate of flow compared to the natural condition of the property before development. Asphalt, concrete, and roofing materials are examples of impervious materials.

Improvement Fee: The portion of the system-specific SDC charged for costs associated with capital improvements to be constructed to increase capacity of the system to accommodate new development.

Level of Service (LOS): (per unit of development) As used in development of SDC rates, LOS

represents the amount of system (or sub-system) capacity provided at a certain point in time. The planned level of service is used as the basis for determining the system impacts of new development. This is presented in terms of the appropriate impact measure.

Living Area: As used in the determination of local wastewater and parks and recreation SDC rates, living area is defined as the gross floor area, to the outside perimeter, of a dwelling including floor area within structures accessory to the dwellings that is intended for habitation, e.g. bonus rooms over garages, some attic spaces.

Low Impact Development (LID): As used in determination of stormwater SDC rates, LID is the management of stormwater runoff by approved infiltration and filtration facilities in accordance with standards specified in EC 9.6792 (3).

Methodology: This document entitled “City of Eugene Systems Development Charge Methodologies” and any amendment or modification made hereto.

Mixed-Use Development: As relating to Transportation Compact Development Adjustments (see section 4.4 of Appendix B / Transportation SDC Methodology), a development (either a single building or a group of buildings) that includes a combination of commercial and certain residential uses. Residential uses may include the following compact development types, but shall not include detached single-family dwelling or duplex development:

- Multi-family residential development, including apartments and apartment-style condominiums
- Rowhouses and townhouses

MWMC: Metropolitan Wastewater Management Commission - responsible for regional wastewater treatment.

Peak Flow: For purposes of the Metropolitan Wastewater Management Commission SDC, peak flow is the peak wet weather design capacity of the regional wastewater treatment plant.

PFU: Plumbing Fixture Units. PFUs are defined in the state Uniform Plumbing Code. A unit equivalent is assigned to different drainage fixtures depending on drain pipe or fixture size. The rate of charge per PFU will vary and is dependent upon a development’s land use and associated impact to the public wastewater system.

Private Physical Improvements (for impact reduction/mitigation): A facility or asset, designed and constructed at the developer’s expense, which is owned and maintained by the property owner or owner’s agent; not a program or activity or naturally occurring physical attribute.

Process Wastewater: Water which, during manufacturing or processing, comes into contact with or results from the production of or use of any raw material, intermediate product, finished product, byproduct or waste product.

Proportionate Share of Public Facility Costs: The cost of capital improvements which are reasonably attributable to new development.

Reimbursement Fee: The portion of the system-specific SDC charged for costs associated with capital improvements already constructed, or under construction when the fee is established, that have existing capacity to serve future growth.

Replacement Costs: The cost (in current fiscal year dollars) of replacing existing system capacity.

Residential Dwelling Unit (RDU): Residential Dwelling Units are used in the calculation of wastewater SDCs as a basis for determining the relative impact or service used by residential development. A base fee is applied to each RDU, such as one house, one accessory dwelling unit, or each apartment unit, plus a rate per square foot is applied to the total living area. For manufactured home parks, which are charged SDCs at the time a park's initial development permit is issued, the local wastewater SDC will be based upon the maximum size of manufactured home that can be placed on building pads located within the park. Each space shall constitute an RDU and the rate per square foot shall be applied to the total gross floor area of all additional proposed structures within the park.

SDC Eligible Costs: System value net of assessable costs, grants and [outstanding debt](#) [other agency funding](#). This cost is allocated to all development in proportion to its impact on system capacity.

SS: Suspended Solids. The total elements and compounds which float on the surface of, or are suspended in, wastewater and which are removable by laboratory filtration, expressed in milligrams per liter.

Secondary Dwelling Unit (SDU): See Accessory Dwelling Unit.

Single Family Dwelling (SFD): As used in EC 7.725(b) and this methodology, a "single family dwelling" means a "Dwelling, single family detached" as defined in EC 9.015.

TGSF: Thousand Gross Square Feet. Sum (expressed in the thousands, in decimal form) of the area of each floor level, including, but not limited to, basements, mezzanines, penthouses, corridors, mechanical rooms, and storage areas that are within the principal outside faces of the exterior walls. The City's TGSF definition is based upon the definition of "gross floor area" in the Institute of Traffic Engineer's *Trip Generation Manual*. TGSF measurements:

- Include exterior walls
- Include all areas that have clear standing headroom (6 feet, 6 inches minimum), regardless of their use
- Shall count the area of stairs once for each two floors the stairs connect
- Shall count the shaft of an elevator once, regardless of the number of stories it connects
- Do not include parking and drive aisle areas within parking garages

TGSFLA: Thousand Gross Square Foot Leasable Area

Transportation Demand Management (TDM): A transportation planning proposal for a given development that reduces the demand that development places upon the transportation system by redistributing or eliminating vehicle trips and encouraging the use of alternate modes of travel.

Unit of Development (Unit): Unit of measure for determining the size of a development for use in calculating the effect of the development on a system.

- Example: Number of Units of Development x Impact Measure per Unit = Impact of Development

Definitions of Transportation Use Codes

030 Truck Terminal

Truck terminals are facilities where goods are transferred between trucks, trucks and railroads, or trucks and ports.

090 Park & Ride Lot with Bus Service

Park-and-ride lots with bus service are areas used for the transfer of people between private vehicles and buses. They usually contain a bus passenger shelter, a parking lot, and circulation facilities for buses, as well as for private motor vehicles. In addition to park-and-ride, there are a significant number of passengers who are dropped off.

110 General Light Industrial

Industrial facilities have an emphasis on activities other than manufacturing, and may include activities such as printing, material-testing laboratories, and assembling of data processing equipment. Typically these facilities are freestanding and devoted to a single use/activity.

130 Industrial Park

Development within an industrial park is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Industrial park tenants may be highly diversified; some parks may contain a large number of different types of small businesses, while others may have one or two dominant industries.

140 Manufacturing

Manufacturing facilities are areas where the primary activity is the conversion of raw material or parts into finished products. The size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions. This use code also includes general heavy industrial uses which are facilities typically limited to the manufacturing of large items.
[Combines ITE use codes 120 General Heavy Industrial and 140 Manufacturing.]

150 Warehousing

Warehouses are primarily devoted to the storage of materials; they may also include office and maintenance areas.

151 Mini-Warehouse

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point. These are often referred to as “self-storage facilities.”

160 Data Center

Data centers are free-standing, warehouse-type facilities that are primarily used for off-site storage of computer systems and associated components, including applications and secure data. Data centers may be occupied by single or multiple tenants and may include maintenance areas and a small office. Data centers typically have a small number of employees and visitors.

170 Utilities

Utilities are free-standing buildings containing electromechanical or industrial space equipment. These facilities may include storage areas and office space.

210 Single-Family Dwelling / Duplex

This use code includes single-family detached housing, mobile homes, and /duplex homes on individual lots.

[Combines ITE use codes 210 Single-Family Dwelling and 240 Mobile Home Park.]

211 Accessory Dwelling Unit (ADU) / Secondary Dwelling Unit (SDU)

Any interior, attached or detached residential structure that is used in connection with or that is accessory to a single family dwelling on the same lot. An ADU typically has the following components:

- separate ingress / egress
- living area
- kitchen facilities including sink (in addition to bathroom sink), refrigerator, or stove
- separate bathroom

220 Apartments

Apartments are rental dwelling units located on the same property with at least two other dwelling units.

