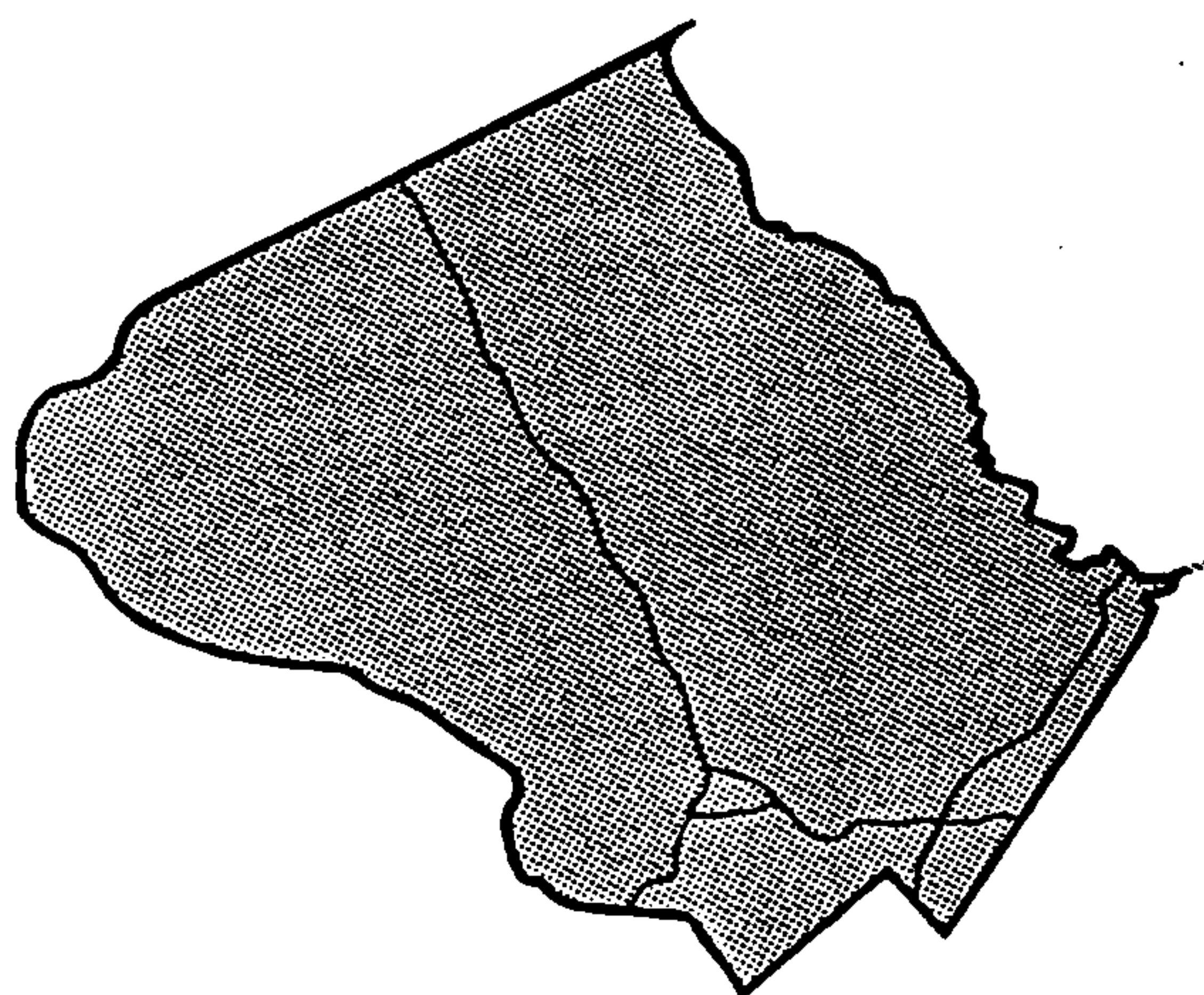


MONTGOMERY COUNTY LAND USE CODING MANUAL

REVISIONS TO THE STANDARD
LAND USE CODING MANUAL AS USED IN
MONTGOMERY COUNTY, MARYLAND
(Second Edition)



Prepared by
Research Division
The Montgomery County Planning Department

Revised: February, 1989

FORWARD

This land use coding manual is designed to assist the Maryland State Supervisor of Assessments and the Montgomery County Planning Department in identifying properties in Montgomery County by land use codes. This second edition improves the accuracy of describing land use activity by adding new land use codes. ~~These improvements will facilitate data requests via the Planning Department's Property and Land Use Information Subsystem, which relies on property information provided by the State Tax Assessor.~~ Therefore, the coding manual is a joint effort. The end result is an improved system to better analyze and assess the existing character of land in Montgomery County.

