

# Air Installation Compatible Use Guidelines

(Source: AICUZ Study Corpus Christi, Tx)

**Table B-2 Air Installations Compatible Use Zones Suggested Land Use Compatibility in Accident Potential Zones<sup>1</sup>**

SLUC M No.	Land Use Name	CLEAR ZONE Recommendation	APZ-I Recommendation	APZ-II Recommendation	Density Recommendation
<b>10</b>	<b>Residential</b>				
11	Household units				
11.11	Single units: detached	N	N	Y <sup>2</sup>	Max density of 1-2 Du/Ac
11.12	Single units: semidetached	N	N	N	
11.13	Single units: attached row	N	N	N	
11.21	Two units: side-by-side	N	N	N	
11.22	Two units: one above the other	N	N	N	
11.31	Apartments: walk up	N	N	N	
11.32	Apartments: elevator	N	N	N	
12	Group quarters	N	N	N	
13	Residential hotels	N	N	N	
14	Mobile home parks or courts	N	N	N	
15	Transient lodgings	N	N	N	
16	Other residential	N	N	N	
<b>20</b>	<b>Manufacturing<sup>3</sup></b>				
21	Food and kindred products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
22	Textile mill products; manufacturing	N	N	Y	same as above
23	Apparel and other finished products; products made from fabrics, leather and similar materials; manufacturing	N	N	N	
24	Lumber and wood products (except furniture); manufacturing	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
25	Furniture and fixtures; manufacturing	N	Y	Y	same as above
26	Paper and allied products; manufacturing	N	Y	Y	same as above
27	Printing, publishing, and allied industries	N	Y	Y	same as above
28	Chemicals and allied products; manufacturing	N	N	N	
29	Petroleum refining and related industries	N	N	N	
<b>30</b>	<b>Manufacturing<sup>3</sup> (continued)</b>				
31	Rubber and misc. plastic products; manufacturing	N	N	N	
32	Stone, clay, and glass products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II

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SLUC M No.	Land Use Name	CLEAR ZONE Recommendation	APZ-I Recommendation	APZ-II Recommendation	Density Recommendation
33	Primary metal products; manufacturing	N	N	Y	same as above
34	Fabricated metal products; manufacturing	N	N	Y	same as above
35	Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks	N	N	N	
39	Miscellaneous manufacturing	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
<b>40</b>	<b>Transportation, communication and utilities<sup>4,5</sup></b>				
41	Railroad, rapid rail transit, and street railway transportation	N	Y <sup>3</sup>	Y	same as above
42	Motor vehicle transportation	N	Y <sup>5</sup>	Y	same as above
43	Aircraft transportation	N	Y <sup>5</sup>	Y	same as above
44	Marine craft transportation	N	Y <sup>5</sup>	Y	same as above
45	Highway and street right-of-way	N	Y <sup>5</sup>	Y	same as above
46	Auto parking	N	Y <sup>5</sup>	Y	same as above
47	Communication	N	Y <sup>5</sup>	Y	same as above
48	Utilities	N	Y <sup>5</sup>	Y	same as above
485	Solid Waste disposal (Landfills, incineration, etc.)	N	N	N	
49	Other transportation, comm., and utilities	N	Y <sup>5</sup>	Y	See Note 5
<b>50</b>	<b>Trade</b>				
51	Wholesale trade	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
52	Retail trade – building materials, hardware, and farm equipment	N	Y	Y	See Note 6
53	Retail trade <sup>7</sup> – shopping centers, Home Improvement Store, Discount Club, Electronics Superstore	N	N	Y	Max FAR of 0.16 in APZ II
54	Retail trade – food	N	N	Y	Max FAR of 0.24 in APZ II
55	Retail trade – automotive, marine craft, aircraft and accessories	N	Y	Y	Max FAR of 0.14 in APZ I & 0.28 in APZ II
56	Retail trade – apparel and accessories	N	N	Y	Max FAR of 0.28 in APZ II
57	Retail trade – furniture, home furnishings and	N	N	Y	same as above

