

LAND USE CLASSIFICATIONS AND CODES
SEWRPC REGIONAL LAND USE INVENTORY
2010

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Classification	Description	Code
RESIDENTIAL (100's)		
Single-family, nonfarm	In areas typically having lots less than five acres in size, the entire lot, including the house, garage, sheds, pole barns, driveway, and yard, has been identified and delineated as single-family residential.	111
	In areas typically having lots five acres or greater in size, only the house, garage, and yard up to a maximum size of approximately three acres have been identified as single-family residential. The driveway, along with the surrounding area, has also been included if less than 200 feet in length.	111
Single-family farm	Only the house, garage, and small yard have been identified as residential. The driveway has also been included if less than 200 feet in length. The barn, silo, and farm buildings have been assigned the code number 871.	111
Two-family	The entire lot associated with a two-family residence has been identified as residential, including residential units, garage, driveway, and yard. The two living units can be up-and-down, front-and-rear, or side-by-side.	120
Multi-family, one to three stories high	The entire lot is identified as residential, including off-street parking when fewer than 10 spaces. Off-street parking lots having 10 spaces or more for residential use have been assigned Code No. 431.	141
Multi-family, four or more stories high	The entire lot is identified as residential. However, as noted above, off-street parking lots having 10 spaces or more for residential use have been assigned Code No. 431.	142

Classification	Description	Code
Mobile Home	For a mobile home park, all homes and only a small yard have been identified as residential. The road serving the mobile homes has been assigned Code No. 418. For a mobile home located on a single-family residential lot, the lot was coded No. 150.	150
Residential Land Under Development	Lands committed to residential use but not yet fully developed have been identified as residential lands under development and include undeveloped lots between existing residential structures and lots showing evidence of construction activity.	199

NOTES: (100 series codes):

- Outdoor recreation facilities such as tennis courts and swimming pools associated with residential units, including apartment complexes, have been identified as residential land uses and assigned an appropriate residential code number except when such facilities encompass an area greater than two acres in size. Private subdivision parks greater than two acres in size which provide a variety of facilities for active and passive outdoor recreation use have been identified as recreation land and assigned a recreation code number (see Code Nos. 711-799).
- Office buildings associated with apartment complexes are included with the 141 or 142 code.
- Rooming houses have been identified as residential land uses and generally have been assigned a code number of 141 or 142.
- Undeveloped (unoccupied) spaces in a mobile home court have been identified as 921 or 199 according to the same guidelines used for other residential developments; that is, individual unoccupied spaces among occupied spaces have been identified as residential land under development (199), while large, continuous areas of unoccupied spaces have been identified as unused lands (921 or 922).
- All single-family residential areas (see Code No. 111) will have a supplementary code letter for the purpose of identifying residential densities, as follows:

Note: These density codes reflect the relationship of the building size to the improved lot area and may not be related to lot ownership.

X - High density, 7.0-17.9 dwelling units/net residential acre, (0.15 acre lots or smaller)

M - Medium density, 2.3-6.9 dwelling units/net residential acre, (0.16 to 0.44 acre lots)

L - Low density, 0.7-2.2 dwelling units/net residential acre, (0.45 to 1.43 acre lots and single family farm residences)

S - Suburban density, 0.2-0.6 dwelling units/net residential acre, (1.44 to 5.0 acre lots, e.g., three-acre lots in Kettle Moraine Estates). In addition, those portions of five-acre or larger lots in River Hills, Chenequa, and Erin which have been coded 111 single-family residential have been assigned to the suburban density category.

- Typically, the residence (rectory) for a Catholic priest has been coded 611. The residence for clergy of other religious denominations should be coded with the appropriate residential code.

