

PRELIMINARY DRAFT (FOR DELIBERATIVE PURPOSES ONLY)

| Land Use Category ¹ | Legend (see last page of table for interpretation) | | | | | | Additional Criteria |
|---|---|-------------|--------------|-----|-----|----------|---|
| <ul style="list-style-type: none"> ▶ Multiple land use categories may apply to a project ▶ Land uses not specifically listed shall be evaluated using the criteria for similar uses | Normally Compatible | Conditional | Incompatible | | | | <ul style="list-style-type: none"> ▶ Conditions listed below apply to uses listed as “Conditional” (yellow) for a particular zone ▶ Numbers in Conditional cells are Floor Area Ratio (FAR) limits (see <i>Policy x.x.x</i>) for applicability) |
| Intensity Criteria ² | Compatibility Zones | | | | | | Intensity Criteria Interpretation |
| | A | B1 | B2 | C1 | C2 | D | |
| Max. Sitewide Average Intensity (people/acre) Max. Single-Acre Intensity (people/acre) | 0 | 50 | 85 | 110 | 250 | no limit | ▶ All nonresidential development shall satisfy both sitewide and single-acre intensity limits |
| Open Land Requirement ³ | all remaining | 30% | no req. | 20% | 10% | no req. | ▶ See <i>Policy x.x.x</i> for application |
| <i>General Characteristics</i> | | | | | | | |
| Any use having more than 1 habitable floor ⁴ | | | | | | | B1, B2: Limited to no more than 2 habitable floors C1: Limited to no more than 3 habitable floors |
| Any use having structures (including poles or antennas) or trees 35 to 100 feet in height | | | | | | | B1, B2, C1: Ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| Any use having structures (including poles, antennas, or cranes) or trees more than 100 feet in height | | | | | | | C1, C2, D: Ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| Any use having the potential to cause an increase in the attraction of birds or other wildlife | | | | | | | C1, C2, D: Avoid use or provide mitigation consistent with FAA rules and regulations ⁵ |
| Any use creating visual or electronic hazards to flight ⁶ | | | | | | | |
| <i>Outdoor Uses (no or limited indoor activities)</i> | | | | | | | |
| Natural Land Areas: woods, brush lands, desert | | | | | | | A: Objects above runway elevation not allowed in OFA ⁷ A, B1, B2: Vegetation must be clear of airspace surfaces |
| Water: flood plains, wetlands, lakes, reservoirs, rivers, detention/retention ponds * | | | | | | | A: Objects above runway elevation not allowed in OFA ⁷ All: Avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁵ |
| Agriculture (except residences and livestock): field crops, orchards, vineyards, pasture, range land * | | | | | | | A: Not allowed in OFA ⁷ All: Avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁵ |
| Livestock Uses: feed lots, stockyards, breeding, fish hatcheries, horse/riding stables, poultry and dairy farms →* | | | | | | | B1, B2, C1, C2, D: Avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁵ ; exercise caution with uses involving noise-sensitive animals |

