

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: TECHNICAL MEMO**

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“THE CITY OF FORT WORTH, TEXAS PROVIDES AN EXCELLENT LOCAL EXAMPLE OF ADDRESSING COMPATIBLE DEVELOPMENT THROUGH BOTH A ZONING OVERLAY THAT APPLIES TO ALL AIRPORTS WITHIN THE CITY... AND THROUGH THE BUILDING CODE THAT APPLIES TO AREAS OF THE CITY WITH THE 65+ DECIBEL NOISE CONTOUR.”

CITY PLANNING, ZONING AND BUILDING CODE RECOMMENDATIONS

INTRODUCTION

The original Joint Land Use Study (JLUS), completed in 2008, recommended that cities surrounding Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) explore adoption of a land use/development regulatory overlay to promote compatibility within clearly defined planning zones, including noise contours and airfield Accident Potential Zones. As documented in the separate Land Use Analysis, the cities of Benbrook, Fort Worth, Lake Worth and White Settlement have taken actions in either a zoning ordinance, comprehensive plan or building code to ensure future development is compatible with Department of Defense guidelines.

At the time of the second JLUS report in 2018, several cities surrounding the base had not taken any action and a key recommendation of this study was for additional cities to explore adoption of a land use/development regulatory overlay to promote compatibility with clearly defined planning zones, including noise contours and airfield Accident Potential Zones. This was considered a central task in the JLUS implementation grant received from the Office of Local Community Cooperation.

PEER CITY REVIEW

Project staff reviewed zoning ordinances and building codes from multiple peer cities to identify templates that could be adopted by cities surrounding NAS JRB Fort Worth. The City of Fort Worth, Texas provides an excellent local example of addressing compatible development through both a zoning overlay that applies to all airports within the city (**Appendix 1**), including the base, and through the building code that applies to areas of the city with the 65+ decibel noise contour (**Appendix 2**). Fort Worth’s zoning overlay only permits compatible land uses to be built within the safety zones. Fort Worth’s building code requires sound attenuation

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per the DOD guidelines within the noise contour. Additionally, the City of San Diego, California has an excellent zoning overlay (**Appendix 3**) that prohibits incompatible development within noise contours and safety zones around airports within the city limits.

This peer research was presented to the Technical Subcommittee of the Naval Air Station Joint Reserve Base Fort Worth Regional Coordination Committee. This group is made up of city managers and planning department staff from local governments surrounding the base. Besides Fort Worth, the cities are generally much smaller in population and have development pressures that have prevented them from implementing a zoning overlay similar to Fort Worth. The Technical Subcommittee requested project staff to provide a more targeted assessment of each city's zoning ordinance to determine deficiencies and make specific recommendations for improvements.

INITIAL CITY MEETINGS

Project staff held individual meetings with each city to gauge city planning needs with which NCTCOG can assist. These meetings did cover the topic of adding zoning overlays or updating building codes and uncovered concerns specific to each city.

The full set of meeting notes, including follow-up items for project staff and updates on any actions taken is included as **Appendix 4**. In general, the cities are interested in economic development and ensuring that any land use decisions made to improve compatibility with NAS JRB Fort Worth does not impact such economic development in the future. The cities also all requested very specific recommendations of improvements needed to any ordinances. Transportation projects currently in the planning process were also a large topic of discussion with the cities.

DEVELOPING SPECIFIC RECOMMENDATIONS

Project staff has access to 2020 land use data provided by NCTCOG's Research & Information Services (RIS) department, which compiles and analyzes information on development in the North Central Texas region. Two series of maps were initially created using this data and separated each city into combined areas of individual noise contours and safety zones (for example, 70-74 dB noise contour and Accident Potential Zone II). The map series shown in **Appendix 5** shows the 2020 land use of every parcel in the combined zones. Cities were also interested in the number of acres and percent of overall city acres was represented by each combined area. Property values for each combined area came from data provided by the Tarrant Appraisal District.

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For the maps in Appendix 5 these land uses were aggregated for the analysis contained in this white paper to reduce the number of categories and improve readability of the figures. These aggregations are as follows:

- Single-Family Residential: Includes Single Family, Residential Acreage (land that is mostly undeveloped, yet includes a residence)
- Multi-Family Residential: Includes Multi-Family Residential, Mobile Home, and Group Quarters
- Commercial/Office: Includes Commercial, Office, Retail, Hotel/Motel, and Mixed Use
- Industrial: Includes Industrial and Landfill
- Institutional: Includes Institutional/Semipublic and Education
- ROW/Utilities: Infrastructure: Includes Roadway, Utilities, Railroad, Transit, Airport, Runway, Flood Control, Water, and Parking,
- Communication: Includes Communication
- Parks or Recreation: Includes Parks/Recreation
- Cemeteries: Includes Cemeteries
- NAS JRB Property: Includes NAS JRB Property
- Vacant: Includes Farm Land, Ranch Land, Timber Land, Improved Acreage, Undeveloped land as identified by parcel state land use code, and land under construction as identified through aerial photography and other NCTCOG data

The map series shown in **Appendix 6** shows the compatibility of the 2020 land use of every parcel in the combined zones. There are categories of compatible, compatible with noise attenuation, discouraged, and not compatible. This map series shows that there is overall a majority of parcels that are compatible with Department of Defense guidelines but in higher noise contours, there is lower overall compatibility.

