

**OLD LANGUAGE: ~~Struck-Out~~**  
**NEW LANGUAGE: Underlined**

ORDINANCE NUMBER O-20047 (NEW SERIES)

ADOPTED ON OCTOBER 25, 2011

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 2, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 112.0301 AND 112.0302; BY AMENDING CHAPTER 12, ARTICLE 6, DIVISION 4 BY AMENDING SECTIONS 126.0402 AND 126.0404; BY AMENDING CHAPTER 12, ARTICLE 6, DIVISION 5 BY AMENDING SECTION 126.0502; BY AMENDING CHAPTER 12, ARTICLE 7, DIVISION 1 BY AMENDING SECTION 127.0102; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0220; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0320; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTION 131.0420; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0520; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 131.0620; BY AMENDING CHAPTER 13, ARTICLE 2, DIVISION 1 BY AMENDING SECTIONS 132.0102 AND 132.0104; BY AMENDING CHAPTER 13, ARTICLE 2, DIVISION 3 BY AMENDING SECTIONS 132.0301, 132.0302, 132.0306, 132.0309, AND 132.0310 AND BY AMENDING DIAGRAM 132-03A; AMENDING CHAPTER 13, ARTICLE 2 BY ADDING A NEW DIVISION 15, TITLED "AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE," SECTIONS 132.1501, 132.1502, 132.1505, 132.1510, 132.1515, 132.1520, 132.1525, 132.1530, 132.1535, 132.1540, 132.1545, 132.1550 AND 132.1555; AND AMENDING CHAPTER 15, ARTICLE 1, DIVISION 1 BY AMENDING SECTION 151.0103, ALL RELATED TO AIRPORT LAND USE COMPATIBILITY.

**§112.0301 Types of Notice**

- (a) through (b) [No change in text.]
- (c) Notice of Public Hearing. A Notice of Public Hearing shall be provided before a decision is made on an application for a permit, map, or other

matter acted upon in accordance with Process Three, Process Four, or Process Five, or an appeal of Process Two, Process Three, Process Four decision, or of an *environmental determination*. A Notice of Public Hearing shall also be provided before a decision is made by the City Council in accordance with Section 132.1555 (Overrule Process).

(1) through (3) [No change in text.]

(d) Reserved Notice of Availability.

(e) Notice of Request for Airport Land Use Compatibility Overrule Hearing.

A Notice of Request for Airport Land Use Compatibility Overrule Hearing is a written notice to advise of the availability of supporting materials for an overrule action requested in accordance with Section 132.1555 that will be acted on by the City Council at a future date.

(1) Content. The Notice of Request for Airport Land Use

Compatibility Overrule Hearing shall include the following:

(A) A general description of the project;

(B) The location of the property that is the subject of the application;

(C) The applicable community planning area(s);

(D) The name, telephone number, and city address of the City staff person to contact for additional information;

(E) The name of the *applicant* and, with the consent of the *applicant*, the *applicant's* address and telephone number;  
and

(F) An explanation that a City Council hearing related to the

matter of whether to overrule the Airport Land Use Commission in accordance with Section 132.1555(e) will be scheduled no sooner than 6 weeks following the mailing date of the Notice of Request for Airport Land Use Compatibility Overture hearing.

(2) Distribution.

(A) The City Manager shall distribute the Notice of Request for Airport Land Use Compatibility Overture Hearing at least 6 weeks prior to the first City Council hearing related to the matter of whether to overrule the Airport Land Use Commission.

(B) The City Manager shall distribute the Notice of Request for Airport Land Use Compatibility Overture Hearing to the persons described in Section 112.0302(b).

(3) A subsequent Notice of Public Hearing shall be provided in accordance with Section 112.0301(c).

**§112.0302 Notice by Mail**

(a) [No change in text.]

(b) Persons Entitled to Notice. Except as provided in Section 112.0302(c), the Notice of Application, Notice of Future Decision, and Notice of Public Hearing shall be mailed to the following:

(1) through (5) [No change in text.]

(6) The San Diego County Regional Airport Authority (SDCRAA),

sitting as the Airport Land Use Commission, California Department of Transportation, Division of Aeronautics, and the airport operator, as applicable, for any *development* within the Airport Land Use Compatibility Overlay Zone.

(c) [No change in text.]

**§126.0402 When a Neighborhood Development Permit is Required**

(a) through (k) [No change in text.]

(1) A Neighborhood Development Permit is required for the following types of *development* within the Airport Land Use Compatibility Overlay Zone:

(1) Non-residential *development* where alternative compliance is requested to demonstrate safety compatibility in accordance with Section 132.1515(d) using an equivalent calculation of intensity (people per acre).

(2) Non-residential *development* within the Brown Field or Montgomery Field airport influence areas where additional intensity (people per acre) is requested for a building designed to minimize risk and increase the safety of building occupants beyond the minimum requirements of the California Building Code in accordance with Section 132.1515(g)(2).

**§126.0404 Findings for Neighborhood Development Permit Approval**

A Neighborhood Development Permit may be approved or conditionally approved only if the decision maker makes all of the *findings* in Section 126.0404(a) and the supplemental *findings* in Section 126.0404(b) through ~~(d)~~ (e) that are applicable to the proposed *development* as specified in this section.

(a) through (d) [No change in text.]

(e) Supplemental Findings – Additional Intensity for Non-residential

Development in the Brown Field or Montgomery Field Airport Influence Areas. The applicant shall demonstrate that the building has been designed to minimize risk and increase the safety of the occupants beyond the minimum requirements of the California Building Code evaluation of the following:

- (1) The proposed building provides increased fire resistant rated construction to prevent or delay fire-induced structural damage;
- (2) The proposed building provides increased fire protection systems to allow occupants more time to exit the building and to delay the spread of fire to adjacent buildings;
- (3) The building provides enhanced means for building egress; and
- (4) The design of the building's structural systems addresses light aircraft impact loads to reduce the potential for structural damage.

**§126.0502 When a Site Development Permit is Required**

(a) through (b) [No change in text.]

(c) A Site Development Permit decided in accordance with Process Three is required for the following types of ~~development~~ development.

(1) through (7) [No change in text.]

(8) Development within the Airport Land Use Compatibility Overlay Zone as required for safety compatibility in accordance with Section 132.1515.

(d) [No change in text.]

(e) A Site Development Permit decided in accordance with Process Five is required for the following types of ~~development~~ development.

(1) through (3) [No change in text.]

(4) Development within the Airport Land Use Compatibility Overlay Zone proposing deviations from the overlay zone requirements, or development that includes a rezone or land use plan approval.

**§127.0102 General Rules for Previously Conforming Premises and Uses**

The following general rules apply to all *previously conforming premises* and uses:

(a) through (i) [No change in text.]

(j) Regulations for premises in the Airport Land Use Compatibility Overlay Zone that were legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan, or amendment thereto, are located in Section 132.1535.

**§131.0220 Use Regulations of Open Space Zones**

The regulations of Section 131.0222 apply in the open space zones unless otherwise specifically provided by footnotes indicated in Table 131-02B. The uses permitted in any zone may be further limited if the premises is located within the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15), or if environmentally sensitive lands are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

(a) through (e) [No change in text.]

**§131.0320 Use Regulations of Agricultural Zones**

The regulations of Section 131.0322 apply in the agricultural zones unless otherwise specifically provided by footnotes indicated in Table 131-03B. The

uses permitted in any zone may be further limited if the premises is located within the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15), or if environmentally sensitive lands are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

(a) through (e) [No change in text.]

**§131.0420 Use Regulations of Residential Zones**

The regulations of Section 131.0422 apply in the residential zones unless otherwise specifically provided by footnotes indicated in Table 131-04B. The uses permitted in any zone may be further limited if the premises is located within the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15), or if environmentally sensitive lands are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

(a) through (e) [No change in text.]

**§131.0520 Use Regulations of Commercial Zones**

The regulations of Section 131.0522 apply in the commercial zones unless otherwise specifically provided by footnotes indicated in Table 131-05B. The uses permitted in any zone may be further limited if the premises is located within the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15), or if environmentally sensitive lands are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

(a) through (e) [No change in text.]

**§131.0620 Use Regulations of Industrial Zones**

The regulations of Section 131.0622 apply in the industrial zones unless otherwise specifically provided by footnotes indicated in Table 131-06B. The uses permitted

in any zone may be further limited if the premises is located within the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15), or if environmentally sensitive lands are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

(a) through (e) [No change in text.]

**§132.0102 Overlay Zone Designations**

[No change in text.]

**Table 132-01A**

**Overlay Zone Designations**

Division Number	Title of overlay zone	Map Designation
Division 2	Airport Approach Overlay Zone	AAOZ
Division 3	Airport Environs Overlay Zone	AEOZ
Division 4	Coastal Overlay Zone	COZ
Division 5	Coastal Height Limit Overlay Zone	CHLOZ
Division 6	Sensitive Coastal Overlay Zone	SCOZ
Division 7	Mobilehome Park Overlay Zone	MHPOZ
Division 8	Parking Impact Overlay Zone	PIOZ
Division 9	Residential Tandem Parking Overlay Zone	RTPOZ
Division 10	Transit Area Overlay Zone	TAOZ
Division 11	Urban Village Overlay Zone	UVOZ
Division 12	Mission Trails Design District	MTDD
Division 13	Clairemont Mesa Height Limit Overlay Zone	CMHLOZ
Division 14	Community Plan Implementation Overlay Zone	CPIOZ
<u>Division 15</u>	<u>Airport Land Use Compatibility Overlay Zone</u>	<u>ALUCOZ</u>

**§132.0104 Applicability of Base Zone Regulations**

The use and development regulations of the applicable base zone (including planned district base zones) apply in the overlay zones except as modified by the supplemental overlay zone regulations.

**§132.0301 Purpose of the Airport Environs Overlay Zone**

The purpose of the Airport Environs Overlay Zone is to provide supplemental

regulations for property surrounding ~~Brown Field, Montgomery Field~~, San Diego International Airport (SDIA) at ~~Lindbergh Field, and Marine Corps Air Station Miramar~~. The intent of these regulations is as follows:

- (a) To ensure that land uses are compatible with the operation of airports by implementing the ~~Comprehensive Land Use Plan prepared by the Airport Land Use Commission for the San Diego region (San Diego Association of Governments) for Brown Field, Montgomery Field, Airport Land Use Compatibility Plan for SDIA at Lindbergh Field and Marine Corps Air Station Miramar that have been adopted by the Airport Land Use Commission for the San Diego region;~~

(b) through (c) [No change in text.]

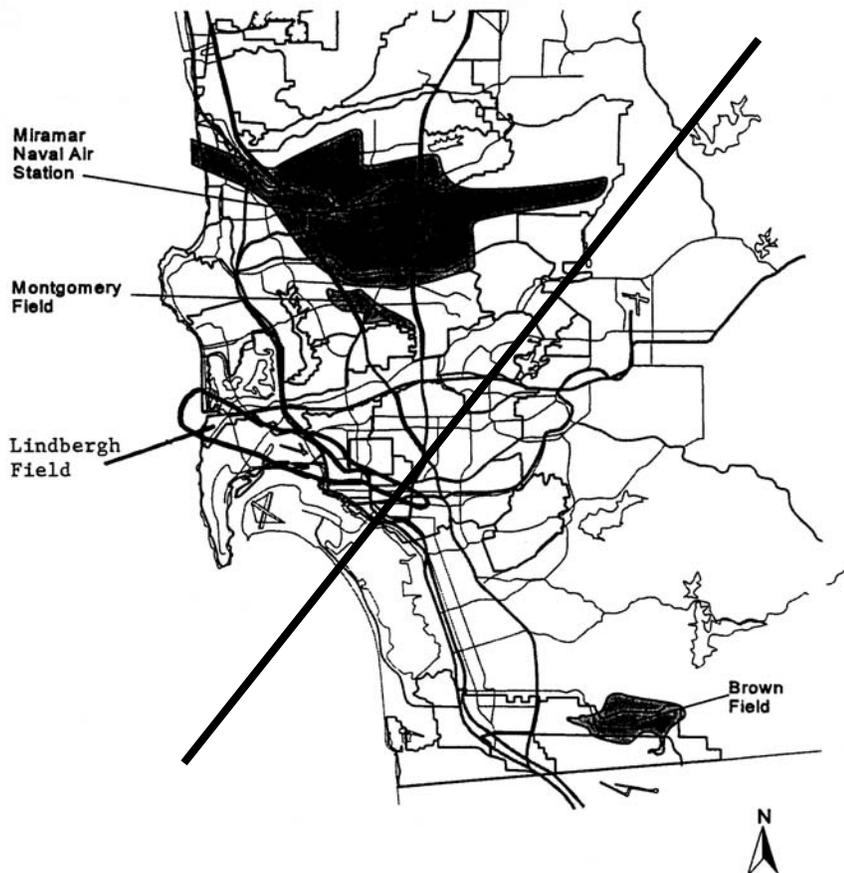
**§132.0302 Where the Airport Environs Overlay Zone Applies**

- (a) This overlay zone applies to properties identified in the ~~Brown Field, Montgomery Field, Airport Land Use Compatibility Plan for SDIA at Lindbergh Field and Marine Corps Air Station Miramar Comprehensive Land Use Plans~~ as areas within a noise contour zone, accident potential zone, or flight activity zone that are located within the boundaries shown on Map No.s. ~~C-803, C-804, C-805, and C-885~~, filed in the office of the City Clerk, ~~as and are~~ generally shown on Diagram 132-03A.