230 Condominium/Townhome

Condominiums/townhomes are ownership dwelling units constructed in a group of three or more attached units.

251 Senior Housing Development

Senior adult housing consists of detached independent living developments, such as retirement communities, age-restricted housing and active adult communities. In addition to residential units, these developments may include golf courses, pools, security, transportation and common recreational/social facilities.

[Combines ITE use codes 251 Senior Adult Housing – Detached and 252 Senior Adult Housing - Attached.]

253 Congregate Care Facility / Continuing Care Retirement Community

Congregate care facilities are independent living developments that provide centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services may or may not be provided.

254 Assisted Living / Nursing Home

Assisted living developments and nursing homes are residential facilities that provide protective oversight and/or daily care to mentally or physically limited persons. Assisted living facilities provide routine general assistance with activities necessary for independent living. They commonly have separate living quarters for residents and services related to dining, housekeeping, social and physical activities, medication administration, and transportation. Nursing homes are facilities whose primary function is to provide care for persons who are unable to care for themselves. Skilled nurses and nursing aides are available 24 hours a day. Both assisted living and nursing homes are occupied by residents who do very little or no driving; traffic is primarily generated by employees, visitors, and delivery trucks.

[Combines ITE use codes 254 Assisted Living and 620 Nursing Home.]

310 Hotel/Motel

Hotels are places of lodging that provide sleeping accommodations and supporting facilities, such as, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool/fitness room), and other retail and service shops. Motels are places of lodging that provide sleeping accommodations and often a restaurant. Motels generally have little or no meeting space.

[Combines ITE use codes 310 Hotel and 320 Motel.]

411 City Park

City parks are publicly owned and operated and may vary widely as to location, type, and number of facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions.

430 Golf Course

Golf courses can be publicly or privately maintained and operated. This category also includes private country clubs. Some sites have driving ranges and clubhouses with a pro shop and/or restaurant, lounge, and banquet facilities.

437 Bowling Alley

Bowling alleys are recreational facilities that include bowling lanes. A small lounge, restaurant and/or snack bar, video games, and pool tables may also be available.

444 Movie Theater

Movie theaters consist of audience seating, single or multiple screens and auditoriums, a lobby, and a refreshment stand. Matinees may or may not be provided.

[Combines ITE use codes 443 Movie Theater without Matinee, 444 Movie Theater with Matinee, and 445 Multiplex Movie Theater.]

491 Racquet/Tennis/Handball Facility

Racquet, tennis, squash, and handball sports facilities may be either publicly or privately owned and include indoor and/or outdoor facilities. These facilities may include other ancillary uses such as swimming pools, saunas, weight rooms, snack bars and retail.

[Combines ITE use codes 490 Tennis Courts and 491 Racquet/Tennis Club.]

492 Health/Fitness/Athletic Club

Health, fitness, and athletic clubs are privately owned facilities that may include swimming pools, whirlpools, saunas, tennis, racquet ball, and handball courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Athletic clubs may offer additional team sports activities and social facilities.

[Combines ITE use codes 492 Health/Fitness Club and 493 Athletic Club.]

495 Recreational Community Center / Multi-Purpose Recreational Facility

Recreational community centers are facilities similar to and including YMCAs, often including classes and clubs for adults and children; a day care or a nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, and handball courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Multi-purpose recreational facilities contain two or more of the following uses: miniature golf, video arcade, bumper boats, go-carts, and golf driving ranges.

[Combines ITE use codes 435 Multi-Purpose Recreational Facility and 495 Recreational Community Center.]

520 Elementary School

Elementary schools typically serve students attending kindergarten through the fifth or sixth grade. This use category consists of public schools where bus service is usually provided to students living beyond a specified distance from the school.

522 Middle School / Junior High School

Middle schools or junior high schools serve students who have completed elementary school and have not yet entered high school.

530 High School

High schools serve students who have completed middle school or junior high school. Land use category includes both public and private high schools.

536 Private School (K-12)

Private schools in this category serve students attending kindergarten through the twelfth grade. Students may travel a long distance to get to private schools.

540 Junior/Community College

This use category includes two-year junior colleges, technical schools, or community colleges. Some include sizable evening programs.

550 University/College

This use category includes undergraduate universities or colleges that may offer graduate programs.

560 Worship Facilities

This type of facility is a building in which public worship services of any religious or spiritual practice are held. It may also house an assembly hall or sanctuary; meeting rooms; classrooms; and, occasionally, dining, catering, or party facilities.

[Combines ITE use codes 560 Church, 561 Synagogue, and 562 Mosque.]

565A Child Day Care Center

A child day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for children.

565B Adult Day Care Center

An adult day care center is a facility where care for older teens and adults is provided, normally during the daytime hours. Adult day care facilities generally include classrooms and social activity rooms, offices, and eating areas.

566 Cemetery

A cemetery is a place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and/or a crematorium.

590 Library

A library can be either a public or private facility that consists of shelved books, reading rooms or areas, and sometimes meeting rooms.

591 Lodge / Fraternal Organization

A lodge or fraternal organization typically includes a clubhouse with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.

610 Hospital

A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. The term "hospital" does not, however, refer to stand-alone medical clinics (facilities that provide diagnoses and outpatient care only) or to nursing homes (facilities devoted to the care of persons unable to care for themselves). Hospital campuses may include outpatient services, medical office buildings/uses, diagnostic imaging, and/or pharmacies.

640 Animal Hospital / Veterinary Clinic

An animal hospital or veterinary clinic is a facility that specializes in the medical care and treatment of animals.

710 General Office Building

This use category provides for flexible tenant space and lends itself to a variety of business, commercial, and/or service activities uses, including subdivision or planned unit developments, containing general office buildings and support services. Uses may include offices, retail and wholesale stores, restaurants, recreational area, warehousing, manufacturing, industrial, scientific research functions, financial institutions, service stations.

[Combines ITE use codes 710 General Office Building, 714 Corporate Headquarters Building, 715 Single Tenant Office Building, 730 Government Office Building, 733 Government Office Complex, and 750 Office Park.]

720 Medical-Dental Office

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. This type of facility is generally operated by one or more private physicians or dentists. Medical office/clinic uses contained within a hospital campus are assessed under 610 Hospital use code.

[Combines ITE use codes 720 Medical-Dental Office and 630 Clinic].

731 Department of Motor Vehicles

A state motor vehicles department is an office-type building where driver license testing, vehicle registration, and other related functions are administered.

760 Research and Development Center

Research and development centers are facilities or groups of facilities devoted almost exclusively to the investigative activities to improve existing products and procedures or to lead to the development of new products and procedures. Research and development centers may contain offices and light fabrication areas.

770 Business Park

Business parks consist of a group of flex-type or incubator one- or two-storey buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses. Tenant spaces may be served by a garage door. Spaces may include offices, retail and wholesale stores, restaurants, warehousing, manufacturing, light industrial, scientific research functions, and/or recreational facilities.

811 Construction Equipment Rental Store

A construction equipment rental store is a business that specializes in the rental of construction-related equipment tools and supplies including, but not limited to, electrical and industrial tools, lawn and garden equipment, earthmoving equipment, and safety equipment.