Classification	Description	Code
COMMERCIAL (200's)		
Retail Sales and Services-- Intensive	<p data-bbox="592 352 1242 525">Those buildings for which the primary function involves the sale of goods or services have been identified as intensive commercial. The delineation may include grounds surrounding the building up to a distance of about 50 feet.</p> <p data-bbox="592 556 1242 1929">This land use classification consists of such buildings as a) food and drug stores, including supermarkets, candy stores, bakeries, liquor stores, and butcher shops; b) eating and drinking places, including taverns, drive-in restaurants, and ice cream stands; c) general merchandise stores, including department stores, Goodwill and other thrift stores, discount stores, mail order stores, shoe stores, clothes rentals and lighting stores; d) motor vehicle sales and service shops, including gas stations, auto supply stores, car-washes, or auto body and paint shops; e) legal, insurance, and real estate offices; f) banks, credit unions, or other financial agencies; g) doctors', dentists', and veterinarians' offices; h) hotels and motels; i) personal services, including barbers, laundries, funeral homes, shoe repair shops, photo studios, and travel agencies; j) business services, including catering services, "small" express delivery services, blueprint and photocopy stores, paint shops, architects and engineers including separate corporate, or office buildings for engineering companies, or other consulting offices; k) commercial indoor recreation facilities, including racquetball and tennis clubs, bowling alleys, archery ranges, shooting ranges, riding stables (excluding riding track, agricultural lands, and pastures), roller skating rinks, theaters, dance halls, and meeting halls, and billiard parlors; l) other retail establishments such as music stores, sporting goods stores, florists (greenhouses for florists or nurseries are usually coded 220, outside plantings at a nursery are coded 820), gift stores, flea market admission stand, antique shops, and jewelry stores; m) permanent farmers' markets (e.g., West Allis Farmers market) and permanent roadside stands (e.g., Bauer Brothers, Section 2, Vernon; and n) certain commercial outdoor recreation facilities, such as go-cart tracks (3 acres or less), miniature golf, horse shoes (at taverns), and concessions stands at golf driving ranges and others as specified in 700 series notes.</p>	210

Classification	Description	Code
Retail Sales and Services-- Nonintensive	<p>Those open areas one-half acre or greater in size which are utilized for commercial activities or storing of commercial products have been identified as nonintensive commercial. The delineation may include a small buffer or landscaped area for a distance up to 50 feet surrounding the commercial area.</p> <p>This land use classification consists of drive-in theaters, car sales storage lots, flea market-market area, dog obedience school training grounds, large greenhouses, and private fair grounds (i.e., The Bristol Renaissance Fair-01-21-36).</p> <p>The 220 code numbers are usually associated with a building which has been coded number 210. For example, the concession at a drive-in theater and the showroom at a car dealer should be coded 210.</p>	220
Commercial Land Under Development	<p>Lands committed to commercial use but not yet fully developed have been identified on the basis of development activity visible on the aerial photograph, including activities such as construction of foundations. The delineation of lands coded No. 299 is based on the extent of the area to be utilized for the buildings, as shown on the aerial photograph. Additional lands utilized during construction activities adjacent to the building site have generally been assigned an unused land code number (see Code Nos. 921 and 922).</p>	299

NOTE: (200 series codes):

1. Commercial greenhouses coded 210 and 220 in 04-22-06-1.

Classification	Description	Code
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INDUSTRIAL (300's)

Manufacturing

Those buildings and premises which are devoted to the manufacture of all products have been identified as manufacturing. The delineation may include lands surrounding a factory up to a distance of about 50 feet.

310

This land use classification consists of such buildings as a) food processing plants, including meat packing plants, slaughter houses, bottling plants, and breweries; b) textile mills; c) lumber and wood products manufacturing, including mill work plants, container plants, household furniture plants, and office and store fixture plants; d) concrete manufacturing plants; e) foundries; f) fabricated metal product shops, including sheet metal shops, hardware and equipment factories, and fabricated structural steel plants; g) machinery factories, including engines, agricultural machinery, and tool and die makers; h) transportation equipment factories, including auto and auto parts factories, motorcycle and bicycle factories, and boat building and repair factories; I) electrical machinery equipment and supply factories; j) printing and publishing industries, including commercial printing, lithographing, and newspaper and book printing industries; k) chemical factories; l) leather tanning and other products factories; and m) scientific and precision instrument manufacturing, including silverware factories, toy manufacturers, sporting goods manufacturers, and jewelry manufacturers

Other uses related to factory or other fabrication plants generally have been assigned a code number distinct from the manufacturing code. For example, parking for a factory should be assigned Code No. 433, and warehouses and outdoor storage areas for manufactured goods should be assigned Code No. 340.

