

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY COUNCIL AND THE PLANNING COMMISSION  
OF THE CITY OF GOLDSBORO, NORTH CAROLINA  
TO CONSIDER CHANGES AND AMENDMENTS TO  
THE UNIFIED DEVELOPMENT ORDINANCE  
OF THE CITY OF GOLDSBORO CODE OF ORDINANCES**

Notice is hereby given that a public hearing will be held before the City Council and the Planning Commission of the City of Goldsboro on Monday, March 18, 2019, at 7:00 p. m., in the Council Chambers, City Hall, 214 North Center Street, Goldsboro, North Carolina, to consider certain changes and amendments to the Unified Development Ordinance of the Goldsboro Code of Ordinances.

The Sections of the Unified Development Ordinance under consideration for amendment are as follows:

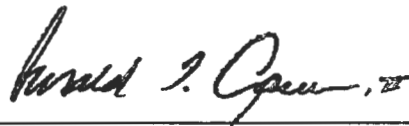
Article 5.0 – Zoning, Section 5.9 Noise Overlay District

The full text amendment may be reviewed in the Office of Planning and Community Development located at 200 North Center Street, Goldsboro, North Carolina, between the hours of 8:00 a. m. and 5:00 p. m., Monday through Friday.

All interested persons are invited to attend this public hearing and to be heard. If you plan to attend and require an interpreter, please contact the City Manager's office at City Hall at least four (4) days prior to the hearing.



Melissa C. Corser, City Clerk



Ronald T. Lawrence, City Attorney

PUBLISH:      February 28, 2019  
                      March 7, 2019

NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION AND CITY COUNCIL  
TO CONSIDER AMENDMENTS TO SECTION 5.0 ENTITLED "ZONING"  
OF THE CITY OF GOLDSBORO  
UNIFIED DEVELOPMENT ORDINANCE

**1. Amend Section 5.2 General Setback, Height and Area Standards. By deleting and rewriting Subsection 5.2.7 Special Seymour Johnson Air Force Base and Goldsboro-Wayne Municipal Airport Height Regulations and Limitations to read as follows:**

No structure shall exceed the applicable height limitations established by the Seymour Johnson Air Force Base "AICUZ Update – Air Installation Compatibility Use Zone report". The Air Force AICUZ height restrictions are based on those contained in Federal Aviation Administration (FAA) Regulation Part 77, and are documented in the U.S. Department of Defense document "Unified Facility Criteria 3-260-01, Airfield and Heliport Planning and Design" or the applicable height limitations of the Goldsboro-Wayne Municipal Airport Layout Plan Report on file at the City of Goldsboro Planning and Community Development Department.

**2. Amend Section 5.3 General Use District Dimensional Tables/Standards. Subsection 5.3.5.1 Additional Standards. By deleting and adding the following:**

4. The regulating densities for any proposed use within the AB District shall be calculated per the Land Use Compatibility and Accident Potential table within Section 5.10 (Accident Potential Zone).

- ~~Average Density — Average density of persons per hour during a twenty four hour period are calculated by taking the number of persons per acre expected on site, multiplied by the number of hours they will be on site and dividing the total by twenty four.  
Example: One eight hour shift of thirty workers on a one acre site.  
Average Density —  $30 \text{ persons} \times 8 \text{ hours on site} / 1 \text{ acre} = 240 \text{ persons per acre per hour.}$   
 $240 / 24 = \text{Average density of } 10 \text{ persons per acre per hour per a twenty four hour period.}$~~
- ~~Maximum Density — The maximum density of persons allowed per acre per hour is calculated by dividing the number of hours persons will be on site by twenty four hours and then dividing twenty five persons per acre, per hour by the result.  
Example: Maximum density for two eight hour shifts on a one acre site.  
 $25 \text{ (maximum average density) divided by } 16 \text{ hours (two shifts) divided by twenty four hours} = 37.5 \text{ persons per acre per hour allowed.}$~~

~~The average density for any use in the Airport Business District may not exceed twenty five persons per acre during a twenty four hour period. The maximum density may not exceed fifty persons per acre per hour at any one time.~~

**3. Amend Section 5.4 Table of Permitted Uses. By adding the following to subsection 5.4.2 Criteria For Approving Unlisted Uses.**

13. If the use is located within the Noise Overlay District or an Accident Potential Zone, recommendations from Seymour Johnson Air Force Base will be considered.

**4. Amend Section 5.4 Table of Permitted Uses. By adding the new subsection 5.4.3 as follows:**

**5.4.3 PERMITTED USES WITHIN THE NOISE OVERLAY DISTRICT OR ACCIDENT POTENTIAL ZONE**

1. Not all uses listed in the Table of Permitted Uses are allowed within the Noise Overlay District or Accident Potential Zone, or they may be allowed under certain conditions. For permitted uses within the areas, refer to the tables in Section 5.9 and 5.10. For example, some uses listed as a Conditional Use for AB (Airport Business District) may not be permitted depending on which Accident Potential Zone the use is proposed in. If the use is located within the Noise Overlay District or an Accident Potential Zone, recommendations from Seymour Johnson AFB will be considered.