(b) [No change in text.]

**Table 132-03A**

[No change in text.]



**DIAGRAM 132-03A**  
**Airport Environs Overlay Zone**

This is a reproduction of map Nos. C-803, 804, 805 and 885 for illustration purposes only.

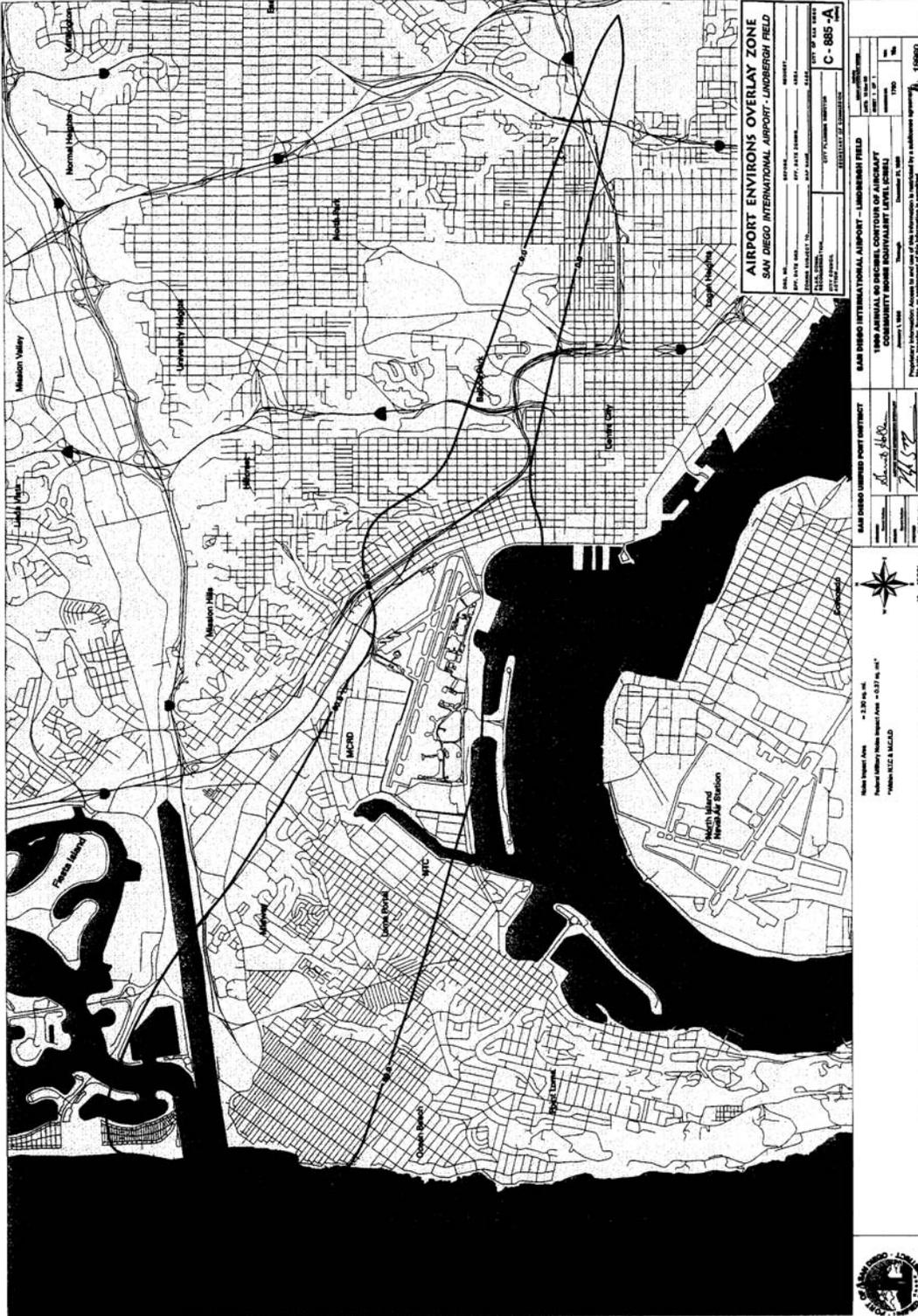


DIAGRAM 132-03A  
Airport Environs Overlay Zone  
 This is reproduction of Map No. C-885  
 for illustration purposes only.

**§132.0306 Supplemental Regulations of the ~~Comprehensive Land Use Plans~~**

~~(a) — Brown Field, Montgomery Field, and Marine Corps Air Station Miramar Comprehensive Land Use Plans for Brown Field, Montgomery Field, and Marine Corps Air Station Miramar contain community noise equivalent level contour maps, which identify areas subject to airport noise impacts, and accident potential zone maps or flight activity zone maps, which identify areas of safety hazards. The Comprehensive Land Use Plans also provide land use compatibility matrices or tables, which specify the types of land uses that are compatible, conditionally compatible, or incompatible within specified noise contours, accident potential zones, or flight activity zones.~~

~~(1) — Development proposal shall comply with the airport noise/land use compatibility matrix or table of the applicable Comprehensive Land Use Plan. Indoor noise levels that are attributable to airport operations shall not exceed the levels indicated in the Comprehensive Land Use Plan. For uses not specifically identified, the City Manager shall determine the applicable standard.~~

~~(2) — Development proposals shall comply with the accident potential/land use compatibility matrix, and the text regarding land use compatibility in the flight activity zones, of the applicable Comprehensive Land Use Plan.~~

~~(3) — Uses identified in the land use compatibility matrices as being conditionally compatible are permitted only if the noise is~~

~~attenuated and the *density* is restricted as indicated in the matrices.~~

~~(b) — Lindbergh Field~~

~~The Comprehensive Land Use Plan~~ Airport Land Use Compatibility Plan for SDIA-Lindbergh Field contains community noise equivalent level contour maps, which identify areas subject to potential airport noise impacts, and airport approach maps, which identify areas of potential safety hazards. ~~The Comprehensive Land Use Plan~~ Airport Land Use Compatibility Plan also provides a land use compatibility table which specifies the types of land uses that are incompatible within specified noise contours.

~~(1)~~ (a) For residential *development* within the 60dB CNEL contour, the applicant must demonstrate that indoor noise levels that are attributable to airport operations shall not exceed 45dBB. For uses not specifically identified, the City Manager shall determine the standard based upon applicable City and State statutory and regulatory requirements. The applicant will be required to spend no more than 10% percent of construction costs to meet noise attenuation requirements.

~~(2)~~ (b) *Development* proposals shall comply with the standards of the Runway Protection Zones and Airport Approach Overlay Zone as described by the ~~Comprehensive Land Use Plan~~ Airport Land Use Compatibility Plan.

**§132.0309 Requirement for Avigation Easement**

(a) An avigation easement for *development* within the Airport Environs

Overlay Zone is required on a premises located within the 1990 60dB or greater CNEL contour of the SDIA airport influence area where the *development would* results in an increase in the number of *dwelling units* within the Overlay Zone; ~~and either~~

(1) ~~The development is identified in the approved Comprehensive Land Use Plan for Brown Field, Montgomery Field, or Marine Corps Air Station Miramar, as applicable, as “incompatible” or “conditionally compatible”; or~~

(2) ~~the development is on a premises located within the 1999 65dB or greater CNEL contour of the Lindbergh Field Airport Influence Area.~~

(b) [No change in text.]

**§132.0310 City Council Override**

(a) The *applicant* may file a petition to the City Council to override the City Manager’s recommendation of noncompliance with the land use recommendations of the adopted ~~Comprehensive Land Use Plan~~ Airport Land Use Compatibility Plan, within 10 *business days* of that decision.

The City Council may, at its discretion, request a recommendation from the Airport Land Use Commission before deciding whether the petition will be heard.

(b) The City Council, may, by a two-thirds vote, override the City Manager’s decision and determine that the proposed use meets the intent of the ~~Comprehensive Land Use Plan~~ Airport Land Use Compatibility Plan if the City Council makes the following findings:

(1) through (3) [No change in text.]

**Article 2: Overlay Zones**

**Division 15: Airport Land Use Compatibility Overlay Zone**

**§132.1501 Purpose of the Airport Land Use Compatibility Overlay Zone**

The purpose of the Airport Land Use Compatibility Overlay Zone is to implement adopted Airport Land Use Compatibility Plans, in accordance with state law, as applicable to property within the City. The intent of these supplemental regulations is to ensure that new *development* located within an airport influence area (identified in Table 132-15A) is compatible with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas.

**§132.1502 Where the Airport Land Use Compatibility Overlay Zone Applies**

(a) This overlay zone applies to properties that are located within an airport influence area as identified in an adopted Airport Land Use Compatibility Plan for a public use or military airport. Property within this overlay zone may be located within multiple airport influence areas. Table 132-15A lists the airport influence areas that apply within the boundaries of the overlay zones as identified on the listed maps, on file in the office of the City Clerk.

**Table 132-15A**  
**Airport Influence Areas**

<u>Airport</u>	<u>Map Number Showing Boundaries of Airport Influence Areas</u>
<u>Marine Corps Air Station Miramar (MCAS) Miramar</u>	<u>C-933</u>
<u>Brown Field</u>	<u>C-944</u>
<u>Gillespie Field</u>	<u>C-947</u>
<u>Montgomery Field</u>	<u>C-939</u>

(b) Airport influence area maps identified in Table 132-15A indicate the boundary of the airport influence area for a particular airport and divide the airport influence area into Review Areas 1 and 2, as further explained in Section 132.1505.

(c) Table 132-15B indicates the type of permit required by this Division, if any, for specific types of development proposals within this overlay zone.

**Table 132-15B**  
**Airport Land Use Compatibility Overlay Zone Applicability**

<u>Type of Development Proposal</u>	<u>Supplemental Development Regulations</u>	<u>Required Permit Type/ Decision Process</u>
<u>Development that complies with the applicable compatibility regulations or that is listed as exempt in Section 132.1505.</u>	<u>132.1505</u>	<u>No permit required by this Division</u>
<u>Non-residential development where alternative compliance is requested to demonstrate safety compatibility in accordance with Section 132.1515(d) using an equivalent calculation of people per acre.</u>	<u>132.1515</u>	<u>Neighborhood Development Permit/ Process Two</u>
<u>Non-residential development in the Brown Field or Montgomery Field airport influence areas where additional intensity is requested for a building designed to minimize risk and increase safety of building occupants beyond the minimum requirements of the California Building Code in accordance with Section 132.1515(g)(2).</u>	<u>132.1515</u>	<u>Neighborhood Development Permit/ Process Two</u>

<u>Development as required for safety compatibility in accordance with Section 132.1515</u>	<u>132.1515</u>	<u>Site Development Permit/ Process Three</u>
<u>Development proposing to deviate from this Division, or new development that includes a rezone or land use plan approval.</u>	<u>132.1510</u> <u>132.1515</u> <u>132.1520</u> <u>132.1535</u> <u>132.1540</u>	<u>Site Development Permit/ Process Five</u>

### **§132.1505 Development Review for Compatibility**

- (a) Properties located within this overlay zone are designated as either Review Area 1 or Review Area 2 for a particular airport as identified on adopted airport influence area maps, filed in the office of the City Clerk.
- (b) New development or expansion of existing development within this overlay zone shall be subject to review for compatibility as follows:
- (1) Properties located within Review Area 1 shall comply with the noise, safety, and airspace protection compatibility requirements in Sections 132.1510 through 132.1520 and with the aircraft overflight notification requirements in accordance with Section 132.1525.
- (2) Properties located within Review Area 2 shall comply with the airspace protection compatibility requirements in accordance with Section 132.1520.
- (3) Development in Review Area 1 that would be consistent with the existing development pattern of the surrounding area, but would include uses, densities or intensities inconsistent with the noise or safety compatibility criteria in Sections 132.1510 or 132.1515, may be determined to be compatible infill development in

accordance with Section 132.1540.

(4) Properties located within the Brown Field, Montgomery Field, or Gillespie Field airport influence areas shall comply with requirements to dedicate aviation easements in accordance with Section 132.1530.

(c) The following shall be exempt from the requirements of this Division:

(1) *Development* that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase the *density, floor area ratio* or height of an existing *structure*;

(2) Changes in non-residential occupancy within an existing building that would not require an increase in the number of parking spaces in accordance with Chapter 14, Article 2, Division 5;

(3) *Development of an accessory structure* that would result in a maximum increase of 1,500 square feet of *gross floor area*, where it would not be located within Safety Zone 1 (Runway Protection Zone), and would not require an increase in the number of parking spaces in accordance with Chapter 14, Article 2, Division 5; or

(4) A Special Event approved in accordance with Chapter 2, Article 2, Division 40 or a temporary use approved in accordance with Chapter 12, Article 3, Division 4.