812 Building Materials and Lumber Store

A building materials and lumber store is a small freestanding building that sells hardware, building materials, and lumber. The lumber may be stored in the main building or in a yard storage shed. The storage areas are not included in the total gross floor areas.

813 Free-Standing Discount Superstore

Free-standing discount stores and superstores offer a variety of customer services, centralized cashiering, and a wide range of products; some also include grocery. They often maintain long store hours, seven days a week.

[Combines ITE use codes 813 Free-Standing Discount Superstore and 815 Free-Standing

Discount Store.]

814 Variety/Dollar Store

A variety/dollar store is a retail store that sells a broad range of inexpensive items, often at a single price. Items sold typically include kitchen, cleaning, office, and household supplies.

816 Hardware/Paint Store

These stores typically sell home improvement supplies such as home-building materials, small tools, keys, locks, plumbing supplies, electrical supplies, cleaning products, housewares, paint, and lawn and garden products directly to consumers for use at home or for business.

817 Nursery (Garden Center)

A nursery or garden center is a freestanding building with an outside storage area for planting or landscape stock. Some have large greenhouses and offer landscaping services. Most have office storage, and shipping facilities. Outdoor storage areas are not included in the size for purposes of assessing the SDC.

[Combines ITE use codes 817 Nursery (Garden Center) and 818 Nursery (Wholesale).]

820 Shopping Center

A shopping center is an integrated group of commercial/retail stores that are planned, developed, owned and managed as a unit. In addition to a variety of store types, a shopping center may contain non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (e.g. ice skating rinks, indoor miniature golf). A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. In addition to the integrated unit of stores and commercial areas, a shopping center may include out-parcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points).

823 Factory Outlet Center

A factory outlet center is a shopping center that primarily houses stores that sell factory-made goods directly to consumers for less than current retail prices.

826 Specialty Retail Center and Other

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods, and services such as real estate offices, dance studios, florists, and small restaurants. This use category also includes miscellaneous retail and services that may not fit into other available use categories, as determined by staff. A specialty retail center is typically oriented along and parallel to the adjacent street.

841 Automobile Sales

In addition to automobile sales, these dealerships often include areas for servicing, parts sales, offices, and used car sales.

[Combines ITE use codes 841 Automobile Sales and 842 Recreational Vehicle Sales.]

843 Automobile Parts Sales

These facilities specialize in the sale of automobile parts for do-it-yourself maintenance and repair. Items sold include items such as spark plugs, distributor caps, and batteries. These facilities are not equipped for on-site vehicle repair or automobile sales/service.

848 Tire Store

These stores primarily specialize in the sale, installation and repair of tires. Some stores also include other automotive maintenance or repair services and customer assistance. These stores generally do not contain large storage or warehouse areas.

850 Supermarket

Supermarkets are typically freestanding retail stores selling a complete assortment of food (sometimes in bulk), food preparation and wrapping materials, and household cleaning and servicing items. They may also contain facilities such as money machines, photo center, pharmacies, and video rental areas. *[Combines ITE use codes 850 supermarket and 854 discount supermarket.]*

851 Convenience Market (Open 24 Hours)

The convenience markets in this classification are open 24 hours per day. These markets typically sell convenience foods, newspapers, magazines, and often, beer and wine; and they do not have gasoline pumps.

852 Convenience Market (Open ~15 - 16 Hours)

The convenience markets in this classification are open 15 to 16 hours per day. These markets sell convenience foods, newspapers, magazines, and often, beer and wine; and they do not have gasoline pumps.

854 Discount Supermarket

Discount supermarkets are free-standing retail stores selling a complete assortment of food (often in bulk) and food preparation materials, and household cleaning and servicing items at discount prices.

857 Discount Club

A discount club is discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires, and appliances. Many items may be sold in large quantities or bulk. Some sites may include on-site fueling pumps.

862 Home Improvement Superstore

Home improvement superstores are freestanding warehouse-type facilities that typically provide a variety of construction, tools, supplies, and landscaping materials associated with home construction, remodeling and upgrades. Some of the sites also include garden centers/nursery facilities. The outside storage areas/garden areas are not included in the determination of the SDCs. They typically maintain long store hours seven days a week.

863 Electronics Superstore

Electronic superstores are large, freestanding facilities that specialize in the sale of home and vehicle electronic merchandise. They typically maintain store hours seven days a week. Major home appliances may also be sold at these facilities.

864 Toy/Children's Superstore

These stores are large, freestanding warehouse type facilities offering a variety of baby and child-oriented supplies, toys, clothing, and home-related goods.

875 Department Store

Department stores are free-standing facilities offering a variety of products, including apparel, footwear, home products, bedding and linens, luggage, jewelry, and accessories. These stores typically maintain long hours of operation, seven days a week.

876 Apparel Store

An apparel store is an individual store specializing in the sale of clothing.

879 Arts and Crafts Store

Arts and crafts stores are free-standing facilities that sell art, framing, décor, and seasonal merchandise. These stores may also provide in-store arts and crafts classes.

880 Pharmacy/Drugstore without Drive-Through Window

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationary, personal care products, limited food products, and general merchandise. These drugstores do not have drive-up windows.

881 Pharmacy/Drugstore with Drive-Through Window

Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationary, personal care products, limited food products, and general merchandise. These drugstores have drive-up windows.

890 Furniture Store

These stores often include large show-rooms, featuring home furnishings, carpeting, and both pre-assembled as ordered furniture. Both customer pick-up and delivery options are often provided. These stores often also have large storage areas, which are included in the calculation of size for assessing the SDC.

911 Walk-In Bank

Walk-in banks are generally free-standing buildings without drive-in windows for customer service. They often provide walk-up ATMs.

912 Drive-In Bank

Drive-in banks provide facilities for motorists to conduct financial transactions (often including ATM access) while in a vehicle. Many also provide services for walk-in patrons within the building.

918 Hair Salon

Hair salons are facilities that specialize in cosmetic and beauty services, including hair cutting and styling, skin and nail care, and massage therapy. Hair salons may also contain spa facilities.

931 Quality Restaurant

Quality restaurants are full-service eating establishments with a typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do serve lunch; all serve dinner. This type of restaurant is generally not part of a chain, reservations are often required, and patrons are served by a waiter/waitress. Some also contain bar/lounge facilities that support the restaurant.

932 Higher Turnover Restaurant, Including Tavern/Bar

A higher turnover restaurant consists of sit-down eating establishments that generally serve lunch and dinner, may also be open for breakfast, and are sometimes open 24-hours per day. These restaurants typically do not offer reservations; rather patrons wait to be seated. Turnover rates are usually one hour or less. Some facilities contained within this land use may also operate as a tavern, brewpub, or bar and serve alcoholic drinks.

[Combines ITE use codes 925 Drinking Place and 932 High-Turnover (Sit-Down) Restaurant.]

934 Fast Food Restaurant with or without Drive-Through

This use code includes both restaurants with drive-through windows and those without. These restaurants are characterized by long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late or 24 hours) and high turnover rates for eat-in customers.

[Combines ITE use codes 933 Fast-Food Restaurant without Drive-Through Window and 934 Fast-Food Restaurant with Drive-Through Window.]