**5. Amend Section 5.9 Noise Overlay District. By deleting and rewriting Subsections 5.9.1 Purpose and 5.9.2 Establishment to read as follows:**

**5.9.1 PURPOSE**

The purpose of the Noise Overlay District is to provide for compatible development of land in areas subject to increased aircraft noise exposure and accident potential due to aircraft operations surrounding Seymour Johnson Air Force Base. The district is designed to limit uses that could increase risks to public health, safety and general welfare while also protecting military aircrafts from encroachment ~~quality of life~~ and to mitigate the impacts of aircraft noise on existing and newly permitted uses. In addition, the district is intended to require notification on plats and site plans to all present and future owners that property within this district is exposed to aircraft noise potentially in excess of a ~~sound level of 65dB~~ day – night average A – weighted sound level (DNL).

## 5.9.2 ESTABLISHMENT

The Goldsboro Noise Overlay District, known in this Section as the “noise overlay district or district,” is hereby established as a district that overlaps and overlays existing zoning districts. The district is further divided into four sub-districts corresponding to the ~~65-7069dB~~ 65-7074dB DNL, ~~70-7574dB~~ 70-7579dB DNL, ~~75-8079dB~~ 75-8084dB DNL and ~~80-84Db~~ 80-84+DNL noise contours of the Seymour Johnson AFB AICUZ Updated - Air Installation Compatibility Use Zone (AICUZ) Study report, a copy of which is kept on file in the Planning and Community Development Department. The boundaries of the noise district and sub-districts are indicated on the Official Zoning Map of the City.

## **6. Amend Section 5.9 Noise Overlay District. By renaming Subsection 5.9.4 from “Permitted Uses” to “Land Use Compatibility and Noise Exposure” to read as follows and by adding the indicated table.**

### 5.9.4 LAND USE COMPATIBILITY AND NOISE EXPOSURE

The noise district contains several general use zoning districts. Uses permitted in such districts, whether by right or as a conditional or special use, shall be permitted in the Noise Overlay District according to the standards and the restrictions indicated in the following table except as provided in Section 5.9.13. Some uses are not permitted in the Noise Overlay District as indicated in the table below.

Land Use Compatibility and Noise Exposure						
SLUCM NO.	Land Use Name	DNL 65-69 Contour	DNL 70-74 Contour	DNL 75-79 Contour	DNL 80-84 Contour	DNL 85+ Contour
<b>10</b>	<b>Residential</b>					
11	Household Units	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.11	Single units: detached	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.12	Single units: semi-detached	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.13	Single units: attached row	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.21	Two units : side-by-side	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.22	Two units : one above the other	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.31	Apartments: walk-up	N <sup>1</sup>	N <sup>1</sup>	N	N	N
11.32	Apartments: elevator	N <sup>1</sup>	N <sup>1</sup>	N	N	N
12	Group Quarters	N <sup>1</sup>	N <sup>1</sup>	N	N	N
13	Residential hotels	N <sup>1</sup>	N <sup>1</sup>	N	N	N

Land Use Compatibility and Noise Exposure (cont.)						
SLUCM NO.	Land Use	DNL 65-69 Contour	DNL 70-74 Contour	DNL 75-79 Contour	DNL 80-84 Contour	DNL 85+ Contour
14	Manufactured homes parks	N <sup>1</sup>	N <sup>1</sup>	N	N	N
15	Transient lodging	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N	N
16	Other residential, manufactured homes on individual lots	N <sup>1</sup>	N <sup>1</sup>	N <sup>1</sup>	N	N
<b>20</b>	<b>Manufacturing</b>					
21	Food and kindred products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
22	Textile mill products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
23	Apparel and other finish products; products made from fabrics, leather and similar materials; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
24	Lumber and wood products (except furniture; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
25	Furniture and fixtures; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
26	Paper and allied products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
27	Printing, publishing, and allied products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
28	Chemicals and allied products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
29	Petroleum refining and related industries	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
<b>30</b>	<b>Manufacturing (cont.)</b>					
31	Rubber and miscellaneous plastic products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
32	Stone, clay and glass products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
33	Primary metal products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
34	Fabricated metal products; manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N