Because the current land uses are already set, it is important to look to each city's zoning ordinance to better assess how compatibility could change in the future. Provided that development is consistent with a city's zoning ordinance, there is little a city can do to prevent incompatible development if it is allowed by right. Project staff began a process to develop a map series showing the compatibility of each city's combined area based on the city's zoning ordinance. Unfortunately, this turned out to be impossible to map due to the nuances of zoning districts having multiple permitted or special use land uses, which the names of the land uses in the zoning ordinance did not match exactly to the land use codes used by the Department of Defense guidelines.

Before a true assessment of the compatibility of each city's zoning ordinance could be completed, two pieces of information had to be created. The Department of Defense provides guidelines of compatibility within noise contours and safety zones in separate tables. In the real world, a parcel is either compatible or incompatible, so NCTCOG sought to combine the noise and safety recommendations into a single assessment of what land uses are compatible in each combined noise/safety zone (ex. Accident Potential Zone I and 70dB noise contour). **Appendix 7** shows the combined compatibility recommendations. Then, as indicated above, the permitted land use types in each city's zoning ordinance were not worded exactly the same, nor were they worded in the same way as Department of Defense guidelines. **Appendix 8** shows a comparison of these land use types in order to understand the overlap among all of the

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different documents being analyzed.

Project staff began by determining which zoning districts were contained in each city's combined areas. These maps are shown in **Appendix 9**. Fort Worth was not included in this assessment because the city's zoning overlays are already compatible with Department of Defense guidelines. With this information, each city's zoning ordinance was analyzed for compatibility broken out into what is allowed in each combined area. A spreadsheet was created for each city's combined areas that included the DOD guidelines that matched up to land uses used in the city's zoning ordinance as the rows. For that combined area the zoning districts were added as columns and then each land use permitted or allowed as a special use was added in the appropriate cell. Then, using the DOD guidelines about whether a use is compatible, conditionally compatible, or incompatible, each permitted or special use in each zoning district was given a compatibility rating individually. These ratings are compatible, conditionally compatible, conditionally compatible but the condition is addressed (rendering that use compatible), or incompatible. The spreadsheets were provided to the city in a follow-up meeting along with specific recommendations of how the city's zoning ordinance could be made more compatible with DOD guidelines. The spreadsheets are very large and not conducive to being included as an attachment to this report but can be provided upon request. **Appendix 10** contains the specific recommendations provided to each city.

PRESENTATION OF RECOMMENDATIONS

Follow-up meetings were conducted with the four cities that had specific zoning ordinance recommendations. The recommendations for the City of Benbrook were relatively minor because Benbrook only has a small portion of the city within the 65 dB noise contour and no land within the safety zones. Benbrook has already implemented the recommendations made by project staff. There was not an overall theme to this set of meetings as all were individual to the needs of each city. **Appendix 11** contains notes and any follow-up activities from this set of meetings.

NEXT STEPS

Project staff will continue to assist the cities surrounding NAS JRB Fort Worth with any ordinance updates that could improve future compatibility near the base. Any follow-up actions noted in Appendix 4 and Appendix 11 that have not been completed will continue to be implemented.

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 1**

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§ 4.405 AIRPORT/AIRFIELD ("AO") OVERLAY DISTRICT.

(a) *Purpose and intent.* The purpose of the airport/airfield overlay district is the regulation of land uses in the vicinity of the city's airports and airfields and to ensure the protection of the airports where it has been determined that they are an essential economic element of the city and surrounding cities. It is also the purpose of this section to protect the health, safety and general welfare of the public where it is recognized that aircraft accidents and excessive noise have the potential for endangering or harming the lives and or property of users or occupants of land in the vicinity of the airports that serve Fort Worth.

(b) *Generally.*

(1) *Applicability.*

- a. Airport zoning regulations shall apply to all of the incorporated areas of the City of Fort Worth which are located within an accident potential zone or clear zone as described herein. The use of all land and any buildings or structures located upon the land, and the height, construction, reconstruction, alteration, expansion or relocation of any building or structure upon the land shall conform to all regulations applicable to this section. No land, building, structure or premises shall be constructed and/or used for any purpose or in any manner other than is permitted in this section.
- b. The airport zoning regulation shall also be in accordance with prescribed regulations contained in V.T.C.A. Local Government Code §§ 241.001 et seq.

(2) *Electrical interference.* Notwithstanding any other provisions of this section, no use shall be made of land or water nor institution within an airport/airfield overlay district in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise endanger or interfere with the landing, takeoff or maneuvering of aircraft utilizing the City of Fort Worth airports or the Naval Air Station Fort Worth Joint Reserve Base (NAS FW JRB).

(3) *Maps.* Maps identifying the boundaries of the airport/airfield overlay district for the applicable airports and further described by each applicable airport subsection are hereby incorporated into the city's official zoning map.

(4) *Zoning classification.*

- a. *Airport/airfield overlay district.* The airport/airfield overlay district is designed as an overlay to the base zoning district. Property located within this zoning overlay must also be designated as being within one of the base zoning districts. Permitted uses must be allowed in both the base zoning district and the overlay district and must comply with height, yard, area and parking requirements of the base zoning district.
- b. *Zoning designation.* The zoning designation of the property located within the airport/airfield overlay district shall consist of the base zoning symbol and the overlay symbol as a suffix.

