

**Table 6.5.3 Land Use Compatibility in Military Compatibility Area Overlay District**

**Land Use and Density**

**Residential**

| Land Use Name  | Clear Zone | APZ-1 | APZ-2 | Maximum Density              |
|--|------------|-------|-------|------------------------------|
| Single Units; Detached   | N          | N     | Y     | Maximum density of 2 Du/Acre |
| The following uses are prohibited in all APZs: Residential uses including multifamily, hotels, mobile home parks, and transient lodging. |            |       |       |                              |

**Manufacturing**

| Land Use Name   | Clear Zone | APZ-1 | APZ-2 | Maximum Density                          |
|---|------------|-------|-------|--|
| Food & Kindred products and textile mill products; Stone, Clay, and Glass Products; Primary Metal Industries; Fabricated Metal Products;  | N          | N     | Y     | Maximum FAR 0.56                         |
| Lumber and wood products (except furniture), Furniture and fixtures; Paper and allied products; Printing and Publishing; and Misc. Manufacturing  | N          | Y     | Y     | Max FAR of 0.28 in APZ-1 & 0.56 in APZ-2 |
| The following uses are prohibited in all APZs: Apparel and other finished products made from fabrics, leather, and similar materials; Chemicals and allied products; Petroleum refining and related industries; Rubber and Misc. Plastic products; and Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks. |            |       |       |  |

**Transportation, Communication, and Utilities**

| Land Use Name   | Clear Zone | APZ-1          | APZ-2 | Maximum Density                              |
|---|------------|----------------|-------|--|
| Railroad, rapid rail transit, and street railway  | N          | Y <sup>1</sup> | Y     | Maximum FAR of 0.28 in APZ-1 & 0.56 in APZ-2 |
| Motor Vehicle, Aircraft, and Marine Craft, and all other related uses                               | N          | Y <sup>1</sup> | Y     | Maximum FAR of 0.28 in APZ-1 & 0.56 in APZ-2 |
| Communication and Utilities   | N          | Y <sup>1</sup> | Y     | Maximum FAR of 0.28 in APZ-1 & 0.56 in APZ-2 |
| The following uses are prohibited in all APZs: Solid waste disposal (landfills, incineration, etc.) |            |                |       |  |

**Trade**

| Land Use Name   | Clear Zone | APZ-1 | APZ-2 | Maximum Density                               |
|---|------------|-------|-------|---|
| Wholesale   | N          | Y     | Y     | Maximum FAR of 0.28 in APZ I & 0.56 in APZ II |
| Retail: building materials, hardware, and farm equipment  | N          | Y     | Y     | Maximum FAR of 0.14 in APZ I & 0.28 in APZ II |
| Retail: Shopping Centers  | N          | N     | Y     | Maximum FAR of 0.22                           |
| Retail: Food  | N          | N     | Y     | Maximum FAR of 0.24                           |
| Retail: Automotive, Marine Craft, Aircraft and Accessories; Furniture, Home Furnishings, and Equipment; Other Retail Uses | N          | Y     | Y     | Maximum FAR of 0.14 in APZ I & 0.28 in APZ II |
| The following uses are prohibited in all APZs: Eating and Drinking Establishments   |            |       |       |   |

**Services**

| Land Use Name  | Clear Zone | APZ-1 | APZ-2 | Maximum Density                               |
|--|------------|-------|-------|---|
| Finance, insurance, and real estate; Personal and Business (Office Only) | N          | N     | Y     | Maximum FAR of 0.22 in APZ-2                  |
| Cemeteries   | N          | Y     | Y     |   |
| Warehousing and storage services   | N          | Y     | Y     | Maximum FAR of 1.0 in APZ-1 & 2.0 in APZ-2    |
| Repair Services  | N          | Y     | Y     | Maximum FAR of 0.11 in APZ-1 & 0.22 in APZ-2  |
| Professional services  | N          | N     | Y     | Max FAR of 0.22                               |
| Contract construction services   | N          | Y     | Y     | Maximum FAR of 0.11 in APZ I & 0.22 in APZ II |