Land Use Compatibility and Noise Exposure						
SLUCM NO.	Land Use	DNL 65-69 Contour	DNL 70-74 Contour	DNL 75-79 Contour	DNL 80-84 Contour	DNL 85+ Contour
35	Professional, scientific, and controlling instruments, photographic and optical goods; watch & clocks	Y	25	30	N	N
39	Miscellaneous manufacturing	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
<b>40</b>	<b>Transportation, communications and utilities</b>					
41	Railroad, rapid rail transit and street railway transportation	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
42	Motor vehicle transportation	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
43	Aircraft transportation	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
44	Marine craft transportation	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
45	Highway and street right-of-way	Y	Y	Y	Y	N
46	Automotive parking	Y	Y	Y	Y	N
47	Communication	Y	25 <sup>5</sup>	30 <sup>5</sup>	N	N
48	Utilities	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
49	Other transportation, communication and utilities	Y	25 <sup>5</sup>	30 <sup>5</sup>	N	N
<b>50</b>	<b>Trade</b>					
51	Wholesale trade	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
52	Retail Trade - building materials, hardware and farm equipment	Y	25	30	Y <sup>4</sup>	N
53	Retail trade - including shopping centers, discount clubs, home improvement stores, electronics superstores, etc.	Y	25	30	N	N
54	Retail trade - food	Y	25	30	N	N
55	Retail trade - automotive, marine craft, aircraft and accessories	Y	25	30	N	N
56	Retail trade - apparel and accessories	Y	25	30	N	N
57	Retail trade - furniture, home furnishings and equipment	Y	25	30	N	N
58	Retail trade - eating and drinking establishments	Y	25	30	N	N

**Land Use Compatibility and Noise Exposure**

<b>SLUCM NO.</b>	<b>Land Use</b>	<b>DNL 65-69 Contour</b>	<b>DNL 70-74 Contour</b>	<b>DNL 75-79 Contour</b>	<b>DNL 80-84 Contour</b>	<b>DNL 85+ Contour</b>
59	Other retail trade	Y	25	30	N	N
<b>60</b>	<b>Services</b>					
61	Finance, insurance and real estate services	Y	25	30	N	N
62	Personal services	Y	25	30	N	N
62.4	Cemeteries	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4,11</sup>	Y <sup>6,11</sup>
63	Business services (credit reporting; mail, stenographic, reproduction; advertising)	Y	25	30	N	N
63.7	Warehousing and storage services	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
64	Repair services	Y	Y <sup>2</sup>	Y <sup>3</sup>	Y <sup>4</sup>	N
65	Professional services	Y	25	30	N	N
65.1	Hospitals, Other medical facilities	25	30	N	N	N
65.16	Nursing Homes	N <sup>1</sup>	N <sup>1</sup>	N	N	N
66	Contract construction services	Y	25	30	N	N
67	Government services	Y <sup>1</sup>	25	30	N	N
68	Education services	25	30	N	N	N
68.1	Child Care services, child development centers, and nurseries	25	30	N	N	N
69	Miscellaneous	Y	25	30	N	N
69.1	Religious activities	Y	25	30	N	N
<b>70</b>	<b>Cultural, entertainment and recreational</b>					
71	Cultural activities	25	30	N	N	N
71.2	Nature exhibits	Y <sup>1</sup>	N	N	N	N
72	Public assembly	Y	N	N	N	N
72.1	Auditoriums, concert halls	25	30	N	N	N
72.11	Outdoor music shells, amphitheatres	N	N	N	N	N
72.2	Outdoor sports arenas, spectator sports	Y <sup>7</sup>	Y <sup>7</sup>	N	N	N
73	Amusement - fairgrounds, miniature golf, driving ranges, amusement park, etc.	Y	Y	N	N	N
74	Recreational activities (including golf courses, riding stables, water recreation)	Y	25	30	N	N

Land Use Compatibility and Noise Exposure						
SLUCM NO.	Land Use	DNL 65-69 Contour	DNL 70-74 Contour	DNL 75-79 Contour	DNL 80-84 Contour	DNL 85+ Contour
75	Resorts and group camps	Y	25	N	N	N
76	Parks	Y	25	N	N	N
79	Other cultural, entertainment and recreation	Y	25	N	N	N
<b>80</b>	<b>Resource production and extraction</b>					
81	Agriculture (except live stock)	Y <sup>8</sup>	Y <sup>9</sup>	Y <sup>10</sup>	Y <sup>10,11</sup>	Y <sup>10,11</sup>
81.5	Livestock farming and breeding	Y <sup>8</sup>	Y <sup>9</sup>	N	N	N
81.7	Animal breeding	Y <sup>8</sup>	Y <sup>9</sup>	N	N	N
82	Agriculture related activities	Y <sup>8</sup>	Y <sup>9</sup>	Y <sup>10</sup>	Y <sup>10,11</sup>	Y <sup>10,11</sup>
83	Forestry activities	Y <sup>8</sup>	Y <sup>9</sup>	Y <sup>10</sup>	Y <sup>10,11</sup>	Y <sup>10,11</sup>
84	Fishing activities	Y	Y	Y	Y	Y
85	Mining activities	Y	Y	Y	Y	Y
89	Other resources production or extraction	Y	Y	Y	Y	Y

**7. Amend Section 5.9 Noise Overlay District. By adding the following new subsections relative to the foregoing table as follows:**

**5.9.4.1 KEY TO LAND USE COMPATIBILITY NOISE EXPOSURE TABLE**

**SLUCUM** – Standard Land Coding Manual, U.S. Department of Transportation.  
**Y (Yes)** – Land Use and related structures are normally compatible without restriction.  
**N (No)** - Land Use and related structures are normally compatible without and should be prohibited.  
**Y<sup>x</sup>** - Yes with restrictions. The land uses and related structures are generally compatible; however, see notes indicated by the superscript.  
**N<sup>x</sup>** - No with exceptions. The land uses and related structures are generally incompatible; however, see notes indicated by the superscript.  
**25, 30, or 35** - The numbers refer to noise level reduction (NLR) levels. NLR (outdoor to indoor) is achieved through the incorporation of noise attenuation into the design and construction of a structure. Land use and related structures are generally compatible; however, measures to achieve NLR of 25, 30, or 35 must be incorporated into design and construction of structures. However, measures to achieve an overall noise reduction do not necessarily solve noise difficulties outside the structure and additional evaluation is warranted. Also, see notes indicated by superscripts where they appear with one of these numbers.