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For example, if a parcel is zoned “A-5” and is also located in the airport/airfield overlay district, the zoning of the parcel would be “A- 5/AO.” The zoning designation of parcels located within a compatible use zone shall consist of the base zoning symbol and the following as a suffix: “AO-CUZ.”

(5) *Height considerations.*

- a. 14 C.F.R. Part 77, Subpart C establishes the following imaginary surfaces for airports: approach surface; conical surface; horizontal surface; primary surface; and transitional surface as defined in the applicable airport layout plan.
 1. Structures cannot penetrate Federal Aviation Regulation Part 77 imaginary surfaces and elevation at the site of construction.
 2. Construction or alteration requiring notice: any person proposing construction or alteration whether permanent, temporary or of natural growth in the area surrounding any municipal or military airport shall notify the manager, Air Traffic Division of the Federal Aviation Administration (FAA) Regional Office and the manager of the municipal airport or community liaison or other appointee of the NAS FW JRB, as applicable, if such construction or alteration exceeds any of the following height standards.
 - i. The height limits are defined in terms of imaginary surfaces in the airspace extending about two to three miles around airport runways and approximately nine and one-half miles from the ends of the runways having a precision instrument approach.
 - ii. Notice must be provided for all structures measuring 200 feet above ground level measured at the point of highest elevation of the foundation or where it has been determined that the proposed construction penetrates the Federal Aviation Regulation Part 77 imaginary surfaces.
 3. When requested by the FAA, any construction or alteration that would be in an instrument approach area and available information indicates the height might exceed any FAA obstruction standard, must be submitted for review.
- b. Notice to FAA: nothing in this section shall be constrained as relieving any property owner, sponsor or agent from the requirement for filing a notice of proposed construction or alteration with the appropriate Federal Aviation Administration.
- c. A copy of a determination of no hazard or similar documentation will be required from the FAA, and the NAS FW JRB, as applicable, before release of a building permit by the City of Fort Worth.

(6) *Marking of nonconforming structures.* The owner of any nonconforming structure or object of natural growth deemed an operational hazard by the City of Fort Worth and/or Naval Air Station Joint Reserve Base is required to install and maintain thereon markers and lighting to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport hazards. Such markers and lights shall be installed, operated and maintained at the expense of the property owner, as required by the FAA.

(c) *Naval Air Station Fort Worth Joint Reserve Base.*

(1) *Purpose and intent.* The City of Fort Worth has designated a NAS FW JRB compatible use zone (AO CUZ) in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near military airport environs and to prevent the impairment of military airfields and the public investment therein. The land areas below military airport take

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off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas. The NAS FW JRB compatible use zone is intended to: guide, control and regulate future growth and development; promote orderly and appropriate use of land; protect the character and stability of existing land uses; enhance the quality of living in the areas affected; protect the general economic welfare by restricting incompatible land uses; prevent the establishment of any land use which would endanger aircraft operations and the continued use of the NAS FW JRB.

- (2) *Boundaries.* The specific boundaries of the NAS FW JRB compatible use zone are shown on the official zoning map maintained by the city and depicted and attached as Exhibit B.27. The compatible use zones include the clear zones and accident potential zones (APZs).
- (3) *Use restrictions in accident potential zones and clear zone.*
 - a. Permitted uses shall be allowed in accordance with Table I, attached and incorporated hereinto the zoning ordinance.
 - b. Certain uses, unless stated otherwise, within Table I shall be prohibited within the APZs. Prohibited uses include, but are not limited to, new residences, schools, places of public assembly and outdoor recreation uses. Other prohibited uses include the manufacture of flammable or combustible liquids or materials, the generation of any substance that would impair visibility or otherwise interfere with the operation of aircraft including steam/dust/smoke; and uses that may encourage the congregation of birds or waterfowl increasing the chance of a bird strike including landfills.
 - c. Above ground fuel storage facilities shall be permitted only in accordance with the Uniform Fire Code.
 - d. All new nonresidential uses indicated on the table as “N” Not Compatible on Table I are considered prohibited.
- (4) *Residential uses.* In lieu of the requirements of Chapter 7, Nonconformities regarding construction, the following shall be allowed within the AO-CUZ.
 - a. Existing residential one-family uses located within a platted residential subdivision will be permitted to reconstruct a single-family residential structure.
 - b. New residential construction shall be permitted only on vacant lots that are within an existing platted residential subdivision. This section does not apply to residential properties located within the clear zone.
 - c. Tracts or lots may not be subdivided.
- (5) *Existing nonresidential uses and structures.* In lieu of the requirements of Chapter 7, Nonconformities regarding construction and continuation of use, the following shall be allowed within the AO-CUZ.
 - a. Existing nonresidential uses or structures may reconstruct a structure for the same nonconforming use with equal or less square footage that had previously existed on the property or for such other use that has a density equal to or less than the prior use. Density will be measured from the occupancy count as determined by the city’s building official.
 - b. A nonresidential structure that is vacant for any period of time will be allowed to request a certificate of occupancy for a new tenant or property owner provided that the use requested is

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identical to the use identified on the last certificate of occupancy for the structure, or is for a use that has a density equal to or less than the previous use of the structure. Density will be measured from the occupancy count as determined by the city's building official.

