



Development Activity Report: January – June  
2005

Development Services Department  
Long Range Planning Section, Planning Division  
City of Sacramento

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## **Development Activity Report Jan.-June 2005**

### ***Report Overview***

The Development Activity Report is issued every six months. This report covers January through June 2005.

The body of the report presents summary tabular data for planning entitlements and building permits that cover new construction. The data is summarized from the City's automated permitting system (APS) database. The report summarizes development activity by land use type (residential, commercial, other) and geographically by the eleven community plan area. The figures report: housing units, non-residential building square footage, as well as project valuations (shown with building permits).

The 'planning entitlement' data reflect project initiation or intent to construct new projects. The building permits indicate specific progress on construction.

All data summarized is considered "new" construction and does not include: remodels, rehabs, reuse projects, nor additions, demolitions, vacant parcel subdivisions, or tentative map submittals. The building permits do not reflect plan checks such as master plan reviews, which are also part of the City's permit database.

### ***Tables***

Two sets of tables are assembled, one for Planning Entitlements (4), a second for Building Permits (6). In both cases the data is summarized by land use type, with residential and commercial subcategories. The tables also summarize development activity by geographic distribution, in the Community Plan areas of the city.

The tables replicate the planning entitlement and building permit processing sequence, from application to approval. A planning entitlement "application" precedes a planning entitlement "decision". However, a "decision" is not an approval, it can also be a denial. Building permits fall into: "applied", "under construction", or "completed" categories.

The last of the Planning Entitlement tables breaks out the number of applications/decisions into specific review types – Planning, Zoning, Preservation, Design Review, and Expanded Review. These workload figures depict the total department work on planning reviews (separate from building permits), in addition to new construction, this includes additions, remodels/rehabs, vacant site work, and demolition projects.

**General Overview and Comparison with 2004**

There are a few significant changes reflected in the recent APS data. 87% of the 'Building Permits Completed' (2,014 of 2,318 units) were in areas with larger vacant parcels: North Natomas, Airport Meadowview, and South Sacramento. North Natomas maintained the strong buildout of the new growth area with 1,514 units completed. By contrast, residential 'Planning Entitlement Applications' in North Natomas dropped significantly to 327 units in the first six months of 2005, compared to 1,461 in the last six months of 2004. A jump in residential applications was seen in the Central City at 702 units, compared to 129 in the previous six month period. The actual completed units in the Central City remained low in the first six months of 2005 at 26.

Other noticeable figures include the higher proportion of multi-family units in the entitlement process. 44% of residential 'Planning Entitlement Applications' (units) were multi-family, 13% mixed-use; 54% of residential 'Planning Entitlement Decisions' (units) were multi-family, 13% mixed-use. The mixed-use component is a large increase from 2004, up from less than 1%. The combined mixed-use/multi-family projects represent a 57%-67% share in the entitlement phases. Overall there were fewer residential building permits issued in the first half of 2005 than in previous six-month periods.

A one page set of tables compares figures for 2004 with the first six months of 2005 (p.18). 'Planning Entitlement Decisions' and 'Building Permits Under Construction' are broken down by entitlements and permits processed, land use type, residential units, and commercial square footage. Large projects and classification variation can influence these comparison.

***Development Activity: Projects Not Included***

The City does not process planning entitlements or issue building permits for the significant State owned lands in the City, notably around the Capitol. The State publishes a “Sacramento Regional Facilities Plan” that describes the State’s activity in the city<sup>1</sup>. Other public agencies such as the Capital Area Development Authority and Sacramento Housing and Redevelopment Agency which act as developers of property (under joint power agreements with the City) receive limited planning review and comment. Other public agencies, including the city, county, and utilities, can build primary facilities (libraries, schools, transmission facilities) and exempt themselves from planning review (administrative centers are not exempt). Thus, this report does not reflect all public projects.

***Limitations with the Database***

The automated permitting system database is used by the City as a tool for processing and tracking thousands of planning applications and building permits each year.

The limits to information entry and updates in the database means that a small percentage of files can be out of date, may be inactive, or can contain inaccurate summary information. A review of the planning entitlements and the building permits shows a few data discrepancies but these fall within a range of 1% to 5% at most, for the key indicators contained here.