## DNL - Day-Night Average Sound Level

### **5.9.4.1.2 NOTES TO LAND USE COMPATIBILITY NOISE EXPOSURE TABLE**

#### **1. General**

**a.** Although local conditions regarding the need for housing may require residential use in these zones, residential use is discouraged in DNL 65-69 and strongly discouraged in DNL 70-74. Existing residential development is considered as pre-existing, nonconforming land uses.

**b.** Where these uses are allowed, measures to achieve outdoor to indoor NLR of at least 25 decibels (dB) in DNL 65-69 and 30 dB in DNL 70-74 must be incorporated

**c.** Normal permanent construction can be expected to provide an NLR of 20 dB, thus the reduction requirements are often stated as 5, 10, or 15 dB over standard construction and normally assume mechanical ventilation, upgraded sound transmission class ratings in windows and doors, and closed windows year round. Additional consideration will be given to modifying NLR levels based on peak noise levels or vibrations.

**d.** NLR criteria will not eliminate outdoor noise problems. However, building location, site planning, design, and use of berms and barriers can help mitigate outdoor noise exposure particularly from ground level sources. Measures that reduce noise at a site should be used wherever practical in preference to measures that only protect interior spaces.

**2.** Measures to achieve a NLR of 25 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low.

**3.** Measures to achieve a NLR of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low.

**4.** Measures to achieve a NLR of 35 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low.

**5.** If a projector or proposed development is noise sensitive, use indicated NLR; if not, land use compatible without NLR.

**6.** Buildings are not permitted.

**7.** Land use is compatible provided special sound reinforcement systems are installed.

**8.** Residential buildings require a NLR of 25.

**9.** Residential buildings require a NLR of 30.

**10.** Residential buildings are not permitted.

**11.** Land use that involves outdoor activities is not recommended, but if the community allows such activities, hearing protection devices should be worn when noise sources are present. Long-term exposure (multiple hours per day over many years) to high noise levels can cause hearing loss in some unprotected individuals.

**8. Amend Section 5.9 Noise Overlay District Subsection 5.9.13 REPLACEMENT, EXPANSION AND RECONSTRUCTION OF NONCONFORMING STRUCTURES AND LAND USES IN THE NOISE OVERLAY DISTRICT by deleting and rewriting portions as follows:**

Single-Family Dwellings

Existing single-family dwellings located within the 70-74, 75-79, 80-84 and 80+ dBDNL contour may be reconstructed if destroyed or damaged greater than 50% of their tax value, as shown on the Wayne County tax rolls, if a noise level reduction of 30 dB is provided inside the dwelling. Any reconstruction shall meet all applicable setbacks and lot area requirements of this Ordinance. Existing single-family dwellings within the 70-74, 75-79, 80-84 and 80+dBDNL contours may expand one time provided the expansion does not exceed 50% of the area of the existing dwelling and complies with all applicable Ordinance standards.

Existing Churches

Existing nonconforming churches located within the Noise Overlay District may rebuild if they are destroyed or damaged greater than 50% of its tax value provided they comply with the maximum noise level reduction standards of 30 dB as defined in Section 5.9.10. Churches that are located within the 70-74, 75-79, 80-84 and 80+dBDNL contours are permitted a one-time expansion of their building area by no more than 25% of the area of the existing church provided they comply with the appropriate noise attenuation standards and all other Ordinance standards.

Existing Non-Residential Uses

Existing non-residential land uses, excluding uses located within the 80+ dB 80-84 DNL contour and 85+DNL contour, that are not permitted according to Section 5.9.4 (Permitted Use) may be reconstructed if destroyed or damaged greater than 50% of its tax value provided they comply with a noise level reduction of 30 dB in areas of the structure where the public will be present. Existing non-residential uses that are destroyed or damaged within the 80+ dBDNL contour which are not permitted according to Section 5.9.4 of this Code shall not be reconstructed if the damage sustained exceeds 50% of its tax value as defined in Section 5.6

**9. Amend Section 5.10 Accident Potential Zone. By deleting in its entirety and rewriting as follows:**

5.10 Accident Potential Zone

5.10.1 PURPOSE

The purpose of the Accident Potential Zone (APZ) is to limit development in areas that have significant potential for accidents. The Clear Zone, the area closest to the runway end is the most hazardous. APZ-I is the area beyond the clear zone that possesses a significant potential for accidents. APZ-II is an area beyond APZ-I having a measurable potential for accidents.

