

Compatibility Guidelines for Specific Land Uses

The compatibility evaluations listed below for specific types of land uses can be used by affected jurisdictions as guidelines in implementation of the basic compatibility criteria listed in Table 2A. These evaluations are not regarded as adopted ALUC policies or criteria. If conflicts exist between these evaluations of specific land uses and the policies and criteria in Chapter 2 of this document, the contents of Chapter 2 shall prevail.

Land Use Category ¹	Compatibility Zone						Suggested Criteria for Conditional Uses ²
	A	B1	B2	C	D	E	
<ul style="list-style-type: none"> Land Use Acceptability Legend for Green, Yellow, and Red provided on last page of this table 							<ul style="list-style-type: none"> Intensity limits applicable to all nonresidential uses including ones shown as "Normally Compatible" (green) Nonresidential development must satisfy both forms of intensity limits in (see <i>Policy 5.2.7</i>) Conditions listed below applicable to uses listed as "Conditional" (yellow) for a particular zone Up to 10% of total floor area may be devoted to an ancillary use
Max. Sitewide Average Intensity (people/acre)³ Max. Single-Acre Intensity (people/acre) <i>applicable to all nonresidential development</i>	0 0	40 80	100 300	75 225	150 600	no limit	
Open Land Requirement <i>(see Policy 5.2.9)</i>	all remaining	30%	no req't	20%	10%	no req't	
General Characteristics							
Any use having more than 1 habitable floor							B1, B2: Limited to no more than 2 habitable floors C: Limited to no more than 3 habitable floors
Any use having structures or trees 35 to 100 feet in height							B1, B2, Height Review Overlay: Ensure airspace obstruction does not occur (see Airspace Protection Plan)
Any use having structures or trees more than 100 feet in height							B1, B2, C, D, E: Ensure airspace obstruction does not occur
Any use having the potential to cause an increase in the attraction of birds or other wildlife							B1, B2, C, D, E: Mitigation must be provided consistent with FAA rules and regulations ⁴
Any use creating visual or electronic hazards to flight ⁵							
Outdoor Uses (limited or no activities in buildings)							
Natural Land Areas: woods, brush lands, desert							A: Objects above runway elevation not allowed in OFA ⁶
Water: flood plains, wetlands, lakes, reservoirs							A: Objects above runway elevation not allowed in OFA ⁶ All: Avoid new features that attract birds ⁴
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land							A: Not allowed in OFA ⁶ A, B1, B2, C: ensure airspace obstruction does not occur All: Avoid crops that attract birds ⁴
Livestock Uses: feed lots, stockyards, breeding, fish hatcheries, horse stables							B1, B2, C, D, E: Avoid uses that attract birds ⁴
Outdoor Major Assembly Facilities (capacity ≥ 1,000 people): spectator-oriented outdoor stadiums, amphitheaters, fairgrounds, zoos							
Group Recreation (limited spectator stands): athletic fields, water recreation facilities, picnic areas							B1, B2, C: Avoid if intended for noise-sensitive uses; ensure intensity criteria met