Classification	Description	Code
Wholesaling and Storage	<p data-bbox="553 268 1166 436">Those buildings or areas which are used for the storage of goods or equipment have been identified as wholesaling and storage. The delineation may include land surrounding the wholesale structure or storage area up to a distance of about 50 feet.</p> <p data-bbox="553 478 1166 919">This land use classification consists of structures for wholesaling of paper products, food products, furniture, medical supplies, and other indoor storage buildings. In addition, this classification includes such wholesale areas as auto salvage yards, junkyards, and lumberyards. This land use classification also consists of such structures and areas as motor vehicle storage areas, including auto frame storage areas, fuel storage areas, including oil tanks and coal storage areas; chemical storage areas, including salt storage areas; stock yards; grain elevators; mini-storage developments; and outdoor equipment storage areas.</p> <p data-bbox="553 961 1166 1087">Personal storage areas or buildings associated with residential land uses and agricultural land uses (e.g., pole barns) should be coded with the associated land use.</p>	340
Extractive	<p data-bbox="553 1129 1166 1507">Those areas utilized for the extraction of products from the earth, including stone, sand, and minerals, have been identified as extractive use areas. The delineation of the extractive use area includes those lands (and waters in actively-mined areas) from which materials are presently being excavated, as well as those lands at the same mining operation from which materials have been excavated. In addition, the delineation may include land surrounding the mining activity area up to a distance of about 200 feet.</p> <p data-bbox="553 1549 1166 1776">This classification does not include inactive mining operations (see Code No. 922). In addition, those areas utilized only for the manufacture of concrete blocks have been coded 310 (Waukesha Block in Section 36--Pewaukee). However, all other block manufacturing areas, sales offices, storage buildings, and parking lots have been coded 360.</p>	360

Classification	Description	Code
Industrial Land Under Development	Lands committed to industrial use but not fully developed have been identified on the basis of evidence of development activity visible on the photograph, including activity such as construction of foundations. The delineation of lands coded No. 399 is based on the extent of the area to be utilized for the buildings, as shown on the aerial photograph. Additional lands, utilized for construction activities adjacent to the building site have generally been assigned an unused land code number (see Code Nos. 921 and 922).	399

Classification	Description	Code
TRANSPORTATION (400's)		
Freeway	Those limited access roadways having an interchange or grade separation as the only means of access have been delineated as freeway. The delineation includes both the roadway and the road right-of-way on both sides of the road, including the areas within and adjacent to freeway interchanges. Large areas of woodlands and wetlands within the freeway right-of-way should be identified with the appropriate supplementary code letter (see code letters "F" and "G").	411
Standard Arterial Street	Standard arterial streets have been identified by the Commission (Transportation Division). The identification of a roadway as an arterial street is based on an examination of roadway traffic volume and jurisdiction and generally includes federal, state, and county highways (excluding freeways). The delineation of standard arterial streets includes the roadway as well as the road right-of-way.	414
Local and Collector Street	Those public roadways not already included in the freeway and standard arterial street classifications have been identified as local and collector streets. The delineation of these local and collector streets includes both the roadway and the road right-of-way. Those roadways not dedicated to the public sector should be assigned the 418 code only when there are three or more residences or other uses served. Park service roads and roads used primarily for park circulation are coded in the 700 series codes.	418

Classification	Description	Code
Bus Terminal	Those places of departure or arrival of bus passengers and those areas where buses are stored, including school bus lots, have been identified as bus terminals. The delineation of bus terminals may include grounds surrounding the intensive use area or buildings up to a distance of about 50 feet.	425
Truck Terminal	Those vehicle storage areas for trucks that are used for heavy hauling or cartage have been classified as truck terminals (including UPS and Federal Express). The delineation of truck terminals may include the ground surrounding the truck parking lots and related buildings up to a distance of about 50 feet. Those manufacturers and industrial areas having a parking lot for company trucks used for transportation of goods are generally classified as off-street parking related to industrial uses (see Code No. 433).	426
Multi-Purpose Off-Street Parking Area	Those off-street parking areas providing space for ten or more vehicles which serve a variety of different general land uses have been identified as multiple purpose off-street parking areas. The delineation of such off -street parking areas may include grounds surrounding the parking area the up to a distance of about 50 feet.	430
Single-Purpose Off-Street Parking-Area	Those off-street parking areas providing space for ten or more vehicles for a single general land use category have been identified as a separate classification. The delineation of such single-purpose off-street areas may include grounds surrounding parking areas up to a distance of about 50 feet. Those single-purpose off-street parking areas which have been assigned individual code numbers are listed below:	
	Off-street parking for residential use.	431
	Off-street parking for commercial use.	432
	Off-street parking for industrial use.	433
	Off-street parking for transportation use.	434
	Off-street parking for communication or utility use.	435
	Off-street parking for government or institutional use.	436