#### 5.10.2 ESTABLISHMENT

The APZ is hereby established as a district that overlaps existing zoning districts. The APZ is divided into three sub districts corresponding to the clear zone, APZ-I and APZ-II as defined in the Seymour Johnson Air Force Base AICUZ Update Air Installation Compatible Use Zone Study-report (AICUZ), a copy of which is kept on file in the Planning Department. Development Department. The boundaries of the APZ overlay district are indicated on the Official Zoning Map of the City of Goldsboro.

#### 5.10.3 APPLICABILITY

Nothing herein shall require any change in any lawfully constructed or established building, structure or use in existence at the time of adoption or amendment of these regulations.

The provisions of this Section shall apply to any application for a building permit, certificate of occupancy, zoning, special use permit, conditional use permit, zoning compliance certificate, vested rights certificate and subdivision/site plan approval.

The requirements of this Section shall apply to the construction, alteration, moving, repair, replacement or new use of any building or occupied permanent structure within the City located within the Accident Potential Zone (APZ).

#### 5.10.4 PERMITTED USES LAND USE COMPATIBILITY AND ACCIDENT POTENTIAL

The APZ overlay district overlaps several general use districts. Uses permitted in such districts, whether by right or as a special or conditional use shall be permitted in the APZ except as provided in the table below:

- a. ~~Clear Zone: All uses other than agricultural land uses shall be prohibited.~~
- b. ~~APZ-I: No residential land uses shall be allowed within the APZ-I overlay zone. Nonresidential land uses shall have to comply with the density standards as the defined for the Airport Business zoning district. The allowable densities for any propose use within he APZ-I overlay shall be calculated as follows:~~
  - ~~Average Density—Average density of persons per hour during a twenty four hour period are calculated by taking the number of persons per acre expected on site, multiplied by the number of hours they will be on site and dividing the total by twenty four.~~

~~Example: One eight hour shift of thirty workers on a one acre site.~~

~~Average Density—30 persons x 8 hours on site/1acre = 240 persons per acre per hour. 240 /24 = Average density of 10 persons per acre per hour per a twenty four hour period.~~

- ~~Maximum Density—The maximum density of persons allowed per acre per hour is calculated by dividing the number of hours persons will be on site by twenty four hours and then dividing twenty five persons per acre, per hour by the result.~~

~~Example: Maximum density for two eight hour shifts on a one acre site.  
25 (maximum average density) divided by 16 hours (two shifts) divided by twenty four hours  
= 37.5 persons per acre per hour allowed.~~

~~The average density for any use in the APZ may not exceed twenty five (25) persons per acre during a 24 hour period. The maximum density may not exceed 50 persons per acre per hour at any one time.~~

~~c. APZ II: All residential land uses in the APZ II overlay shall not exceed a density of two (2) units per acre.~~

~~Nonresidential land uses shall comply with the density standards as defined for the Airport Business (AB) zoning district. The allowable densities for any proposed use within the APZ II overlay shall be calculated as follows:~~

- ~~Average Density—Average density of persons per hour during a twenty four hour period are calculated by taking the number of persons per acre expected on site, multiplied by the number of hours they will be on site and dividing the total by twenty four.~~

~~Example: One eight hour shift of thirty workers on a one acre site.  
Average Density—30 persons x 8 hours on site/1acre = 240 persons per acre per hour. 240 /24 = Average density of 10 persons per acre per hour per a twenty four hour period.~~

- ~~Maximum Density—The maximum density of persons allowed per acre per hour is calculated by dividing the number of hours persons will be on site by twenty four hours and then dividing twenty five persons per acre, per hour by the result.~~

~~Example: Maximum density for two eight hour shifts on a one acre site.  
25 (maximum average density) divided by 16 hours (two shifts) divided by twenty four hours  
= 37.5 persons per acre per hour allowed.~~

~~The average density for any use in the APZ may not exceed twenty five (25) persons per acre during a 24 hour period. The maximum density may not exceed 50 persons per acre per hour at any one time.~~

<b>Land Use Compatibility and Accident Potential</b>					
<b>SLUCM NO.</b>	<b>Land Use</b>	<b>Clear Zone Recommendation<sup>1</sup></b>	<b>APZ I Recommendation<sup>1</sup></b>	<b>APZ II Recommendation<sup>1</sup></b>	<b>DENSITY Recommendation<sup>1</sup></b>
<b>10</b>	<b>Residential</b>				
11	Household Units				
11.11	Single units: detached	N	N	Y <sup>2</sup>	Maximum density of 2 Du/ AC
11.12	Single units: semi-detached	N	N	N	
11.13	Single units: attached row	N	N	N	
11.21	Two units : side-by-side	N	N	N	
11.22	Two units : one above the other	N	N	N	
11.31	Apartments: walk-up	N	N	N	
11.32	Apartments: elevator	N	N	N	
12	Group quarters	N	N	N	
13	Residential hotels	N	N	N	
14	Manufactured homes parks or courts	N	N	N	
15	Transient lodgings	N	N	N	
16	Other residential	N	N	N	
<b>20</b>	<b>Manufacturing<sup>3</sup></b>				
21	Food and kindred products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
22	Textile mill products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
23	Apparel and other finish products; products made from fabrics, leather and similar materials; manufacturing	N	N	N	
24	Lumber and wood products (except furniture); manufacturing	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
25	Furniture and fixtures; manufacturing	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
26	Paper and allied products; manufacturing	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II