- c. A certificate of occupancy may be issued for new tenants or property owners and changes of use for any use allowed in a shopping center with multiple tenant spaces or an existing regional mall site, as stated in Table I, Note 7 and Note 8.
- d. In an existing structure, a use not allowed in Table 1 will be allowed provided that the proposed nonconforming use has a density equal to or less than the previous use of the structure. A use changed to a lower density than had previously existed may not thereafter be returned to a use of higher density, provided however the aforementioned shall not apply to a shopping center or an existing regional mall site.
- e. Any tenant or property owner of a building within an existing regional mall site shall be permitted to construct, re-construct, relocate and redevelop the square footage existing within the APZ-1 area as of the effective date of this ordinance plus an additional 25,000 square feet of building improvements at any location solely within 400 feet of the eastern APZ-1 boundary. The additional 25,000 square feet within 400 feet of the eastern APZ-1 boundary shall be allocated to and located upon the applicable portion of the property described as Parcel I in the special warranty deed filed of record under Instrument No.D205 I 00827, Real Property Records, Tarrant County, Texas (the "developer's parcel") or such other tract within 400 feet of the eastern APZ- 1 boundary designated by the owner of the developer's parcel.
- f. A nonconforming use if changed to a conforming use may not thereafter be changed to a nonconforming use, provided however the aforementioned shall not apply to a shopping center or an existing regional mall site.

(6) *Boundaries.* The specific boundary of the Naval Air Station Fort Worth Joint Reserve Base Airport Overlay is shown on the official zoning map maintained by the city and depicted and attached as Exhibit 8.27A.

(7) *Communications facilities and electrical interference.* No use shall cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Proposals for the location of new or expanded radio, radio-telephone, television transmission facilities, electrical transmission lines and wind turbines shall be coordinated through the Department of the Navy Representative, FAA Central Service Area prior to approval.

(8) *Outdoor lighting.*

- a. No use shall project lighting directly onto an existing runway or taxiway or into existing airport approach and landing paths except where necessary for safe and convenient air travel. Lighting for any new or expanded use shall incorporate shielding in their designs to reflect light away from airport approach and landing paths. Control of outdoor lighting shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.

b. *Criteria.* Lighting shall meet the following criteria:

1. *Lighting arrangement.* Lighting arrangements that mimic runway lighting (i.e., long linear parallel rows of lighting) that could be confused with runway or taxiway lighting are not permitted.

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2. *Illumination levels.* Lighting shall have intensities, uniformities and glare control in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA), unless otherwise directed by the City of Fort Worth.

3. *Lighting fixture design.*

- i. Fixtures shall be of a type and design appropriate to the lighting application.
- ii. For the lighting of predominantly horizontal surfaces such as, but not limited to parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection. In the case of decorative street lighting, the City of Fort Worth may approve the use of luminaires that are fully shielded or comply with IESNA cutoff criteria.
- iii. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output past the object being illuminated or skyward. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection.
- iv. "Barn lights," aka "dusk-to-dawn lights," shall be shielded.

4. *Billboards and signs.*

- i. Externally illuminated billboards and signs shall have fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to shield the source from off-site view and to place the light output onto and not beyond the sign or billboard. The face of the sign or billboard and the illumination shall not exceed 30-vertical footcandles during the hours of darkness.
- ii. The light source for internally illuminated signs and billboards shall not exceed 1,000 initial lumens per square foot of sign face.
- iii. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
- iv. The use of highly reflective signage that creates nuisance glare or a safety hazard is not permitted.

(9) *Glare.*

- a. No use shall cause glare by highly reflective materials, including but not limited to unpainted metal or reflective glass, on the exterior of structures located within airport approach and landing paths or on nearby lands where glare could impede a pilot's vision. Proposed solar arrays shall be coordinated through the Department of the Navy Representative, FAA Central Service Area prior to approval. The control of glare shall meet the following criteria:

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b. *Criteria.*

1. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Glare surface suppressants that effectively reduce glare may also be utilized.
 2. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to pilots or the safe operation of aircraft.
 3. Directional fixtures such as floodlights and spotlights shall be shielded, installed and aimed that they do not project their output past the object being illuminated or skyward.
 4. Except as permitted for certain recreational lighting, fixtures not meeting IESNA full-cutoff criteria shall not be mounted in excess of 16 feet above finished grade. Fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of 20 feet above finished grade.
 5. Flag lighting sources shall have a beam spread no greater than necessary to illuminate the flag and shall be adequately shielded.
- (10) *Emissions.* No use shall, as part of its regular operations, cause emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations.
- (11) *Wildlife attractants.* No use shall foster an increase in wildlife population and thereby increase the likelihood of a bird impact problem.
- (12) *Waste disposal facilities.*
- a. No new waste disposal facilities shall be permitted within 10,000 feet of any airport unless approval is obtained from the FAA.
 - b. Expansions of existing land disposal facilities within these distances shall be permitted only upon demonstration that the facility is designed and will operate so as not to increase the likelihood of bird/aircraft collisions. Timely notice of any proposed expansion shall be provided to the City of Fort Worth, Texas DOT and the FAA, and any approval shall be accompanied by such conditions as are necessary to ensure that an increase in bird/aircraft collisions is not likely to result.