Table A

Basic Compatibility Criteria

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| | A | B1 | B2 | C1 | C2 | D | |
| Max. Sitewide Average Intensity (people/acre) Max. Single-Acre Intensity (people/acre) | 0 | 50 | 85 | 110 | 250 | no limit | ▶ All nonresidential development shall satisfy both sitewide and single-acre intensity limits |
| Open Land Requirement ³ | all remaining | 30% | no req. | 20% | 10% | no req. | ▶ See <i>Policy x.x.x</i> for application |
| Outdoor Major Assembly Facilities (capacity ≥ 1,000 people): spectator-oriented outdoor stadiums, amphitheaters, fairgrounds, race tracks, water parks, zoos → | | | | | | | D: Allowed only if alternative site outside zone would not serve intended function; exercise caution if clear audibility by users is essential |
| Outdoor Large Assembly Facilities (capacity 300 to 999 people): spectator-oriented outdoor stadiums, amphitheaters → | | | | | | | C2: Ensure intensity criteria met; not allowed if intended primarily for use by children; exercise caution if clear audibility by users is essential |
| Outdoor Group Recreation (limited spectator stands): athletic fields, water recreation facilities (community pools), picnic areas → | | | | | | | C1, C2: Ensure intensity criteria met; not allowed if intended primarily for use by children; exercise caution if clear audibility by users is essential |
| Outdoor Non-Group Recreation (small/low-intensity): golf courses (without clubhouse), tennis courts, shooting ranges →* | | | | | | | B1, B2, C1: Ensure intensity criteria met; not allowed if intended primarily for use by children; exercise caution if clear audibility by users is essential |
| Local Parks: neighborhood parks, playgrounds → | | | | | | | B1, B2: Must have little or no permanent recreational facilities (ball fields, etc.); exercise caution if clear audibility by users is essential |
| Camping: campgrounds, recreational vehicle/motor home parks → | | | | | | | C1: Ensure intensity criteria met; avoid if disruption by aircraft noise unacceptable |
| Cemeteries (except chapels) | | | | | | | B1, B2, C1, C2: Ensure intensity criteria met; avoid if disruption by aircraft noise unacceptable |
| Residential and Lodging Uses | | | | | | | |
| Single-Family Residential: individual dwellings, townhouses, mobile homes, bed and breakfast inns → | | | | | | | B1, B2: 1 du/10 acres (4 du/single acre); CNEL 45 dB max. interior noise level C1: 1 du/2 acres (8 du/single acre) B1: B2, C1: Locate dwelling outside of zone or max. distance from extended runway centerline where feasible |
| Multi-Family Residential: townhouses, apartments condominiums → | | | | | | | |
| Long-Term Lodging (>30 nights): extended-stay hotels, dormitories → | | | | | | | C1, C2: Ensure intensity criteria met |
| Short-Term Lodging (≤30 nights, except conference/assembly facilities): hotels, motels, other transient lodging [approx. 200 s.f./person] | | | | 0.51 | 1.15 | | C1, C2: Ensure intensity criteria met |

Table A, continued

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| Intensity Criteria ² | Compatibility Zones | | | | | | Intensity Criteria Interpretation |
| | A | B1 | B2 | C1 | C2 | D | |
| Max. Sitewide Average Intensity (people/acre) Max. Single-Acre Intensity (people/acre) | 0 | 50 | 85 | 110 | 250 | no limit | ▶ All nonresidential development shall satisfy both sitewide and single-acre intensity limits |
| Open Land Requirement ³ | all remaining | 30% | no req. | 20% | 10% | no req. | ▶ See <i>Policy x.x.x</i> for application |
| Congregate Care: retirement homes, assisted living/residential care facilities, intermediate care facilities → | | | | | | | C1, C2: Ensure intensity criteria met |
| <i>Educational and Institutional Uses</i> | | | | | | | |
| Family day care homes (≤14 children) ⁸ → | | | | | | | B1, B2: CNEL 45 dB max. interior noise level |
| Children's Schools: K-12, day care centers (> 14 children), school libraries → | | | | | | | |
| Adult Education classroom space: adult schools, colleges, universities [approx. 40 s.f./person] | | .05 | .08 | 0.10 | 0.23 | | B1, B2, C1, C2: Ensure intensity criteria met |
| Indoor Major Assembly Facilities (capacity ≥1,000 people): auditoriums, conference centers, resorts, 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] | | | | 0.04 | 0.09 | | C1, C2: Ensure intensity criteria met |
| Indoor Small Assembly Facilities (capacity <300 people): community libraries; art galleries; museums; exhibition space, community/senior centers, emergency/homeless shelters → [approx. 100 s.f./person] | | | 0.20 | 0.25 | 0.57 | | B2, C1, C2: Ensure intensity criteria met; avoid outdoor spaces intended for noise-sensitive activities |
| Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios, sports complexes (indoor soccer), health clubs, spas [approx. 60 s.f./person] | | 0.07 | 0.12 | 0.15 | 0.34 | | B1, B2, C1, C2: Ensure intensity criteria met; not allowed if intended primarily for use by children |
| In-Patient Medical: hospitals, mental hospitals, nursing homes → | | | | | | | C1, C2: Ensure intensity criteria met |
| Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person] | | 0.28 | 0.47 | 0.61 | 1.38 | | B1, B2, C1, C2: Ensure intensity criteria met B1, B2: CNEL 45 dB max. interior noise level |
| Penal Institutions: prisons, reformatories | | | | | | | |
| Public Safety Facilities: police, fire stations | | | | | | | B2: Allowed only if airport serving |