**Land Use Compatibility and Accident Potential (cont.)**

<b>SLUCM NO.</b>	<b>Land Use</b>	<b>Clear Zone Recommendation<sup>1</sup></b>	<b>APZ I Recommendation<sup>1</sup></b>	<b>APZ II Recommendation<sup>1</sup></b>	<b>DENSITY Recommendation<sup>1</sup></b>
27	Printing, publishing, and allied products; manufacturing	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
28	Chemicals and allied products; manufacturing	N	N	N	
29	Petroleum refining and related industries	N	N	N	
<b>30</b>	<b>Manufacturing<sup>3</sup> (cont.)</b>				
31	Rubber and miscellaneous plastic products; manufacturing	N	N	N	
32	Stone, clay and glass products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
33	Primary metal products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
34	Fabricated metal products; manufacturing	N	N	Y	Maximum FAR 0.56 in APZ II
35	Professional, scientific, and controlling instruments, photographic and optical goods; watch & clocks	N	N	N	
39	Miscellaneous manufacturing	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
<b>40</b>	<b>Transportation, communications and utilities<sup>3,4</sup></b>				
41	Railroad, rapid rail transit and street railway transportation	N	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
42	Motor vehicle transportation	N	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
43	Aircraft transportation	N	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
44	Marine craft transportation	N	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
45	Highway and street right-of-way	Y <sup>5</sup>	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
46	Automotive parking	N	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II

**Land Use Compatibility and Accident Potential (cont.)**

<b>SLUCM NO.</b>	<b>Land Use</b>	<b>Clear Zone Recommendation<sup>1</sup></b>	<b>APZ I Recommendation<sup>1</sup></b>	<b>APZ II Recommendation<sup>1</sup></b>	<b>DENSITY Recommendation<sup>1</sup></b>
47	Communication	N	Y <sup>6</sup>	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
48	Utilities <sup>7</sup>	N	Y <sup>6</sup>	Y <sup>6</sup>	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
48.5	Solid waste disposal (landfills, incinerators, etc.)	N	N	N	
49	Other transportation, communication and utilities	N	Y <sup>6</sup>	Y	See Note 6 below
<b>50</b>	<b>Trade</b>				
51	Wholesale trade	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II
52	Retail trade - building materials, hardware and farm equipment	N	Y	Y	See note 8 below
53	Retail trade <sup>9</sup> - including shopping centers, discount stores, home improvement stores, electronics superstores, etc.	N	N	Y	Maximum FAR 0.16 in APZ II
54	Retail trade - food	N	N	Y	Maximum FAR 0.24 in APZ II
55	Retail trade – automotive, marine craft, aircraft and accessories	N	Y	Y	Maximum FAR 0.14 in APZ 1 & 0.28 in APZ II
56	Retail trade - apparel and accessories	N	N	Y	Maximum FAR 0.28 in APZ II
57	Retail trade - furniture, home furnishings and equipment	N	N	Y	Maximum FAR 0.28 in APZ II
58	Retail trade - eating and drinking establishments	N	N	N	
59	Other retail trade	N	N	Y	Maximum FAR 0.16 in APZ II
<b>60</b>	<b>Services</b>				
61	Finance, insurance and real estate services	N	N	Y	Maximum FAR 0.22 in APZ II
62	Personal	N	N	Y	Office uses only. Maximum FAR 0.22 in APZ II

**Land Use Compatibility and Accident Potential (cont.)**

<b>SLUCM NO.</b>	<b>Land Use</b>	<b>Clear Zone Recommendation<sup>1</sup></b>	<b>APZ I Recommendation<sup>1</sup></b>	<b>APZ II Recommendation<sup>1</sup></b>	<b>DENSITY Recommendation<sup>1</sup></b>
62.4	Cemeteries	N	Y <sup>11</sup>	Y <sup>11</sup>	
63	Business services (credit reporting; mail, stenographic, reproduction; advertising)	N	N	Y	Maximum FAR 0.22 in APZ II
63.7	Warehousing and storage services <sup>12</sup>	N	Y	Y	Maximum FAR 1.0 in APZ 1 & 2.0 in APZ II
64	Repair services	N	Y	Y	Maximum FAR 0.11 in APZ 1 & 0.22 in APZ II
65	Professional services	N	N	Y	Maximum FAR 0.22 in APZ II
65.1	Hospitals, nursing homes	N	N	N	
65.1	Other medical facilities	N	N	N	
66	Contract construction services	N	Y	Y	Maximum FAR 0.11 in APZ 1 & 0.22 in APZ II
67	Government services	N	N	Y	Maximum FAR 0.24 in APZ II
68	Education services	N	N	N	
68.1	Child Care services, child development centers, and nurseries	N	N	<b>N</b>	
69	Miscellaneous	N	N	<b>Y</b>	Maximum FAR 0.22 in APZ II
69.1	Religious activities	N	N	N	
<b>70</b>	<b>Cultural, entertainment and recreational</b>				
71	Cultural activities	N	N	N	
71.2	Nature exhibits	N	Y <sup>13</sup>	Y <sup>13</sup>	
72	Public assembly	N	N	N	
72.1	Auditoriums, concert halls	N	N	N	
72.11	Outdoor music shells, amphitheaters	N	N	N	
72.2	Outdoor sports arenas, spectator sports	N	N	N	
73	Amusement - fairgrounds, miniature golf, driving ranges, amusement park, etc.	N	N	Y	