(d) *Spinks Airport.*

- (1) *Purpose and intent.* The City of Fort Worth has designated the Spinks Airport Overlay and Runway Protection Zone (AO and RPZ) in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near municipal airport environs and to prevent the impairment of municipal airports and the public investment therein.
- (2) *Boundaries.* The specific boundaries of the Spinks Airport Overlay and Runway Protection Zones are shown on the official zoning map maintained by the city and depicted and attached as Exhibit B.28. The Runway Protection Zones (RPZs) are as defined in the airport layout plan for the airport.
- (3) *Use restrictions in runway protection zones.*
 - a. Permitted uses shall be allowed in accordance with Table 2, attached and incorporated hereinto the zoning ordinance.

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- b. Certain uses within Table 2 shall be prohibited within the RPZs. Prohibited uses include, but are not limited to, new residences, schools, places of public assembly and outdoor recreation uses. Other prohibited uses include the manufacture of flammable or combustible liquids or materials, the generation of any substance that would impair visibility or otherwise interfere with the operation of aircraft including steam/dust/smoke; and uses that may encourage the congregation of birds or waterfowl increasing the chance of a bird strike including landfills.
 - c. Above ground fuel storage facilities shall be permitted only in accordance with the Uniform Fire Code.
 - d. All new nonresidential uses indicated on the table as “N” Not Compatible on Table 2 are considered prohibited.
- (4) *Communications facilities and electrical interference.* No use shall cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Proposals for the location of new or expanded radio, radio-telephone, television transmission facilities, electrical transmission lines and wind turbines shall be coordinated with the Federal Aviation Administration’s (FAA) Texas Airports Development Office prior to approval.
- (5) *Outdoor lighting.*
- a. *Generally.* No use shall project lighting directly onto an existing runway or taxiway or into existing airport approach and landing paths except where necessary for safe and convenient air travel. Lighting for any new or expanded use shall incorporate shielding in their designs to reflect light away from airport approach and landing paths. Control of outdoor lighting shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.
 - b. *Criteria.* Lighting shall meet the following criteria.
 - 1. *Lighting arrangement.* Lighting arrangements that mimic runway lighting (i.e., long linear parallel rows of lighting) that could be confused with runway or taxiway lighting are not permitted.
 - 2. *Illumination levels.* Lighting shall have intensities, uniformities and glare control in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA), unless otherwise directed by the City of Fort Worth.
 - 3. *Lighting fixture design.*
 - i. Fixtures shall be of a type and design appropriate to the lighting application.
 - ii. For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection. In the case of decorative street lighting, the City of Fort Worth may approve the use of luminaires that are fully shielded or comply with IESNA cutoff criteria.

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iii. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output past the object being illuminated or skyward. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection.

iv. "Barn lights," aka "dusk-to-dawn lights," shall be shielded.

4. *Billboards and signs.*

i. Externally illuminated billboards and signs shall have fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to shield the source from off-site view and to place the light output onto and not beyond the sign or billboard. The face of the sign or billboard and the illumination shall not exceed 30-vertical footcandles during the hours of darkness.

ii. The light source for internally illuminated signs and billboards shall not exceed 1,000 initial lumens per square foot of sign face.

iii. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.

iv. The use of highly reflective signage that creates nuisance glare or a safety hazard is not permitted.

(5) *Glare.*

a. *Generally.* No use shall cause glare by highly reflective materials, including but not limited to unpainted metal or reflective glass, on the exterior of structures located within airport approach and landing paths or on nearby lands where glare could impede a pilot's vision. Proposed solar arrays shall be coordinated with the FAA's Texas Airports Development Office prior to approval.

b. *Criteria.* The control of glare shall meet the following criteria.

1. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Glare surface suppressants that effectively reduce glare may also be utilized.

2. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to pilots or the safe operation of aircraft.

3. Directional fixtures such as floodlights and spotlights shall be shielded, installed and aimed that they do not project their output past the object being illuminated or skyward.

4. Except as permitted for certain recreational lighting, fixtures not meeting IESNA Full-cutoff criteria shall not be mounted in excess of 16 feet above finished grade. Fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of 20 feet above finished grade.

5. Flag lighting sources shall have a beam spread no greater than necessary to illuminate the

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flag and shall be adequately shielded.

(6) *Emissions.* No use shall, as part of its regular operations, cause emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations.

(7) *Wildlife attractants.* No use shall foster an increase in bird population and thereby increase the likelihood of a bird impact problem.

(8) *Waste disposal facilities.*

a. No new waste disposal facilities shall be permitted within 10,000 feet of any airport unless approval is obtained from the FAA.

b. Expansions of existing land disposal facilities within these distances shall be permitted only upon demonstration that the facility is designed and will operate so as not to increase the likelihood of bird/aircraft collisions. Timely notice of any proposed expansion shall be provided to the City of Fort Worth, Texas DOT and the FAA, and any approval shall be accompanied by such conditions as are necessary to ensure that an increase in bird/aircraft collisions is not likely to result.

(e) *Meacham International Airport.*

(1) *Purpose and intent.* The City of Fort Worth has designated the Meacham International Airport Overlay and Runway Protection Zone (AO and RPZ) in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near municipal airport environs and to prevent the impairment of municipal airports and the public investment therein.

(2) *Boundaries.* The specific boundaries of the Meacham Airport Overlay and Runway Protection Zones are shown on the official zoning map maintained by the city and depicted and attached as Exhibit 8.29. The Runway Protection Zones (RPZs) are as defined in the airport layout plan for the airport.