937 Coffee/Donut Shop and Coffee/Donut Drive-Through Establishment

This use code includes single-tenant facilities serving coffee, beverages, pastries, sandwiches, and a variety of food/snack items and other small, miscellaneous products. This category includes shops with and shops without drive-through windows, as well as those with and those without indoor seating.

[Combine ITE use codes 936 Coffee/Donut Shop without Drive-Through Window, 937 Coffee/Donut Shop with Drive-Through Window, and 938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating.]

941 Quick Lubrication Vehicle Stop

These facilities primarily perform oil change services for vehicles. Other ancillary services provided may include preventative maintenance, such as fluid and filter changes. Automobile repair service is generally not provided.

942 Auto Care Center

An automobile care center houses numerous facilities (that may or may not be under common ownership) that provide a variety of automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstery.

944 Gasoline/Service Station

The primary activity for these stations is for the fueling of motor vehicles; some facilities may have ancillary servicing and/or repair services. This use includes service stations without convenience stores. For purposes of assessing the SDC, the vehicle fueling position is defined as the maximum number of vehicles that can be fueled simultaneously.

945 Gasoline/Service Station with Convenience Market with or without Car Wash

The primary activity for these stations is for the fueling of motor vehicles and provision of small food items, beverages and other ancillary convenience-oriented goods. Some facilities may have ancillary servicing and/or repair services. These facilities may include car washes. For purposes of assessing the SDC, the vehicle fueling position is defined as the maximum number of vehicles that can be fueled simultaneously.

[Combines ITE use codes 945 Gasoline/Service Station with Convenience Market and 946 Gasoline/Service Station with Convenience Market and Car Wash]

947 Self-Service Car Wash

Self-service car washes are stand-alone facilities, not co-located with gasoline/service stations, that allow for the manual cleaning of vehicles by providing stalls for the driver to park and wash the vehicle.

948 Automated Car Wash

Automated car washes are stand-alone facilities, not co-located with gasoline/service stations, that allow for the mechanical cleaning of the exterior of vehicles. Manual cleaning and detailing services may also be available.

950 Truck Stop

Truck stops are facilities that provide refueling, food, and other services to motorists and truck drivers. These facilities typically contain convenience stores, showers, restaurants, and on-site truck parking spaces.

Table A-1
Cross-References for Wastewater & Parks and Recreation SDCs
Based Upon HUD BPR* Use Code Descriptions

* Bureau of Public Records, Housing and Urban Development

Eugene Wastewater SDC Use Code	Eugene Park SDC Use Code	HUD BPR Land Use Codes	Land Use Description
1F	SFD	1111	Single Family Housing
1F	SFD	1119	Common or Open Area - Typically In Single Family Area
1F	DuplexMulti	1120	Two Family Housing Unit-Duplex
1F	DuplexMulti	1129	Common or Open Area - Typically In Duplex Structure Area
11	Multifamily	1130	Apartment Under Construction
11	Multifamily	1131	Quad
11	Multifamily	1132	Apartment With 1 To 4 Units
11	Multifamily	1133	Apartment With 5 To 19 Units
11	Multifamily	1134	Apartment With 20 Units or More
11	Multifamily	1139	Common or Open Area - Typically In Multi-Unit Structure Area
1F	MH	1150	Mobile Home - Not In Mobile Home Park
1F	MH	1151	Mobile Home - Temporary
1F	MH	1159	Common or Open Area - Typically In Mobile Home Area
1F	MH	1160	Houseboat-Separate
12C	per Person	1210	Boarding & Rooming Houses
12C	per Person	1221	Fraternity & Sorority Houses
12C	per Person	1231	Nurses Home
12C	per Person	1232	College Dormitory
12C	per Person	1239	Other Residence Halls or Dormitories
12A, B, or C	per Person	1241	Retirement Home
12C	per Person	1251	Convents
12C	per Person	1252	Monasteries
12C	per Person	1253	Rectories
12C	per Person	1259	Religious Quarters
12C	per Person	1290	Group Quarters (Military, Forest Service)
13	per Rm/Multi	1300	Residential Hotel or Motel With 75% or More Permanently Occupied
14	MH	1400	Mobile Home Park or Court
15	A	1510	Hotels, Motels, Lodges, Cabins, Resorts
15	MH	1520	Mobile Home, Temporary Weekly Lodging
15	per Person	1590	Other Transient Lodgings (YMCA or YWCA)
15	MH	1900	Moorages, Houseboat, Commercial
15	SFD	1910	Seasonally Occupied Family Quarters
21	C	2111	Meat Packing Establishments or Slaughtering Plants
21	C	2113	Poultry & Small Game Dressing & Packing
21	C	2120	Creamery Multi-Dairy Products
21	C	2121	Butter, Creamery & Whey / Mfg
21	C	2122	Cheese Natural & Processed
21	C	2123	Condensed & Evaporated Milk / Mfg
21	C	2124	Ice Cream & Frozen Desserts / Mfg
21	C	2125	Milk Processing & Distribution
21	C	2131	Canning & Preserving Of Sea foods / Mfg
21	C	2132	Canning Specialty Foods
21	C	2133	Canning Fruits, Vegetables, Preserves / Mfg
21	C	2134	Drying & Dehydrating Fruits & Vegetables / Mfg
21	C	2135	Pickling Of Fruits & Vegetables
21	C	2137	Frozen Food Processing (Fruits, Vegetables, Specialties) / Mfg
21	C	2140	Grain Mill Products (Prepared, Concentrated, Supplemented Feeds)
21	C	2150	Bakery Products / Mfg

