

Military Compatibility Area Overlay District (MCAOD) Frequently Asked Questions (FAQ)

Purpose of the MCAOD?

- The MCAOD is designed to protect the health, safety, and welfare of civilians and military personnel by encouraging land use that is compatible with aircraft operations, to reduce noise impacts caused by aircraft operations, while meeting operational, training, and flight safety requirements.

Where is the MCAOD located?

- The MCAOD is focused on the three Naval installations consisting of Naval Air Station-Corpus Christi, Cabaniss Field, and Waldron Field, to inform the public and seek cooperative efforts to minimize noise and aircraft accident potential impacts by promoting compatible development, and to protect installation investments by safeguarding the installation's operational capabilities.

What is the MCAOD?

- The MCAOD is comprised of several different zones with specific functions and boundaries. These zones are defined as Clear Zone, Accident Potential Zone 1 (APZ-1), Accident Potential Zone 2 (APZ-2), Noise Subzone, Vertical Obstruction Subzone, and a Light Subzone. The MCAOD is inspired by the latest Air Installation Compatibility Use Zone (AICUZ) study applicable to each installation.

What do the zones of the MCAOD do?

- The Clear Zone (CZ), Accident Potential Zone 1 (APZ-1), and Accident Potential Zone 2 (APZ-2): Are designed to identify and implement the most compatible land uses within the APZs. Additionally, land uses may have size and/or density limitations to preserve the low occupancy of structures.
- Noise Subzone (NS): Identifies areas located near installations that have noise levels associated with aircraft activities that are greater than 65 db.
- Vertical Obstruction Subzone (VOS): Identifies areas in three dimensions comprised of imaginary surfaces and specific boundaries of inclination and elevation.
- Light Zone (LS): Identifies areas that may generate ambient light and the direction of light that have the potential to affect night training missions, operations, and pilot vision.

Are there limits on what I can do on my property?

- Single-family uses are not allowed in the CZ or APZ-1. However, within APZ-2, single-family homes may be built at a maximum density of two units per acre. Additionally, a single-family home may be built on a property regardless of the MCAOD but must be an allowed use granted by the underlying zoning district.
 - Example: A vacant 20-acre property zoned "RS-6" Single-Family 6 District and located within Accident Potential Zone 2 (APZ-2) will be allowed to construct 40 single-family homes.
- Some Commercial or Industrial uses are not allowed in any of the APZs. However, those that are allowed have limitations on building size called "Floor Area Ratios (FAR)."
 - Example: A shopping center is proposed on a vacant 2-acre property zoned "CG-2" General Commercial District and is located within Accident Potential Zone 2 (APZ-2). A shopping center is an allowed use in APZ-2, however at a maximum FAR of 0.22. The 2-acre parcel (87,120 sq. ft.) would limit the size of the shopping center building to no greater than 19,166 square feet in size (or 22% per lot/parcel).
 - Lastly, regardless of any potential limitation of the MCAOD, the property may be used as a single-family residence. However, the property may not be further subdivided to create residential tracts with a density of more than one single-family residence per acre.

What is a Floor Area Ratio?

- Floor Area Ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on.
- FAR is calculated by a formula of a building's gross floor area (B) divided by the size of the lot (L) of where the building is located. $G/L = FAR$.

What if I own a vacant lot that is already platted and zoned for single-family homes?

- Vacant platted lots which are zoned for residential uses may be used for single-family residences providing they conform to all other applicable requirements the Military Compatibility Overlay District. Such lots may not be subdivided into lots that exceed a density of one (1) single-family residence per acre.

What if I want to remodel and/or add an accessory dwelling unit to my home located within the APZs?

- All other provisions of the Unified Development Code (UDC) must be followed (i.e. setbacks, height, open space, etc.). However, homes constructed within an APZ that constructed in compliance with the UDC at the time of construction may be repaired and enlarged provided (1) the number of primary dwelling units is not increased and (2) all other applicable requirements of the MCAOD are met.

What if I own a home already located within the APZs and it is destroyed by a fire/flood/hurricane?

- The Unified Development Code (UDC) has existing provisions within Article 9 (Nonconformities) that allow for the reconstruction or repair of nonconforming uses/structures that were damaged or destroyed by fire, accidental, and/or natural disasters. Additionally, a single-family home may be built on a property regardless of the MCAOD but must be an allowed use granted by the underlying zoning district.

What are the limitations on lighting (Light Subzone)?

- The Light Subzone of the MCAOD focuses on the height and shielding of fixtures.
 - All lighting fixtures shall be fully shielded to prevent light output emitted above ninety (90) degrees at any lateral angle around the fixture except incandescent fixtures of 150 watts or less and other sources of 70 watts or less.

What are the protections from Noise (Noise Subzone)?

- The Noise Subzone of the MCAOD focuses on the noise levels within *new residential dwellings*.
 - New residential buildings shall be constructed with sound insulation or other means to achieve a Desired Noise Level (DNL) of 45 dBA or less inside the building. If the cost of modifications to an existing residential building is 75 percent or more of the total assessed improvement value of the site, the building shall also meet this standard. Garages and similar accessory buildings that do not include living space are exempt from this requirement.”
 - A building that is only partly located within a Noise Subzone is also subject to these regulations.

What are the limitations on the height of structures (Vertical Obstruction Subzone)?

- The Vertical Obstruction Subzone of the MCAOD focuses on the height of structures within air traffic patterns. Potential obstructions include natural terrain and man-made features, such as buildings, towers, poles, wind turbines, cell towers, and other vertical obstructions to airspace navigation. Height restrictions are more stringent nearing the runway and flight path.

How is the height of structures measured (Vertical Obstruction Subzone)?

- The Vertical Obstruction Subzone of the MCAOD has various scales of measurement called Imaginary Surfaces. The purpose is the ability to assess the impact of structural height within a three-dimensional space. The areas within the Vertical Obstruction Subzone are the: Primary Surface, Clear Zone Surface, Approach-Departure Clearance Surface (Slope), Approach-Departure Clearance Surface (Horizontal), Inner Horizontal Surface, Conical Surface, Outer Horizontal Surface, and Transitional Surfaces. Each area has a specific boundary of inclination and elevation.
- Imaginary surfaces further serve to prohibit the release of dust, smoke, stem, etc. that impairs the visibility of a pilot.