(3) *Use restrictions in runway protection zones.*

a. Permitted uses shall be allowed in accordance with Table 2, attached and incorporated here into the zoning ordinance.

b. Certain uses within Table 2 shall be prohibited within the RPZs. Prohibited uses include, but are not limited to, new residences, schools, places of public assembly and outdoor recreation uses. Other prohibited uses include the manufacture of flammable or combustible liquids or materials, the generation of any substance that would impair visibility or otherwise interfere with the operation of aircraft including steam/dust/smoke; and uses that may encourage the congregation of birds or waterfowl increasing the chance of a bird strike including landfills.

c. Above ground fuel storage facilities shall be permitted only in accordance with the Uniform Fire Code.

d. All new nonresidential uses indicated on the table as "N" Not Compatible on Table 2 are considered prohibited.

(4) *Communications facilities and electrical interference.* No use shall cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Proposals for the location of new or expanded radio, radio-telephone, television transmission facilities, electrical transmission lines and

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wind turbines shall be coordinated with the Federal Aviation Administration's (FAA) Texas Airports Development Office prior to approval.

(5) *Outdoor lighting.*

a. *Generally.* No use shall project lighting directly onto an existing runway or taxiway or into existing airport approach and landing paths except where necessary for safe and convenient air travel. Lighting for any new or expanded use shall incorporate shielding in their designs to reflect light away from airport approach and landing paths. Control of outdoor lighting shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.

b. *Criteria.* Lighting shall meet the following criteria.

1. *Lighting arrangement.* Lighting arrangements that mimic runway lighting (i.e., long linear parallel rows of lighting) that could be confused with runway or taxiway lighting are not permitted.
2. *Illumination levels.* Lighting shall have intensities, uniformities and glare control in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA), unless otherwise directed by the City of Fort Worth.

3. *Lighting fixture design.*

- i. Fixtures shall be of a type and design appropriate to the lighting application.
- ii. For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection (e)(S) b.3.ii. In the case of decorative street lighting, the City of Fort Worth may approve the use of luminaires that are fully shielded or comply with IESNA cutoff criteria.
- iii. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output past the object being illuminated or skyward. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection.
- iv. "Barn lights," aka "dusk-to-dawn lights," shall be shielded.

4. *Billboards and signs.*

- i. Externally illuminated billboards and signs shall have fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to shield the source from off-site view and to place the light output onto and not beyond the sign or billboard. The face of the sign or billboard and the illumination shall not exceed 30-vertical footcandles during the hours of darkness.

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- ii. The light source for internally illuminated signs and billboards shall not exceed 1,000 initial lumens per square foot of sign face.
- iii. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
- iv. The use of highly reflective signage that creates nuisance glare or a safety hazard is not permitted.

(6) *Glare.*

a. No use shall cause glare by highly reflective materials, including, but not limited to, unpainted metal or reflective glass, on the exterior of structures located within airport approach and landing paths or on nearby lands where glare could impede a pilot's vision. Proposed solar arrays shall be coordinated with the FAA's Texas Airports Development Office prior to approval.

b. *Criteria.* The control of glare shall meet the following criteria.

1. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Glare surface suppressants that effectively reduce glare may also be utilized.
2. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to pilots or the safe operation of aircraft.
3. Directional fixtures such as floodlights and spotlights shall be shielded, installed and aimed that they do not project their output past the object being illuminated or skyward.
4. Except as permitted for certain recreational lighting, fixtures not meeting IESNA full-cutoff criteria shall not be mounted in excess of 16 feet above finished grade. Fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of 20 feet above finished grade.
5. Flag lighting sources shall have a beam spread no greater than necessary to illuminate the flag and shall be adequately shielded.

(7) *Emissions.* No use shall, as part of its regular operations, cause emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations.

(8) *Wildlife attractants.* No use shall foster an increase in bird population and thereby increase the likelihood of a bird impact problem.

(9) *Waste disposal facilities.*

- a. No new waste disposal facilities shall be permitted within 10,000 feet of any airport unless approval is obtained from the FAA.
- b. Expansions of existing land disposal facilities within these distances shall be permitted only upon demonstration that the facility is designed and will operate so as not to increase the likelihood of bird/aircraft collisions. Timely notice of any proposed expansion shall be provided to the City of Fort Worth, Texas DOT and the FAA, and any approval shall be accompanied by such conditions as are necessary to ensure that an increase in bird/aircraft collisions is not likely to result.

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(f) *Dallas/Fort Worth International Airport.*

- (1) *Purpose and intent.* The City of Fort Worth has designated the Dallas/Fort Worth International Airport Overlay (AO) in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near municipal airport environs and to prevent the impairment of municipal airports and the public investment therein.
- (2) *Boundaries.* The specific boundary of the Dallas/Fort Worth International Airport Overlay is shown on the official zoning map maintained by the city and depicted and attached as Exhibit 8.30.
- (3) *Communications facilities and electrical interference.* No use shall cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Proposals for the location of new or expanded radio, radio-telephone, television transmission facilities, electrical transmission lines and wind turbines shall be coordinated with the Federal Aviation Administration's (FAA) Texas Airports Development Office prior to approval.
- (4) *Outdoor lighting.*
 - a. *Generally.* No use shall project lighting directly onto an existing runway or taxiway or into existing airport approach and landing paths except where necessary for safe and convenient air travel. Lighting for any new or expanded use shall incorporate shielding in their designs to reflect light away from airport approach and landing paths. Control of outdoor lighting shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.
 - b. *Criteria.* Lighting shall meet the following criteria.
 1. *Lighting arrangement.* Lighting arrangements that mimic runway lighting (i.e., long linear parallel rows of lighting) that could be confused with runway or taxiway lighting are not permitted.
 2. *Illumination levels.* Lighting shall have intensities, uniformities and glare control in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA), unless otherwise directed by the City of Fort Worth.
 3. *Lighting fixture design.*
 - i. Fixtures shall be of a type and design appropriate to the lighting application.
 - ii. For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection. In the case of decorative street lighting, the City of Fort Worth may approve the use of luminaires that are fully shielded or comply with IESNA cutoff criteria.
 - iii. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output past the

