

Fairfax County, Virginia
Coding Scheme for Existing Land Uses

0 Residential

01 Single-family, detached or semidetached

- 011 Single-family, detached
- 012 Single-family, semidetached or garden court
- 013 Two or more single-family, detached on single parcel (including guest house or unit in detached auxiliary building)
- 014 Single-family structure not elsewhere classified (NEC)

02 Two-family

- 021 Duplex, either vertical or horizontal
- 029 Two-family NEC

03 Townhouse or multiplex

- 031 Townhouse, in ownership development
- 032 Townhouse, in condominium development
- 033 Townhouse, in rental development
- 034 Multiplex (except duplex) in ownership development
- 035 Multiplex (except duplex) in condominium development 3, 4, 5, 6 plex
- 036 Multiplex (except duplex) in rental development
- 037 Combination of structure types, predominantly townhouses and/or multiplexes--rental (may include apartments)
- 039 Townhouse or multiplex structures NEC, including cooperatives

04 Apartments

- 040 Garden apartments, rental (up to and including 4 stories)
- 041 Garden apartments, condominium (up to and including 4 stories)
- 042 Medium-rise apartments, rental (5 to 8 stories)
- 043 Medium-rise apartments, condominium (5 to 8 stories)
- 044 High-rise apartments, rental, without commercial/professional (9 or more stories)
- 045 High-rise apartments, condominium, without commercial/professional (9 or more stories)
- 046 High-rise apartments, rental, with commercial/professional (9 or more stories)
- 047 High-rise apartments, condominium, with commercial/professional (9 or more stories)
- 048 Combination of structure types, predominantly apartments--rental (may include townhouses and/or multiplexes)
- 049 Apartments, NEC, including cooperatives

05 Mobile Homes

- 051 Mobile homes in park or court
- 052 Mobile homes not in park or court

06 Residential structures (originally designed for hotels and motels but now primarily used as dwelling units)

- 060 Residential hotels and motels

07 Group quarters

- 071 Rooming and boarding houses
- 072 Membership lodgings
- 073 Residence halls and dormitories
- 074 Retirement homes and orphanages
- 075 Religious quarters
- 076 Nursing homes
- 079 Other group quarters, NEC (except military and correctional)

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08 Transient Lodging

- 081 Motel without restaurant and/or other commercial amenities
- 082 Motel with restaurant and/or other commercial amenities
- 083 Hotel without restaurant and/or other commercial amenities
- 084 Hotel with restaurant and/or other commercial amenities
- 085 Tourist home
- 089 Other transient lodging, NEC

09 Other residential

- 091 Garage, barn, outhouse, shed, etc., on separate but adjacent parcel from unit
- 092 Private open space, swimming pool, tennis courts, private roads, parking areas, etc., within development or subdivision (owned by home owners association)
- 099 Other residential NEC

1 Industrial

11 Industrial park or conglomeration

- 111 Planned industrial park
- 112 Industrial conglomeration

12 Durable manufacturing, where not in industrial parks

- 121 Durable manufacturing--lumber and wood products, furniture and fixtures, stone, clay and glass products, primary metal industries, fabricated metal products, machinery, electrical machinery, transportation equipment.

13 Nondurable manufacturing, where not in industrial parks

- 131 Nondurable manufacturing--food, textiles, apparel, paper and allied products, chemical, rubber and miscellaneous plastic products
- 135 Printing and publishing

14 Research and testing, where not in industrial parks

- 140 Research and testing, where not in office building or office park
- 146 Research and testing, condominium

15 Wholesale, warehousing and storage, where not in industrial parks

- 150 Wholesale, warehousing and storage
- 151 Mini-warehouse related, non-condominium
- 156 Wholesale warehouse and storage, condominium

16 Contract construction, where not in industrial parks

- 160 Contract construction

19 Other industrial NEC

- 190 Other industrial NEC

2 Transportation, utilities, communications, (operating facilities not including offices)

21 Transportation

- 211 Railroad, including right-of-way, terminals, maintenance
- 212 Rail rapid transit, including right-of-way, terminals, maintenance
- 213 Bus, including terminals, maintenance and special rights-of-way
- 214 Motor freight transportation
- 215 Street and highway right-of-way
- 216 Auto parking
- 217 Air including runways, terminals, and maintenance
- 218 Marine terminals

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219 Other transportation NEC (including freight forwarding services and taxi transportation services)

22 Utilities

221 Electric, including transmission rights-of-way, generation plants, regulating substations, etc.

222 Gas, including pipeline rights-of-way, production plants, storage, and distribution points, pressure control stations, etc.