21	C	2171	Candy & Other Confectionery Products / Mfg
21	C	2185	Beverages, Nonalcoholic, Bottled or Canned / Mfg
21	C	2195	Roasting Coffee & Coffee Products / Mfg
21	C	2190	Other Food Preparations & Kindred Products / Mfg
2X	C	2220	Knit Goods / Mfg
2X	C	2330	Women's, Misses, Girl's, Children's, Infant's Outerwear / Mfg
2X	C	2361	Leather Tanning & Finishing / Mfg
2X	C	2369	Other Leather Products / Mfg
2X	C	2392	House Furnishings (Except Curtains & Draperies) / Mfg
2X	C	2393	Textile Bags / Mfg
2X	C	2394	Canvas Products / Mfg
2X	C	2395	Pleating, Tucking, Decorative & Novelty Stitching For Trade
24	C	2400	Lumber & Paper Co.-Multi-Products
66	C	2410	Logging Camps & Logging Contractors
24	C	2421	Sawmills & Planning Mills, General / Mfg
24	C	2422	Hardwood Dimension & Flooring / Mfg
24	C	2429	Special Sawmill Products (Shingles, Hoops, Staves) / Mfg
24	C	2431	Millwork / Mfg
24	C	2432	Veneer & Plywood / Mfg
24	C	2433	Prefabricated Wooden Buildings & Structural Members / Mfg
24	C	2440	Wooden Containers / Mfg
24	C	2491	Wood Preserving
24	C	2499	Other Lumber & Wood Products (Except Furniture) / Mfg
2X	C	2510	Household Furniture / Mfg
2X	C	2520	Office Furniture / Mfg
2X	C	2540	Partitions, Shelving, Lockers & Store Fixtures / Mfg
2X	C	2599	Other Furniture & Fixtures (Cabinets, Carts, Stools) / Mfg
2X	C	2620	Paper / Mfg
2X	C	2642	Envelopes, Printed or Unprinted, Paper, Glassine, Cello / Mfg
2X	C	2646	Pressed & Molded Pulp Goods / Mfg
2X	C	2647	Sanitary Paper Products/ Mfg
2X	C	2649	Other Converted Paper & Paper Products (Except Containers)/Mfg
2X	C	2650	Paperboard Containers & Boxes / Mfg
2X	C	2660	Building Paper & Building Board (Fiber, Siding, Felt) / Mfg
2X	C	2710	Newspapers, Publishing & Printing or Publishing Only / Mfg
2X	C	2720	Periodicals, Publishing & Printing or Publishing Only / Mfg
2X	C	2730	Books, Publishing & Printing, or Publishing Only / Mfg
2X	C	2740	Commercial Printing / Mfg
2X	C	2750	Business Forms, Manifold / Mfg
2X	C	2760	Cards, Greeting, Except Hand Painted / Mfg
2X	C	2781	Typesetting For The Printing Trade
2X	C	2789	Other Printing Trade Service Industries (Decals)
2X	C	2790	Other Printing & Publishing (Maps, Directories) / Mfg
3X	C	2810	Industrial Inorganic & Organic Chemicals / Mfg
3X	C	2820	Plastics, Synthetic Resins, Rubbers & Other Manmade Fibers / Mfg
3X	C	2860	Gum & Wood Chemicals / Mfg
3X	C	2850	Paints, Varnishes, Lacquers, Enamels & Allied Products / Mfg
3X	C	2870	Agricultural Chemicals (Fertilizers, Herbicides) / Mfg
3X	C	2899	Other Chemicals & Allied Products / Mfg
3X	C	3140	Miscellaneous Plastic Products / Mfg
3X	C	3190	Other Fabricated Rubber Products / Mfg
3X	C	3200	Stone, Clay & Glass Products / Mfg
3X	C	3229	Other Glass & Glassware Products (Pressed or Blown) / Mfg
3X	C	3230	Cement, Hydraulic, Portland, Natural, Masonry, Puzzolan / Mfg
3X	C	3249	Structural Clay Products / Mfg
3X	C	3259	Pottery & Related Products / Mfg
3X	C	3261	Blocks, Concrete & Cinder / Mfg

3X	C	3262	Concrete Products (Excluding Brick & Block) / Mfg
3X	C	3263	Concrete (Ready Mixed) / Mfg
3X	C	3270	Cut Stone Products For Building, Ornamental, Paving, / Mfg
3X	C	3280	Abrasive, Asbestos & Misc. Nonmetallic Mineral Products / Mfg
3X	C	3311	Blast Furnace, Steel Works & Rolling / Mfg
3X	C	3320	Iron & Steel Foundries / Mfg
3X	C	3360	Nonferrous Foundries (Aluminum, Bronze, Copper, Brass) / Mfg
3X	C	3390	Other Primary Metal Industries / Mfg
3X	C	3421	Engines & Turbines / Mfg
3X	C	3423	Construction, Mining & Materials Handling Machinery & Equipment / Mfg
3X	C	3424	Metalworking Machinery & Equipment / Mfg
3X	C	3425	Special Industry Machinery (Sawmill Machinery) / Mfg
3X	C	3426	General Industrial Machinery & Equipment / Mfg
3X	C	3429	Other Machinery Manufacturing (Pistons, Valves)
3X	C	3433	Household Electrical Appliances / Mfg
3X	C	3435	Radio & Television Receiving Sets / Mfg
3X	C	3437	Electronic Components & Accessories / Mfg
3X	C	3439	Other Electrical Machinery, Equip. & Supplies Manufacturing
3X	C	3441	Motor Vehicles & Equipment / Mfg
3X	C	3443	Ship & Boat Building
3X	C	3449	Other Transportation Equip. (Campers, Trailers) / Mfg
3X	C	3491	Metal Cans / Mfg
3X	C	3492	Cutlery, H& Tools & Hardware / Mfg
3X	C	3493	Heating Apparatus & Plumbing Fixtures / Mfg
3X	C	3494	Fabricated Structural Metal Products (Awnings, Boilers) / Mfg
3X	C	3496	Metal Stamping / Mfg
3X	C	3497	Coating, Engraving & Allied Services
3X	C	3498	Fabricated Wire Products (Misc.) / Mfg
3X	C	3499	Other Fabricated Metal Products (Irrigation Equipment, Industrial Patterns).
3X	C	3521	Mechanical Measuring & Controlling Instruments / Mfg
3X	C	3542	Orthopedic, Prosthetic & Surgical Appliances & Supplies / Mfg
3X	C	3913	Lapidary Work, Contract & Other Stone Polishing
3X	C	3930	Toys, Amusement, Sporting & Athletic Goods / Mfg
3X	C	3950	Costume Jewelry, Novelties, Buttons & Misc. Notions / Mfg
3X	C	3997	Signs & Advertising Displays / Mfg
3X	C	3999	Other Miscellaneous Manufacturing
		4111	Railroad Right-of-Way
		4112	Railroad Switching & Marshaling Yard
4X	C	4113	Railroad Terminals, Passenger
4X	C	4114	Railroad Terminals, Freight
4X	C	4115	Railroad Terminals, Passenger & Freight
4X	C	4116	Railroad Equipment & Maintenance
4X	C	4119	Other Railroad Transportation
4X	C	4211	Terminal, Bus Passenger, Intercity
4X	C	4214	Maintenance Facilities For Passenger Bus Vehicles
4X		4219	Bus Stops
4X	C	4221	Freight Trucking Terminals, With or Without Maintenance Facility
4X	C	4222	Motor Freight Garaging & Maintenance Facility
4X	E	4223	Moving & Storage, Household
4X	C	4229	Other Motor Freight Transportation
4X	C	4291	Taxicab Transportation
4X	C	4311	Airport & Flying Field Landing/Takeoff Fields
4X	C	4312	Airport & Flying Field Terminals (Passenger)
4X	C	4313	Airport & Flying Field Terminals (Freight)
4X	C	4314	Airport & Flying Field Terminals (Passenger & Freight)
4X	C	4315	Aircraft Storage & Equipment Maintenance
4X	C	4319	Other Airports & Flying Fields Necessary