***Analysis and Further Updates***

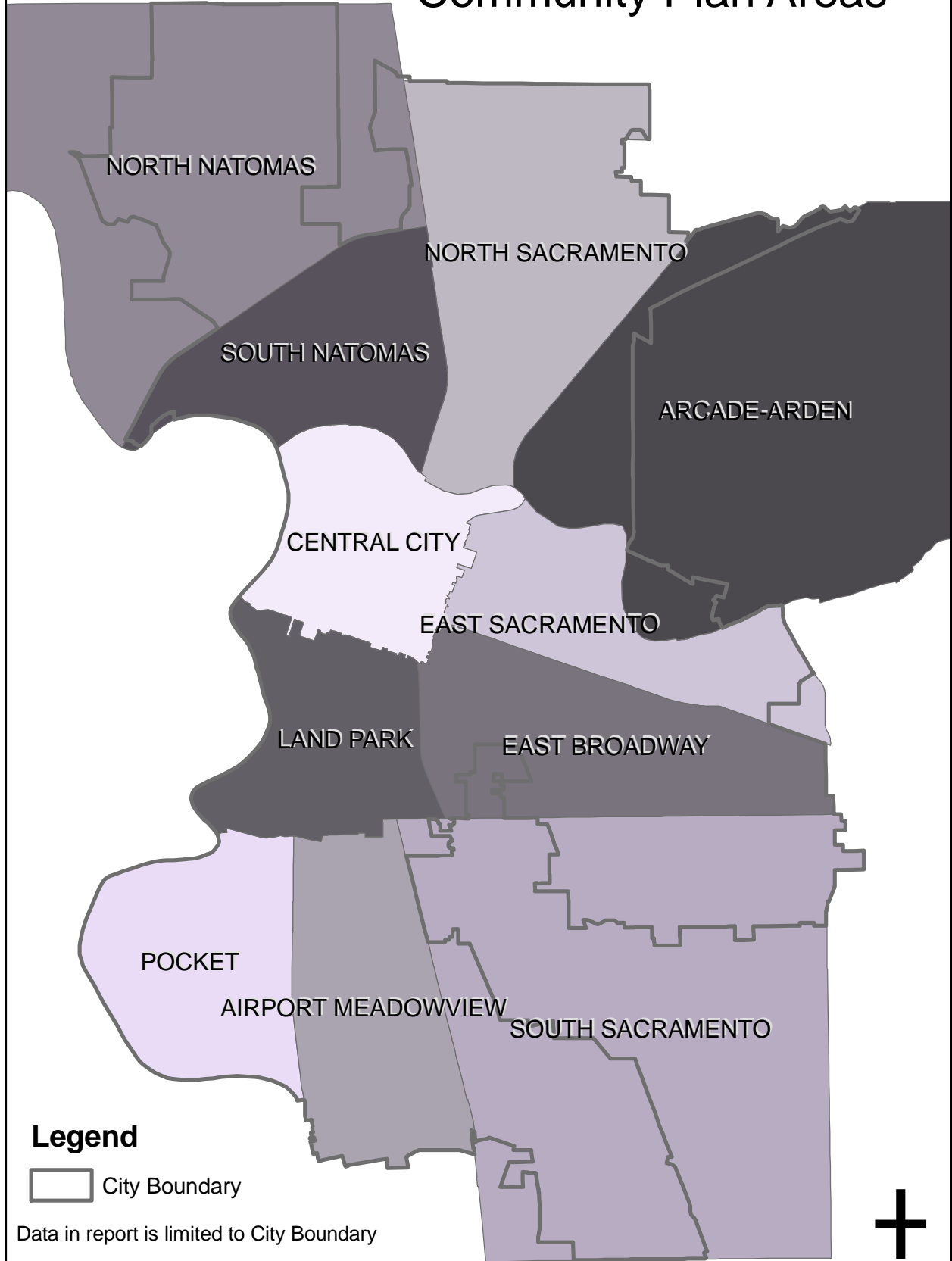
This report presents tabular and geographic data and does not attempt to research trends, or perform sub-area or sector analysis. Infill housing analysis is not included in this report because of data reporting limitations, pending further research infill data will be added to the report when available.

Additional information on the automated permitting database and this report can be directed to: Stuart Todd, Associate Planner, Long Range Planning, City of Sacramento – 916/808-5714.

