

**TABLE 3-4  
URBAN SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							
Maximum Intensity (People/Acre – sitewide average) Nonresidential Development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential Development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, 0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: 10% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >8.0, ≤13.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >13.0, ≤16.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; this density permitted only on sites or parts of sites located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land;" utility lines on site and along perimeter must be underground or placed underground in conjunction with project; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >16.0 d.u./acre, ≤20.0 d.u./acre	I	I	I	CC	I	C	4: Same conditions as for >13.0, ≤16.0 d.u./acre residential land use category
Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	I	I	CC	6: Enhanced exiting capabilities required
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheatres, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: No fixed seating with capacity ≥1,000 people; 1 additional exit/1,000 people in enclosed areas
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I	I	CC	CC	I	C	
Outdoor Large Assembly Facility (capacity 300 to 999 people)	I	I	I	CC	I	C	4: No fixed seating with capacity ≥300 people; 1 additional exit required in enclosed areas

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<p><b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup></p>	n/a	75-90	150-200	150-200	225-300	No limit	
<p><b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development</p>	0%	50%	60%	70%	70%	100%	
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	CC	CC	CC	CC	C	
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3: No fixed seating with capacity ≥240 people
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people)	I	I	CC	CC	I	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	CC	CC	CC	C	2: Building size limited to 3,000 s.f.
Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments; Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	I	CC	CC	CC	CC	C	2: Max. 3,000 s.f. devoted to eating/drinking uses 2, 5: No space with capacity ≥300 people; auto parking preferred
Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	I	CC	CC	CC	CC	C	
Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	
Bed & Breakfast Establishments	I	CC	CC	CC	CC	C	2: Maximum 5 rooms
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Must comply with all federal, State, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft

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Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	
Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I	C	C	C	C	C	
Manufacturing; Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No habitable structures (e.g., offices); no development in Object Free Area **
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12 Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools if required by State law; expansion limited to ≤50 students
Family Day Care Homes (≤14 children)	I	I	CC	CC	I	C	3, 4: Allowed only in existing residential areas
Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	CC	I	C	
Public Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	C	C	3 - 4: Allowed only if site outside zone would not serve intended public function consistent with statutory requirements
Public Inmate Facilities: prisons, reformatories	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing facilities if required by State law
<b>Transportation, Communication, and Utilities</b>							
Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I	C	C	C	C	C	

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Transportation Terminals: rail, bus, marine	I	I	C	C	CC	C	5: Allowed only if associated with airport access
Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I	C	C	C	C	C	1: Not allowed in Object Free Area **
Power Plants	I	I	CC	CC	I	CC	3, 4, 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed 6: Peaker plants allowed
Electrical Substations	I	I	C	C	I	C	
Emergency Communications Facilities	I	CC	CC	CC	CC	CC	2 - 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed
<b>Agricultural and Other Uses</b>							
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards;	CC	C	C	C	C	C	1: Not allowed in Object Free Area **
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds, picnic areas	I	C	C	C	C	C	
Agricultural Buildings: barns, feed lots, stockyards, riding stables; Sanitary Landfills; Wastewater Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC	C	C	C	C	C	1: Subject to FAA standards (in accordance with FAA AC 150/5300-13)
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area **
Cemeteries; Marinas; Memorial Parks	I	CC	CC	C	C	C	2, 3: No group activities exceeding usage intensity limits
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	

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Land Use	Acceptability	Interpretation/Comments
C	<i>Compatible</i>	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).
CC	<i>Conditionally Compatible</i>	Use is compatible if additional conditionals are met; additionally, the following condition applies to the indicated land uses and safety zones:  A -- This land use is compatible in Safety Zone 2 only if risk reduction features are incorporated into the design of the structure in accordance with Note 2, Risk Reduction Design Features, below. To the maximum extent that the site permits, buildings associated with this use should be situated outside of Safety Zone 2 and the Safety Zone 2 portion devoted primarily to automobile parking, circulation, landscaping, or other low-intensity functions.
I	<i>Incompatible</i>	Use is not compatible under any circumstances.

Notes:

d.u. dwelling units

s.f. square feet

**\*\* Runway Safety Area (RSA), Object Free Area (OFA):** Dimensions are as established by FAA airport design standards for the runway.

**2. Risk Reduction Design Features:** Increased intensities are permitted for nonresidential developments that incorporate specified risk reduction design features and enhance safety for building occupants.