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object being illuminated or skyward. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection (f)(4)b.3.iii.

iv. "Barn lights," aka "dusk-to-dawn lights," shall be shielded.

4. *Billboards and signs.*

- i. Externally illuminated billboards and signs shall have fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to shield the source from off-site view and to place the light output onto and not beyond the sign or billboard. The face of the sign or billboard and the illumination shall not exceed 30-vertical footcandles during the hours of darkness.
- ii. The light source for internally illuminated signs and billboards shall not exceed 1,000 initial lumens per square foot of sign face.
- iii. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
- iv. The use of highly reflective signage that creates nuisance glare or a safety hazard is not permitted.

(5) *Glare.*

- a. *Generally.* No use shall cause glare by highly reflective materials, including, but not limited to, unpainted metal or reflective glass, on the exterior of structures located within airport approach and landing paths or on nearby lands where glare could impede a pilot's vision. Proposed solar arrays shall be coordinated with the FAA's Texas Airports Development Office prior to approval.
- b. *Criteria.* The control of glare shall meet the following criteria.
 1. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Glare surface suppressants that effectively reduce glare may also be utilized.
 2. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to pilots or the safe operation of aircraft.
 3. Directional fixtures such as floodlights and spotlights shall be shielded, installed and aimed that they do not project their output past the object being illuminated or skyward.
 4. Except as permitted for certain recreational lighting, fixtures not meeting IESNA full-cutoff criteria shall not be mounted in excess of 16 feet above finished grade. Fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of 20 feet above finished grade.
 5. Flag lighting sources shall have a beam spread no greater than necessary to illuminate the flag and shall be adequately shielded.

(6) *Emissions.* No use shall, as part of its regular operations, cause emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations.

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(7) *Wildlife attractants.* No use shall foster an increase in bird population and thereby increase the likelihood of a bird impact problem.

(8) *Waste disposal facilities.*

a. No new waste disposal facilities shall be permitted within 10,000 feet of any airport unless approval is obtained from the FAA.

b. Expansions of existing land disposal facilities within these distances shall be permitted only upon demonstration that the facility is designed and will operate so as not to increase the likelihood of bird/aircraft collisions. Timely notice of any proposed expansion shall be provided to the City of Fort Worth, Texas DOT and the FAA, and any approval shall be accompanied by such conditions as are necessary to ensure that an increase in bird/aircraft collisions is not likely to result.

(g) *Fort Worth Alliance Airport.*

(1) *Purpose and intent.* The City of Fort Worth has designated the Fort Worth Alliance Airport Overlay (AO) in order to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near municipal airport environs and to prevent the impairment of municipal airports and the public investment therein.

(2) *Boundaries.* The specific boundary of the Fort Worth Alliance Airport Overlay is shown on the official zoning map maintained by the city and depicted and attached hereto as Exhibit 8.31 and located in Appendix B of the zoning ordinance.

(3) *Communications facilities and electrical interference.* No use shall cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Proposals for the location of new or expanded radio, radiotelephone, television transmission facilities, electrical transmission lines and wind turbines shall be coordinated with the Federal Aviation Administration's (FAA) Texas Airports Development Office prior to approval.

(4) *Outdoor lighting.*

a. *Generally.* No use shall project lighting directly onto an existing runway or taxiway or into existing airport approach and landing paths except where necessary for safe and convenient air travel. Lighting for any new or expanded use shall incorporate shielding in their designs to reflect light away from airport approach and landing paths. Control of outdoor lighting shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.

b. *Criteria.* Lighting shall meet the following criteria.

1. *Lighting arrangement.* Lighting arrangements that mimic runway lighting (i.e., long linear parallel rows of lighting) that could be confused with runway or taxi way lighting are not permitted.

2. *Illumination levels.* Lighting shall have intensities, uniformities and glare control in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA), unless otherwise directed by the City of Fort Worth.

3. *Lighting fixture design.*

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- i. Fixtures shall be of a type and design appropriate to the lighting application.
- ii. For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, cul-de-sacs, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, fixtures shall be aimed straight down and shall meet IESNA full-cutoff criteria. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection. In the case of decorative street lighting, the City of Fort Worth may approve the use of luminaires that are fully shielded or comply with IESNA cutoff criteria.
- iii. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, fixtures shall be fully shielded and shall be installed and aimed so as to not project their output past the object being illuminated or skyward. Fixtures, except those containing directional lamps, with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent lamp, are exempt from the requirements of this subsection.
- iv. "Barn lights," aka "dusk-to-dawn lights," shall be shielded.