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<sup>1</sup> 2001 Sacramento Regional Facilities Plan Update, Department of General Services, Asset Planning and Enhancement Branch

# Community Plan Areas



**SUMMARY TABLE: PLANNING ENTITLEMENTS  
APPLICATIONS RECEIVED**  
January 01, 2005 to June 30, 2005

<b>RESIDENTIAL TOTALS</b>			
	NUMBER	# Units	% of Section - # Units
Multi Family	20	884	43.70%
Master Plan	16	712	35.20%
Residential Mixed Use	8	257	12.70%
Single Family	216	170	8.40%
<b>SECTION TOTAL</b>	<b>260</b>	<b>2,023</b>	<b>100 %</b>

<b>COMMERCIAL TOTALS</b>			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	6	10,000	1.07%
Commercial/Retail	20	164,632	17.68%
Industrial	7	66,093	7.10%
Offices	2	600,000	64.44%
Warehouse	4	90,331	9.70%
<b>SECTION TOTAL</b>	<b>39</b>	<b>931,056</b>	<b>100 %</b>

<b>OTHER COMMERCIAL TOTALS</b>			
	NUMBER	SQ FT	% of Section - SQ FT
Hotel/Motel	2	187,600	100.00%
Medical/Hospital	1	0	0.00%
Parking Structure	1	0	0.00%
Schools	1	0	0.00%
Utilities/Cell Towers	3	0	0.00%
Vacant Land	1	0	0.00%
<b>SECTION TOTAL</b>	<b>9</b>	<b>187,600</b>	<b>100 %</b>

**DEFINITIONS**

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS  
APPLICATIONS RECEIVED  
By COMMUNITY PLAN AREA  
January 01, 2005 to June 30, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
Residential	3	1	
Non-Residential	2		21,969
<b>AIRPORT-MEADOWVIEW</b>			
Residential	8	81	
<b>CENTRAL CITY</b>			
Residential	32	702	
Non-Residential	4		195,600
<b>EAST BROADWAY</b>			
Residential	48	11	
Non-Residential	2		8,140
<b>EAST SACRAMENTO</b>			
Residential	10	4	
Non-Residential	5		0
<b>LAND PARK</b>			
Residential	7	7	
Non-Residential	1		0
<b>NORTH NATOMAS</b>			
Residential	4	327	
Non-Residential	8		626,475
<b>NORTH SACRAMENTO</b>			
Residential	102	394	
Non-Residential	11		101,056
<b>POCKET</b>			
Residential	10	155	
Non-Residential	1		8,844
<b>SOUTH NATOMAS</b>			
Residential	14	26	
Non-Residential	3		14,400
<b>SOUTH SACRAMENTO</b>			
Residential	22	315	
Non-Residential	11		142,172
<b>TOTALS:</b>	<b>308</b>	<b>2,023</b>	<b>1,118,656</b>

**DEFINITIONS**

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

## SUMMARY TABLE: PLANNING ENTITLEMENTS DECISIONS MADE

January 01, 2005 to June 30, 2005

RESIDENTIAL TOTALS			
	NUMBER	# Units	% of Section - # Units
Multi Family	18	601	54.44%
Master Plan	3	18	1.63%
Residential Mixed Use	3	145	13.13%
Single Family	190	340	30.80%
<b>SECTION TOTAL</b>	<b>214</b>	<b>1,104</b>	<b>100 %</b>

COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Commercial Mixed Use	6	66,900	7.84%
Commercial/Retail	18	220,021	25.77%
Industrial	10	171,033	20.03%
Offices	6	255,266	29.90%
Warehouse	3	140,519	16.46%
<b>SECTION TOTAL</b>	<b>43</b>	<b>853,739</b>	<b>100 %</b>

OTHER COMMERCIAL TOTALS			
	NUMBER	SQ FT	% of Section - SQ FT
Church/Religious	2	63,400	21.66%
Hotel/Motel	3	229,255	78.34%
Utilities/Cell Towers	3	0	0.00%
Vacant Land	1	0	0.00%
<b>SECTION TOTAL</b>	<b>9</b>	<b>292,655</b>	<b>100 %</b>

### DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**SUMMARY TABLE: PLANNING ENTITLEMENTS  
DECISIONS MADE  
By COMMUNITY PLAN AREA  
January 01, 2005 to June 30, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT
Residential	1	1	
<b>AIRPORT-MEADOWVIEW</b>			
Residential	4	1	
Non-Residential	1		0
<b>ARDEN-ARCADE</b>			
Residential	2	3	
<b>CENTRAL CITY</b>			
Residential	15	98	
Non-Residential	5		222,500
<b>EAST BROADWAY</b>			
Residential	51	32	
Non-Residential	1		37,500
<b>EAST SACRAMENTO</b>			
Residential	7	141	
Non-Residential	1		99,000
<b>LAND PARK</b>			
Residential	5	3	
<b>NORTH NATOMAS</b>			
Residential	6	272	
Non-Residential	8		163,649
<b>NORTH SACRAMENTO</b>			
Residential	80	145	
Non-Residential	14		230,135
<b>POCKET</b>			
Residential	7	5	
Non-Residential	1		0
<b>SOUTH NATOMAS</b>			
Residential	15	41	
Non-Residential	8		65,260
<b>SOUTH SACRAMENTO</b>			
Residential	21	362	
Non-Residential	13		328,350
<b>TOTALS:</b>	<b>266</b>	<b>1,104</b>	<b>1,146,394</b>