Table A, continued

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| Open Land Requirement ³ | all remaining | 30% | no req. | 20% | 10% | no req. | ▶ See <i>Policy x.x.x</i> for application |
| <i>Commercial, Office, and Service Uses</i> | | | | | | | |
| Major Retail (capacity >300 people per building): regional shopping centers, ‘big box’ retail, supermarket [approx. 110 s.f./person] | | | | 0.28 | 0.63 | | C1, C2: Ensure intensity criteria met |
| Local Retail (≤300 people per building): community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person] | | 0.20 | 0.33 | 0.43 | | | B1, B2, C1: Ensure intensity criteria met |
| Eating/Drinking Establishments: restaurants, bars, fast-food dining [approx. 60 s.f./person] | | 0.07 | 0.12 | 0.15 | 0.34 | | B1, B2, C1, C2: Ensure intensity criteria met |
| Limited Retail/Wholesale: furniture, automobiles, heavy equipment, building materials, hardware, lumber yards, nurseries [approx. 250 s.f./person] | | 0.29 | 0.49 | 0.63 | 1.43 | | B1, B2, C1, C2: Ensure intensity criteria met B1: Design site to place parking inside and bldgs outside of zone if possible |
| Offices: professional services, doctors, finance, banks, civic; radio, television and recording studios, office space associated with other listed uses [approx. 215 s.f./person] | | 0.25 | 0.42 | 0.54 | 1.23 | | B1, B2, C1: Ensure intensity criteria met B1: Design site to place parking inside and bldgs outside of zone if possible |
| Personal and Miscellaneous Services: barbers, car washes, print shops [approx. 200 s.f./person] | | 0.23 | 0.39 | 0.51 | 1.15 | | B1, B2, C1, C2: Ensure intensity criteria met |
| Vehicle Fueling Facilities: gas stations, trucking and other transportation fueling facilities | | | | | | | B2: Allowed only if airport serving B2, C1: Ensure intensity criteria met |
| <i>Industrial, Manufacturing, and Storage Uses</i> | | | | | | | |
| Hazardous Materials Production and Storage (flammable, explosive, corrosive, or toxic): oil refineries, chemical plants | | | | | | | D: Allowed only if alternative site outside zone would not serve intended function; generation of steam or thermal plumes not allowed |
| Heavy Industrial | | | | | | | C2, D: Bulk storage of hazardous materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft; generation of steam or thermal plumes not allowed |

Table A, continued

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| Light Industrial, High Intensity: food products preparation, electronic equipment, bottling plant [approx. 200 s.f./person] | | | | 0.51 | 1.15 | | C1, C2: Ensure intensity criteria are met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; 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] | | 0.40 | 0.68 | 0.88 | | | B1, B2, C1: Ensure intensity criteria are met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft |
| Research and Development Laboratories [approx. 300 s.f./person] | | 0.41 | 0.59 | 0.76 | 1.72 | | B1, B2, C1, C2: Ensure intensity criteria are met; bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials allowed only for on-site use; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft |
| Indoor Storage: wholesale sales, distribution centers, warehouses, mini/other indoor storage, barns, greenhouses [approx. 1,000 s.f./person] | | 1.15 | 1.95 | | | | B1, B2: Ensure intensity criteria are met; ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| Outdoor Storage: public works yards, automobile dismantling | | | | | | | B1: Ensure intensity criteria are met; ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| Mining and Extraction * | | | | | | | B1, B2, C1, C2: Generation of dust clouds, smoke, steam plumes not allowed; ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| <i>Transportation, Communication, and Utilities</i> | | | | | | | |
| Airport Terminals: airline, general aviation | | | | | | | |
| Transportation Stations: Rail/bus stations; taxi, trucking and other transportation terminals | | | | | | | B1, B2, C1: Ensure intensity criteria met |