4X	C	4391	Heliport Landing/Takeoff Pads
4X	C	4399	Other Aircraft Transportation
		4500	Highway & Street Rights-of-Way
		4508	Bridges - Railroad, Vehicular or Pedestrian
		4510	Freeways, (i.e., Routes With No At-Grade Intersections)
		4520	Expressways, (i.e. Routes With Grade Intersect Only At Major Streets)
		4550	Collector/Distributor Streets
		4570	Alleys, Public
		4571	Bicycle Path
		4575	Pedestrian Walkway, Stairway, Etc.
		4580	Rights-Of-Way, Roads-Proposed Roadway
		4590	Private Roads
		4599	Other Rights-of-Way Related
4X		4600	Automobile Parking (Non-Structure/Retail)
4X		4601	Automobile Parking (Non-Structure/Service)
4X		4602	Automobile Parking (Non-Structure/Government)
4X		4603	Automobile Parking (Non-Structure/Education)
4X		4604	Automobile Parking (Non-Structure/Transportation)
4X		4605	Automobile Parking (Non-Structure/Recreation)
4X		4606	Automobile Parking (Non-Structure/Industrial)
4X		4607	Automobile Parking (Non-Structure/Utility)
4X		4608	Automobile Parking (Non-Structure/Religious)
4X		4610	Automobile Parking (Structure/Retail)
4X		4611	Automobile Parking (Structure/Service)
4X		4612	Automobile Parking (Structure/Government)
4X		4613	Automobile Parking (Structure/Education)
4X		4614	Automobile Parking (Structure/Transportation)
4X		4615	Automobile Parking (Structure/Recreation)
4X		4616	Automobile Parking (Structure/Industrial)
4X	C	4711	Telephone Exchange Stations
4X	C	4719	Telephone Equipment Repair & Servicing
4X	D	4721	Radio Telegraph Message Center
4X	D	4731	Radio Broadcasting Studios, Commercial & Public Educational
4X	D	4732	Radio Broadcasting Transmitters & Towers, Commercial & Public Education
4X	D	4739	Other Radio Communication
4X	D	4741	Television Broadcasting Studio, Commercial & Public Educational
4X	D	4742	Television Transmitters & Towers, Commercial & Public Educational
4X	D	4749	Other Television Communication
4X	D	4759	Radio & Television Transmitter, Combined, Commercial or Public Education
4X	C	4810	Electric & Power Companies
		4811	Electric Transmission Right-of-Way
4X	C	4812	Electric Generation Plant
4X	C	4813	Electricity Regulating Substations
4X	C	4819	Other Electric Utility
4X	C	4823	Gas Storage Tanks & Distribution Facilities, Mfg or Natural
4X	C	4824	Gas Pressure Control Stations
		4831	Water Pipeline Right-of-Way (EWEB Canal)
4X	C	4832	Water, Domestic Supply, Treatment Plant
4X	C	4833	Water Storage (Flood Control Dam, Water Tower)
4X	C	4835	Pumping Station, Domestic Water
4X	C	4839	Water, Domestic Supply, Aqueduct
4X	C	4841	Sewage Treatment Plant
4X	C	4842	Sewage Sludge Drying Beds
4X	C	4843	Sewage Pressure Control Station
4X	C	4852	Garbage Grinding Station, Central
4X	C	4853	Composting Plants
4X	C	4854	Sanitary Land Fill

4X	C	4855	Refuse Disposal, Except Industrial Wastes
4X	C	4856	Industrial Waste Disposal
4X	C	4859	Other Solid Waste Disposal
		4911	Petroleum Pipeline Right Of Way
4X	D	4921	Freight Forwarding Service
4X	D	4922	Crating & Packing Service
4X	D	4923	Travel Arranging Services (Information, Freight Agencies)
4X	D	4924	Transportation Ticket Services (Travel Agency, Ticket Office)
4X	D	4990	Other Transportation, Communication & Utilities
51	C	5111	Automobiles & Other Motor Vehicles / Whsle
51	C	5112	Automotive Equipment / Whsle
51	C	5113	Tires & Tubes / Whsle
51	C	5121	Drugs, Drug Proprietaries & Druggist's Sundries / Whsle
51	C	5122	Paints & Varnishes (Shellac, Lacquers, Enamels) / Whsle
51	C	5129	Other Drugs, Chemicals & Allied Products / Whsle
51	C	5131	Dry Goods, Piece Goods & Notions / Whsle
51	C	5132	Apparel & Accessories, Hosiery & Lingerie / Whsle
51	C	5133	Footwear / Whsle
51	C	5141	Groceries, General Line / Whsle
51	C	5142	Dairy Products / Whsle
51	C	5143	Poultry Products / Whsle
51	C	5144	Confectionery / Whsle
51	C	5145	Fish, Fresh / Whsle
51	C	5146	Meat & Meat Products / Whsle
51	C	5147	Fruits & Vegetables / Whsle
51	C	5149	Other Groceries & Related Products / Whsle
51	C	5151	Cotton, Raw / Whsle
51	C	5152	Grain / Whsle
51	C	5153	Hides, Skins & Pelts / Whsle
51	C	5154	Exporters Of Leaf Tobacco
51	C	5155	Wool, Raw / Whsle
51	C	5156	Livestock / Whsle
51	C	5157	Horses / Whsle
51	C	5159	Farm Products, Raw (Except Cotton, Grain or Livestock) / Whsle
51	C	5161	Electrical Apparatus & Equipment; Wiring Supplies & Construction Equipment
51	C	5162	Electrical Appliances, TV & Radio Sets / Whsle
51	C	5163	Electronic Parts & Equipment / Whsle
51	C	5171	Hardware / Whsle
51	C	5172	Plumbing & Heating Equipment & Supplies / Whsle
51	C	5173	Air Conditioning, Refrigerated Equipment & Supplies / Whsle
51	C	5181	Commercial & Industrial Machinery, Equipment & Supplies/Whsle
51	C	5182	Farm Machinery & Equipment / Whsle
51	C	5183	Professional Equipment & Supplies / Whsle
51	C	5184	Equipment & Supplies For Service Establishments / Whsle
51	C	5185	Transportation Equipment & Supplies (Except Motor Vehicles)/Whsle
51	C	5189	Other Machinery, Equipment & Supplies / Whsle
51	C	5191	Metals & Minerals (Except Petroleum Products & Scrap) / Whsle
51	C	5192	Petroleum Bulk Stations & Terminals / Whsle
51	C	5193	Scrap & Waste Materials / Whsle
51	C	5194	Tobacco & Tobacco Products / Whsle
51	C	5195	Beer, Wine & Distilled Alcoholic Beverages / Whsle
51	C	5196	Paper & Paper Products / Whsle
51	C	5197	Furniture & Home Furnishings / Whsle
51	C	5198	Lumber & Construction Materials / Whsle
51	C	5199	Other Wholesale Trade
5X	D	5211	Lumber Yards / Ret
5X	D	5212	Building Materials / Ret

