

Appendix F

Cost of Community Services (COCS) Land Use Allocation System

A: RESIDENTIAL CATEGORY
DOR Code Description

	IMPROVED LAND < 10 Acres
101	Single-Family
102	Condominium
103	Mobile Home
104	Two-Family
105	Three-Family
106	Accessory Land
109	Multiple Dwellings/One Lot
111	Four-Eight Unit Buildings
112	Apartments
140	Child Care < 10 acres
013	Mixed use primarily residential
014	Mixed use primarily residential
016	Mixed use primarily residential
017	Mixed use primarily residential
018	Mixed use primarily residential

Subtotal Improved Land

VACANT LAND < 5 ACRES

130	Developable
131	Potentially Developable
132	Undevelopable
200	Mix/open, primarily or all vacant

B: COMMERCIAL CATEGORY

DOR Code Description

IMPROVED LAND <10 ACRES

300	Hotels
301	Motels
302	Inns, Resorts
304	Nursing Homes
305	Private Hospitals
306	Care/Treatment Facilities
310	Fuel Oil Tanks
311	Bottled Gas Tanks
312	Grain/Feed Elevators
313	Lumber Yards
314	Trucking Terminals
315	Piers, wharves & docks
316	Other Storage/Warehouse
317	Farm Buildings
318	Commercial Greenhouses
321	Hardware Stores
322	Discount Stores
323	Shopping Centers/Malls
324	Supermarkets
325	Small Retail <10,000 s/f
326	Restaurants
330	Car Sales & Service
331	Car Parts & Service
332	Auto Repair
333	Fuel Service Only
334	Gas Stations (Fuel & Service)
335	Car Wash
336	Parking Garage
337	Commercial Parking Lots
338	Other M-V Sales/Service
340	General Office
341	Bank
342	Medical Office
350	Postal Services (Non-Exempt)
351	Non-Exempt Education
352	Day Care Center
353	Fraternal Organization
354	Bus Transportation
355	Funeral Home

B: COMMERCIAL CATEGORY

DOR Code Description

356	Misc. Public Services
360	Museum
361	Art Gallery
362	Cinema
363	Drive-In Theatre
364	Theatre
365	Stadium
366	Arena/Field House
367	Race Track
368	Fairground/Amusement Park
369	Other Cultural/Entertainment
370	Bowling
371	Ice Skating
372	Roller Skating
373	Swimming Pool
374	Health Spa
375	Tennis-Racquetball Club
376	Athletic Club or Gymnasium
377	Billiards, Other Indoor Recreation Facility
380	Golf Course
381	Tennis Court
382	Riding Stable
383	Beach or Swimming Pool
384	Marina
385	Fish & Game
386	Camping Facility
387	Summer Camp
388	Other Outdoor Recreation Facility
389	Structure on Chapter 61B Land
031	Mixed-Use, Primarily Commercial

Subtotal Improved Land

VACANT LAND < 5 ACRES

391	Developable Commercial Land
392	Potentially Developable Land
393	Not Developable Land
394	Ag-Horticulture Not Chapter 61A

C:. INDUSTRIAL CATEGORY

DOR Code Description

	<u>IMPROVED LAND <10 ACRES</u>
400	Manufacturing
401	Industrial Warehouse
402	Industrial Office
403	Land Integral to Manufacturing
404	Research & Development
410	Sand & Gravel
411	Gypsum
412	Rock
413	Other Mining
420	Tanks
421	LNG Tanks
423	Electric ROW
424	Electric Substations
425	Gas Production Plant
426	Gas Pipeline ROW
427	Natural/Manufactured Gas Storage
428	Gas Pressure Control Station
430	Telephone Exchange Station
431	Telephone Relay
432	Cable TV Transmitting Facility
433	Radio/TV Transmitting Facility
041/042/046	Mixed Use, Primarily Industrial
450	Elec. Generation Plants
451	Elec. Generation Plants, Transition Value
452	Elec. Generation Plants, Agreement Value