Classification	Description	Code
	Off-street parking for recreational use, including parking at natural areas utilized for such activities as hunting, hiking, and nature study.	437
Railroad Right-of-Way	That area of land generally set apart by fencing on which the railroad bed and rail are placed and the right-of-way which is owned or controlled by a railroad company has been identified as a railroad right-of-way.	441
Railroad Switching Yard	The switching area for railroad cars being transferred from one track to another--which area is generally characterized by three or more parallel tracks in the vicinity of ware houses, terminals, or storage areas--has been identified as a railroad switching yard. The delineation of this area generally includes a right-of-way distance of about 50 feet from the railroad tracks. It should be noted that single-track rail spurs have been assigned the same code number as the adjacent land use.	443
Railroad Stations and Depot	The place of departure or arrival of rail passengers or rail freight have been identified as railroad stations and depots. The delineation may include grounds surrounding the building or depot area up to a distance of about 50 feet.	445

Classification	Description	Code
Airfields	Landing strips, runways, and those unused lands adjacent to the landing strips and runways have been identified as airfields. All unused lands included in the area of airport ownership and not designated as an air terminal or hangar area have been included in the airfield classification, with the supplementary letter code for unused land being applied (see Code Letter "H"). In addition, those lands used for agricultural purposes and wetland within the airport ownership have been assigned the appropriate agricultural or wetland code number (see Code Nos. 811 and 910).	463
Air Terminals and Hangars	The air terminal, airplane storage area, hangars, and airport-related maintenance and storage areas have been identified as air terminals and hangars. The delineation may include grounds surrounding such areas up to a distance of about 50 feet.	465
Ship Terminals	Those areas utilized for the loading and unloading of ship cargo at a major port have been identified as ship terminals. It is important to note that only the Milwaukee Harbor has been classified as a major port and, therefore, this classification has been applied only in one location in the Region.	485
Transportation Land Under Development	Those lands in a planned highway right-of-way (typically freeway) which are not yet fully developed, and therefore not yet open to regular vehicle traffic have been identified on the basis of evidence of development activities such as grading which are visible on the photograph.	499

Classification	Description	Code
COMMUNICATION AND UTILITIES (500's)		
Communication and Utilities	The building or premises on which communications and utility facilities have been located--including radio and TV transmission stations and antennas, incinerators, and utility plants such as sewage disposal plants and treatment lagoons, water towers, and water supply plants have been identified. The delineation of such facilities may include grounds surrounding the building or intensive use area up to a distance of about 200 feet. Rights-of-way owned by the WEPCO have been coded 510 when used for power transmission trunk lines, while WEPCO power transmission facilities located on leased lands and easements are coded to the primary (underlying) use.	510
Communications and Utilities Under Development	Lands committed to communication and utility facilities but not yet fully developed have been identified on the basis of evidence of development activity visible on the photograph, including activities such as grading and construction of foundations.	599

Classification	Description	Code
<p>INSTITUTIONAL AND GOVERNMENTAL SERVICES (600's)</p>		
<p>Administration, Safety and Assembly</p>	<p>Those governmental and institutional buildings and grounds for which the primary function involves administration, safety, or assembly have been identified. The delineation of such buildings and grounds may include an area surrounding the building or grounds up to a distance of about 200 feet. This classification has been divided according to service area as follows:</p>	
	<p>Local administration, safety, and assembly-- This land use classification consists of such buildings as city, village, and town halls; local post offices; local solid waste transfer stations; police stations and fire stations; lodges, union halls, and churches; humane societies; YMCA and YWCA; and municipal administration buildings.</p>	611
	<p>Regional administration, safety, and assembly-- This land use classification consists of such buildings as administrative buildings under county, state, or federal authority, including social security offices and county courthouses; exposition and convention centers, arenas, and auditoriums; military installations; and auto emissions testing stations.</p>	612
<p>Education</p>	<p>Those governmental and institutional buildings and areas utilized for educational purposes have been identified. The delineation may include an area surrounding the buildings and grounds up to a distance of about 200 feet. This classification has been divided according to service area as follows:</p>	
	<p>Local education--This land use classification consists of all elementary and junior high schools, including playgrounds, playfields, tennis courts, and other outdoor recreation facilities associated with such schools; day care centers, nurseries, and kindergartens and local libraries.</p>	641