Table D-1

Land Use Compatibility Matrix

APPENDIX D COMPATIBILITY GUIDELINES FOR SPECIFIC LAND USES

Land Use Category ¹	Compatibility Zone						Suggested Criteria for Conditional Uses ²
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<p>► Land Use Acceptability Legend for Green, Yellow, and Red provided on last page of this table</p> <p>Max. Sitewide Average Intensity (people/acre)³</p> <p>Max. Single-Acre Intensity (people/acre) <i>applicable to all nonresidential development</i></p> <p>Open Land Requirement <i>(see Policy 5.2.9)</i></p>	0 0	40 80	100 300	75 225	150 600	no limit	<p>► Intensity limits applicable to all nonresidential uses including ones shown as "Normally Compatible" (green)</p> <p>► Nonresidential development must satisfy both forms of intensity limits in (see <i>Policy 5.2.7</i>)</p> <p>► Conditions listed below applicable to uses listed as "Conditional" (yellow) for a particular zone</p> <p>► Up to 10% of total floor area may be devoted to an ancillary use</p>
Small/Non-Group Recreation: golf courses, tennis courts, shooting ranges							B1, B2, C: Avoid if intended for noise-sensitive uses; ensure intensity criteria met
Local Parks: children-oriented neighborhood parks, playgrounds							B2, C: Allowed only if alternative site outside zone would not serve intended function, ensure intensity criteria met
Camping: campgrounds, recreational vehicle/motor home parks							B2, C: Avoid if intended for noise-sensitive uses; ensure intensity criteria met
Cemeteries (except chapels)							
Residential and Lodging Uses							
Single-Family Residential: individual dwellings, townhouses, mobile homes, bed & breakfast inns							B1, B2: Maximum 1 d.u./20 acres C: Maximum 1 d.u./5 acres D: See Policy 3.1.3(b)
Multi-Family Residential							D: See Policy 3.1.3(b)
Long-Term Lodging (>30 nights): extended-stay hotels, dormitories							D: Ensure intensity criteria met
Short-Term Lodging (≤30 nights): hotels, motels, other transient lodging (except conference/assembly facilities) [approx. 200 s.f./person]			0.46	0.34	0.69		B2, C, D: Ensure intensity criteria met
Congregate Care: retirement homes, assisted living, nursing homes, intermediate care facilities							D: Avoid unless no feasible alternative site outside zone is available; ensure intensity criteria met
Educational and Institutional Uses							
Family day care homes (≤14 children)							B1, B2, C: Allowed in residential dwelling
Children's Schools: K-12, day care centers (>14 children); school libraries							C: Limited expansion of existing uses allowed (see Policy 6.1.2)
Adult Education classroom space: adult schools, colleges, universities [approx. 40 s.f./person]		0.04	0.09	0.07	0.14		B1, B2, C, D: Ensure intensity criteria met
Community Libraries [approx. 100 s.f./person]				0.17	0.34		C, D: Ensure intensity criteria met
Indoor Major Assembly Facilities (capacity ≥1,000 people): auditoriums, conference centers, concert halls, indoor arenas							
Indoor Large Assembly Facilities (capacity 300 to 999 people): movie theaters, places of worship, cemetery chapels, mortuaries [approx. 15 s.f./person]				0.03	0.05		C, D: Ensure intensity criteria met
Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios [approx. 60 s.f./person]			0.14	0.10	0.34		B2, C, D: Ensure intensity criteria met
In-Patient Medical: hospitals, mental hospitals							D: Avoid unless no feasible alternative site outside zone is available; ensure intensity criteria met

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Open Land Requirement <i>(see Policy 5.2.9)</i>	all remaining	30%	no req't	20%	10%	no req't	
Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person]				0.41	0.83		
Penal Institutions: prisons, reformatories							
Public Safety Facilities: police, fire stations							
Commercial, Office, and Service Uses							
Major Retail: regional shopping centers, 'big box' retail [approx. 110 s.f./person]				0.19	0.38		
Local Retail: community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person]			0.39	0.29	0.59		
Eating/Drinking Establishments: restaurants, fast-food dining, bars [approx. 60 s.f./person]			0.14	0.10	0.21		
Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries [approx. 250 s.f./person]		0.23	0.57	0.43	.86		
Offices: professional services, doctors, finance, civic; radio, television & recording studios, office space related to other listed uses [approx. 215 s.f./person]		0.20	0.49	0.37	0.74		
Personal & Miscellaneous Services: barbers, car washes, print shops [approx. 200 s.f./person]		0.18	0.46	0.34	0.69		
Fueling Facilities: gas stations, trucking & transportation terminals							
Industrial, Manufacturing, and Storage Uses							
Hazardous Materials Production: oil refineries, chemical plants							
Heavy Industrial							