(d) The Airport Land Use Compatibility Plan in effect at the time an application was *deemed complete* shall be the basis for compatibility review. Modifications to an approved *development permit* that are not in *substantial conformance* with the previously approved permit shall be

compatible with the Airport Land Use Compatibility Plan in effect at the time the application for permit amendment is deemed complete.

**§132.1510 Noise Compatibility**

Noise compatibility between airport operations and proposed development within Review Area 1 of this overlay zone shall be evaluated as follows:

(a) Aircraft noise exposure is identified on Airport Land Use Compatibility Plan community noise equivalent level (CNEL) noise contour maps prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk. Adopted noise contour maps identified in Table 132-15C and noise compatibility criteria identified in Table 132-15D shall be used to determine land use compatibility in accordance with Section 132.1510(b).

**Table 132-15C**

**Adopted Noise Contour Maps**

<u>Airport Influence Area</u>	<u>Map Number</u>
<u>MCAS Miramar</u>	<u>C-929</u>
<u>Brown Field</u>	<u>C-942</u>
<u>Montgomery Field</u>	<u>C-937</u>

(b) Development in an airport influence area shall be considered noise compatible where:

(1) The proposed development is consistent with the use regulations of the underlying base zone; and

(2) The proposed development is permitted within the applicable noise exposure range in Noise Compatibility Criteria Table 132-15D that

corresponds to the identified aircraft noise exposure for the proposed location.

(c) Where noise attenuation is required for compatibility, the applicant shall demonstrate to the satisfaction of the City Manager that all interior spaces exposed to exterior aircraft noise sources will achieve the indoor noise level indicated on Table 132-15D.

(d) Only aircraft-related noise sources shall be considered in determining compliance with Table 132-15D, except as otherwise required by the California Building Code for hotel/motel and multiple dwelling units.

(e) Applicability to parcels with multiple noise contours

(1) For uses conducted indoors, noise compatibility shall be determined by the noise exposure range that applies to 75 percent or more of the building.

(2) For uses conducted outdoors, noise compatibility shall be determined by the noise exposure range that applies to the proposed location of the use on the premises.

(f) Where an applicant disputes the City Manager's determination of the use category for a proposed development, an applicant may request an interpretation by the Planning Commission in accordance with Section 131.0110(b).

**Legend for Table 132-15D**

<b><u>Symbol In Table 132-15D</u></b>	<b><u>Description Of Symbol</u></b>
<u>P</u>	<u>Use or use category is compatible with the identified exterior noise exposure level, and is permitted subject to the regulations of the underlying base zone. Regulations pertaining to a specific use may be referenced.</u>
=	<u>Use or use category is incompatible with the identified exterior noise exposure level and is not permitted.</u>

**Table 132-15D**  
**Noise Compatibility Criteria**

<b><u>Use Categories/ Subcategories</u></b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<b><u>Aircraft Noise Exposure (dB CNEL)</u></b>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<b><u>Open Space</u></b>				
<u>Active Recreation</u>	<u>P</u>	<u>P</u>	=	=
<u>Passive Recreation</u>	<u>P</u>	=	=	=
<u>Natural Resources Preservation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park Maintenance Facilities</u>	<u>P</u>	<u>P</u>	=	=
<b><u>Agriculture</u></b>				
<u>Agricultural Processing</u>	<u>P</u>	<u>P</u>	<u>P</u> <sup>1</sup>	=
<u>Aquaculture Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Dairies</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Horticulture Nurseries &amp; Greenhouses</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Raising &amp; Harvesting of Crops</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Raising, Maintaining &amp; Keeping of Animals</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<b><u>Separately Regulated Agriculture Uses</u></b>				
<u>Agricultural Equipment Repair Shops</u>	<u>P</u>	<u>P</u>	<u>P</u> <sup>1</sup>	=
<u>Commercial Stables</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Community Gardens</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Equestrian Show &amp; Exhibition Facilities</u>	<u>P</u>	<u>P</u>	=	=
<u>Open Air Markets for the Sale of Agriculture-Related Products &amp; Flowers</u>	<u>P</u>	<u>P</u>	=	=
<b><u>Residential</u></b>				
<u>Mobilehome Parks</u>	<u>P</u> <sup>2</sup>	=	=	=
<u>Multiple Dwelling Units</u>	<u>P</u> <sup>2</sup>	=	=	=

<u><b>Use Categories/ Subcategories</b></u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u><b>Aircraft Noise Exposure (dB CNEL)</b></u>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<u><b>Rooming House</b></u> [See Section 131.0112(a)(3)(A)]	<u>P<sup>2</sup></u>	=	=	=
<u><b>Single Dwelling Units</b></u>	<u>P<sup>2</sup></u>	=	=	=
<u><b>Separately Regulated Residential Uses</b></u>				
<u>Boarder &amp; Lodger Accommodations</u>	<u>Classify with primary use</u>			
<u>Companion Units</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Employee Housing</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Fraternities, Sororities and Student Dormitories</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Garage, Yard, &amp; Estate Sales</u>	<u>Classify with primary use</u>			
<u>Guest Quarters</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Home Occupations</u>	<u>Classify with primary use</u>			
<u>Housing for Senior Citizens</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Live/Work Quarters</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Residential Care Facilities:</u>				
<u>6 or Fewer Persons</u>	<u>P<sup>2</sup></u>	=	=	=
<u>7 or More Persons</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Transitional Housing:</u>				
<u>6 or Fewer Persons</u>	<u>P<sup>2</sup></u>	=	=	=
<u>7 or More Persons</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Watchkeeper Quarters</u>	<u>Classify with primary use</u>			
<u><b>Institutional</b></u>				
<u><b>Separately Regulated Institutional Uses</b></u>				
<u>Airports</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Botanical Gardens &amp; Arboretums</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Cemeteries, Mausoleums, Crematories</u>	<u>P</u>	<u>P</u>	<u>P<sup>2</sup></u>	=
<u>Churches &amp; Places of Religious Assembly</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Correctional Placement Centers</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=	=
<u>Educational Facilities:</u>				
<u>Kindergarten through Grade 12</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Colleges / Universities</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=	=
<u>Vocational / Trade School</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=	=
<u>Energy Generation &amp; Distribution Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Exhibit Halls &amp; Convention Facilities</u>	<u>P</u>	<u>P<sup>2</sup></u>	=	=
<u>Flood Control Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Aircraft Noise Exposure (dB CNEL)</u>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<u>Historical Buildings Used for Purposes Not Otherwise Allowed</u>	<u>Classify with primary use</u>			
<u>Homeless Facilities:</u>				
<u>Congregate Meal Facilities</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<u>Emergency Shelters</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>=</u>	<u>=</u>
<u>Homeless Day Centers</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Hospitals, Intermediate Care Facilities &amp; Nursing Facilities</u>	<u>P<sup>2</sup></u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Interpretive Centers</u>	<u>P<sup>2</sup></u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Museums</u>	<u>P<sup>2</sup></u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Major Transmission, Relay, or Communications Switching Stations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Satellite Antennas</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Social Service Institutions</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Wireless communication facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Retail Sales</u></b>				
<b><u>Building Supplies &amp; Equipment</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Food, Beverages and Groceries</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Consumer Goods, Furniture, Appliances Equipment</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Pets &amp; Pet Supplies</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Sundries, Pharmaceuticals, &amp; Convenience Sales</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Wearing Apparel &amp; Accessories</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Separately Regulated Sales Uses</u></b>				
<u>Agriculture Related Supplies &amp; Equipment</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<u>Alcoholic Beverage Outlets</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<u>Plant Nurseries</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<u>Swap Meets &amp; Other Large Outdoor Retail Facilities</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>
<b><u>Commercial Services</u></b>				
<b><u>Building Services</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>=</u>
<b><u>Business Support</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>=</u>
<b><u>Eating &amp; Drinking Establishments</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Financial Institutions</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>=</u>
<b><u>Funeral &amp; Mortuary Services</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	<u>=</u>
<b><u>Maintenance &amp; Repair</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>=</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Aircraft Noise Exposure (dB CNEL)</u>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<u>Off-Site Services</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Personal Services</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=
<u>Radio &amp; Television Studios</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Assembly &amp; Entertainment</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Visitor Accommodations</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=
<u>Separately Regulated Commercial Services Uses</u>				
<u>Adult Entertainment Establishments:</u>				
<u>Adult Book Store</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Adult Cabaret</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Adult Drive-In Theater</u>	<u>P</u>	<u>P<sup>1</sup></u>	=	=
<u>Adult Mini-Motion Picture Theater</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Adult Model Studio</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Adult Motel</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=
<u>Adult Motion Picture Theater</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Adult Peep Show Theater</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Adult Theater</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Body Painting Studio</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Massage Establishment</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Sexual Encounter Establishment</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Bed &amp; Breakfast Establishments:</u>				
<u>1-2 Guest Rooms</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=	=
<u>3-5 Guest Rooms</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=	=
<u>6+ Guest Rooms</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	=	=
<u>Boarding Kennels</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=
<u>Camping Parks</u>	<u>P</u>	=	=	=
<u>Child Care Facilities:</u>				
<u>Child Care Centers</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Large Family Day Care Homes</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Small Family Day Care Homes</u>	<u>P<sup>2</sup></u>	=	=	=
<u>Eating and Drinking Establishments Abutting Residentially Zoned Property</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=
<u>Fairgrounds</u>	<u>P</u>	<u>P</u>	=	=
<u>Golf Courses, Driving Ranges, and Pitch &amp; Putt Courses</u>	<u>P</u>	<u>P</u>	=	=

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Aircraft Noise Exposure (dB CNEL)</u>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<u>Helicopter Landing Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Instructional Studios</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Massage Establishments, Specialized Practice</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=
<u>Nightclubs &amp; Bars over 5,000 square feet in size</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=
<u>Parking Facilities as a <i>Primary Use</i>:</u>				
<u>Permanent Parking Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Temporary Parking Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Private Clubs, Lodges and Fraternal Organizations</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size<sup>(4)</sup></u>	<u>P</u>	<u>P</u>	=	=
<u>Pushcarts</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Recycling Facilities:</u>				
<u>Large Collection Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Small Collection Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Large Construction &amp; Demolition Debris <i>Recycling Facility</i></u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Small Construction &amp; Demolition Debris <i>Recycling Facility</i></u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Drop-off Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Green Materials Composting Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Mixed Organic Composting Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial &amp; Industrial Traffic</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Large Processing Facility Accepting All Types of Traffic</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial &amp; Industrial Traffic</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Small Processing Facility Accepting All Types of Traffic</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Reverse Vending Machines</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Tire Processing Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Sidewalk Cafes</u>	<u>P</u>	<u>P</u>	=	=
<u>Sports Arenas &amp; Stadiums</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2,4</sup></u>	=
<u>Theaters that are outdoor or over 5,000 square feet in size</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Aircraft Noise Exposure (dB CNEL)</u>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<u>Urgent Care Facilities</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Veterinary Clinics &amp; Animal Hospitals</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,3</sup></u>	=
<u>Zoological Parks</u>	<u>P</u>	<u>P</u>	=	=
<b><u>Offices</u></b>				
<b><u>Business &amp; Professional</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<b><u>Government</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<b><u>Medical, Dental, &amp; Health Practitioner</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<b><u>Regional &amp; Corporate Headquarters</u></b>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<b><u>Separately Regulated Office Uses</u></b>				
<u>Real Estate Sales Offices &amp; Model Homes</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<u>Sex Offender Treatment &amp; Counseling</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	=
<b><u>Vehicle &amp; Vehicular Equipment Sales &amp; Service</u></b>				
<b><u>Commercial Vehicle Repair &amp; Maintenance</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Commercial Vehicle Sales &amp; Rentals</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Personal Vehicle Repair &amp; Maintenance</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Personal Vehicle Sales &amp; Rentals</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</u></b>				
<u>Automobile Service Stations</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<u>Outdoor Storage &amp; Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i></u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Wholesale, Distribution, Storage</u></b>				
<b><u>Equipment &amp; Materials Storage Yards</u></b>	<u>P</u>	<u>P</u>	<u>P</u>	=
<b><u>Moving &amp; Storage Facilities</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Warehouses</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Wholesale Distribution</u></b>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	=
<b><u>Separately Regulated Wholesale, Distribution, and Storage Uses</u></b>				
<u>Impound Storage Yards</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Junk Yards</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Temporary Construction Storage Yards Located off-site</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<b><u>Industrial</u></b>				

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Aircraft Noise Exposure (dB CNEL)</u>			
	<u>60-65</u>	<u>65-70</u>	<u>70-75</u>	<u>75-80</u>
<u>Heavy Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Light Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Marine Industry</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Research &amp; Development</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Trucking &amp; Transportation Terminals</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Separately Regulated Industrial Uses</u>				
<u>Hazardous Waste Research Facility</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Hazardous Waste Treatment Facility</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Marine Related Uses Within the Coastal Overlay Zone</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Mining and Extractive Industries</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>
<u>Newspaper Publishing Plants</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Processing &amp; Packaging of Plant Products &amp; Animal By-products Grown Off-premises</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Very Heavy Industrial Uses</u>	<u>P</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>=</u>
<u>Wrecking &amp; Dismantling of Motor Vehicles</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>

Footnotes to Table 132-15D

<sup>1</sup> Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.