**Table B-2 Air Installations Compatible Use Zones Suggested Land Use Compatibility in Accident Potential Zones<sup>1</sup>**

SLUC M No.	Land Use Name	CLEAR ZONE Recommendation	APZ-I Recommendation	APZ-II Recommendation	Density Recommendation
	equipment				
58	Retail trade – eating and drinking establishments	N	N	N	
59	Other retail trade	N	N	Y	Max FAR of 0.16 in APZ II
<b>60</b>	<b>Services<sup>8</sup></b>				
61	Finance, insurance and real estate services	N	N	Y	Max FAR of 0.22 for "General Office/ Office park" in APZ II
62	Personal services	N	N	Y	Office uses only. Max FAR of 0.22 in APZ II.
62.4	Cemeteries	N	Y <sup>9</sup>	Y <sup>9</sup>	
63	Business services (credit reporting; mail, stenographic reproduction; advertising)	N	N	Y	Max FAR of 0.22 in APZ II
63.7	Warehousing and storage services	N	Y	Y	Max FAR of 1.0 in APZ I; 2.0 in APZ II
64	Repair Services	N	Y	Y	Max FAR of 0.11 in APZ I; 0.22 in APZ II
65	Professional services	N	N	Y	Max FAR of 0.22 in APZ II
65.1	Hospitals, nursing homes	N	N	N	
65.1	Other medical facilities	N	N	N	
66	Contract construction services	N	Y	Y	Max FAR of 0.11 in APZ I; 0.22 in APZ II
67	Governmental services	N	N	Y	Max FAR of 0.24 in APZ II
68	Educational services	N	N	N	
69	Miscellaneous	N	N	Y	Max FAR of 0.22 in APZ II
<b>70</b>	<b>Cultural, entertainment and recreational</b>				
71	Cultural activities	N	N	N	
71.2	Nature exhibits	N	Y <sup>10</sup>	Y <sup>10</sup>	
72	Public assembly	N	N	N	
72.1	Auditoriums, concert halls	N	N	N	
72.11	Outdoor music shells, amphitheaters	N	N	N	
72.2	Outdoor sports arenas, spectator sports	N	N	N	
73	Amusements- fairgrounds, miniature golf,	N	N	Y	

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SLUC M No.	Land Use Name	CLEAR ZONE Recommendation	APZ-I Recommendation	APZ-II Recommendation	Density Recommendation
74	driving ranges; amusement parks, etc.				
75	Recreational activities (including golf courses, riding stables, water recreation)	N	Y <sup>10</sup>	Y <sup>10</sup>	Max FAR of 0.11 in APZ I; 0.22 in APZ II
76	Resorts and group camps	N	N	N	
77	Parks	N	Y <sup>10</sup>	Y <sup>10</sup>	same as 74
79	Other cultural, entertainment and recreation	N	Y <sup>9</sup>	Y <sup>9</sup>	same as 74
<b>80</b>	<b>Resource production and extraction</b>				
81	Agriculture (except livestock)	Y <sup>4</sup>	Y <sup>11</sup>	Y <sup>11</sup>	
81.5, 81.7	Livestock farming and breeding	N	Y <sup>11,12</sup>	Y <sup>11,12</sup>	
82	Agricultural related activities	N	Y <sup>11</sup>	Y <sup>11</sup>	Max FAR of 0.28 in APZ I; 0.56 in APZ II no activity which produces smoke, glare, or involves explosives
83	Forestry activities <sup>13</sup>	N	Y	Y	same as above
84	Fishing activities <sup>14</sup>	N <sup>14</sup>	Y	Y	same as above
85	Mining activities	N	Y	Y	same as above
89	Other resource production or extraction	N	Y	Y	same as above
<b>90</b>	<b>Other</b>				
91	Undeveloped Land	Y	Y	Y	
93	Water Areas	N <sup>15</sup>	N <sup>15</sup>	N <sup>15</sup>	

Source: Adapted from U.S. Department of the Navy 2008.