223 Water, including pipeline rights-of-way, treatment plants, storage, irrigation distributional channels, pressure control stations, etc.

224 Sewage, including treatment plants, pressure control stations, etc.

225 Solid waste disposal, including refuse incineration, garbage grinding stations, composting plants, sanitary landfills, refuse disposals, etc.

226 Pipeline rights-of-way and pressure control stations, NEC (such as petroleum)

229 Other utilities, NEC

23 Communications

231 Telephone and telegraph

232 Radio and television

239 Other communications, NEC

3 Retail Trade

31 Shopping Center (a group of commercial establishments with on-site parking which are planned, developed, owned and managed as a unit, and related in location)

311 Neighborhood Center--provides convenience, goods and personal service for day-to-day living needs of the immediate neighborhood. Its principal tenant is a supermarket.

312 Specialty Center--consists of numerous small tenants with no anchor tenant.

313 Community Center--intermediate type center with a supermarket and a junior department store or strong variety store. Provides for sales of apparel, appliances, etc., in addition to convenience goods and personal services.

314 Regional Center--provides services typical of a business district with one or two full-line department stores as anchor tenants, and 400,000 sq. ft. or more of leasable area.

315 Super Regional Center--built around at least three major department stores generally with not less than 100,000 sq. ft. each. Typically provides 750,000 sq. ft. or more of leasable area.

316 Promotional Center--built around a major discount store as the anchor tenant; often combines a discount store and a supermarket.

317 Town Center---substantial retail activity and substantial residential uses on single parcel (i.e., Lake Anne Village Center).

318 Condominium Center

32 Building materials, hardware, farm equipment (where not included in shopping centers)

320 Building materials, hardware, farm equipment.

33 General merchandise, apparel, home furnishings, drugs (where not included in shopping centers)

331 Department stores

332 Discount stores

333 Variety or junior department stores

334 Apparel and accessories

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- 335 Furniture, house furnishings
- 336 Drug stores
- 337 Condominium retail
- 338 Retail/Office condominium
- 34 Food stores (where not included in shopping centers)**
 - 341 Supermarket
 - 342 Supermarket plus general merchandise
 - 343 Convenience grocery
 - 349 Other food NEC (including fruit, meat, fish, etc.)
- 35 Eating and drinking (where not included in shopping centers)**
 - 351 Restaurant with alcohol--includes a wide range of buildings with a high ratio of seating capacity to building area. Food is generally served to waited tables and there may be a bar for additional alcohol sales. Example would include: Shakey's, Lums, Jolly Ox.
 - 352 Restaurant without alcohol--is typified by a high ratio of seats to the building area. The service may range from waited tables to self service. Some food may be pre-prepared as in the case of a fast food operation. The building is generally well lighted and/or has large window areas. Examples would include: Arby's, Red Barn, Roy Rogers
 - 353 Carry-out Kitchen--distinguishing characteristic is that there are no seats for on-premises consumption of food. Construction is generally average or below average with little exterior decoration. Examples would include: Conrad's Drive-in (in Vienna).
 - 354 Carry-out with seating--generally a fast food operation wherein sales are anticipated and food is partially ready before the consumer orders. Food is consumed both on and off the premises. The operation is predominately self-service with a seating capacity somewhat less than that normally found at a restaurant. The structure is either well lighted and/or has large window area. Examples would include: McDonalds, Ginos, Burger Chef, Hardees.
 - 359 Other eating and drinking NEC.
- 36 Automotive, marine, aircraft and accessories (where not included in shopping centers)**
 - 361 Motor vehicle sales (new and used)
 - 362 Gasoline and Service Station--typifies the conventional service station selling gasoline and providing basic automotive maintenance with limited repair work.
 - 363 Gasoline Sales Only--denotes a high volume gas sales operation without service or repair facilities. Examples: Redhead, Hudson.
 - 364 Gasoline Sales and Car Wash--refers to the type of operation that offers a free or low cost car wash as an inducement to purchase gasoline--generally there are no facilities for auto repair or service. Examples: Fennigan's Car Wash, American Car Wash.
 - 369 Other automotive, marine, aircraft and accessories NEC.
- 39 Other retail NEC (when not included in shopping centers)**
 - 390 Other retail NEC.
- 4 Office Buildings and Office Parks**
 - 41 Office Park**
 - 410 Office Park
 - 42 Low-rise Office (up to and including 4 stories)**
 - 421 General low-rise office
 - 422 Medical and/or dental low-rise office