<sup>2</sup> Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 45 dB CNEL.

<sup>3</sup> This use classification is not permitted for outdoor spaces exposed to aircraft noise greater than 70 dB CNEL.

<sup>4</sup> Outdoor stadiums are not compatible in the 70-75dB CNEL aircraft noise exposure range.

**§132.1515 Safety Compatibility**

Safety compatibility between airport operations and proposed development within Review Area 1 of this overlay zone shall be evaluated in accordance with this Section.

(a) Relative aircraft accident risk exposure for property surrounding an airport is identified on Airport Land Use Compatibility Plan safety zone maps set forth in Table 132-15E, prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk.

Adopted safety zone maps identified in Table 132-15E and applicable safety compatibility tables shall be used to determine land use compatibility in accordance with Section 132.1515(b).

**Table 132-15E**

**Adopted Safety Zone Maps**

<u>Airport Influence Area</u>	<u>Map Number</u>
<u>MCAS Miramar</u>	<u>C-930</u>
<u>Brown Field</u>	<u>C-940</u>
<u>Montgomery Field</u>	<u>C-935</u>

(b) Development in an airport influence area shall be considered compatible with respect to safety as follows:

- (1) The proposed development is consistent with the use and development regulations of the underlying base zone, including required development permits as applicable.
- (2) The proposed development is permitted within the designated safety zone, as applicable, or is compatible infill development in accordance with Section 132.1540
- (3) The proposed development complies with the maximum residential density and non-residential intensity regulations for applicable safety zones, as measured in accordance with Section 132.1515(c), or is compatible infill development in accordance with Section 132.1540.
- (4) Compatible development may be approved with a construction

permit, except where the development otherwise requires a development permit.

(c) Rules for calculation and measurement of safety compatibility.

The intent is to measure the total number of dwelling units for a proposed residential development and the total intensity (people per acre) for a proposed non-residential development to determine compliance with the applicable safety zone. Uses that are identified as permitted in a safety zone are presumed to comply with the limits for that safety zone. Uses that are identified as a limited use or require a development permit in accordance with Table 132-15F or 132-15G shall be subject to a calculation of density or intensity as follows:

(1) Residential development density

- (A) For the purpose of this section, the total number of people for a residential development shall be measured in terms of dwelling units per acre. The total proposed density (including any density bonus in accordance with Chapter 14, Article 3, Division 7) for new residential development shall comply with the maximum dwelling units per acre specified in the applicable safety compatibility table.
- (B) Maximum densities indicated in each safety table below are calculated as dwelling units per gross acre on a site-wide average. Alternatively, within the Brown Field and Montgomery Field airport influence areas density may be

calculated as *dwelling units* per net acre in which case, a 20 percent increase in the maximum *dwelling units* per acre for the safety zone may be permitted.

- (C) Residential *density* limitations shall not be equated to the maximum intensity (people per acre) limits for non-residential uses.
- (D) Residential *development* that requires a Site Development Permit for safety compatibility in accordance with Section 126.0502(c)(8) shall be designed as follows:
  - (i) *Dwelling units* shall be located to minimize safety hazards by taking maximum advantage of the topography and other site design features; and
  - (ii) *Dwelling units* shall be clustered to provide the maximum amount of open land; however, the minimum dimensions of the open land shall be 75 feet by 300 feet, with a maximum slope of 5 percent.

(2) Non-residential *development* intensity

- (A) The total number of people for a non-residential *development* shall be measured in terms of intensity (people per acre). Non-residential *development* shall comply with the maximum intensity specified in the applicable safety compatibility table.
- (B) The intensity (people per acre) of a non-residential

development is equivalent to the ratio of the estimated number of people for the development divided by the acreage of the premises.

(C) Maximum intensities indicated in each safety table are calculated as people per gross acre on a site-wide average. Alternatively, within the Brown Field and Montgomery Field airport influence areas non-residential intensity may be calculated as people per net acre, in which case a 20 percent increase in the maximum intensity level identified for the safety zone in Table 132-15G may be permitted.

(D) There are a variety of methods available to estimate the number of people associated with a non-residential development, and therefore proposed development shall comply with either:

(i) The maximum floor area ratio indicated in the safety compatibility table; or

(ii) The maximum intensity (people per acre) limits and maximum lot coverage where specified in the applicable safety compatibility table. Lot coverage shall be calculated in accordance with Section 113.0240.

(E) For the purpose of this section, floor area ratio may be used to estimate the number of people by dividing the square footage of the proposed use by the square feet per

occupant typically associated with the proposed use category, as listed in the applicable safety compatibility table and as set forth further below:

- (i) When a mix of non-residential uses are proposed from more than one use category in Table 132-15F or 132-15G, the maximum *floor area ratio* for each use shall be calculated as a proportion of the total *floor area ratio* allowable for the respective safety zone.
- (ii) For example, a project containing a mix of office (70 percent of total project square footage) and retail (30 percent of total project square footage) would be limited to 70 percent of the *floor area ratio* allowable for office as indicated in the applicable safety compatibility table, and 30 percent of the allowable *floor area ratio* for retail as indicated in the applicable safety compatibility table.
- (iii) Non-residential *accessory uses* permitted in accordance with Section 131.0125 may exempt up to 10 percent of the total floor area from the people per acre calculation where the *accessory use* is neither an assembly room designed to accommodate more than 650 people, nor an institutional use

identified as “not permitted” in the designated safety zone.

(iv) Gross floor area shall be calculated in accordance with Section 113.0234; however, parking garages may be excluded from the calculation of gross floor area.

(F) As an alternative to Section 132.1515(c)(2)(E), a development permit may be recorded to demonstrate compliance with the maximum number of people in the applicable safety zone.

(i) Where a Site Development Permit is required in accordance with Table 132-15F or 132-15G, the applicant shall demonstrate compliance with the maximum intensity (people per acre) of the safety zone through project design. Permit conditions may be added as necessary to ensure compliance with the maximum people per acre.

(ii) For all other uses where an alternative method to floor area ratio would provide a more accurate estimate of the associated number of people, a Neighborhood Development Permit may be requested in accordance with Section 132.1515(d).

(3) Within a mixed use development, the residential and non-residential portions of the project are allowed a proportionate share

of the respective allowable *density* or intensity of the safety zone.

The residential portion shall not exceed the allowable residential

*density* for the safety zone in accordance with Section

132.1515(c)(1), and the non-residential portion shall not exceed the

allowable intensity for the safety zone in accordance with Section

132.1515(c)(2).

(4) Safety compatibility shall be evaluated based on the location of the safety zone boundary line.

(A) Any portion of the *development* located within a designated safety zone shall comply with the regulations for that safety zone.

(B) Where non-residential *development* is proposed on a premises with multiple safety zones, the maximum *gross floor area* permitted shall be the sum of the *gross floor area* permitted in each of the zones. *Gross floor area* may be redistributed to the least restrictive safety zone or to areas of the site located outside of a designated safety zone, but shall not be redistributed to the more restrictive safety zone.

(d) An applicant may request approval of a Neighborhood Development Permit for a non-residential *development* where an alternative method of calculation is requested to demonstrate compliance with the maximum intensity (people per acre).

(1) The alternative method of calculation shall be to the satisfaction of

the City Manager and may include, for example, an estimate based on the proposed number of parking spaces associated with the development or an estimate based on a survey of similar uses.

(2) When compliance is demonstrated by an alternate method of calculation, the non-residential development may exceed the maximum floor area ratio specified in the applicable safety compatibility table if the maximum intensity limit is not exceeded.

(3) The development permit shall specify the maximum intensity for the site, and shall require amendment of the development permit in accordance with Section 126.0113 for any future development that would exceed the maximum intensity specified in the permit.

(4) As a condition of permit approval:

(A) Occupancy limits more restrictive than California Building Code occupancy standards may be required to be posted on-site for the proposed development; and

(B) A maximum number of allowable parking spaces may be specified in the permit.

(e) Where an applicant disputes the City Manager's determination of use category for a proposed development, an applicant may request an interpretation by the Planning Commission in accordance with Section 131.0110(b).

(f) Safety Compatibility Review for MCAS Miramar.

(1) Table 132-15F identifies the maximum residential density and non-residential intensity limits for the Accident Potential and Transition

safety zones located in the MCAS Miramar airport influence area as identified on the adopted safety zone map referenced in Table 132-15E.

(2) Development is not permitted in the Clear Zone (zone with the greatest potential for aircraft accidents located immediately beyond the airport runway) as identified on the adopted safety zone map referenced in Table 132-15E.

**Legend for Table 132-15F**

<u>Symbol In Table 132-15F</u>	<u>Description Of Symbol</u>
<u>P</u>	<u>Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.</u>
<u>L</u>	<u>Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre.</u>
<u>L/X Percent (Floor Area Ratio)</u>	<u>Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum floor area ratio may be used as an equivalent measurement for the maximum people per acre in that safety zone.</u>
<u>SDP</u>	<u>A Site Development Permit is required to evaluate compatibility with the identified safety zone and the specified maximum people per acre. Additional regulations pertaining to a specific use may be referenced.</u>
<u>=</u>	<u>Use or use category is incompatible with the identified safety zone and is not permitted.</u>

**Table 132-15F**  
**Safety Compatibility Criteria for MCAS Miramar**

<u>Use Categories/ Subcategories</u> <u>[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]</u>	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Open Space</u>			
<u>Active Recreation</u>	<u>P<sup>1</sup></u>	<u>P</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Passive Recreation</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Natural Resources Preservation</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park Maintenance Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agriculture</u>			
<u>Agricultural Processing</u> [1000 sq ft per person]	<u>=</u>	<u>L/.34</u>	<u>P</u>
<u>Aquaculture Facilities</u> [1000 sq ft per person]	<u>L/.57</u>	<u>P</u>	<u>P</u>
<u>Dairies</u> [1000 sq ft per person]	<u>L/.57</u>	<u>P</u>	<u>P</u>
<u>Horticulture Nurseries &amp; Greenhouses</u> [1000 sq ft per person]	<u>L/.57<sup>10</sup></u>	<u>L/1.15</u>	<u>P</u>
<u>Raising &amp; Harvesting of Crops</u> [1000 sq ft per person]	<u>L/.57<sup>4</sup></u>	<u>P</u>	<u>P</u>
<u>Raising, Maintaining &amp; Keeping of Animals</u> [1000 sq ft per person]	<u>L/.57</u>	<u>P</u>	<u>P</u>
<u>Separately Regulated Agriculture Uses</u>			
<u>Agricultural Equipment Repair Shops</u> [300 sq ft per person]	<u>L/.17</u>	<u>L/.34</u>	<u>P</u>
<u>Commercial Stables</u> [1000 sq ft per person]	<u>L/.57</u>	<u>P</u>	<u>P</u>
<u>Community Gardens</u>	<u>P<sup>4</sup></u>	<u>P</u>	<u>P</u>
<u>Equestrian Show &amp; Exhibition Facilities</u> [15 sq ft per person]	<u>=</u>	<u>=</u>	<u>SDP<sup>2</sup></u>
<u>Open Air Markets for the Sale of Agriculture-Related Products &amp; Flowers</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Residential</u>			
<u>Mobilehome Parks</u>	<u>=</u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Multiple Dwelling Units</u>	<u>=</u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Rooming House</u> [See Section 131.0112(a)(3)(A)]	<u>=</u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Single Dwelling Units</u>	<u>=<sup>11</sup></u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Separately Regulated Residential Uses</u>			
<u>Boarder &amp; Lodger Accommodations</u>	<u>Classify with primary use</u>		
<u>Companion Units</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Employee Housing</u>	<u>=</u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Fraternities, Sororities and Student Dormitories</u>	<u>=</u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Garage, Yard, &amp; Estate Sales</u>	<u>Classify with primary use</u>		
<u>Guest Quarters</u>	<u>Classify with primary use</u>		
<u>Home Occupations</u>	<u>Classify with primary use</u>		
<u>Housing for Senior Citizens</u>	<u>=<sup>11</sup></u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Live/Work Quarters</u>	=	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Residential Care Facilities:</u>			
<u>6 or Fewer Persons</u>	<u>-<sup>11</sup></u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>7 or More Persons</u>	=	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Transitional Housing:</u>			
<u>6 or Fewer Persons</u>	<u>-<sup>11</sup></u>	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>7 or More Persons</u>	=	<u>SDP<sup>3</sup></u>	<u>SDP<sup>3</sup></u>
<u>Watchkeeper Quarters</u>	<u>Classify with primary use</u>		
<b><u>Institutional</u></b>			
<b><u>Separately Regulated Institutional Uses</u></b>			
<u>Airports</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Botanical Gardens &amp; Arboretums</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cemeteries, Mausoleums, Crematories</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P</u>
<u>Churches &amp; Places of Religious Assembly [60 sq ft per person]</u>	=	<u>L/.07</u>	<u>L/.42</u>
<u>Correctional Placement Centers</u>	=	=	<u>-<sup>14</sup></u>
<u>Educational Facilities:</u>			
<u>Kindergarten through Grade 12</u>	=	=	<u>-<sup>14</sup></u>
<u>Colleges / Universities</u>	=	=	<u>SDP</u>
<u>Vocational / Trade School</u>	=	=	<u>SDP</u>
<u>Energy Generation &amp; Distribution Facilities</u>	<u>L<sup>5</sup></u>	<u>L<sup>5</sup></u>	<u>L<sup>5</sup></u>
<u>Exhibit Halls &amp; Convention Facilities [15 sq ft per person]</u>	=	=	<u>SDP</u>
<u>Flood Control Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Historical Buildings Used for Purposes Not Otherwise Allowed</u>	<u>Classify with primary use</u>		
<u>Homeless Facilities:</u>			
<u>Congregate Meal Facilities [60 sq ft per person]</u>	=	<u>L/.07</u>	<u>L/.42</u>
<u>Emergency Shelters</u>	=	<u>SDP</u>	<u>SDP</u>
<u>Homeless Day Centers [60 sq ft per person]</u>	=	<u>L/.07</u>	<u>L/.42</u>
<u>Hospitals, Intermediate Care Facilities &amp; Nursing Facilities [240 sq ft per person]</u>	=	=	<u>L<sup>6, 14</sup></u>
<u>Interpretive Centers [60 sq ft per person]</u>	=	<u>L/.07</u>	<u>L/.42<sup>2</sup></u>
<u>Museums [60 sq ft per person]</u>	=	<u>L/.07</u>	<u>L/.42<sup>2</sup></u>

