

Appendix B: Land Use Classification Definitions

Single-Family Residential—Consists of properties with single-family detached, or attached, one- or two-unit dwellings on lots less than 5 acres. This category also includes mobile home parks.

Multifamily Residential—Includes properties with 3 or more attached dwelling units. This category includes medium- to long-term housing accommodations, such as retirement complexes and nursing homes.

Rural Residential—The same as “Single-Family Residential” except dwellings are on lots that are 5 acres or more (but do not qualify as “Agricultural”).

Agricultural—Land which is 20 acres or greater, was considered “Agriculture” in 1990, and at least one-third of the parcel exhibits agricultural or farm-related characteristics such as stables, orchards, and active or fallow fields. This category may also include residential dwelling units and farm related structures on the same lot.

Mining and Manufacturing—Includes heavy manufacturing industries, and painting and advertising industries, as well as building and landscaping material extraction.

Government and Institutional—Includes all Federal, State, County, and Municipal buildings and facilities, except those that are park and recreation related. All private, parochial and public schools are included as well as, churches, cemeteries, emergency service facilities, and fraternal organizations.

Commercial—Includes (but is not limited to), wholesale and retail trade establishments finance and insurance real estate, and hotels.

Parks, Recreation, and Protected Open Space—Includes Municipal, County and State parks, State game lands, golf courses, campgrounds, and deed-restricted or open space easements associated with residential developments.

Transportation and Utilities—Consists primarily of utility installations and right-of-ways, terminal facilities and automobile parking. Calculations for roadway acreage are also included.

Vacant—Includes parcels without dwelling units but may include structures such as barns, stables, sheds, etc.

Note: Vacancy status does not imply potential development status. Some areas indicated as vacant may actually be abandoned landfills, superfund sites or natural resource areas but were labeled as such for lack of a better classification.