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- 423 Government-leased low-rise office (90% or more floor area leased to government)
- 424 Government-owned low-rise office
- 425 Condominium office (general, low-rise)
- 426 Condominium office (medical and/or dental, low-rise)
- 427 Cluster office, Condominium
- 429 Converted residential office
- 43 Medium and high-rise offices (5 or more stories)**
 - 431 General medium or high-rise office
 - 432 Medical and/or dental medium or high-rise office
 - 433 Government leased medium or high-rise office (90% or more floor area leased to government).
 - 434 Government owned medium or high-rise office
 - 435 Condominium office (general, medium, or high-rise)
 - 436 Condominium office (medical and/or dental, medium or high-rise)
 - 490 Other offices NEC
- 5 Consumer and business service land uses (where not included in office buildings or shopping centers; usually in converted houses or converted stores)**
 - 510 Finance, insurance, real estate, and professional services
 - 520 Personal services including laundry, photo, beauty, barber, funeral, apparel, repair, etc.
 - 530 Motor vehicle repair when provided separately from motor vehicle sales dealers and gasoline stations.
 - 540 Other repair services NEC.
 - 550 Veterinary hospitals.
 - 590 Other consumer and business service land uses NEC
- 6 Public and quasi public service land uses (where not included in office buildings or shopping centers)**
 - 610 Cemeteries
 - 620 Hospital and health facilities (except nursing homes)
 - 630 Post offices
 - 640 Police stations
 - 650 Fire and rescue stations
 - 660 Correctional institutions
 - 670 Military institutions
 - 680 Welfare and charitable services
 - 690 Other public and quasi public service land uses NEC
- 7 Cultural, educational and entertainment service land uses**
 - 71 Churches, synagogues**
 - 710 Churches, synagogues
 - 72 Civic, social, fraternal, professional, business associations**
 - 720 Civic, social, fraternal, professional, business associations
 - 73 Libraries**
 - 730 Libraries
 - 74 Permanent exhibitions**

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740 Permanent exhibitions, including museums, art galleries, monuments, planetaria, aquariums, historic sites

75 Education

751 Nursery schools (may include kindergarten)

752 Public elementary, intermediate, secondary, high and special class schools

753 Private schools, kindergarten through grade 12 or any combination of these grades; may include nursery if school contains graded classes

754 College, universities, including junior colleges and professional schools (such as law, medicine, etc.)

755 Special training schools including vocational and trade schools, business, stenographic, barber, beauty, art, music, driving, etc.

759 Other educational services NEC

76 Public assembly, both indoor and outdoor

760 Places of public assembly including theaters, stadiums, auditoriums, exhibition halls, race tracks, etc.

79 Other cultural and entertainment service land uses NEC.

790 Other cultural and entertainment service land uses NEC.

8 Recreation

81 Recreation facilities and parks--outdoor (except golf courses and except swimming pools not in public parks)

811 Private (except for home owner association facilities)

812 Commercial--open to public

813 Government-owned--open to public with or without fee

82 Recreation facilities--indoor (except swimming pools)

821 Private

822 Commercial--open to public

823 Government-owned--open to public with or without fee

83 Golf courses

831 Private

832 Commercial

833 Government-owned

84 Swimming pools (except home owners association pools)

841 Swimming pools--outdoor

842 Swimming pools--indoor

9 Resource uses and undeveloped areas

91 Agricultural activities

910 Agricultural activities and related services

92 Forestry activities and related services

920 Forestry activities and related services

93 Horticultural activities

930 Horticulture activities and related services

94 Resource production and extraction

941 Sand and gravel quarrying

949 Other resource production and extraction

95 Permanent conservation areas

950 Permanent conservation areas, including wildlife preserves

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96 Water areas

960 Water areas

97 Vacant Land

971 Vacant land

972 Improved land with dilapidated structure of no visible use, incidental shed, etc.

99 Other resource uses and undeveloped area NEC

990 Other resource uses and undeveloped area NEC