<b><u>Use Categories/ Subcategories</u></b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<b><u>APZ I</u></b>	<b><u>APZ II</u></b>	<b><u>TZ</u></b>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Major Transmission, Relay, or Communications Switching Stations</u>	<u>-<sup>14</sup></u>	<u>-<sup>14</sup></u>	<u>P</u>
<u>Satellite Antennas</u>	<u>P<sup>7</sup></u>	<u>P<sup>7</sup></u>	<u>P</u>
<u>Social Service Institutions</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Wireless communication facility</u>	<u>P<sup>7</sup></u>	<u>P<sup>7</sup></u>	<u>P</u>
<b><u>Retail Sales</u></b>			
<u>Building Supplies &amp; Equipment</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<u>Food, Beverages and Groceries</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<u>Consumer Goods, Furniture, Appliances, Equipment</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<u>Pets &amp; Pet Supplies</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<u>Sundries, Pharmaceuticals, &amp; Convenience Sales</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<u>Wearing Apparel &amp; Accessories</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<b><u>Separately Regulated Sales Uses</u></b>			
<u>Agriculture Related Supplies &amp; Equipment</u> [250 sq ft per person]	<u>-L/.14</u>	<u>L/.29</u>	<u>P</u>
<u>Alcoholic Beverage Outlets</u> [170 sq ft per person]	<u>=</u>	<u>L/.20</u>	<u>P</u>
<u>Plant Nurseries</u> [250 sq ft per person]	<u>-L/.14</u>	<u>L/.29</u>	<u>P</u>
<u>Swap Meets &amp; Other Large Outdoor Retail Facilities</u> [250 sq ft per person]	<u>=</u>	<u>L/.29</u>	<u>P</u>
<b><u>Commercial Services</u></b>			
<u>Building Services</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Business Support</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Eating &amp; Drinking Establishments</u> [60 sq ft per person]	<u>=</u>	<u>-<sup>13</sup></u>	<u>P</u>
<u>Financial Institutions</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Funeral &amp; Mortuary Services</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Maintenance &amp; Repair</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Off-Site Services</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Personal Services</u> [200 sq ft per person]	<u>=</u>	<u>L/.23</u>	<u>P</u>
<u>Radio &amp; Television Studios</u> [215 sq ft per person]	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Assembly &amp; Entertainment</u> [60 sq ft per person]	<u>=</u>	<u>L/.07</u>	<u>L/.42<sup>2</sup></u>
<u>Visitor Accommodations</u>	<u>=</u>	<u>=</u>	<u>P</u>
<b><u>Separately Regulated Commercial Services Uses</u></b>			

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Adult Entertainment Establishments:</u>			
<u>Adult Book Store [170 sq ft per person]</u>	=	<u>L/.20</u>	<u>P</u>
<u>Adult Cabaret</u>	=	=	<u>P</u>
<u>Adult Drive-In Theater</u>	=	=	<u>SDP</u>
<u>Adult Mini-Motion Picture Theater [15 sq ft per person]</u>	=	=	<u>P<sup>2</sup></u>
<u>Adult Model Studio [ 200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Adult Motel [200 sq ft per person]</u>	=	=	<u>P</u>
<u>Adult Motion Picture Theater [15 sq ft per person]</u>	=	=	<u>P<sup>2</sup></u>
<u>Adult Peep Show Theater [15 sq ft per person]</u>	=	=	<u>P<sup>2</sup></u>
<u>Adult Theater [15 sq ft per person]</u>	=	=	<u>P<sup>2</sup></u>
<u>Body Painting Studio [200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Massage Establishment [200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Sexual Encounter Establishment [200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Bed &amp; Breakfast Establishments:</u>			
<u>1-2 Guest Rooms</u>	=	=	<u>P</u>
<u>3-5 Guest Rooms</u>	=	=	<u>P</u>
<u>6+ Guest Rooms</u>	=	=	<u>P</u>
<u>Boarding Kennels [200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Camping Parks</u>	<u>SDP</u>	<u>SDP</u>	<u>P</u>
<u>Child Care Facilities:</u>			
<u>Child Care Centers</u>	=	=	<u>-<sup>14</sup></u>
<u>Large Family Day Care Homes</u>	=	=	<u>P</u>
<u>Small Family Day Care Homes</u>	=	=	<u>P</u>
<u>Eating and Drinking Establishments Abutting Residentially Zoned Property [60 sq ft per person]</u>	=	<u>-<sup>13</sup></u>	<u>P</u>
<u>Fairgrounds</u>	=	=	=
<u>Golf Courses, Driving Ranges, and Pitch &amp; Putt Courses</u>	<u>P<sup>1</sup></u>	<u>P<sup>1</sup></u>	<u>P</u>
<u>Helicopter Landing Facilities</u>	=	=	<u>P</u>
<u>Instructional Studios [200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Massage Establishments, Specialized Practice [200 sq ft per person]</u>	=	<u>L/.23</u>	<u>P</u>
<u>Nightclubs &amp; Bars over 5,000 square feet in size [60 sq ft per person]</u>	=	=	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Parking Facilities as a Primary Use:</u>			
<u>Permanent Parking Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary Parking Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]</u>	<u>=</u>	<u>L/.07</u>	<u>L/.42<sup>2</sup></u>
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size</u>	<u>=</u>	<u>SDP</u>	<u>SDP<sup>2</sup></u>
<u>Pushcarts</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recycling Facilities:</u>			
<u>Large Collection Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Small Collection Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Large Construction &amp; Demolition Debris Recycling Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Small Construction &amp; Demolition Debris Recycling Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Drop-off Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Green Materials Composting Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Mixed Organic Composting Facility</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P</u>
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial &amp; Industrial Traffic</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Large Processing Facility Accepting All Types of Traffic</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial &amp; Industrial Traffic</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Small Processing Facility Accepting All Types of Traffic</u>	<u>P<sup>4,8</sup></u>	<u>P<sup>4,8</sup></u>	<u>P<sup>8</sup></u>
<u>Reverse Vending Machines</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Tire Processing Facility</u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>
<u>Sidewalk Cafes</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Sports Arenas &amp; Stadiums</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]</u>	<u>=</u>	<u>=</u>	<u>SDP</u>
<u>Urgent Care Facilities [215 sq ft per person]</u>	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Veterinary Clinics &amp; Animal Hospitals [215 sq ft per person]</u>	<u>=</u>	<u>L/.25</u>	<u>P</u>
<u>Zoological Parks</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Offices</u>			

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<b><u>Business &amp; Professional</u></b> [215 sq ft per person]	=	<u>L/.25</u>	<u>P</u>
<b><u>Government</u></b> [215 sq ft per person]	=	<u>L/.25</u>	<u>P</u>
<b><u>Medical, Dental, &amp; Health Practitioner</u></b> [215 sq ft per person]	=	<u>L/.25</u>	<u>P</u>
<b><u>Regional &amp; Corporate Headquarters</u></b> [215 sq ft per person]	=	<u>L/.25</u>	<u>P</u>
<b><u>Separately Regulated Office Uses</u></b>			
<u>Real Estate Sales Offices &amp; Model Homes</u> [215 sq ft per person]	=	<u>L/.25</u>	<u>P</u>
<u>Sex Offender Treatment &amp; Counseling</u> [215 sq ft per person]	=	<u>L/.25</u>	<u>P</u>
<b><u>Vehicle &amp; Vehicular Equipment Sales &amp; Service</u></b>			
<b><u>Commercial Vehicle Repair &amp; Maintenance</u></b> [300 sq ft per person]	<u>L/.17<sup>9</sup></u>	<u>L/.34<sup>9</sup></u>	<u>P<sup>9</sup></u>
<b><u>Commercial Vehicle Sales &amp; Rentals</u></b> [250 sq ft per person]	<u>L/.14</u>	<u>L/.29</u>	<u>P</u>
<b><u>Personal Vehicle Repair &amp; Maintenance</u></b> [300 sq ft per person]	<u>L/.17<sup>9</sup></u>	<u>L/.34<sup>9</sup></u>	<u>P<sup>9</sup></u>
<b><u>Personal Vehicle Sales &amp; Rentals</u></b> [250 sq ft per person]	<u>L/.14</u>	<u>L/.29</u>	<u>P</u>
<b><u>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</u></b> [250 sq ft per person]	<u>L/.14</u>	<u>L/.29</u>	<u>P</u>
<b><u>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</u></b>			
<u>Automobile Service Stations</u> [300 sq ft per person]	<u>L/.17<sup>9</sup></u>	<u>L/.34<sup>9</sup></u>	<u>P<sup>9</sup></u>
<u>Outdoor Storage &amp; Display of New, Unregistered Motor Vehicles as a Primary Use</u> [250 sq ft per person]	<u>L/.14</u>	<u>L/.29</u>	<u>P</u>
<b><u>Wholesale, Distribution, Storage</u></b>			
<b><u>Equipment &amp; Materials Storage Yards</u></b>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P</u>
<b><u>Moving &amp; Storage Facilities</u></b> [1,000 sq ft per person]	<u>L/.57<sup>10</sup></u>	<u>L/1.15</u>	<u>P</u>
<b><u>Warehouses</u></b> [1,000 sq ft per person]	<u>L/.57<sup>10</sup></u>	<u>L/1.15</u>	<u>P</u>
<b><u>Wholesale Distribution</u></b> [1,000 sq ft per person]	<u>L/.57<sup>10</sup></u>	<u>L/1.15</u>	<u>P</u>
<b><u>Separately Regulated Wholesale, Distribution, and Storage Uses</u></b>			
<u>Impound Storage Yards</u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P</u>
<u>Junk Yards</u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P</u>
<u>Temporary Construction Storage Yards Located off-site</u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P</u>
<b><u>Industrial</u></b>			
<b><u>Heavy Manufacturing</u></b> [300 sq ft per person]	=	<u>L/.34<sup>8</sup></u>	<u>P</u>
<b><u>Light Manufacturing</u></b> [490 sq ft per person]	<u>L/.28<sup>8</sup></u>	<u>L/.56<sup>8</sup></u>	<u>P</u>
<b><u>Marine Industry</u></b> [300 sq ft per person]	=	<u>L/.34<sup>8</sup></u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	<u>25</u>	<u>50</u>	<u>300</u>
<u>Research &amp; Development</u> [300 sq ft per person]	<u>=</u>	<u>L/.34<sup>8</sup></u>	<u>P<sup>8</sup></u>
<u>Trucking &amp; Transportation Terminals</u>	<u>P<sup>9</sup></u>	<u>P<sup>9</sup></u>	<u>P<sup>9</sup></u>
<u>Separately Regulated Industrial Uses</u>			
<u>Hazardous Waste Research Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Hazardous Waste Treatment Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Marine Related Uses Within the Coastal Overlay Zone</u> [300 sq ft per person]	<u>=</u>	<u>L/.34<sup>8</sup></u>	<u>P</u>
<u>Mining and Extractive Industries</u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>	<u>P<sup>12</sup></u>
<u>Newspaper Publishing Plants</u> [490 sq ft per person]	<u>L/.28</u>	<u>L/.56</u>	<u>P</u>
<u>Processing &amp; Packaging of Plant Products &amp; Animal By-products Grown Off-premises</u> [300 sq ft per person]	<u>=</u>	<u>L/.34</u>	<u>P</u>
<u>Very Heavy Industrial Uses</u> [300 sq ft per person]	<u>=</u>	<u>L/.34<sup>8</sup></u>	<u>P</u>
<u>Wrecking &amp; Dismantling of Motor Vehicles</u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P</u>

