Town of Henderson

Appendix A - EDU Classification

CATEGORY	TAX CODE	DESCRIPTION	EDU # [A,C]
100 - AGRICULTURE			
	105	Agriculture Vacant Land	0.5
	110	Active Livestock, Poultry, Dairy, and/or Products (primary use)	see Sewer Use Law section 1207 [B]
	120	Field Crops: potatoes, wheat, hay, and other field crops	0.5
200 - RESIDENTIAL			
	210	One (1) Family Year-Round Residence	1
	215	One Family Year-Round Residence with Accessory Apartment; A one family, year round residence with a secondary self contained dwelling unit. Accessory apartments are usually contained within or added to the principle residence and are often occupied by immediate family members.	2
	220	Two (2) Family Year-Round Residence	2
	230	Three (3) Family Year-Round Residence	3
	240	Rural Residence with Acreage; A year-round residence with 10 or more acres of land;	1
	241	Primarily residential, also used in agricultural/farm production	1
	242	Recreational use	1
	250	Estate; A residential property of not less than 5 acres with a luxurious residence and auxiliary buildings.	Determine Size, Outbuildings and Usage
	260	Seasonal Residence	1
	270	Mobile Home	1
	271	Multiple Mobile Homes	1 per Mobile Home
	280	Residental Multi-Purpose / Multi-Structure	1 per Residence
	281	Multiple Residences; More than one residential dwelling on one parcel of land. May be a mixture of codes 210's, 220's, and 230's, or all one type.	1 per Residence
	283	Residence with Incidental Commerical Use; A residence which has been partially converted or adapted for commercial use (e.g. residence with small office in basement). Primary use is residential.	1 per Residence and/or business
300 - VACANT LAND			
	311	Residential Vacant Land	0.5
	312	Residential Vacant Land including a Small Improvement (not used for living accommodations)	0.5
	314	Rural Vacant Lot under 10 Acres	0.5
	315	Underwater Vacant Land (non-buildable)	0
	320	Rural	0.5
	321	Abandoned Agriculture Land	0.5
	322	Rural Vacant Land over 10 Acres	0.5
	323	Other Rural Vacant Lands	0.5
	330	Vacant Land Located in Commercial Areas	0.5
	331	Commerical Vacant with minor improvements	0.5
	340	Vacant Land Located in Industrial Areas	0.5
400 - COMMERCIAL			
	411	Apartment/Condo	1 EDU per Apartment/Condo unit
	415	Hote/Motel	see Sewer Use Law section 1207[B]
	418	Inns, Boarding/Rooming Houses, Tourist Homes (Airbnb, VRBO)	see Sewer Use Law section 1207[B]
	421	Restaurants	see Sewer Use Law section 1207[B]
	422	Diners and Luncheonettes	see Sewer Use Law section 1207[B]
	423	Snack Bars, Drive-Ins, Ice Cream Bars	see Sewer Use Law section 1207[B]
	433	Auto Body, Tire Shops, Other Related Auto Sales	see Sewer Use Law section 1207[B]
	438	Parking Lot (developable)	see Sewer Use Law section 1207[B]
	440	Storage, Warehouse and Distribution Facilities	see Sewer Use Law section 1207[B]
	450	Retail, Neighborhood Shopping Centers	see Sewer Use Law section 1207[B]
	455	Dealerships - Sales and Service (other than auto with large sales operation)	see Sewer Use Law section 1207[B]
	474	Billboards	see Sewer Use Law section 1207[B]
	481	Downtown Road Type (with common wall)	see Sewer Use Law section 1207[B]
	482	Downtown Row Type (detached)	see Sewer Use Law section 1207[B]
	483	Converted Residence	see Sewer Use Law section 1207[B]
	484	One Story Small Structure	see Sewer Use Law section 1207[B]
500 - RECREATION AND ENTERTAINMENT			
	534	Social Organizations	see Sewer Use Law section 1207[B]
	570	Marinas	see Sewer Use Law section 1207[B]
	580	Camps, Camping Facilities and Resorts	see Sewer Use Law section 1207[B]
	590	Parks, Playgrounds, Athletic Fields, Picnic Grounds	see Sewer Use Law section 1207[B]
600 - COMMUNITY SERVICES			
	610	Education (Libraries, Schools, Universities)	see Sewer Use Law section 1207[B]
	620	Religious	see Sewer Use Law section 1207[B]
	640	Healthcare/Hospitals	see Sewer Use Law section 1207[B]
	651	Highway Garage	see Sewer Use Law section 1207[B]
	652	Office Building	see Sewer Use Law section 1207[B]
	653	Parking Lot (non-buildable)	0
	662	Police and Fire Protection, Electrical Signal Equipment and Others	see Sewer Use Law section 1207[B]
	680	Cultural and Recreational	see Sewer Use Law section 1207[B]
	692	Roads, Streets, Highways and Parkways	see Sewer Use Law section 1207[B]
	695	Cemeteries	0
800 - PUBLIC SERVICES			
	823	Water Treatment Facilities	see Sewer Use Law section 1207[B]
	831	Telephone (e.g. Verizon, AT&T)	see Sewer Use Law section 1207[B]
	835	Community Antenna Television Facility (CATV) (e.g. Time Warner, Frontier)	see Sewer Use Law section 1207[B]
	853	Sewage Treatment Facilities and Water Pollution Control	see Sewer Use Law section 1207[B]
	871	Electric and Gas Facilities	see Sewer Use Law section 1207[B]

NOTES:

A Annual review will be performed by the Town for non-residential category EDUs (series 100, 300, 400, 500, 600, 800)

B EDUs are calculated based on the method stated in section 1207 of the Town of Henderson Sewer Use Law, compared against the usage of a single-family home in one year. A single-family property typically uses 200 gallons per day (or 73,000 gallons per year) of water, which equals one (1) EDU.

C EDUs for establishments not listed will be determined by the Town Board or their designee.