The coding manual identifies eleven major land use categories, as follows:

- HOUSING UNITS
- GROUP QUARTERS
- INDUSTRIAL PRODUCTION
- TRANSPORTATION COMMUNICATION AND UTILITIES (Non-office)
- WAREHOUSING AND WHOLESALE (Business Oriented Activity)
- RETAIL TRADE
- OFFICE BUILDINGS AND SELECTED SERVICES
- GOVERNMENT SERVICES AND INSTITUTIONAL
- CULTURE AND RECREATION
- RESOURCE PRODUCTION
- VACANT LAND

Each major land use category contains a series of three-digit codes that describes each type of land activity and its primary use. Conceptually, land use activity identifies the different characteristics that describe a parcel of land, its structure, or activities within the structure. Subsequently, this land use classification allows for data collection that can be regrouped into a variety of land use patterns to fit the needs of the Planning Department and the general public.

Our goal is to have a minimum number of land use codes and yet provide sufficient flexibility to distinguish between major land use types. However, codes are from time to time changed to define, more accurately, land uses in the County. Please address all comments and questions to staff of the Research Division, Montgomery County Planning Department (301) 495-4700.

LAND USE CODES

• HOUSING UNITS

Code

Single-Family

- 111 Single-Family Detached (excludes townhouses)
- 116 Townhouse, Duplex, Quadruplex, and Other Forms of Attached Single-Family Dwellings (fee simple)

Condominium Units

- 114 Townhouse, Duplex, Quadruplex, etc. (condominium)
- 115 Cooperative (all types)
- 118 Garden Apartment (condominium)
- 119 High-Rise Apartment Elevator (condominium)

Apartments for Rent

- 112 Townhouse, Duplex, Quadruplex, etc. (rental)
- 113 Garden Apartment (rental)
- 117 High-Rise Apartment, Elevator (rental)
- 140 Mobile Homes (parks or courts)

• GROUP QUARTERS

Code

- 121 Rooming and Boarding Houses
- 122 Membership Lodgings - Fraternity, Sorority, etc.
- 123 Residence Halls or Dormitories
- 124 Retirement Homes and Orphanages
- 125 Religious Quarters
- 126 Nursing Homes
- *127 Hospitals
- 151 Hotels, Motels (all transient lodgings)

* *New code number.*

● **INDUSTRIAL PRODUCTION**

Code

- 200 Industrial Park (multiple building, single ownership of land)
- 201 Industrial Production, Multiple Occupancy - Mixed Industrial Use
- 202 Industrial Production, Multiple Occupancy - Mixed Industrial Use (condominium)
- ~~203 Industrial Production, Single Industrial Use (fee simple)~~
- 204 Industrial Production, Single Industrial Use (condominium)
- 205 Mixed Industrial/Commercial
- 206 Mixed Light Industrial - Single Occupancy Condominium
(auto repair, woodworking shops, etc.)
- *207 Research and Development (biological, defense, communications, etc.)

● **TRANSPORTATION COMMUNICATION AND UTILITIES (Non-Office)**

Code

- 400 Transportation (all transit, highway facilities, right-of-way, etc.)
- 431 Airports and Flying Fields
- 460 Automobile Parking Lot (permanent use)
- 461 Automobile Parking Lot (temporary use -- land may be built upon)
- 462 Automobile Parking Structure
- 463 Condominium Parking Space
- 470 Communication (telephone, radio, and television facilities:
towers, yards, right-of-way and other non-office facilities)
- 480 Utilities (gas, electric, water, sewage, solid waste, and other facilities
including pipelines and rights-of-way -- non-office)

● **WAREHOUSING AND WHOLESALE (Business Oriented Activity)**

Code

- 519 Wholesale (non-warehouse and NCE (Not Covered Elsewhere) communications
and utilities)
- 637 Warehouse Storage Facilities (non-transportation, communications, and utilities;
primarily storage of goods to be used elsewhere)
- *639 Mini Storage Facilities

* New code number.