**Land Use and Compatibility and Accidental Potential (cont.)**

<b>SLUCM NO.</b>	<b>Land Use</b>	<b>Clear Zone Recommendation<sup>1</sup></b>	<b>APZ I Recommendation<sup>1</sup></b>	<b>APZ II Recommendation<sup>1</sup></b>	<b>DENSITY Recommendation<sup>1</sup></b>
74	Recreational activities (including golf courses, riding stables, water recreation)	N	Y <sup>13</sup>	Y <sup>13</sup>	Maximum FAR 0.11 in APZ 1 & 0.22 in APZ II
75	Resorts and group camps	N	N	N	
76	Parks	N	Y <sup>13</sup>	Y <sup>13</sup>	Maximum FAR 0.11 in APZ 1 & 0.22 in APZ II
79	Other cultural, entertainment and recreation	N	Y <sup>11</sup>	Y <sup>11</sup>	Maximum FAR 0.11 in APZ 1 & 0.22 in APZ II
<b>80</b>	<b>Resource production and extraction</b>				
81	Agriculture (except live stock)	Y <sup>4</sup>	Y <sup>14</sup>	Y <sup>14</sup>	
81.5, 81.7	Livestock farming and breeding	N	Y <sup>15</sup>	Y <sup>14</sup>	
82	Agriculture related activities	N	Y <sup>14</sup>	Y <sup>15</sup>	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II; no activity that produces smoke, glare or involves explosives
83	Forestry activities <sup>16</sup>	N	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II; no activity that produces smoke, glare or involves explosives
84	Fishing activities <sup>17</sup>	N <sup>17</sup>	Y	Y	Maximum FAR 0.28 in APZ 1 & 0.56 in APZ II; no activity that produces smoke, glare or involves explosives

SLUCM NO.	Land Use	Clear Zone Recommendation <sup>1</sup>	APZ I Recommendation <sup>1</sup>	APZ II Recommendation <sup>1</sup>	DENSITY Recommendation <sup>1</sup>
85	Mining activities <sup>18</sup>	N	Y <sup>18</sup>	Y <sup>18</sup>	Maximum FAR 0.28 in APZ I & 0.56 in APZ II; no activity that produces smoke, glare or involves explosives
89	Other resources production or extraction	N	Y	Y	Maximum FAR 0.28 in APZ I & 0.56 in APZ II; no activity that produces smoke, glare or involves explosives
<b>90</b>	<b>Other</b>				
91	Undeveloped land	Y	Y	Y	
93	Water area <sup>19</sup>	N <sup>19</sup>	N <sup>19</sup>	N <sup>19</sup>	

#### **5.10.4.1 KEY TO LAND USE COMPATIBILITY ACCIDENT POTENTIAL TABLE**

**SLUCM** - Standard Land Use Coding Manual, U.S. Department of Transportation.

**Y (Yes)** - Land uses and related structures are normally compatible without restriction.

**N (No)** - Land uses and related structures are not normally compatible and should be prohibited.

**Y<sup>x</sup>** - Yes with restrictions. The land uses and related structures are generally compatible; however, see notes indicated by the superscript.

**N<sup>x</sup>** - No with exceptions. The land uses and related structures are generally incompatible; however, see notes indicated by the superscript.

**FAR** - Floor Area Ratio. A floor area ratio is the ratio between the square feet of floor area of the building and the gross site area. It is customarily used to measure non-residential intensities.