## Footnotes to Table 132-15F

- 1 Facilities designed to accommodate 50 people or more in a confined space are not permitted.
- 2 Fixed outdoor seating facilities designed to accommodate 300 or more people, or fixed indoor seating facilities designed to accommodate 650 or more people, are not permitted.
- 3 Residential development is permitted up to a maximum density of .2 dwelling units per acre in the APZ II Zone, and up to a maximum density of 2 dwelling units per acre in the Transition Zone. Additional density may be requested with a Site Development Permit in accordance with Section 132.1515(c)(1)(D) (up to a maximum of 2 dwelling units per acre in the APZ II Zone and up to a maximum 20 dwelling units per acre in the Transition Zone).
- 4 Facilities shall be designed and operated to avoid attracting birds.
- 5 A primary power plant in the APZ I, APZ II, or Transition Zone, or electrical substation in the APZ I or APZ II, that contains no petrochemical storage or development features that would generate smoke, heat, or visibility hazards that could interfere with the safety of aircraft flight shall be permitted, if the applicant obtains a determination of consistency from the Airport Land Use Commission in accordance with Section 132.1550(c). Peaker plants and electrical substations are permitted in the Transition Zone without limitation or need for a consistency determination.
- 6 New hospitals are not permitted. Existing hospitals may expand up to 1.65 floor area ratio. Intermediate care facilities and nursing facilities are permitted in the Transition Zone up to a maximum .69 floor area ratio.
- 7 Frequencies shall not interfere with military communications or navigation frequencies.
- 8 Processing, manufacturing, or storage of bulk quantities of hazardous materials (greater than 10,000 gallons) is not permitted.
- 9 Fuel storage must be located underground.
- 10 Identified use categories are subject to maximum lot coverage of 40 percent.
- 11 New residential subdivision development is not permitted in the APZ I zone. However, a new single dwelling unit may be developed in accordance with the underlying base zone.
- 12 The use of explosives is not permitted.
- 13 In the APZ II Zone, retail food and drink service is permitted for consumption off of the premises. Limited on-site consumption may be permitted up to a maximum of 3,000 square feet as an accessory use within a commercial or industrial development.

14 Expansion of *previously conforming development* in this land use category is subject to Section 132.1535(d).

(g) Safety Compatibility Review for Brown Field and Montgomery Field.

(1) Table 132-15G identifies the maximum residential *density* and non-residential intensity limits for each designated safety zone in the Brown Field and Montgomery Field airport influence areas as identified on adopted maps referenced in Table 132-15E.

(2) Intensity Bonus for Incorporation of Risk Reduction Measures

(A) An applicant may request additional intensity for non-residential *development* in the Brown Field or Montgomery Field airport influence areas through a Process Two Neighborhood Development Permit by demonstrating that the building is designed to minimize risk and exceed the minimum safety requirements of the California Building Code.

(B) Buildings that incorporate risk reduction design features consistent with the *findings* in Section 126.0404(e) are eligible for maximum intensities as follows:

(i) Zone 2: up to 105 people per acre.

(ii) Zones 3 and 4: up to 260 people per acre.

(iii) Zone 5: up to 400 people per acre.

**Legend for Table 132-15G**

<u>Symbol In Table 132-15G</u>	<u>Description Of Symbol</u>
<u>P</u>	<u>Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the</u>

<u>Symbol In Table 132-15G</u>	<u>Description Of Symbol</u>
	<u>regulations of the underlying base zone.</u>
<u>L</u>	<u>Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre and lot coverage.</u>
<u>L/X Percent (Floor Area Ratio)</u>	<u>Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum floor area ratio may be used as an equivalent measurement for the maximum people per acre and lot coverage in that safety zone.</u>
<u>SDP</u>	<u>A Site Development Permit is required to evaluate compatibility with the identified safety zone and the specified maximum intensity (people per acre). Additional regulations pertaining to a specific use may be referenced.</u>
<u>=</u>	<u>Use or use category is incompatible with the identified safety zone and is not permitted.</u>

**Table 132-15G**  
**Safety Compatibility Criteria for Brown Field and Montgomery Field**

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage <sup>11</sup></u>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<b><u>Open Space</u></b>						
<u>Active Recreation</u>	<u>=</u>	<u>P<sup>1</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>1</sup></u>	<u>P<sup>2, 3</sup></u>
<u>Passive Recreation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Natural Resources Preservation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park Maintenance Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Agriculture</u></b>						
<u>Agricultural Processing [300 sq ft per person]</u>	<u>=</u>	<u>L/.48</u>	<u>L/.90</u>	<u>L/.90</u>	<u>L/1.38</u>	<u>P</u>
<u>Aquaculture Facilities</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dairies</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Horticulture Nurseries &amp; Greenhouses</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Raising &amp; Harvesting of Crops</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Raising, Maintaining &amp; Keeping of Animals</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Separately Regulated Agriculture Uses</u>						
<u>Agricultural Equipment Repair Shops</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Commercial Stables</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Community Gardens</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Equestrian Show &amp; Exhibition Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u> <sup>3</sup>
<u>Open Air Markets for the Sale of Agriculture-Related Products &amp; Flowers</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Residential</u>						
<u>Mobilehome Parks</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Multiple Dwelling Units</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Rooming House</u> [See Section 131.0112(a)(3)(A)]	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Single Dwelling Units</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Separately Regulated Residential Uses</u>						
<u>Boarder &amp; Lodger Accommodations</u>	<u>Classify with primary use</u>					
<u>Companion Units</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>P</u>
<u>Employee Housing</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Fraternities, Sororities and Student Dormitories</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Garage, Yard, &amp; Estate Sales</u>	<u>Classify with primary use</u>					
<u>Guest Quarters</u>	<u>Classify with primary use</u>					
<u>Home Occupations</u>	<u>Classify with primary use</u>					
<u>Housing for Senior Citizens</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Live/Work Quarters</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Residential Care Facilities:</u>						
<u>6 or Fewer Persons</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>

