

## Land Use and ITE Code Assignments by Non-Residential Standard Bin

### Bin 1

Land uses in Non-Residential Bin 1 include:

ITE Code	Land Use
110	General Light Industrial
130	Industrial Park (mix of predominately Bin 1 uses)
140	Manufacturing
150	Warehouse
151	Mini-Warehouse
180	Specialty Trade Contractor
254	Assisted Living
255	Continuing Care Retirement Community
437	Bowling Alley
560	Church
575	Fire and Rescue Station
816	Hardware/Paint Store
842	Recreational Vehicle Sales
890	Furniture Store
897	Medical Equipment Store

*If a specific use is not listed, the City will assign a bin based on the methodology used to categorize other uses, employing the definitions from the North American Industry Classification Systems and the ITE Trip Generation Manual, and the trip rates from the ITE Trip Generation Manual. Appeal process is available to request review of bin assignment for a particular account.*

## Bin 2

Land uses in Non-Residential Bin 2 include:

ITE Code	Land Use
170	Utility
565	Day Care
610	Hospital
630	Clinic
650	Free-Standing Emergency Room
710	General Office Building
720	Medical-Dental Office
770	Business Park (flex space with mix of industrial and/or other Bin 2 uses)

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### Bin 3

*Land uses in Non-Residential Bin 3 include:*

ITE Code	Land Use
495	Recreational Community Center
536, 540	Private School (e.g., Charter Elementary School, Junior/Community College, Church School)
640	Animal Hospital/Veterinary Clinic
730	Government Office Building <sup>1</sup>
812	Building Materials & Lumber
820	Shopping Center (>150K SQFT) <sup>2</sup>
822	Miscellaneous Retailer - Standalone Use (e.g., Florist, Gift/Novelty Shop, Pet Supply, Mail Center, Drycleaning) <sup>3</sup>
823	Factory Outlet Center
840	Automobile Sales (New)
841	Automobile Sales (Used)
843	Automobile Parts Sales
848	Tire Store
861	Sporting Goods Superstore
862	Home Improvement Superstore
863	Electronics Superstore
875	Department Store
918	Hair Salon
943	Automobile Parts and Service Center

<sup>1</sup> If open to the public; otherwise categorized as General Office Building (ITE Code 710, Bin 2)

<sup>2</sup> A group of commercial establishments >150 KSF that is planned, developed, owned and managed as a unit. Also applies to mixed uses outside of an industrial zone that do not include manufacturing, industrial or warehouse uses. This rate is automatically applied to utility accounts within the Central Business District (CBD) and Old Mill District (OMD)

<sup>3</sup> ITE Code 822 used a proxy for standalone miscellaneous retail uses.

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#### Bin 4

*Land uses in Non-Residential Bin 4 include:*

ITE Code	Land Use
492	Health/Fitness Club
813/815	Free-Standing Discount Superstore/Discount Club
821	Shopping Center (<150K SQFT) <sup>1</sup>
930-934	Restaurant
937	Coffee/Donut Shop
970, 971	Tasting/Tap Room
975	Drinking Place

<sup>1</sup> A group of commercial establishments <150 KSF that is planned, developed, owned and managed as a unit. Also applies to mixed uses outside of an industrial zone that do not include manufacturing, industrial or warehouse uses.

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## Bin 5

*Land uses in Non-Residential Bin 5 include:*

ITE Code	Land Use
445	Movie Theater
590	Library
817	Nursery/Garden Center
850	Supermarket
851	Convenience Store
880, 881	Pharmacy/Drugstore
882	Marijuana Dispensary
899	Liquor Store
912	Bank
941	Quick Lubrication Vehicle Shop

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