**Key to Table B-2**

- SLUCM = Standard Land Use Coding Manual, U.S. Department of Transportation
- Y (Yes) = Land use and related structures are normally compatible without restrictions.
- N (No) = Land use and related structures are not normally compatible and should be prohibited.
- Y<sup>x</sup> (Yes with restrictions) = The land use and related structures are generally compatible. However, see notes indicated by the superscript.
- N<sup>x</sup> (No with exceptions) = The land use and related structures are generally incompatible. However, see notes indicated by the superscript.
- FAR = Floor Area Ratio. A Floor area ratio is the ratio between the square feet of floor area of the building and the site area. It is customarily used to measure non-residential intensities.
- Dw/Ac = Dwelling Units per Acre. This metric is customarily used to measure residential densities.

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**Notes for Table B-2**

1. A "Yes" or a "No" designation for compatible land use is to be used only for general comparison. Within each, uses exist where further evaluation may be needed in each category as to whether it is clearly compatible, normally compatible, or not compatible due to the variation of densities of people and structures. In order to assist installations and local governments, general suggestions as to FARs are provided as a guide to densities in some categories. In general, land-use restrictions which limit commercial, services, or industrial buildings or structure occupants to 25 per acre in APZ I and 50 per acre in APZ II are the range of occupancy levels, including employees, considered to be low density. Outside events should normally be limited to assemblies of not more than 25 people per acre in APZ I, and Maximum (MAX) assemblies of 50 people per acre in APZ II.
2. The suggested maximum density for detached single-family housing is one to two Du/Ac. In a Planned Unit Development (PUD) of single-family detached units where clustered housing development results in large open areas, this density could possibly be increased provided the amount of surface area covered by structures does not exceed 20 percent of the PUD total area. PUD encourages clustered development that leaves large open areas.
3. Other factors to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution, electronic interference with aircraft, height of structures, and potential glare to pilots.
4. No structures (except airfield lighting), buildings or aboveground utility/communications lines should normally be located in the clear zone areas on or off the installation. The clear zone is subject to severe restrictions. See UFC 3-260-01, "Airfield and Helipport Planning and Design" dated 17 November 2008 for specific design details.
5. No passenger terminals and no major aboveground transmission lines in APZ I.
6. Within SLUCM Code 52, Max FARs for lumber yards (SLUCM Code 521) are 0.20 in APZ-1 and 0.40 in APZ-II. For hardware/paint and farm equipment stores, SLUCM Code 525, the Max FARs are 0.12 in APZ-1 and 0.24 in APZ-II.
7. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, or managed as a unit. Shopping center types include strip, neighborhood, community, regional, and super regional facilities anchored by small businesses, supermarket or drug store, discount retailer, department store, or several department stores, respectively. Included in this category are such uses as big box discount and electronics superstores. The Max recommended FAR for SLUCM 53 should be applied to the gross leasable area of the shopping center rather than attempting to use other recommended FARs listed in Table 2 under "Retail" or "Trade."
8. Low intensity office uses only. Accessory use such as meeting places, auditoriums, etc., are not recommended.
9. No chapels are allowed within APZ I or APZ II.
10. Facilities must be low intensity and provide no tot lots, etc. Facilities such as clubhouses, meeting places, auditoriums, large classes, etc., are not recommended.
11. Includes livestock grazing but excludes feedlots and intensive animal husbandry. Activities that attract concentrations of birds creating a hazard to aircraft operations should be excluded.
12. Includes feedlots and intensive animal husbandry.
13. Lumber and timber products removed due to establishment, expansion, or maintenance of clear zones will be disposed of in accordance with appropriate DoD Natural Resources instructions.
14. Controlled hunting and fishing may be permitted for the purpose of wildlife management.
15. Naturally occurring water features (e.g., rivers, lakes, streams, wetlands) are compatible.