|  |                   |                |                |  |
|--|-------------------|----------------|----------------|--|
| Governmental services  | N                 | N              | Y              | Max FAR of 0.24 in APZ-2   |
| Miscellaneous services   | N                 | N              | Y              | Max FAR of 0.22 in APZ-2   |
| The following uses are prohibited in all APZs: Hospitals, Nursing Homes, Educational, and other Medical Facilities   |                   |                |                |  |
| <b>Cultural, entertainment, and recreational</b>   |                   |                |                |  |
| <b>Land Use Name</b>   | <b>Clear Zone</b> | <b>APZ-1</b>   | <b>APZ-2</b>   | <b>Maximum Density</b>   |
| Amusements   | N                 | N              | Y              |  |
| Recreational activities<br>(including golf courses, riding stables, water recreation)  | N                 | Y <sup>2</sup> | Y <sup>2</sup> | Maximum FAR of 0.11 in APZ-1 & 0.22 in APZ-2   |
| Parks  | N                 | Y              | Y              | Maximum FAR of 0.11 in APZ-1 & 0.22 in APZ-2   |
| Other cultural, entertainment and recreation   | N                 | Y <sup>9</sup> | Y <sup>9</sup> | Maximum FAR of 0.11 in APZ-1 & 0.22 in APZ-2   |
| The following uses are prohibited in all APZs: Cultural Activities, Churches, Public Assembly, Auditoriums, Amphitheaters, Sports Arenas, and Resports/Camps |                   |                |                |  |
| <b>Resource production and extraction</b>  |                   |                |                |  |
| Agriculture (except livestock)   | Y <sup>3</sup>    | Y <sup>4</sup> | Y <sup>4</sup> |  |
| Livestock farming and breeding   | N                 | Y <sup>4</sup> | Y <sup>4</sup> |  |
| Agricultural-related activities  | N                 | Y <sup>4</sup> | Y <sup>4</sup> | Maximum FAR of 0.28 in APZ I; 0.56 in APZ II no activity which produces smoke, glare, or involves explosives |
| Forestry activities  | N <sup>5</sup>    | Y              | Y              | Maximum FAR of 0.28 in APZ I; 0.56 in APZ II no activity which produces smoke, glare, or involves explosives |
| Fishing activities   | N <sup>6</sup>    | Y              | Y              | Maximum FAR of 0.28 in APZ I; 0.56 in APZ II no activity which produces smoke, glare, or involves explosives |
| Mining activities and related services and other resource production/extraction  | N                 | Y              | Y              | Maximum FAR of 0.28 in APZ I; 0.56 in APZ II no activity which produces smoke, glare, or involves explosives |
| <b>Other</b>   |                   |                |                |  |
| <b>Land Use Name</b>   | <b>Clear Zone</b> | <b>APZ-1</b>   | <b>APZ-2</b>   | <b>Maximum Density</b>   |
| Undeveloped Land   | Y                 | Y              | Y              |  |
| Water Areas  | N <sup>7</sup>    | N <sup>7</sup> | N <sup>7</sup> |  |
| <b>Abbreviations</b>   |                   |                |                |  |
| Y-Yes; N-No; Yx-(Yes w/ restrictions); Nx-(No with exceptions); FAR (Floor Area Ratio); Du/Ac – Dwelling units per acre                                      |                   |                |                |  |
| <b>Restrictions</b>  |                   |                |                |  |
| 1. Passenger terminals and major above-ground transmission lines in APZ-I are prohibited.  |                   |                |                |  |
| 2. Tot lots, clubhouses, meeting places, auditoriums, and large classes are prohibited.  |                   |                |                |  |
| 3. Structures (except airfield lighting), buildings or aboveground utility/communications lines are prohibited in clear zone.                                |                   |                |                |  |
| 4. Feedlots, intensive animal husbandry, and activities that attract concentrations of birds creating a hazard to aircraft operations are prohibited         |                   |                |                |  |
| <b>Exceptions</b>  |                   |                |                |  |
| 5. Forestry activities does not include umber and timber products removed due to establishment, expansion, or maintenance of clear zones                     |                   |                |                |  |
| 6. Fishing activities do not include controlled hunting and fishing may be permitted for the purpose of wildlife management.                                 |                   |                |                |  |
| 7. Water Areas does not include naturally occurring water features (e.g., rivers, lakes, streams, wetlands).   |                   |                |                |  |
| 8. Drive-thru only restaurants with no dining facilities or areas for food or drink consumption are allowed in APZ-2.  |                   |                |                |  |