5X	D	5220	Plumbing & Heating Equipment / Ret
5X	D	5230	Paint, Glass & Wallpaper / Ret
5X	D	5240	Electrical Supplies / Ret
5X	D	5251	Hardware Stores / Ret
5X	D	5252	Farm Equipment / Ret
5X	D	5310	Department Stores / Ret
5X	D	5320	Mail Order Houses / Ret
5X	D	5330	Limited Price Variety Stores / Ret
5X	D	5340	Merchandise Vending Machine Operators / Ret
5X	D	5350	Selling Organizations, Direct, Headquarters of Door-To-Door
5X	D	5391	Dry Goods & General Merchandise / Ret
5X	D	5392	General Stores / Ret
54	B	5410	Grocery Stores, With or Without Fresh Meat / Ret
54	D	5421	Meat Markets / Ret
54	D	5422	Sea Food Markets / Ret
54	D	5430	Fruit & Vegetable Stands / Ret
54	D	5440	Candy, Nut & Confectionery / Ret
54	D	5450	Dairy Products Stores / Ret
54	C	5461	Retail Bakeries / Mfg
54	D	5462	Bakeries, Nonmfg, Retail
54	D	5491	Egg & Poultry Dealers / Ret
54	D	5499	Other Retail Trade - Food
55	D	5511	New & Used Cars & Trucks / Ret
55	D	5512	Automobiles, Used Cars & Trucks Only / Ret
55	D	5520	Tires, Batteries & Accessories / Ret
55	D	5530	Automobile Service Stations, With or Without Minor Repair Service
55	D	5591	Marine Craft & Accessories / Ret
55	D	5592	Aircraft Dealers / Ret
55	D	5599	Other Retail Trade - Auto trailers, Mobile Homes, Motorcycles
5X	D	5610	Clothing Stores, Men's & Boy's / Ret
5X	D	5620	Clothing Stores, Women's Ready To Wear / Ret
5X	D	5630	Women's Accessories & Specialties / Ret
5X	D	5640	Children's & Infant's Wear / Ret
5X	D	5650	Family Clothing Stores / Ret
5X	D	5660	Shoe Stores, Family, Men's, Women's or Children's / Ret
5X	D	5670	Custom Tailors / Ret
5X	D	5680	Furriers / Retail
5X	D	5690	Other Retail Trade--Apparel & Accessories
5X	D	5711	Furniture / Ret
5X	D	5712	Floor Covering Stores / Ret
5X	D	5713	Draperies, Curtains & Upholstery / Ret
5X	D	5714	China, Glassware & Metalware Stores / Ret
5X	D	5719	Other Furniture, Home Furnishings & Equipment / Ret
5X	D	5720	Household Appliances / Ret
5X	D	5731	Radios, TV's, Stereos / Ret
5X	D	5732	Music Supplies / Ret
5X	D	5733	Calculators, Computers & Other Office Machines / Ret
5A/B/C	B	5810	Eating Places (Food & Both Food & Alcoholic Beverages)
5D	B	5820	Bars, Drinking Establishments
59	D	5910	Drug & Proprietary / Ret
59	D	5920	Liquor, Wine & Beer (Packaged) / Ret
59	D	5931	Antique Stores / Ret
59	D	5932	Secondhand Merchandise / Ret
59	D	5941	Book Stores, New / Ret
59	D	5942	Stationery Stores / Ret
59	D	5951	Sporting Goods / Ret
59	D	5952	Bicycle & Bicycle Parts Dealers / Ret

59	D	5961	Feed Grain & Hay Stores / Ret
59	D	5969	Other Farm & Garden Supplies (Nurseries) / Ret
59	D	5970	Jewelry, Precious & Precious Metals, Including Custom Made/Ret
59	D	5981	Fuel Dealers, Coal, Wood, Ice / Ret
59	D	5982	Fuel Oil Dealers / Ret
59	D	5983	Bottled Gas / Ret
59	D	5991	Florists / Retail
59	D	5992	Cigars & Cigarettes / Ret
59	D	5993	Magazines & Newspapers / Ret
59	D	5994	Camera Shops & Photographic Supply Stores / Ret
59	D	5995	Gift, Novelty & Souvenir Shops (Ceramic Shop) / Ret
59	D	5996	Optical Goods Stores / Ret
59	D	5999	Other Retail Trade--Artist Supply, Luggage Shop, Pet Shop
61	B	6111	Banking Services
61	B	6112	Bank-Related Functions
61	B	6121	Savings & Loan Associations
61	B	6122	Agriculture, Business & Personal Credit Services (Credit Union)
61	B	6129	Other Credit Services (Loan Co.)
61	B	6131	Security Brokers, Dealer & Flotation Services
61	B	6132	Commodity Contracts Brokers & Dealers Services
61	B	6133	Security & Commodity Exchange
6X	B	6141	Insurance Carriers
6X	B	6142	Insurance Agents, Brokers & Services
6X	B	6151	Real Estate Operators (Except Developers) & Lessors
6X	B	6152	Real Estate Agents, Brokers & Management Services
6X	B	6153	Title & Trust Companies
6X	B	6154	Real Estate Subdividing & Developing Services
6X	B	6155	Real Estate Operative Builders
6X	B	6159	Other Real Estate & Related Services
6X	B	6160	Holding & Investment Services
6X	B	6190	Other Finance, Insurance & Real Estate Services
6A3	D	6211	Laundrying, Dry Cleaning & Dyeing Services (Except Rug Cleaning)
6A1	D	6212	Linen Supply & Industrial Laundry Services
6A1	D	6213	Diaper Service
6A2	D	6214	Laundries, Self-Service
6A3	D	6215	Rug Cleaning & Repairing Plants
62	D	6220	Photographic Services (Including Commercial)
62	D	6231	Beauty Services
62	D	6232	Barber Services
62	D	6241	Funeral & Crematory Services
62	D	6242	Cemeteries
62	D	6251	Pressing & Alteration, & Clothing Repair Shops
62	D	6252	Fur Garments, Cleaning, Repairing, & Storage
62	D	6253	Shoe Repair Shops
62	D	6290	Other Personal Services
62	D	6311	Advertising Agencies
62	D	6312	Outdoor Advertising Services
62	D	6319	Other Advertising Services, NEC
62	D	6320	Collection Agencies , Accounts (Except Real Estate)
62	D	6332	Blueprinting & Photocopying Services
62	D	6339	Stenographic Services & Other Duplicating & Mailing Services
62	D	6341	Window Cleaning Services
62	D	6342	Disinfecting & Exterminating Service
62	D	6349	Building Maintenance, Janitorial, & Similar Services
62	D	6350	News Syndicate Services
62	D	6360	Commercial Employment Agencies
63	D	6371	Farm Product Warehousing & Storage (Barns, Livestock Shelters)

63	D	6372	Stockyards (Not Exclusively For Fattening Livestock)
63	E	6373	Refrigerated Warehousing, Except Food Lockers
63	E	6374	Rental Of Cold Storage Lockers
63	E	6375	Commercial Warehousing & Storage
63	E	6379	Industrial Warehousing & Storage
62	D	6391	Research Development & Testing Services
62	D	6392	Business & Management Consulting Services
62	D	6393	Detective & Protective Services
62	D	6394	Equipment Rental & Leasing Services
62	D	6395	Photographic Laboratories, Not Manufacturing
62	D	6396	Trading Stamp Redemption Store
62	D	6397	Automobile & Truck Rental Services
62	D	6398	Motion Picture Distribution & Services
62	D	6399	Other Business Svc (Garbage Collctn; Sewer or Answering Svc)
6B	D	6412	Car Wash
64	D	6411	Automobile Repair Shops, General
64	D	6419	Other Automobile Services
64	D	6491	Electric Appliance Repair (Except Radio, TV, or Refrigeration)
64	D	6492	Television & Radio Repair Services
64	D	6493	Watch, Clock & Jewelry Repair Services
64	D	6494	Re-upholstery & Furniture Repair Services
64	D	6499	Other Repair Services (Tool, Locksmith, Musical Instrument, Hydraulic)
6X	B	6500	Professional Office Building
65	B	6511	Physicians Services
65	B	6512	Dental Services
65	B	6513	Hospital Services
65	B	6514	Medical Laboratory Services
65	B	6515	Dental Laboratories
65	per person	6516	Convalescent Homes, Sanitariums, Nursing Homes
65	B	6517	Medical Clinic, Out- Patient Service
65	B	6519	Other Medical & Health Services
6X	B	6520	Legal Services
6X	B	6591	Architectural & Engineering Services
6X	B	6592	Scientific & Educational Research Services
6X	B	6593	Accounting, Auditing & Bookkeeping Services
6X	B	6599	Other Professional Services
66	D	6611	Building Construction--General Contractor Services
66	D	6619	Other General Construction Contractor Services
66	D	6621	Plumbing, Heating & Air Conditioning Services
66	D	6622	Painting, Paper Hanging & Decorating Services
66	D	6623	Electrical Work / Contractors
66	D	6624	Masonry, Stonework, Tile Setting & Plastering Services
66	D	6625	Carpentry Work / Contractors
66	D	6626	Roofing & Sheet Metal Services
66	D	6627	Concrete Construction, Other Than Paving, Foundation & Excavation
66	D	6628	Water Well Drilling / Contractors
66	D	6629	Other Special Construction Trade Services
67	B	6710	Executive, Legislative & Judicial Functions (Offices, Courts)
67	B	6719	Other Publicly Owned Property
67	B	6721	Police Protection & Related Activities
67	B	6722	Fire Stations, Community Fire Protection
67	B	6729	Other Protective Functions & Their Related Activities
67	B	6730	Post Offices & Related Facilities
67	per person	6741	Prisons, State, Federal or Other Civil Government
67	per person	6749	Other Correctional Institutions
67	B	6755	Recruiting Station, U.S. Army, U.S. Navy, etc.
67	B	6759	Other Military Bases & Reservation