**DEFINITIONS**

Projects are listed in the following activity stages:

1. Projects for which a Planning Application has been Received.
2. Projects for which a Planning Decision has been Made.

**Development Activity Report Jan.-June 2005**

Planning Entitlements, Department Workload

January - June 2005  
"Applications" by Type

	Number	%
Planning	107	15.0%
Zoning	175	24.5%
Preservation	55	7.7%
Design Review	237	33.2%
Expanded Review	140	19.6%
Total	714	100.0%

"Decisions" by Type

	Number	%
Planning	102	15.8%
Zoning	188	29.1%
Preservation	52	8.0%
Design Review	192	29.7%
Expanded Review	113	17.5%
Total	647	100.0%

Workload Type:

Planning - Plan Amendments, Re-zones, Multiple Variances  
Zoning - Administrative Entitlements, Special Permits, Variances  
Preservation - Historic Preservation, Landmark Structures  
Design Review - Design Review Districts, Design Review Board  
Expanded Review - Select Planning Area Reviews  
(Additional information on City Website)

## SUMMARY TABLE: BUILDING PERMITS APPLICATIONS

January 01, 2005 to June 30, 2005

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	924	924	\$ 119,059,495	60.79%
Multi Family	117	596	\$ 79,698,688	39.21%
Mobile Homes	1	0	\$ 31,704	0.00%
<b>SECTION TOTAL</b>	<b>1,042</b>	<b>1,520</b>	<b>\$ 198,789,887</b>	<b>100 %</b>

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	49	490,386	\$ 27,729,519	31.06%
Industrial/Warehouse	63	469,848	\$ 24,267,618	29.76%
Offices	56	577,703	\$ 48,813,564	36.59%
Hotel/Motel	2	0	\$ 0	0.00%
Amusement/Clubs	5	0	\$ 114,000	0.00%
Church/Religious	3	32,040	\$ 2,806,176	2.03%
Schools	3	8,475	\$ 1,800,000	0.54%
Utilities/Cell Towers	5	254	\$ 252,932	0.02%
<b>SECTION TOTAL</b>	<b>186</b>	<b>1,578,706</b>	<b>\$ 105,783,809</b>	<b>100 %</b>

### DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS  
APPLICATIONS  
By COMMUNITY PLAN AREA  
January 01, 2005 to June 30, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
<b>AIRPORT-MEADOWVIEW</b>				
Residential	145	149		\$ 20,355,469
Non-Residential	3		14,752	\$ 555,325
<b>ARDEN-ARCADE</b>				
Residential	3	3		\$ 155,721
Non-Residential	4		61,764	\$ 4,462,980
<b>CENTRAL CITY</b>				
Residential	16	19		\$ 7,091,383
Non-Residential	16		462	\$ 1,490,775
<b>EAST BROADWAY</b>				
Residential	50	52		\$ 4,938,321
Non-Residential	12		73,333	\$ 1,910,863
<b>EAST SACRAMENTO</b>				
Residential	27	27		\$ 2,470,273
Non-Residential	9		52,019	\$ 3,638,947
<b>LAND PARK</b>				
Residential	14	16		\$ 1,402,627
Non-Residential	7		8,450	\$ 962,117
<b>NORTH NATOMAS</b>				
Residential	393	475		\$ 69,633,300
Non-Residential	28		522,480	\$ 37,045,883
<b>NORTH SACRAMENTO</b>				
Residential	144	146		\$ 13,447,397
Non-Residential	62		471,590	\$ 36,232,109
<b>POCKET</b>				
Residential	29	261		\$ 22,650,342
Non-Residential	3		12,548	\$ 826,788
<b>SOUTH NATOMAS</b>				
Residential	81	96		\$ 11,299,026
Non-Residential	2		2,716	\$ 297,369
<b>SOUTH SACRAMENTO</b>				
Residential	135	273		\$ 45,008,365
Non-Residential	29		321,575	\$ 15,532,302
<b>UNKNOWN</b>				
Residential	5	3		\$ 337,663
Non-Residential	11		37,017	\$ 2,828,353
<b>TOTALS:</b>	<b>1,228</b>	<b>1,520</b>	<b>1,578,706</b>	<b>\$ 304,573,697</b>