Classification	Description	Code
	Regional education--This land use classification consists of such buildings and areas as senior high schools and junior-senior high school combinations; colleges and junior colleges; technical schools and specialty trade schools; museums; religious education facilities such as DeSales Seminary and the Jewish Education Center (0722-05-1); and the main libraries in Milwaukee, Racine, and Kenosha. Recreation facilities associated with such regional education uses have also been included in this land use classification.	642
Group Quarters	All persons not living in households are classified as living in group quarters, such as hospitals for the chronically ill, nursing homes, correctional institutions, and college dormitories have been identified as group quarters. The delineation may include an area surrounding the building up to a distance of 200 feet. This classification has been divided according to service area as follows:	
	Local group quarters--This land use classification consists of such buildings as clinics (not including doctors' offices--see code No. 210) and group homes (generally in single-family residential settings).	661
	Regional group quarters--This land use classification consists of such buildings and areas as hospitals and nursing homes; convents and monasteries; dormitories; orphanages; and prisons, jails, and other penal institutions when separate from local or regional administration buildings (see Code Nos. 611 and 612). All intensively used areas associated with regional group quarters, including outdoor recreation areas and support facilities, have been included in this land use classification.	662

Classification	Description	Code
Cemeteries	The classification of cemeteries has been divided according to size as follows:	
	Local cemeteries--The classification consists of those cemeteries less than five acres in size.	681
	Regional cemeteries--This classification consists of those cemeteries five acres or more in size. Such areas include related administration buildings, maintenance areas, and landscaped areas within the cemetery ownership.	682
Governmental and Institutional Land Under Development	Lands committed to governmental or institutional use but not yet fully developed have been identified on the basis of development activity visible on the photograph, including activity such as the construction of foundations. The delineation of such lands is based on the extent of the area showing evidence of development. Additional lands utilized during construction activities have generally been assigned an unused land code number (see Code Nos. 921 and 922).	699

Classification	Description	Code
OUTDOOR RECREATION (700's)		
Special and Cultural Recreation Areas	<p>Those outdoor recreation areas which provide opportunities for spectator events or unique recreation activities have been identified as special or cultural recreation areas. The delineation includes those intensively used activity areas, as well as adjacent landscaped or mowed lawn areas, maintenance areas, and shelter and restroom buildings and other support facility areas.</p>	
	<p>This land use classification consists of such sites as zoos, fairgrounds, racetracks (dog, horse, auto), arboretums, botanical gardens, fish hatcheries, Miller Park, and festival grounds (see list of at the end of this section). The special and cultural recreation area classification has been divided according to ownership as follows:</p>	
	Publicly-owned special and cultural recreation area	711
	Privately-owned special and cultural recreation area	712
Land-related Outdoor Recreation Areas	<p>Those outdoor recreation sites which provide opportunities for such activities as camping, golfing, picnicking, playfield activities, downhill skiing, and playground activities have been classified as land-related outdoor recreation areas (see list at the end of this section). The delineation includes those areas of the site which are used for intensive outdoor recreation activities, and also includes those areas utilized for maintenance and storage of maintenance-related equipment and other buildings which provide support facilities for outdoor recreation activities, including golf course club houses, park shelters, and restroom facility buildings. This classification has also been divided according to ownership as follows:</p>	
	Publicly-owned land-related outdoor recreation area	731
	Privately-owned land-related outdoor recreation area	732

Classification	Description	Code
Water-related Outdoor Recreation Sites	Those outdoor recreation sites, or portions of outdoor recreation sites, which provide opportunities for water-related outdoor recreation activities such as swimming and boating have been classified as water-related outdoor recreation areas. The delineation of such areas generally consists of only a small area along the shoreline of surface waters which are utilized for water-based outdoor recreation activities.	
	This land use classification consists of such areas as swimming beaches, boat launching sites, and marinas, including boat storage and repair buildings within a marina (see list at the end of this section), and has been divided according to ownership as follows:	
	Publicly-owned water-related outdoor recreation areas	781
	Privately-owned water-related outdoor recreation areas	782
Outdoor Recreation Area Under Development	Lands committed to the development of facilities for intensive outdoor recreation activities but not yet fully developed for such purposes have been identified on the basis of development activity visible on the photograph, including activities such as grading, foundation, or fill. The delineation of such lands is based on the extent of the area under development as shown on the aerial photograph.	799

NOTES: (700 series codes)