6X		6810	School District Administration Office
68		6811	Nursery Schools
68		6812	Elementary Schools
68		6813	Junior High Schools
68		6814	Senior High Schools
68		6815	Private Handicap Schools
68	B	6816	Parochial Schools
68	B	6821	Universities & Colleges
68	B	6822	Junior Colleges
68	B	6823	Theological Seminaries
68	B	6831	Vocational or Trade Schools
68	B	6832	Business & Stenographic Schools
68	B	6833	Barber & Beauty Schools
68	B	6834	Art & Music Schools
68	B	6835	Dance Studios & Schools
68	B	6836	Driving Schools
68	B	6839	Other Special Training & Schooling (Language, Modeling)
69	D	6911	Churches, Temples, Sunday School Facilities
69	D	6919	Other Religious Activities (Retreats, Camps, Diocesan Offices)
69	D	6920	Welfare & Charitable Services (Red Cross, Salvation Army)
69	D	6991	Business Associations, (Grange Halls, Trade or Farm Assn.)
69	D	6992	Professional Membership Organizations
69	D	6993	Labor Unions & Similar Labor Organizations
69	D	6994	Civic, Social & Fraternal Associations
69	D	6999	Misc. Services (Historical Clubs, City Clubs, Youth Projects)
68	D	7111	Libraries
68	D	7112	Museum, Historical Exhibit
68	D	7113	Art Galleries
68	D	7119	Other Cultural Activities
68	D	7123	Arboreta & Botanical Gardens
7X	D	7212	Theater, Motion Picture, Indoor
7X	D	7213	Drive-In Motion Picture Theater
7X	D	7214	Theater, Legitimate Stage
7X	D	7219	Other Entertainment Assembly
7X	D	7221	Stadium, Football, Baseball, Track & Field or Other
7X	D	7223	Race Track Operation, Horse, Dog, Automobile
7X	D	7231	Auditorium
7X	D	7232	Exhibition Hall
7X	D	7239	Other Miscellaneous Assembly
7X	D	7290	Other Public Assembly
7X	D	7311	Fairground
7X	D	7312	Amusement Park
7X	D	7391	Penny Arcades
7X	D	7393	Golf Driving Ranges
7X	D	7399	Other Amusements (Pool Hall, Shooting Range)
7X	D	7411	Golf Course, Without Country Club
7X	D	7412	Golf Course, With Country Club
7X	D	7413	Tennis Courts
7X	D	7414	Ice Skating Rinks
7X	D	7415	Roller Skating Rinks
7X	D	7416	Riding Stable
7X	D	7417	Bowling Alleys
7X	D	7419	Other Sports Activities
7X	D	7421	Play Lot or Tot Lot (Preschool or Elementary School-Aged Children)
7X	D	7422	Playground, Equipped (Not Part of Another Facility)
7X	D	7423	Play Fields or Athletic Fields
7X	D	7424	Recreation Center, General

7X	D	7425	Gymnasiums & Athletic Clubs
7X	D	7429	Other Playground & Athletic Areas
7X	D	7431	Swimming Beach, Designated
7X	D	7432	Swimming Pool, Indoor or Covered (Not Part of Residential Use)
7X	D	7442	Boat Rentals & Boat Access Sites
7X	D	7449	Other Marinas
7X	D	7491	Camping & Picnicking Areas
7X	D	7499	Other Recreation Not Elsewhere Classified
7X	D	7520	Group or Organized Camps (Girl Scout & Boy Scout, etc.)
7X	D	7620	Park, Ornamental (Plaza or Monument or Traffic Circle, etc.)
7X	D	7625	Park, Private Leisure
7X	D	7630	Open Space, Natural Area, Wetland
7X	D	7690	Other Parks
7X	D	7900	Other Cultural, Entertainment & Recreational Activities
	C	8010	Orchards, Tree Fruit or Nut
	C	8020	Intensive Grain or Field Crop
	C	8030	Bush, Fruit, Berries
	C	8040	Pasture, Cows, Sheep, Cattle
	C	8120	Farm, Predominant Crop - Cash Grain (Wheat, Corn, etc.)
	C	8130	Farm, Predominant Crop - Field Crop Except Cash Grain or Fiber
	C	8141	Farm, Predominant Crop - Tree Fruits (Pear, Date, Lemon, etc.)
	C	8142	Farm, Predominant Crop - Tree Nuts
	C	8143	Farm, Predominant Crop - Vegetables, Ground Fruits
	C	8150	Farm, Predominant Product - Dairy Goods (Milk, Cheese, etc.)
	C	8161	Farm, Predominant Activity - Cattle Raising
	C	8170	Farm, Predominant Activity - Poultry Raising (Incl. Egg Products)
	C	8180	Farm, General, No Predominant Crop or Activity
	C	8192	Farm, Predominant Activity - Nursery or Flower Stock
	C	8194	Farm, Predominant Activity - Horse Raising
	C	8199	Other Agricultural & Related Activities
	C	8213	Grist Milling Services
	C	8219	Other Agricultural Processing Services
82	B	8221	Veterinarian Service
82	B	8222	Animal Hospitals & Other Veterinary Service
	C	8223	Poultry Hatcheries
	C	8229	Animal Breeding & Other Husbandry Services (Worm Hatchery)
	C	8310	Timberlands
	C	8321	Forest Nurseries
	C	8390	Guard Station, Game Management Area & Other Forestry Activities
	C	8542	Quarrying - Crushed & Broken Stone Including Riprap
	C	8543	Quarrying - Sand & Gravel
	C	8553	Crude Petroleum & Gas Field Services
	C	8900	Other Resource Production & Extraction
		9100	Vacant, Unused, Undeveloped Land
		9101	Broadleaf Brush
		9102	Stump Land, Cutover Land
		9103	Sand Dunes
		9220	Non-reserve Forests
		9310	Rivers, Creeks, Streams
		9320	Lakes, Ponds, Reservoirs
		9390	Other Water Areas (Swamps)
		9395	Sand Bars
		9400	Unused Building or Structure
		9410	Vacant Shop or Office