**Du/Ac** - Dwelling Units per Acre. This is customarily used to measure residential densities.

#### **5.10.4.2 NOTES TO LAND USE COMPATIBILITY ACCIDENT POTENTIAL TABLE**

1. A "Yes" or a "No" designation for compatible land use is to be used only for general comparison. Within each, uses exist where further evaluation may be needed in each category as to whether it is clearly compatible, normally compatible, or not compatible due to the variation of densities of people and structures. In order to assist air installations and local governments, general suggestions as to FARs are provided as a guide to density in some categories. In general, land use restrictions that limit occupants, including employees, of commercial, service, or industrial buildings or structures to 25 per acre in APZ I and 50 per acre in APZ II are considered to be low density. Outside events should normally be limited to assemblies of not more than 25 people per acre in APZ I, and maximum assemblies of 50 people per acre in APZ II. Recommended FARs are calculated using standard parking generation rates for various land uses, vehicle occupancy rates, and desired density in APZ I and APZ II. For APZ I, the formula is  $FAR = 25 \text{ people per acre} / (\text{Average Vehicle Occupancy} \times \text{Average Parking Rate} \times (43560/1000))$ . The formula for APZ II is  $FAR = 50 / (\text{Average Vehicle Occupancy} \times \text{Average Parking Rate} \times (43560/1000))$ .
2. The suggested maximum density for detached single family housing is two Du/Ac. In a planned unit development (PUD) of single family detached units where clustered housing development results in large open areas, this density could possibly be increased slightly provided the amount of surface area covered by structures does not exceed 20 percent of the PUD total area. PUD encourages clustered development that leaves large open areas.
3. Other factors to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution, electronic interference with aircraft, height of structures, and potential glare to pilots.
4. No structures (except airfield lighting and navigational aids necessary for the safe operation of the airfield when there are no other siting options), buildings, or above-ground utility and communications lines should normally be located in Clear Zone areas on or off the air installation. The Clear Zone is subject to the most severe restrictions.
5. Rights-of-way for fenced highways, without sidewalks or bicycle trails, are allowed.
6. No above-ground passenger terminals and no above-ground power transmission or distribution lines. Prohibited power lines include high-voltage transmission lines and distribution lines that provide power to cities, towns, or regional power for unincorporated areas.
7. Development of renewable energy resources, including solar and geothermal facilities and wind turbines, may impact military operations through hazards to flight or electromagnetic interference. Each new development should be analyzed for compatibility issues on a case-by-case basis that considers both the proposal and potentially-affected mission.
8. Within SLUCM Code 52, maximum FARs for lumberyards (SLUCM Code 521) are 0.20 in APZ I and 0.40 in APZ II. For hardware, paint, and farm equipment stores, SLUCM Code 525, the maximum FARs are 0.12 in APZ I and 0.24 in APZ II.

9. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, or managed as a unit. Shopping center types include strip, neighborhood, community, regional, and super-regional facilities anchored by small businesses, a supermarket or drug store, discount retailer, department store, or several department stores, respectively. Included in this category are such uses as big box discount clubs, home improvement superstores, office supply superstores, and electronics superstores. The maximum recommended FAR for SLUCM 53 should be applied to the gross leasable area of the shopping center rather than attempting to use other recommended FARs listed in Table 1 under Retail or Trade.
10. Ancillary uses such as meeting places, auditoriums, etc., are not recommended.
11. No chapels or houses of worship are allowed within APZ I or APZ II.
12. Big box home improvement stores are not included as part of this category.
13. Facilities must be low intensity, and provide no playgrounds, etc. Facilities such as clubs houses, meeting places, auditoriums, large classes, etc., are not recommended.
14. Livestock grazing is a compatible land use, but feedlots and intensive animal husbandry are excluded. Activities that attract concentrations of birds creating a hazard to aircraft operations should be excluded.
15. Feedlots and intensive animal husbandry are included as compatible land uses.
16. Lumber and timber products removed due to establishment, expansion, or maintenance of Clear Zone lands owned in fee will be disposed of in accordance with applicable Department of Defense guidance.
17. Controlled hunting and fishing may be permitted for the purpose of wildlife management.
18. Surface mining operations that could create retention ponds that may attract waterfowl and present bird/wildlife aircraft strike hazards (BASH), or operations that produce dust or light emissions that could affect pilot vision are not compatible.
19. Naturally occurring water features (e.g., rivers, lakes, streams, wetlands) are pre-existing, nonconforming land uses. Naturally occurring water features that attract waterfowl present a potential BASH. Actions to expand naturally occurring water features or construction of new water features should not be encouraged. If construction of new features is necessary for storm water retention, such features should be designed so that they do not attract waterfowl.

**10. Amend Section 9.0 Definitions. By rewriting Subsection 9.2 Definitions as it relates to the Definition for Agricultural Use to read as follows:**

9.2 DEFINITIONS

**Agricultural Use:** Property used to raise, harvest or store crops, feed, breed, or manage livestock, or to produce plants, trees, fowl, or animals useful to man. It includes, but is not limited to, property used for grazing, horticulture, forestry, dairying, and mariculture. For the purpose of Section 5.8 (Watershed Protection) agricultural use means the use of waters for stock watering, irrigation and other farm purposes. For the purpose of Section 5.9 and 5.10, agriculture land use is separate from residential land use, does not include forestry or fishing activities, and is divided as follows: agriculture (except livestock), livestock farming and breeding, animal breeding, and agriculture related activities (e.g., agricultural processing, animal husbandry services, and horticultural services).

All interested persons are invited to attend this public hearing and to be heard. If you plan to attend and require an interpreter, please contact the City Manager's office at least four days prior to the meeting.