1. "Parks" having no developed facilities, including garden plots on parklands, have been coded in unused lands (see Code Nos. 921 and 922).
2. Service roads and roads used for park circulation (including roads to parking lots) are coded with the 700 series. Park roads which carry "nonrecreation" traffic and parkway roads are generally assigned a 400 series code.
3. Woodlands, wetlands, and surface water areas within all outdoor recreation sites have been classified as such and coded to Nos. 940, 910, and 950, respectively.
4. Land use codes for selected specific recreation sites and facilities are listed below:

141

Tennis court and swimming pool areas (associated with multi-family residential) less than 2 acres

210

Miniature golf

Indoor archery

Indoor tennis

Indoor volleyball (private)

Indoor shooting range

"Chalet" at commercial ski hill (437--Parking)

Barns at horse boarding stable

Concessions stand at golf driving range

Indoor roller skating rink

Horseshoes and volleyball at taverns

Lake resort motel

Go-cart track--less than 3 acres

Flea market admissions stand (market area is coded 220-e.g., the Bristol Renaissance Fair, Section 36, Town of Bristol)

641-642

School athletic fields (track, football, baseball, etc.)

School gymnasium

School-owned outdoor facilities (stadium, playground, tennis)

School-owned indoor ice facilities (e.g., H.G. Mullett Ice Center - Arrowhead High School)

711-712

Zoo

Fairground

Race track (dog, horse, auto)

Water theme park

Miller Park

Festival grounds

Old World Wisconsin

Maier Festival Park

Mitchell Domes (portion of Mitchell Park)

Polo field

Fish hatcheries

Pettit Center

731-732*

Par 3 golf

Archery

Lawn bowling

Campground (developed area only)

Camp (Boy Scout, YMCA, etc.--developed area only)

Nature center

Rifle range

Skeet or trap shooting (developed area only)

Downhill skiing

Swimming pool

Bicycle track (velodrome)

Bandshell

Picnic area (including lake resorts) and shelters

Park maintenance areas

Wayside

Spectator farm (Green Meadows Farm in Waterford)

Urban parks (passive areas and benches)

Special indoor facilities in publicly-owned park (Washington Park

Senior Citizens Center)

Go-cart track--3 acres or larger

Maintained open area (mowed lawn)

Tennis courts and swimming pools (associated with multi-family residential) 2 acres or greater in area

Riding track at horse boarding stables

Driving range (except for concession area--210)

Indoor ice facilities (e.g., Wilson Park Ice Rink, Eble Park, The Ponds)

Outdoor skate parks (roller blading, skateboards, BMX bikes)

* Does not include school-owned facilities.

781-782

Boat launch

Marinas, including boat storage and repair buildings

Bath house

Swimming beach (including beaches at lake resorts)

Classification	Description	Code
AGRICULTURE (800's)		
Cultivated Lands	This classification consists of those areas utilized for the cultivation of crops including row crops, grain crops, vegetable crops, and hay.	811
Pasture Land and Unused Agricultural Land	Those lands which are utilized as a pasture for livestock and those lands which were formerly cultivated or utilized for pasture and have not yet succeeded to a wetland or woodland plant community have been classified as pasture and unused agricultural land. Lands classified as pasture and unused agricultural land are often adjacent to lands classified as woodlands (Code No. 940) and wetlands (Code No. 910), and therefore the delineation of such lands often results in irregular boundaries.	815
	Orchards, nurseries and Christmas tree farms (greenhouses for florists and nurseries are coded 210 or 210-220, while outside plantings are coded 820) have been placed in a single land use category. Tree farms/pine plantations are coded 940.	820
Special Agricultural and Agricultural-related Uses	Those lands which are utilized for special agricultural crops and other agriculture-related activities--including sod farms and mint, ginseng, and berry fields have been classified as special agriculture.	841
Farm Buildings	Those buildings for which the primary function involves the storage of agricultural-related equipment or those buildings associated with animal husbandry have been classified as farm buildings. Generally, this code is only used when there is either a barn and silo, or at least three other farm buildings present.	871

NOTE: (800 series codes)

Garden plots on undeveloped park or parkway lands or other publicly-owned lands have been coded as unused lands (921 or 922).

“Farmed wetlands” (FOKf classification in the Wisconsin Wetlands Inventory) are identified as an agricultural land use (800 code) with a wetland suffix code of “G” (e.g. 811G) in the land use inventory. “Farmed wetlands” that appear to no longer be actively farmed will be identified as wetlands (910 code).