<b><u>Use Categories/ Subcategories</u></b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<b><u>Zone 1</u></b>	<b><u>Zone 2</u></b>	<b><u>Zone3</u></b>	<b><u>Zone 4</u></b>	<b><u>Zone 5</u></b>	<b><u>Zone 6</u></b>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>7 or More Persons</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Transitional Housing:</u>						
<u>6 or Fewer Persons</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>7 or More Persons</u>	<u>=</u>	<u>=</u>	<u>SDP</u> <sup>4</sup>	<u>SDP</u> <sup>4</sup>	<u>=</u>	<u>P</u>
<u>Watchkeeper Quarters</u>	<u>Classify with primary use</u>					
<b><u>Institutional</u></b>						
<b><u>Separately Regulated Institutional Uses</u></b>						
<u>Airports</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Botanical Gardens &amp; Arboretums</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cemeteries, Mausoleums, Crematories</u>	<u>=</u>	<u>P</u> <sup>1</sup>	<u>P</u> <sup>2</sup>	<u>P</u> <sup>2</sup>	<u>P</u> <sup>2</sup>	<u>P</u>
<u>Churches &amp; Places of Religious Assembly</u> [60 sq ft per person]	<u>=</u>	<u>L/.10</u> <sup>7</sup>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u> <sup>3</sup>
<u>Correctional Placement Centers</u>	<u>=</u>	<u>=</u>	<u>=</u> <sup>12</sup>	<u>=</u> <sup>12</sup>	<u>=</u>	<u>P</u>
<u>Educational Facilities:</u>						
<u>Kindergarten through Grade 12</u>	<u>=</u>	<u>=</u>	<u>=</u> <sup>12</sup>	<u>=</u> <sup>12</sup>	<u>=</u>	<u>P</u>
<u>Colleges / Universities</u>	<u>=</u>	<u>=</u>	<u>SDP</u>	<u>SDP</u>	<u>=</u>	<u>P</u>
<u>Vocational / Trade School</u>	<u>=</u>	<u>=</u>	<u>SDP</u>	<u>SDP</u>	<u>=</u>	<u>P</u>
<u>Energy Generation &amp; Distribution Facilities</u> <sup>14</sup>	<u>=</u>	<u>=</u>	<u>L</u> <sup>14</sup>	<u>L</u> <sup>14</sup>	<u>=</u>	<u>L</u> <sup>14</sup>
<u>Exhibit Halls &amp; Convention Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u> <sup>3</sup>
<u>Flood Control Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Historical Buildings Used for Purposes Not Otherwise Allowed</u>	<u>Classify with primary use</u>					
<u>Homeless Facilities:</u>						
<u>Congregate Meal Facilities</u> [60 sq ft per person]	<u>=</u>	<u>L/.10</u> <sup>7</sup>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Emergency Shelters</u>	<u>=</u>	<u>=</u>	<u>SDP</u>	<u>SDP</u>	<u>=</u>	<u>P</u>
<u>Homeless Day Centers</u> [60 sq ft per person]	<u>=</u>	<u>L/.10</u> <sup>7</sup>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Hospitals, Intermediate Care Facilities &amp; Nursing Facilities</u> [240 sq ft per person]	<u>=</u>	<u>=</u>	<u>L</u> <sup>6, 12</sup>	<u>L</u> <sup>6, 12</sup>	<u>=</u>	<u>P</u>
<u>Interpretive Centers</u> [60 sq ft per person]	<u>=</u>	<u>L/.10</u> <sup>7</sup>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Museums</u> [60 sq ft per person]	<u>=</u>	<u>L/.10<sup>7</sup></u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P<sup>3</sup></u>
<u>Major Transmission, Relay, or Communications Switching Stations</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>P</u>
<u>Satellite Antennas</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Social Service Institutions</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Wireless communication facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Retail Sales</u></b>						
<u>Building Supplies &amp; Equipment</u> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/.1.15</u>	<u>P</u>
<u>Food, Beverages and Groceries</u> [170 sq ft per person]	<u>=</u>	<u>L/.27<sup>7</sup></u>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<u>Consumer Goods, Furniture, Appliances, Equipment</u> [170 sq ft per person]	<u>=</u>	<u>L/.27<sup>7</sup></u>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<u>Pets &amp; Pet Supplies</u> [170 sq ft per person]	<u>=</u>	<u>L/.27<sup>7</sup></u>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<u>Sundries, Pharmaceuticals, &amp; Convenience Sales</u> [170 sq ft per person]	<u>=</u>	<u>L/.27<sup>7</sup></u>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<u>Wearing Apparel &amp; Accessories</u> [170 sq ft per person]	<u>=</u>	<u>L/.27<sup>7</sup></u>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<b><u>Separately Regulated Sales Uses</u></b>						
<u>Agriculture Related Supplies &amp; Equipment</u> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<u>Alcoholic Beverage Outlets</u> [170 sq ft per person]	<u>=</u>	<u>L/.27<sup>7</sup></u>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<u>Plant Nurseries</u> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<u>Swap Meets &amp; Other Large Outdoor Retail Facilities</u> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<b><u>Commercial Services</u></b>						
<u>Building Services</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Business Support</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Eating &amp; Drinking Establishments</u> [60 sq ft per person]	<u>=</u>	<u>L/.10<sup>7</sup></u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Financial Institutions</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Funeral &amp; Mortuary Services</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Maintenance &amp; Repair</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Off-Site Services</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Personal Services</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Radio &amp; Television Studios</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Assembly &amp; Entertainment</u> [60 sq ft per person]	<u>=</u>	<u>L/.10</u> <sup>2,7</sup>	<u>L/.18</u> <sup>2</sup>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u> <sup>2,3</sup>
<u>Visitor Accommodations</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>L/.60</u>	<u>L/.60</u>	<u>L/.92</u>	<u>P</u>
<u>Separately Regulated Commercial Services Uses</u>						
<u>Adult Entertainment Establishments:</u>						
<u>Adult Book Store</u> [170 sq ft per person]	<u>=</u>	<u>L/.27</u> <sup>7</sup>	<u>L/.51</u>	<u>L/.51</u>	<u>L/.78</u>	<u>P</u>
<u>Adult Cabaret</u> [60 sq ft per person]	<u>=</u>	<u>L/.10</u> <sup>7</sup>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Adult Drive-In Theater</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Adult Mini-Motion Picture Theater</u> [15 sq ft per person]	<u>=</u>	<u>=</u>	<u>L/.04</u>	<u>L/.04</u>	<u>=</u>	<u>P</u>
<u>Adult Model Studio</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Adult Motel</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>L/.60</u>	<u>L/.60</u>	<u>L/.92</u>	<u>P</u>
<u>Adult Motion Picture Theater</u> [15 sq ft per person]	<u>=</u>	<u>=</u>	<u>L/.04</u>	<u>L/.04</u>	<u>=</u>	<u>P</u>
<u>Adult Peep Show Theater</u> [15 sq ft per person]	<u>=</u>	<u>=</u>	<u>L/.04</u>	<u>L/.04</u>	<u>=</u>	<u>P</u>
<u>Adult Theater</u> [15 sq ft per person]	<u>=</u>	<u>=</u>	<u>L/.04</u>	<u>L/.04</u>	<u>=</u>	<u>P</u>
<u>Body Painting Studio</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Massage Establishment</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sexual Encounter Establishment</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Bed &amp; Breakfast Establishments:</u>						
<u>1-2 Guest Rooms</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>3-5 Guest Rooms</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>6+ Guest Rooms</u> [200 sq ft per person]	<u>=</u>	<u>=</u>	<u>L/.60</u>	<u>L/.60</u>	<u>L/.92</u>	<u>P</u>
<u>Boarding Kennels</u> [200 sq ft per person]	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Camping Parks</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Child Care Facilities:</u>						
<u>Child Care Centers</u>	<u>=</u>	<u>=</u>	<u>=<sup>12</sup></u>	<u>=<sup>12</sup></u>	<u>=</u>	<u>P</u>
<u>Large Family Day Care Homes</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>P</u>
<u>Small Family Day Care Homes</u>	<u>=</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>P</u>
<u>Eating and Drinking Establishments Abutting Residentially Zoned Property [60 sq ft per person]</u>	<u>=</u>	<u>L/.10<sup>7</sup></u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Fairgrounds</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P<sup>2,3</sup></u>
<u>Golf Courses, Driving Ranges, and Pitch &amp; Putt Courses</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Helicopter Landing Facilities</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Instructional Studios [60 sq ft per person]</u>	<u>=</u>	<u>L/.10<sup>7</sup></u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Massage Establishments, Specialized Practice [200 sq ft per person]</u>	<u>=</u>	<u>L/.32</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Nightclubs &amp; Bars over 5,000 square feet in size [60 sq ft per person]</u>	<u>=</u>	<u>L/.10<sup>7</sup></u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Parking Facilities as a Primary Use:</u>						
<u>Permanent Parking Facilities</u>	<u>P<sup>5</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary Parking Facilities</u>	<u>P<sup>5</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]</u>	<u>=</u>	<u>L/.10<sup>7</sup></u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size</u>	<u>=</u>	<u>=</u>	<u>SDP</u>	<u>SDP</u>	<u>=</u>	<u>P<sup>2,3</sup></u>
<u>Pushcarts</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recycling Facilities:</u>						
<u>Large Collection Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Small Collection Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Large Construction &amp; Demolition Debris Recycling Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Small Construction &amp; Demolition Debris Recycling Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Drop-off Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Green Materials Composting Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Mixed Organic Composting Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial &amp; Industrial Traffic</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Large Processing Facility Accepting All Types of Traffic</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial &amp; Industrial Traffic</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Small Processing Facility Accepting All Types of Traffic</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Reverse Vending Machines</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Tire Processing Facility</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sidewalk Cafes [60 sq ft per person]</u>	<u>=</u>	<u>=</u>	<u>L/.18</u>	<u>L/.18</u>	<u>L/.28</u>	<u>P</u>
<u>Sports Arenas &amp; Stadiums</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P<sup>2,3</sup></u>
<u>Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]</u>	<u>=</u>	<u>=</u>	<u>L/.04</u>	<u>L/.04</u>	<u>=</u>	<u>P</u>
<u>Urgent Care Facilities [215 sq ft per person]</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Veterinary Clinics &amp; Animal Hospitals [215 sq ft per person]</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Zoological Parks</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P<sup>2,3</sup></u>
<b><u>Offices</u></b>						
<u>Business &amp; Professional [215 sq ft per person]</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Government [215 sq ft per person]</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Medical, Dental, &amp; Health Practitioner [215 sq ft per person]</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<u>Regional &amp; Corporate Headquarters [215 sq ft per person]</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<b><u>Separately Regulated Office Uses</u></b>						
<u>Real Estate Sales Offices &amp; Model Homes [215</u>	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup> sq ft per person]	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Sex Offender Treatment &amp; Counseling</u> [215 sq ft per person]	<u>=</u>	<u>L/.35</u>	<u>L/.64</u>	<u>L/.64</u>	<u>L/.99</u>	<u>P</u>
<b><u>Vehicle &amp; Vehicular Equipment Sales &amp; Service</u></b>						
<b><u>Commercial Vehicle Repair &amp; Maintenance</u></b> [300 sq ft per person]	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Commercial Vehicle Sales &amp; Rentals</u></b> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<b><u>Personal Vehicle Repair &amp; Maintenance</u></b> [300 sq ft per person]	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Personal Vehicle Sales &amp; Rentals</u></b> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<b><u>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</u></b> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<b><u>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</u></b>						
<u>Automobile Service Stations</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Outdoor Storage &amp; Display of New, Unregistered Motor Vehicles as a Primary Use</u> [250 sq ft per person]	<u>=</u>	<u>L/.40</u>	<u>L/.75</u>	<u>L/.75</u>	<u>L/1.15</u>	<u>P</u>
<b><u>Wholesale, Distribution, Storage</u></b>						
<b><u>Equipment &amp; Materials Storage Yards</u></b>	<u>P<sup>13</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Moving &amp; Storage Facilities</u></b>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Warehouses</u></b>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Wholesale Distribution</u></b>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Separately Regulated Wholesale, Distribution, and Storage Uses</u></b>						
<u>Impound Storage Yards</u>	<u>P<sup>13</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Junk Yards</u>	<u>P<sup>13</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary Construction Storage Yards Located off-site</u>	<u>P<sup>13</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Industrial</u></b>						
<b><u>Heavy Manufacturing</u></b> [300 sq ft per person]	<u>=</u>	<u>L/.48<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/1.38<sup>8</sup></u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone3</u>	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
<u>Maximum People Per Acre</u>	<u>N/A</u>	<u>70</u>	<u>130</u>	<u>130</u>	<u>200</u>	<u>No limit</u>
<u>Maximum Lot Coverage</u> <sup>11</sup>	<u>N/A</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>70%</u>	<u>N/A</u>
<u>Light Manufacturing</u> [300 sq ft per person]	<u>=</u>	<u>L/.48<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/1.38<sup>8</sup></u>	<u>P</u>
<u>Marine Industry</u>	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Research &amp; Development</u> [300 sq ft per person]	<u>=</u>	<u>L/.48<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/1.38<sup>8</sup></u>	<u>P<sup>8</sup></u>
<u>Trucking &amp; Transportation Terminals</u>	<u>=</u>	<u>P<sup>9</sup></u>	<u>P</u>	<u>P</u>	<u>P<sup>9</sup></u>	<u>P</u>
<u>Separately Regulated Industrial Uses</u>						
<u>Hazardous Waste Research Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Hazardous Waste Treatment Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>P</u>
<u>Marine Related Uses Within the Coastal Overlay Zone</u> [300 sq ft per person]	<u>=</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Mining and Extractive Industries</u>	<u>=</u>	<u>P<sup>10</sup></u>	<u>P<sup>10</sup></u>	<u>P<sup>10</sup></u>	<u>P<sup>10</sup></u>	<u>P<sup>10</sup></u>
<u>Newspaper Publishing Plants</u> [300 sq ft per person]	<u>=</u>	<u>L/.48<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/1.38<sup>8</sup></u>	<u>P</u>
<u>Processing &amp; Packaging of Plant Products &amp; Animal By-products Grown Off-premises</u> [300 sq ft per person]	<u>=</u>	<u>L/.48<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/1.38<sup>8</sup></u>	<u>P</u>
<u>Very Heavy Industrial Uses</u> [300 sq ft per person]	<u>=</u>	<u>L/.48<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/.90<sup>8</sup></u>	<u>L/1.38<sup>8</sup></u>	<u>P</u>
<u>Wrecking &amp; Dismantling of Motor Vehicles</u>	<u>P<sup>8,13</sup></u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P<sup>8</sup></u>	<u>P</u>

Footnotes to Table 132-15G

- 1 Facilities designed to accommodate 50 people or more in a confined space are not permitted.
- 2 Fixed outdoor seating facilities are permitted up to a maximum of 240 people in Zone 3, up to a maximum of 300 people in Zone 4, and up to a maximum of 1,000 people in Zone 6. In Zone 6, additional people may occupy areas without fixed seating, but an additional exit is required in accordance with Table 132-15G footnote 3.
- 3 Facilities designed to accommodate 1,000 people or more shall provide exits in accordance with the California Building Code, plus one additional exit for every 1,000 people that would be concentrated in a confined space. The additional exit(s) shall provide occupants with the ability to exit the facility more quickly in case of emergency.
- 4 Residential development may be permitted up to a maximum density of 4 dwelling units per acre in Zones 3 and 4 with issuance of a Building Permit. Additional density may be requested with a Site Development Permit up to a maximum 16 dwelling units per acre in Zone 3, and up to a maximum of 20 dwelling units per acre in Zone 4 in accordance with Section 132.1515(c)(1)(D).
- 5 Above grade structured parking is not permitted in Zone 1. Surface parking is not permitted in the Zone 1 designated object free area.

- 6 New hospitals are not permitted. Existing hospitals may expand up to .72 floor area ratio in accordance with Section 132.1535(d)(3)(B). Intermediate care facilities and nursing facilities are permitted up to a maximum .30 floor area ratio.
- 7 In Zone 2, this use category is not eligible for an intensity bonus for incorporation of risk reduction measures in accordance with Section 132.1515(g)(2). Eating and drinking establishments in Zone 2 are limited to a maximum of 3,000 square feet.
- 8 Processing, manufacturing, or storage of bulk quantities of hazardous materials (greater than 10,000 gallons) is not permitted.
- 9 Transportation terminals are not permitted in Zones 1, 2, or 5.
- 10 The use of explosives is not permitted.
- 11 In cases where a maximum allowable floor area ratio is indicated for a use category, new development may comply with either 1) the maximum floor area or 2) the maximum lot coverage and maximum intensity for the safety zone.
- 12 Expansion of previously conforming development in this land use category is subject to Section 132.1535(d).
- 13 Accessory offices are not permitted in Zone 1.
- 14 A power plant that contains no petrochemical storage or development features that would generate smoke, heat, or visibility hazards that could interfere with the safety of aircraft flight shall be permitted in Zones 3, 4, and 6, if the applicant obtains a determination of consistency from the Airport Land Use Commission in accordance with Section 132.1550(c). Peaker plants are permitted in Zone 6, and electrical substations are permitted in Zones 3, 4, and 6, without limitation or need for a consistency determination.

### **§132.1520 Airspace Protection Compatibility**

Airspace protection compatibility within Review Areas 1 and 2 of this overlay zone shall be evaluated in accordance with this Section.

- (a) Within each airport influence area, an airspace protection area is designated to protect navigable airspace and avoid creation of hazards to aircraft in flight in accordance with Code of Federal Regulations, Title 14, Part 77 (Federal Aviation Regulations Part 77). The airspace protection area geographically consists of locations within the Federal Aviation Regulations Part 77 surfaces, surfaces identified as high terrain areas, and the Federal Aviation Administration notification area identified on Airport Land Use Compatibility Plan airspace protection maps, prepared and adopted by the Airport Land Use Commission for each airport and filed in the office of the City Clerk. Adopted airspace protection maps identified

in Table 132-15J shall be used to determine land use compatibility in accordance with Section 132.1520(b).

**Table 132-15J**

**Adopted Airspace Protection Maps**

<u>Airport Influence Area</u>	<u>Map Number</u>
<u>MCAS Miramar</u>	<u>C-932</u>
<u>Brown Field</u>	<u>C-943</u>
<u>Gillespie Field</u>	<u>C-946</u>
<u>Montgomery Field</u>	<u>C-938</u>

(b) Potential airspace obstructions shall be evaluated for compatibility with Federal Aviation Regulations Part 77, Subpart C in accordance with the following:

(1) Within the primary surface and beneath the approach or transitional surface area, *development* shall not exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS).

(2) Within the horizontal or conical surface area, *development* may exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by TERPS, up to a maximum height of 35 feet above *grade* where determined to be compatible in accordance with Section 132.1520(b)(3).

(3) *Development* that would exceed the airspace protection surface elevation may be determined to be compatible if:

(i) The Federal Aviation Administration (FAA) determines that the *development* would not be a hazard to air navigation;

(ii) The proposed design of the *development* reflects recommendations of the FAA aeronautical study and recommendations provided by the California Department of Transportation, Division of Aeronautics related to acceptability of the proposed height of the *development*; and

(iii) An aviation easement in accordance with Section 132.1530 is recorded prior to approval.

(c) FAA Notification Requirements

(1) The applicant shall notify the FAA for:

(A) *Development* located within the FAA notification area that exceeds the 100:1 notification surface;

(B) *Development* within the Airport Land Use Compatibility Overlay Zone that would be 200 feet or greater above grade;

(C) *Development* that would exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS);

(D) *Development* in designated high terrain areas;

(E) *Development* on the premises of a public use airport or

heliport; or

(F) Development with the potential to cause visual, electronic, or wildlife hazards in conflict with FAA Regulations Part 77.