**DEFINITIONS**

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

## SUMMARY TABLE: BUILDING PERMITS UNDER CONSTRUCTION

January 01, 2005 to June 30, 2005

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	890	891	\$ 119,943,414	56.97%
Multi Family	87	673	\$ 66,121,687	43.03%
<b>SECTION TOTAL</b>	<b>977</b>	<b>1,564</b>	<b>\$ 186,065,101</b>	<b>100 %</b>

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	48	443,255	\$ 27,220,547	38.88%
Industrial/Warehouse	44	275,794	\$ 15,997,272	24.19%
Offices	26	357,172	\$ 23,386,564	31.33%
Hotel/Motel	1	59,414	\$ 4,226,559	5.21%
Amusement/Clubs	3	4,400	\$ 808,400	0.39%
Church/Religious	1	0	\$ 275,000	0.00%
Schools	1	0	\$ 5,000	0.00%
Utilities/Cell Towers	2	0	\$ 150,000	0.00%
<b>SECTION TOTAL</b>	<b>126</b>	<b>1,140,035</b>	<b>\$ 72,069,342</b>	<b>100 %</b>

### DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS  
UNDER CONSTRUCTION  
By COMMUNITY PLAN AREA  
January 01, 2005 to June 30, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
<b>AIRPORT-MEADOWVIEW</b>				
Residential	120	124		\$ 17,233,329
Non-Residential	1		14,409	\$ 1,016,837
<b>ARDEN-ARCADE</b>				
Residential	2	2		\$ 155,721
Non-Residential	1		0	\$ 0
<b>CENTRAL CITY</b>				
Residential	8	235		\$ 25,009,810
Non-Residential	9		235,678	\$ 12,706,017
<b>EAST BROADWAY</b>				
Residential	45	52		\$ 4,666,038
Non-Residential	4		0	\$ 85,058
<b>EAST SACRAMENTO</b>				
Residential	14	14		\$ 1,546,439
Non-Residential	4		11,570	\$ 2,563,256
<b>LAND PARK</b>				
Residential	9	9		\$ 945,295
Non-Residential	1		0	\$ 90,000
<b>NORTH NATOMAS</b>				
Residential	449	464		\$ 68,389,669
Non-Residential	47		481,518	\$ 29,462,210
<b>NORTH SACRAMENTO</b>				
Residential	100	183		\$ 17,331,024
Non-Residential	9		10,723	\$ 2,241,846
<b>POCKET</b>				
Residential	27	258		\$ 22,009,426
Non-Residential	1		8,645	\$ 845,500
<b>SOUTH NATOMAS</b>				
Residential	81	98		\$ 11,237,148
Non-Residential	7		93,709	\$ 5,123,063
<b>SOUTH SACRAMENTO</b>				
Residential	111	112		\$ 14,114,061
Non-Residential	37		283,783	\$ 16,109,824
<b>UNKNOWN</b>				
Residential	11	13		\$ 3,427,141
Non-Residential	5		0	\$ 1,825,731
<b>TOTALS:</b>	<b>1,103</b>	<b>1,564</b>	<b>1,140,035</b>	<b>\$ 258,134,443</b>

**DEFINITIONS**

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

## SUMMARY TABLE: BUILDING PERMITS COMPLETED

January 01, 2005 to June 30, 2005

RESIDENTIAL TOTALS				
	NUMBER	UNITS	VALUATION	% of Section -# Units
Single Family	1,396	1,397	\$ 195,657,987	60.27%
Multi Family	180	921	\$ 90,146,616	39.73%
<b>SECTION TOTAL</b>	<b>1,576</b>	<b>2,318</b>	<b>\$ 285,804,604</b>	<b>100 %</b>

COMMERCIAL AND OTHER TOTALS				
	NUMBER	SQ FT	VALUATION	% of Section -SQ FT
Commercial/Retail	17	128,214	\$ 4,308,749	15.68%
Industrial/Warehouse	12	266,764	\$ 9,078,329	32.61%
Offices	21	363,346	\$ 22,545,386	44.42%
Hotel/Motel	2	56,929	\$ 4,234,570	6.96%
Amusement/Clubs	1	1,719	\$ 96,118	0.21%
Schools	8	965	\$ 512,131	0.12%
Utilities/Cell Towers	3	0	\$ 140,000	0.00%
<b>SECTION TOTAL</b>	<b>64</b>	<b>817,937</b>	<b>\$ 40,915,282</b>	<b>100 %</b>

### DEFINITIONS

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).