Table A, continued

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| Transportation Routes: road and rail transit lines, rights-of-way, bus stops | | | | | | | B1: Avoid road intersections if traffic congestion occurs; ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| Auto Parking: surface lots, structures | | | | | | | B1: Ensure airspace obstruction does not occur [see Airspace Protection Surfaces maps in Chapter x] |
| Communications Facilities: broadcast and cell towers, emergency communications * | | | | | | | C1, C2: Allowed only if site outside zone would not serve intended public function; locate structures max. distance from extended runway centerline; ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.) in accordance with <i>Section 3.5</i> |
| Power Plants: primary, peaker, alternative energy * | | | | | | | C2, D: Allowed only if site outside zone would not serve intended public function; locate structures max. distance from extended runway centerline; ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.) in accordance with <i>Section 3.5</i> |
| Electrical Substations * | | | | | | | C1: Allowed only if site outside zone would not serve intended public function; locate structure max. distance from extended runway centerline; ensure all facilities and associated power lines meet airspace protection criteria (height, thermal plumes, glare, etc.) in accordance with <i>Section 3.5</i> |
| Wastewater Facilities: treatment, disposal * | | | | | | | C1, C2: Allowed only if site outside zone would not serve intended public function; avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁵ |
| Solid Waste Disposal Facilities: landfill, incineration * | | | | | | | D: Allowed only if site outside zone would not serve intended public function; avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁵ |
| Solid Waste Transfer Facilities, Recycle Centers * | | | | | | | D: Allowed only if site outside zone would not serve intended public function; avoid new features that attract birds or provide mitigation consistent with FAA regulations ⁵ |

Table A, continued

PRELIMINARY DRAFT (FOR DELIBERATIVE PURPOSES ONLY)

| 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>Generally Incompatible</i> | Use should not be permitted under any circumstances. |
| Notes | | |
| <p>➔ Indicates land use that is or may be highly noise sensitive. Exercise caution with regard to approval of outdoor uses—evaluate potential for aircraft noise to disrupt the activity. Indoor uses may require addition of sound attenuation to structure. See Section 3.2 for criteria.</p> <p>☛ Indicates land use that may attract birds, generate dust, produce smoke or steam plumes, create electronic interference, or otherwise pose hazards to flight. See <i>Policy x.x.x</i> for criteria.</p> <p>¹ Occupancy Load Factors [approx. number of square feet per person] cited for many listed land use categories are based on information from various sources and are intended to represent busy-period usage for typical examples of the land use category; they can be used as a factor in determining the appropriate land use category for unlisted uses or atypical examples of a use. See <i>Policy x.x.x</i>.</p> <p>² Intensity criteria apply to all nonresidential uses including ones shown as “Normally Compatible” (green) and “Conditional” (yellow). 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 (see <i>Policy x.x.x</i>). Up to 10% of total floor area may be devoted to an ancillary use and is exempted from the single-acre criteria (see <i>Policy x.x.x</i>). Exceptions can be made for rare special events (e.g., an air show at the airport, street fair) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate (see <i>Policy x.x.x</i>). The usage intensities shall be calculated in accordance with the methodologies cited in <i>Policies x.x.x</i> and <i>x.x.x</i>.</p> <p>³ Open land requirements are intended to be applied with respect to an entire zone (see <i>Policy x.x.x</i>). This is typically accomplished as part of a local general plan or specific plan, but may also apply to large (10 acres or more) development projects.</p> <p>⁴ The intent of this criterion is to facilitate evacuation of a building if it were to be hit by an aircraft. It is separate from the height limits set for airspace protection purposes.</p> <p>⁵ No proposed use shall 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 Advisory Circular 150/5200-33B, <i>Hazardous Wildlife Attractants On or Near Airports</i> and Advisory Circular 150/5200-34A, <i>Construction or Establishment of Landfills near Public Airports</i>. 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. See <i>Policy x.x.x</i>.</p> <p>⁶ 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. See <i>Policy x.x.x</i>.</p> <p>⁷ Object Free Area (OFA): Dimensions are established by FAA airport design standards for the runway. See <i>Airport</i> maps in Chapters 5 through 7.</p> <p>⁸ Family day care home means a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day. Small family day care homes provide care for eight or fewer children and large family day care homes provide care for 7 to 14 children (Health and Safety Code Section 1596.78).</p> | | |

Table A, continued