(2) Where FAA notification is required in accordance with Section 132.1520(c)(1), prior to the issuance of any permit, the applicant shall:

(A) Provide evidence that notification (FAA Form 7460-1) was submitted to the FAA in accordance with Federal Aviation Regulations Part 77; and

(B) Provide evidence of a final FAA determination of No Hazard to Air Navigation; or

(C) In accordance with Section 77.15 of the Federal Aviation Regulations Part 77, submit a “No FAA Notification Self Certification Agreement” to the satisfaction of the City Manager for development that meets the criteria in Section 132.1520(c)(3).

(3) FAA notification is not required for development that meets the following unless otherwise requested by the City, SDCRAA, California Department of Transportation, or FAA:

(A) Development that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographic features of equal or greater height; and

(B) Where it is evident beyond all reasonable doubt that the proposed structure would not adversely affect public health and safety with respect to air navigation.

(4) A determination of consistency by the SDCRAA in accordance with Section 132.1550 may not be used to satisfy the FAA notification requirement.

(d) California Department of Transportation, Division of Aeronautics Development that would include structures greater than 500 feet above grade shall obtain a permit from the California Department of Transportation unless approval is obtained from the Federal Communications Commission or the FAA, pursuant to Public Utilities Code Section 21656.

**§132.1525 Aircraft Overflight Notification**

(a) An overflight notification area has been designated for areas subject to aircraft overflight within this overlay zone. Adopted aircraft overflight maps identified in Table 132-15K are filed in the office of the City Clerk.

**Table 132-15K**

**Adopted Aircraft Overflight Maps**

<u>Airport Influence Area</u>	<u>Map Number</u>
MCAS Miramar	C-931
Brown Field	C-941
Gillespie Field	C-945
Montgomery Field	C-936

(b) Zoning actions to apply the Airport Land Use Compatibility Overlay Zone

shall constitute property owner notification of aircraft overflight in accordance with adopted Airport Land Use Compatibility Plans.

(1) Property in the designated aircraft overflight area may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations. Individual sensitivities to those annoyances can vary from person to person.

(2) The airport operator may be contacted for information regarding hours of operation, master plans, and other relevant information regarding airport operations.

(A) The FAA has sole and exclusive regulatory authority over the operation of aircraft for municipal airports.

(B) The FAA and Department of Defense share regulatory authority over the operation of military aircraft for MCAS Miramar.

**§132.1530 Requirement for Avigation Easement**

(a) Within the airport influence area for Brown Field or Montgomery Field, an applicant may be required to dedicate an avigation easement as a condition of approval for:

(1) Development that would deviate from the noise compatibility requirements in Section 132.1510;

(2) Development at a location with associated aircraft noise exposure of 65 dB or greater that would be subject to a Neighborhood Use Permit or Conditional Use Permit in accordance with Chapter 14, Article 1 (Separately Regulated Use Regulations);

(3) Development that would be located within Safety Zone 1 (runway protection zone); or

(4) Development that would exceed a Federal Aviation Regulations Part 77 airspace protection surface, including development where existing grade exceeds a Federal Aviation Regulations Part 77 airspace protection surface.

(b) The aviation easement document shall be recorded with the County Recorder to provide the following as applicable:

(1) Allowance for noise exposure associated with adopted noise contour and aircraft overflight; or

(2) The right of flight in the airspace above the property in accordance with adopted airspace protection and aircraft overflight maps, which may include:

(A) Limiting the structure height and trees as applicable to help reduce or avoid potential obstructions to aircraft overflight;

(B) Permitting the airport operator access to the property for the removal or aeronautical marking of objects exceeding the established height limit; and

(C) Prohibiting electrical interference, glare, and other potential hazards to aircraft flight from being created on the property.

**§132.1535 Previously Conforming**

This section applies to the development and operation of existing uses of

structures located within the Airport Land Use Compatibility Overlay Zone that were legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan.

(a) Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance that does not increase the density or floor area ratio of an existing building shall be exempt from the requirements of this Division.

(b) Reconstruction, alteration or expansion of a previously conforming use or structure may be permitted with a Building Permit as follows:

(1) Previously conforming single dwelling units and associated companion units, as applicable, may be reconstructed, altered or expanded in compliance with the development regulations of the underlying base zone.

(2) Previously conforming multiple dwelling units may be reconstructed, altered, or expanded where the development would not increase the density, or create a hazard in conflict with airspace protection requirements.

(3) Previously conforming non-residential development may be reconstructed, altered, or expanded where the development would not increase the maximum number of people allowed on the site unless otherwise allowed by Section 132.1535(d).

(4) A previously conforming use that is discontinued temporarily due to fire, natural disaster, or an act of public enemy, or for repairs, remodeling, or major alterations may be resumed within 2 years of

discontinuance by maintenance of an active *construction permit* and continuance of the Business Tax Certificate.

(c) Where the existing use or *structure* is also *previously conforming* with respect to the underlying base zone regulations, *development* shall be subject to Sections 127.0103 and 132.1535.

(d) Existing facilities for the following *previously conforming* uses may be expanded as follows:

(1) In the Transition Zone and in Safety Zones 3 and 4, educational facility (Kindergarten through Grade 12) expansion shall be limited to a maximum of 50 students.

(2) In the Transition Zone and in Safety Zones 3 and 4, child care center expansion shall be limited to a maximum of 50 children.

(3) Hospital expansion shall be limited to:

(A) A maximum *floor area ratio* of 1.65 or 300 people per acre in the Transition Zone of the MCAS Miramar airport influence area; or

(B) A maximum *floor area ratio* of .72 or 130 people per acre in Safety Zones 3 and 4 of the Brown Field or Montgomery Field airport influence area.

(4) Correctional facility expansion shall be limited to:

(A) A maximum of 300 people within the Transition Zone of the MCAS Miramar airport influence area;

(B) A maximum of 60 percent *lot coverage* and a maximum of 130 people per acre within Safety Zone 3 of the Brown

- Field or Montgomery Field airport influence areas; or
- (C) A maximum of 70 percent lot coverage and a maximum of 130 people per acre within Safety Zone 4 of the Brown Field or Montgomery Field airport influence areas.

**§132.1540 Infill Development Criteria**

- (a) This section applies to development in those areas recognized as appropriate for infill development on maps that have been identified by the City and have received the concurrence of the Airport Land Use Commission. Development may occur in Review Area 1 of an airport influence area that is consistent with the existing development pattern of the surrounding area, but includes uses, densities, or intensities inconsistent with the noise or safety compatibility criteria in Sections 132.1510 or 132.1515.
- (b) Infill development is permitted through Process One consistent with the following:
- (1) Within the MCAS Miramar airport influence area:
- (A) Infill development shall be limited to non-residential development located within the Transition Zone as identified on the applicable safety zone map in Table 132-15E.
- (B) Infill development shall not exceed the average intensity of all similar existing uses located within the Transition Zone and within a quarter mile of the proposed development, or

110 percent of the usage intensity permitted within the safety zone in accordance with Section 132.1515, whichever is greater.

(2) Within the airport influence areas for Brown Field and

Montgomery Field:

(A) Infill *development* shall not be permitted in Safety Zone 1 (Runaway Protection Zone).

(B) Infill residential *development* shall not be permitted as follows:

(i) Where *dwelling units* would be exposed to aircraft noise levels greater than 70 dB CNEL; or

(ii) Where *dwelling units* would be located within Safety Zones 1, 2, or 5.

(C) Infill *development* shall not exceed 110 percent of the average intensity or *density* of similar uses within a quarter mile of the proposed *development*, or 110 percent of the use intensity or density permitted within the safety zone, whichever is greater.

(c) For regulations applicable to new *development* on a *premises* with *previously conforming* uses or *development* legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan, refer to Section 132.1535.

**§132.1545 Real Estate Disclosure**

In accordance with state law (Business and Professions Code Section 11010, and Civil Code Sections 1102.6, 1103.4, and 1353), residential real estate transactions within this overlay zone shall disclose that property for sale is located within a designated airport influence area.

**§132.1550 SDCRAA Review**

- (a) The SDCRAA was established for the San Diego region to adopt Airport Land Use Compatibility Plans and advise local agencies on the compatibility of new *development* with respect to airport-related noise, safety concerns, airspace protection, and aircraft overflight areas in accordance with adopted Airport Land Use Compatibility Plans.
- (b) The SDCRAA has no authority over existing land uses or the operation of airports. Continuation of existing land uses and maintenance of existing structures that do not conform to the applicable Airport Land Use Compatibility Plan shall be allowed in accordance with Section 132.1535.
- (c) Prior to approval of *development* within the Airport Land Use Compatibility Overlay Zone, the *applicant* shall obtain a consistency determination from the SDCRAA for the following types of *development*:
- (1) *Development* in the Clear Zone or Safety Zone 1;
  - (2) *Development* that would deviate from this Division;
  - (3) *Development* that has been determined to be a hazard by the FAA;
  - (4) *Development* that includes a rezone or approval of a *land use plan*;
  - (5) *Development* that would include aviation uses, non-aviation uses

located on airport property (public use airport only), or approval of an airport master plan; and

(6) Development of a power plant or electrical substation in accordance with the regulations for safety compatibility of Energy Generation and Distribution Facilities in Section 132.1515.

(d) Consistency determinations requested pursuant to Section 132.1550(c) shall be updated if the proposal is subsequently revised to:

(1) Include a change in land use that conflicts with Sections 132.1510 (Noise) or 132.1515 (Safety);

(2) Increase the *density* for residential *development* in conflict with Section 132.1515 (Safety);

(3) Increase the people per acre or *floor area ratio* for non-residential *development* in conflict with Section 132.1515 (Safety); or

(4) Increase the height of the proposed *development* in conflict with Section 132.1520 (Airspace Protection).

(e) Prior to becoming effective, amendments to the Land Development Code that would affect *structure height, density, or non-residential intensity* (people per acre) within the Airport Land Use Compatibility Overlay Zone, shall be submitted to the Airport Land Use Commission for a consistency determination.

(f) Consistency determinations made by the Airport Land Use Commission may be overruled in accordance with Section 132.1555.

**§132.1555** **Overrule Process**

- (a) An applicant may request a decision from the City Council to overrule a determination of inconsistency made by the SDCRAA in accordance with the consistency determination process in Section 132.1550. Any decision by the City Council to overrule a determination of inconsistency requires two hearings. The first hearing shall be a proposed decision to overrule and the second hearing shall be a final decision to overrule.
- (b) Associated development permits shall be consolidated and decided by the City Council as part of the hearing to overrule the Airport Land Use Commission.
- (c) A Notice of Request for Overrule Hearing and a Notice of Public Hearing shall be provided in accordance with Section 112.0311.
- (d) A proposed decision to overrule the SDCRAA's determination shall be made by a minimum two-thirds vote of the City Council and shall be supported by the following findings:
- (1) The proposed development will not be detrimental to the public health, safety, and welfare;
  - (2) The proposed development will minimize the public's exposure to excessive noise and safety hazards to the extent feasible; and
  - (3) The proposed development will meet the purpose and intent of the California Public Utilities Code Section 21670.
- (e) A City Council proposed decision to overrule the determination of inconsistency and the findings shall be provided to SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport

operators for the airport influence areas in which the *development* is located.

- (f) A City Council hearing to make a final decision to overrule the SDCRAA shall be scheduled at least 45 days from the date that the proposed decision and *findings* are provided pursuant to Section 132.1555(e). A final decision to overrule the determination of inconsistency shall include consideration of any comments received by from the SDCRAA and the California Department of Transportation, Division of Aeronautics. A final decision to overrule the determination of inconsistency shall be made by a minimum of two-thirds vote.

**§151.0103 Applicable Regulations**

- (a) The applicable zoning regulations in a planned district are those included in the planned district and any Land Development Code zoning regulations expressly incorporated into that planned district. Planned district regulations shall supersede any zoning regulations in the Land Development Code that are inconsistent or not expressly incorporated into the planned district regulations, except as follows:
- (1) Within the Coastal Overlay Zone, exceptions to the standards in a planned district shall not be granted except as specifically provided for in the planned district.
- (2) The Airport Land Use Compatibility Overlay Zone, as applied to individual property through a zoning or rezoning action, shall supersede in case of conflict with applicable planned district zoning regulations.

(3) Subdivision, building, plumbing and mechanical, and electrical regulations are not zoning regulations for purposes of this section and are not superseded by adoption of a planned district.

(b) The following regulations apply in all planned districts:

(1) through (2) [No change in text.]

(3) Child care facilities regulations contained in Section 141.0606; ~~and~~

(4) [No change in text.]

(A) [No change in text.]

(B) In any planned district zone, subdistrict, district or overlay that allows light industrial uses; ~~and~~ and

(5) Land Development Code, Chapter 13, Article 2 (Overlay Zones).

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