**SUMMARY TABLE: BUILDING PERMITS  
COMPLETED  
By COMMUNITY PLAN AREA  
January 01, 2005 to June 30, 2005**

COMMUNITY PLAN AREA	NUMBER	# UNITS	SQ FT	VALUATION
Residential	1	1		\$ 3,173
<b>AIRPORT-MEADOWVIEW</b>				
Residential	254	254		\$ 30,926,105
<b>ARDEN-ARCADE</b>				
Residential	1	1		\$ 68,904
Non-Residential	4		143,668	\$ 11,540,186
<b>CENTRAL CITY</b>				
Residential	13	21		\$ 2,533,326
Non-Residential	15		70,927	\$ 1,743,276
<b>EAST BROADWAY</b>				
Residential	33	41		\$ 3,437,300
Non-Residential	8		140,368	\$ 4,917,547
<b>EAST SACRAMENTO</b>				
Residential	22	26		\$ 2,587,361
Non-Residential	6		199,103	\$ 8,830,102
<b>LAND PARK</b>				
Residential	15	15		\$ 1,118,132
<b>NORTH NATOMAS</b>				
Residential	969	1,514		\$ 195,732,376
Non-Residential	13		54,981	\$ 4,251,869
<b>NORTH SACRAMENTO</b>				
Residential	69	80		\$ 8,768,112
Non-Residential	5		13,266	\$ 1,583,525
<b>POCKET</b>				
Residential	35	35		\$ 4,819,215
<b>SOUTH NATOMAS</b>				
Residential	36	84		\$ 7,830,351
Non-Residential	3		62,124	\$ 4,681,869
<b>SOUTH SACRAMENTO</b>				
Residential	128	246		\$ 27,980,248
Non-Residential	10		133,500	\$ 3,366,909
<b>TOTALS:</b>	<b>1,640</b>	<b>2,318</b>	<b>817,937</b>	<b>\$ 326,719,886</b>

**DEFINITIONS**

Projects are listed in the following activity stages:

1. Projects for which a Building Permit application is Being Processed.
2. Projects for which a Building Permit has been Issued (Currently Under Construction).
3. Projects for which a Building Permits has been Finaled (Construction Complete).



## Appendix A

### Land Use Types – Codes and Definitions

<i>CATEGORY</i>	<i>CODE</i>	<i>USE</i>	<i>DETAILED DESCRIPTION</i>
Residential	RSF	Single Family	Single family residential, duplexes, accessory detached units
	RMF	Multi Family	Multi-family residential (3 or more units)
	RMH	Mobile Homes	Mobile home parks
	RMP	Master Plan	Master planned residential project
	RMX	Mixed Use	Contains a majority (over 50%) of housing in combination with retail or office uses
	SOCR	Social Services Residential	Social service with primarily residential use
	CON	Congregate Housing	Congregate Housing, SRO, Non-licensed
Commercial	COM	Commercial/Retail	Commercial or retail uses
	IND	Industrial	Industrial
	WAR	Warehouse	Warehouse
	OFF	Offices	Offices, including medical offices
	CMOT	Hotel/Motel	Hotel, motel, or bed and breakfast
	CMX	Mixed Use	Contains a majority (over 50%) of commercial or retail use in combination with housing
Other	AG	Agriculture	Agricultural
	AMUS	Amusement/Clubs	Amusement, clubs, entertainment, recreational buildings
	CHUR	Church/Religious	Church or religious facilities
	MED	Medical/Hospital	Hospital, convalescent home
	PARK	Parking	Structured and surface parking
	SCH	Schools	Educational uses, public, private, post graduate,
	SOCNR	Social Services Non-Residential	Social service with primary use non-residential
	UTIL	Utilities/Cell Towers	Utilities and cell tower uses
	PUB	Public Facilities	Public buildings, Libraries, Community Centers, local, state, and federal government
	VAC	Vacant Land	Vacant land

The above land use classifications/codes are used in detailed reports representing all individual projects, as well as in the summary reports included in this report.