Subtotal Improved Land

VACANT LAND < 5 ACRES

440	Developable Industrial Land
441	Potentially Developable Land
442	Not Developable Land

D: OPEN SPACE

DOR Code Description

	IMPROVED LAND 10+ Acres
101	Single-Family
102	Condominium
103	Mobile Home
104	Two-Family
105	Three-Family
106	Accessory Land
109	Multiple Dwellings/One Lot
111	Four-Eight Unit Buildings
112	Apartments
013	Mixed use primarily residential
014	Mixed use primarily residential
016	Mixed use primarily residential
017	Mixed use primarily residential
018	Mixed use primarily residential
	(Subtotal Residential)
300	Hotels
301	Motels
302	Inns, Resorts
304	Nursing Homes
305	Private Hospitals
306	Care/Treatment Facilities
310	Fuel Oil Tanks
311	Bottled Gas Tanks
312	Grain/Feed Elevators
313	Lumber Yards
314	Trucking Terminals
315	Piers, wharves & docks
316	Other Storage/Warehouse
317	Farm Buildings
318	Commercial Greenhouses
321	Hardware Stores
322	Discount Stores
323	Shopping Centers/Malls
324	Supermarkets
325	Small Retail < 10,000 s/f
326	Restaurants
330	Car Sales & Service
331	Car Parts & Service
332	Auto Repair

D: OPEN SPACE

DOR Code	Description
333	Fuel Service Only
334	Gas Stations (Fuel & Service)
335	Car Wash
336	Parking Garage
337	Commercial Parking Lots
338	Other M-V Sales/Service
340	General Office
341	Bank
342	Medical Office
350	Postal Services (Non-Exempt)
351	Non-Exempt Education
352	Day Care Center
353	Fraternal Organization
354	Bus Transportation
355	Funeral Home
356	Misc. Public Services
360	Museum
361	Art Gallery
362	Cinema
363	Drive-In Theatre
364	Theatre
365	Stadium
366	Arena/Field House
367	Race Track
368	Fairground/Amusement Park
369	Other Cultural/Entertainment
370	Bowling
371	Ice Skating
372	Roller Skating
373	Swimming Pool
374	Health Spa
375	Tennis-Racquetball Club
376	Athletic Club or Gymnasium
377	Billiards, Other Indoor Recreation Facility
380	Golf Course
381	Tennis Court
382	Riding Stable
383	Beach or Swimming Pool
384	Marina
385	Fish & Game
386	Camping Facility

D: OPEN SPACE

DOR Code Description

387	Summer Camp
388	Other Outdoor Recreation Facility
389	Structure on Chapter 61B Land
031	Mixed-Use, Primarily Commercial (Subtotal Commercial)
400	Manufacturing
401	Industrial Warehouse
402	Industrial Office
403	Land Integral to Manufacturing
404	Research & Development
410	Sand & Gravel
411	Gypsum
412	Rock
413	Other Mining
420	Tanks
421	LNG Tanks
423	Electric ROW
424	Electric Substations
425	Gas Production Plant
426	Gas Pipeline ROW
427	Natural/Manufactured Gas Storage
428	Gas Pressure Control Station
430	Telephone Exchange Station
431	Telephone Relay
432	Cable TV Transmitting Facility
433	Radio/TV Transmitting Facility
041/042/046	Mixed Use, Primarily Industrial
450	Elec. Generation Plants
451	Elec. Generation Plants, Transition Value
452	Elec. Generation Plants, Agreement Value (Subtotal Industrial)

Total Open Space w/ Improvements

VACANT LAND 5+ Acres

130	Developable Residential
131	Potentially Developable Residential
132	Undevelopable Residential
200	Mix/open, primarily or all vacant (Subtotal Residential Vacant)
390	Developable Commercial

D: OPEN SPACE

DOR Code Description

391	Potentially Developable Commercial
392	Undevelopable Commercial
	(Subtotal Commercial Vacant)
440	Developable Industrial
441	Potentially Developable Industrial
442	Undevelopable Industrial
	(Subtotal Industrial Vacant)
600	Chapter 61
700	Chapter 61A
800	Chapter 61B