APPENDIX D COMPATIBILITY GUIDELINES FOR SPECIFIC LAND USES

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Light Industrial, High Intensity: food products preparation, electronic equipment [approx. 200 s.f./person]		0.18	0.46	0.34	0.69		B1, B2, C, D: Ensure intensity criteria met; see Policy 5.2.8(c) regarding storage of hazardous materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Light Industrial, Low Intensity: machine shops, wood products, auto repair [approx. 350 s.f./person]		0.32	0.80	0.60	1.21		B1, B2, C, D: Ensure intensity criteria met; see Policy 5.2.8(c) regarding storage of hazardous materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Research & Development [approx. 300 s.f./person]		0.28	0.69	0.52	1.03		B1, B2, C, D: Ensure intensity criteria met; see Policy 5.2.8(c) regarding storage of hazardous materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses [approx. 1,000 s.f./person]		0.92					B1: Ensure intensity criteria are met
Outdoor Storage: public works yards, automobile dismantling							
Mining & Extraction							
Transportation, Communication, and Utilities							
Airport Terminals: airline, general aviation							
Rail & Bus Stations							B1, B2: Allowed only if site outside zone would not serve intended public function; ensure intensity criteria met
Transportation Routes: road & rail rights-of-way, bus stops							A: Not allowed in OFA ⁶ ; avoid road intersections if traffic congestion occurs
Auto Parking: surface lots, structures							A: Not allowed in OFA ⁶ ; allowed only if site outside zone would not serve intended function
Communications Facilities: emergency communications, broadcast & cell towers							B1, B2: Allowed only if site outside zone would not serve intended public function
Power Plants							B1, B2: Allowed only if site outside zone would not serve intended public function
Electrical Substations							B1, B2: Allowed only if site outside zone would not serve intended public function
Wastewater Facilities: treatment, disposal							C, D, E: Avoid new features that may attract birds ⁴
Solid Waste Disposal Facilities: landfill, incineration							E: Allowed only if site outside zone would not serve intended public function
Solid Waste Transfer Facilities, Recycle Centers							E: Avoid new features that may attract birds ⁴

Land Use Acceptability		Interpretation/Comments
	<i>Normally Compatible</i>	Normal examples of the use are compatible with noise, safety, and airspace protection criteria. Atypical examples may require review to ensure compliance with usage intensity, lot coverage, and height limit criteria.
	<i>Conditional</i>	Use is compatible if indicated usage intensity, lot coverage, and other listed conditions are met. For the purposes of these criteria, "avoid" is intended as cautionary guidance, not a prohibition of the use.
	<i>Incompatible</i>	Use should not be permitted under any circumstances.
Notes		
<ol style="list-style-type: none"> ¹ Land uses not specifically listed may be evaluated using the criteria for similar uses. Assumed occupancy levels (square feet / person) cited for many listed uses can be used as a factor in determining the appropriate land use category for unlisted uses or atypical examples of a use. Multiple land use categories and compatibility criteria may apply to a project. ² Dedication of an avigation easement should be required as a condition for approval of any proposed development, except ministerial actions associated with modification of existing single-family residences, situated on a site that lies completely or partially within any of the following: Compatibility Zones A, B1, B2 or Height Review Overlay Zone. Recorded overflight notification should be required for all residential development in the remainder of the airport influence area. ³ Usage intensity calculations shall include all people (e.g., employees, customers/visitors) who may be on the property at any single point in time, whether indoors or outdoors. Local agencies may make exceptions for rare special events (e.g., an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate. ⁴ No proposed use should be allowed that would create an increased attraction for wildlife and that is inconsistent with FAA rules and regulations including, but not limited to, FAA Order 5200.5A, Waste Disposal Sites on or Near Airports, and Advisory Circular 150/5200-33, Hazardous Wildlife Attractants On or Near Airports. Of particular concern are landfills and certain recreational or agricultural uses that attract large flocks of birds which pose bird strike hazards to aircraft in flight. ⁵ Specific characteristics to be avoided include: sources of glare (such as from mirrored or other highly reflective structures or building features) or bright lights (including search lights and laser light displays); distracting lights that could be mistaken for airport lights; sources of dust, steam, or smoke that may impair pilots' vision; sources of steam or other emissions that cause thermal plumes or other forms of unstable air; and sources of electrical interference with aircraft communications or navigation. ⁶ Object Free Area (OFA): Shown on the Airport Layout Plan and the airport's Compatibility Policy Map; dimensions are established by FAA airport design standards for the runway. 		