Classification	Description	Code
NATURAL AREAS AND OTHER LANDS (900's)		
Wetlands	Those lands in which the water table is at, near, or above the land surface and which are characterized by both hydric soils such as peats or mucks or other organic soils, and by the growth of hydrophytes, such as sedges, cattails, and tamarack, have been identified as wetlands. The delineation of wetland areas is based upon the presence of the natural resource base element and therefore generally results in irregular boundaries.	910
Unused Urban Land	<p>Those lands located within or adjacent to urban areas and not utilized for an identifiable use have been classified as unused urban lands. The delineation of such unused lands generally includes areas lacking any intensive urban uses and those areas lacking an identifiable natural resource base element such as a woodland, a wetland, or water area.</p> <p>This land use classification includes such areas as vacant lots in areas where the future use cannot be determined (that is, those areas surrounded by variety of different classifications of urban land use so that Code No. 199--residential land under development--does not apply) including undeveloped parks; urban drainageways which are not located within parks, wetlands, or residential lots; leased garden plots in publicly-owned lands; and other open lands in urban areas for which the potential future use cannot be determined on the basis of aerial photograph. In general, unused lands are considered "urban" when 75 percent or more of the land adjacent to the unused land has been assigned urban land use classifications (Code No. 111-799).</p>	921
Unused rural land	Those rural open areas which are not utilized for agricultural purposes, which have not been identified as unused agricultural lands or pasture, and which do not encompass important elements of the natural resource base--such as woodlands, wetlands, or water--have been identified as unused rural land.	922

Classification	Description	Code
Landfill	<p>This land use classification consists of such areas as steeply sloping unwooded rural land not used for pasture or other related agricultural purposes; areas within portions of large parks located in rural areas which do not contain intensive outdoor recreation facilities, woodlands, wetlands, or water; and rural areas for which the potential future use cannot be determined on the basis of the aerial photograph. Lands classified as unused rural lands are generally one acre or greater in size.</p> <p>Those tracts of land used for the purpose of sanitary landfill operations and dumps have been identified as landfills. The delineation includes only those areas in which landfill activity has taken place. (Garages, offices, and equipment storage areas at large landfills have been coded 210 or 340, as appropriate.)</p>	930
Woodlands	<p>Those upland areas having 17 or more deciduous trees per acre, each measuring at least four inches in diameter, at breast height, and having at least 50 percent canopy cover, have been identified as woodlands. In addition, coniferous tree plantations and reforestation projects were also identified as woodlands. The delineations of woodlands are based upon the presence of the natural resource base element and, therefore, are generally irregularly shaped. Also, all lowland wooded areas such as tamarack swamps were classified as wetlands because the water table in such areas is located at, near, or above the land surface and because such areas are generally characterized by hydric soils which support hydrophitic trees and shrubs (see Code No. 910).</p>	940
Water	<p>Those large areas of surface water which are visible on the aerial photograph have been identified as water. The delineation includes all lakes and ponds, as well as streams, rivers, and canals 50 feet or greater in width. Rivers, streams, and canals less than 50 feet in width are classified with the same code numbers as the adjacent land uses. In addition, urban drainageways, when clearly separated from adjacent land uses and ownerships, have been classified as unused urban land (see Code No. 921).</p>	950

NOTE: (900 code series)

Solid waste transfer stations have been placed in the institutional category (see Code No. 611-612).

Supplementary Code Letters

In addition to the land use classification code numbers assigned to identified land uses on the aerial photographs, supplementary code letters were also assigned when certain natural resource features and open lands were present within certain assigned urban land use codes as follows:

- "F" was assigned to that portion of certain urban nonresidential use which encompassed a woodland;
- "G" was assigned to that portion of certain urban nonresidential use which encompassed wetlands and to agricultural land uses identified as "farmed wetlands;"
- "H" was assigned to that unused portion of certain urban nonresidential classifications.

The code letter "H" was generally applied in those unused portions of an urban nonresidential parcel which were unlikely to be utilized for other urban land uses in the future and generally consisted of open areas in front of, and/or behind, existing industrial, commercial, certain transportation, and communication and utility uses. The unused area should be smaller than the used area (when the unused area is large relative to the used area, the unused area should be coded 921 or 922).

DAS/ds

03/17/11

#156424 v1 - 2010 LU Inventory Table