● RETAIL TRADE

Code

- 501 Regional Shopping Center (large -- Montgomery Mall, White Flint, Lake Forest, Wheaton Plaza)
- 502 Subregional Shopping Center (Briggs Chaney Plaza, White Oak, and Cabin John Shopping Center, etc.)
- 503 Convenience Center (major anchor is grocery or drug store) several stores at one location
- 504 Highway Commercial, NCE
- 521 Lumber and Other Building Materials
- 531 Department Store
- 541 Groceries - Retail
- 551 Motor Vehicles - Retail
- 553 Gasoline Service Stations
- 559 Other Automotive - Retail Trade
- 580 Fast Food Eating Places
- 581 Eating and Drinking (non fast food)
- 599 Other Retail Trade and Services -- Consumer Oriented (apparel, furniture, liquor, drug, books, etc.)
- 641 Automobile Repair

● OFFICE BUILDINGS AND SELECTED SERVICES

Code

- 600 Office Buildings Multi-Tenant
- 601 Office Buildings Multi-Tenant (condominium)
- 602 Office Buildings Single-Tenant
- 603 Office Buildings Single-Tenant (condominium)
- 604 Mixed Office & Retail (retail is either business or consumer)
- 605 Mixed Office & Retail (retail is either business or consumer) (condominium)
- 611 Banks
- 651 Medical and Other Health Services (health services only facility)
- 653 Medical and Other Health Services (health services only facility) (condominium)

● GOVERNMENT SERVICES AND INSTITUTIONAL

Code

- 671 General Government (other than office buildings, schools, culture, and utilities)
- 672 Police, Fire, Civil Defense
- 673 Postal Service
- 674 Correctional Institution
- 675 Military Bases and Reservations
- 681 Nursery, Primary, and Secondary Education (nursery schools, primary (elementary) schools, secondary schools)
- 682 University, College, Junior College, and Professional School Education (universities and colleges, junior colleges, professional schools)
- 691 Religious activities (churches, synagogues, and temples; other religious activities, NCE)
- *692 Cemeteries

● CULTURE AND RECREATION

Code

- 711 Cultural Activities (libraries, museums, art galleries, other cultural activities, NCE)
- 721 Entertainment Assembly (amphitheaters, motion picture theaters, drive-in movies, legitimate theaters, other entertainment assembly, NCE)
- 722 Sports Assembly (stadiums, arenas and field houses, race tracks, other sports assembly, NCE)
- 723 Public Assembly, Miscellaneous Purposes (auditoriums)
- 731 Fairgrounds and Amusement Parks
- 739 Other Amusements, NCE (penny arcades, miniature golf, golf driving range, go-cart tracks, other amusements, NCE)
- 740 Open Space (community association, homeowner association or other non-developable private open space without improvements)
- 741 Sports Activities (golf courses, with or without country clubs, tennis courts, ice skating, roller skating, riding stables, bowling, skiing and tobogganing, other sports activities, NCE)

* New code number.

● **CULTURE AND RECREATION (Cont'd.)**

Code

- 742 Playgrounds and Athletic Areas (play lots or tot lots, playgrounds, playfields or athletic fields, recreation centers (general), gymnasiums and athletic clubs, other playground and athletic areas, NCE)
- ~~743 Swimming Areas (swimming beaches, swimming pools)~~
- 761 Parks - General Recreation
- 790 Other Cultural, Entertainment, and Recreational Activities, NCE

● **RESOURCE PRODUCTION**

Code

- 812 Farms, Predominately Crops
- 815 Farms, Predominately Dairy
- 816 Farms, Predominately Livestock Other than Dairy
- 818 Farms, General NCE
- 839 Forestry
- 850 Mining Activities and Related Services
- 890 Other Resource Production and Extraction

● **VACANT LAND**

Code

- 910 Vacant and Unused Land Available for Development (Do not include active farms or community association land, right-of-way, etc.)
- 930 Water Areas
- 990 Other Undeveloped Land (includes land not available for development except community association and recreation land, use 740, and includes out parcels). Note: if a single-family residence is associated with more than one lot, code non-buildable lots with 990 (the lot which the house is located on is coded 111). Extra lots which are buildable should be coded 910.

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