4. *Billboards and signs.*

- i. Externally illuminated billboards and signs shall have fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted and aimed to shield the source from off-site view and to place the light output onto and not beyond the sign or billboard. The face of the sign or billboard and the illumination shall not exceed 30-vertical footcandles during the hours of darkness.
- ii. The light source for internally illuminated signs and billboards shall not exceed 1,000 initial lumens per square foot of sign face.
- iii. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
- iv. The use of highly reflective signage that creates nuisance glare or a safety hazard is not permitted.

(5) *Glare.*

- a. *Generally.* No use shall cause glare by highly reflective materials, including, but not limited to, unpainted metal or reflective glass, on the exterior of structures located within airport approach and landing paths or on nearby lands where glare could impede a pilot's vision. Proposed solar arrays shall be coordinated with the FAA's Texas Airports Development Office prior to approval.
- b. *Criteria.* The control of glare shall meet the following criteria.
 1. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Glare surface suppressants that effectively reduce glare may also be utilized.

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2. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to pilots or the safe operation of aircraft.
 3. Directional fixtures such as floodlights and spotlights shall be shielded, installed and aimed that they do not project their output past the object being illuminated or skyward.
 4. Except as permitted for certain recreational lighting, fixtures not meeting IESNA full-cutoff criteria shall not be mounted in excess of 16 feet above finished grade. Fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of 20 feet above finished grade; provided however, fixtures in industrial areas meeting IESNA full-cutoff criteria may be mounted on existing light structures or any like-kind replacement at the same height as the existing light fixture.
 5. Flag lighting sources shall have a beam spread no greater than necessary to illuminate the flag and shall be adequately shielded.
- (6) *Emissions.* No use shall, as part of its regular operations, cause emissions of smoke, ash, vapor, gas, dust, steam or other emissions that could obscure visibility of pilots or conflict with airport operations.
- (7) *Wildlife attractants.* No use shall foster an increase in bird population and thereby increase the likelihood of a bird impact problem.
- (8) *Waste disposal facilities.*
- a. No new waste disposal facilities shall be permitted within 10,000 feet of any airport unless approval is obtained from the FAA.
 - b. Expansions of existing land disposal facilities within these distances shall be permitted only upon demonstration that the facility is designed and will operate so as not to increase the likelihood of bird/aircraft collisions. Timely notice of any proposed expansion shall be provided to the City of Fort Worth, Texas DOT and the FAA, and any approval shall be accompanied by such conditions as are necessary to ensure that an increase in bird/aircraft collisions is not likely to result.
- (9) *Compatible land use regulations.*
- a. All uses from time to time permitted by any underlying zoning classifications shall be permitted except the following uses which are prohibited:
 1. All residential uses; provided, however, residential uses that are incidental to or ancillary to the operation of the airport or to the conduct of the aviation-related activities, including, for example, and without limitation, crew rest quarters and temporary housing for aviation trainees permitted by this subsection, shall be permitted;
 2. New kindergarten through twelfth grade educational uses and child care facilities. This limitation shall not include existing public or private school campuses and shall not limit the ability of such campuses to add or expand buildings onto existing school campus property as of the date of this ordinance, April 15, 2014. All other educational uses, including, without limitation, colleges and universities, including courses offered by colleges and universities which serve as credit for both college degree programs and high school graduation, facilities for employee or client training, schools for flight instruction and vocational schools shall be permitted; and

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3. Hospitals, nursing homes, institutions or any other facilities providing convalescent or rehabilitative care; establishments for the care, treatment or rehabilitation of alcoholic, narcotic or psychiatric patients; residence homes for the aged including assisted living and nursing homes; and institutions, homes or rehabilitation centers for persons convicted of crimes; provided, however, medical, dental or optical clinics for the examination, consultation or treatment of patients, medical laboratories, establishments for the sale or rental of or industrial facilities for the manufacture of medical or optical supplies and equipment, pharmacies, veterinarian clinics and related facilities, emergency medical facilities operated by or in connection with the airport shall be permitted.

b. Heliports, helistops and any other facilities for the landing and taking off of helicopters, and accessory uses thereto, shall be permitted as a matter of right in the overlay; provided, however, no heliport, helistop or other facility for the landing and taking off of helicopters shall be located within 1,000 feet of any church, library or public park. The city council may, however, approve the location of a heliport, helistop or other facility for the landing and taking off of helicopters that is less than 1,000 feet from any church, library or public park.

(Ord. 20898-09-2013, § 1, passed 9-10-2013, eff. 9-25-2013; Ord. 21032-11-2013, § 1, passed 11-12-2013; Ord. 21046-12-2013, § I, passed 12-3-2013, eff. 12-31-2013; Ord. 21147-03-2014, 1, passed 3-4-2014, eff. 3-29-2014; Ord. 21207-04-2014, § I, passed 4-15-2014; eff. 5-26-2014; Ord. 21430-09-2014, § 1, passed 9-9-2014, eff. 10-7-2014)

Table 1: Compatible Use Zones Land Use Compatibility in Accident Potential Zones (Revised 8-30-2013)					
2012 NAICS No.	Land Use Name	Clear Zone	APZ-I	APZ-II	Density Guidelines
Table 1: Compatible Use Zones Land Use Compatibility in Accident Potential Zones (Revised 8-30-2013)					
2012 NAICS No.	Land Use Name	Clear Zone	APZ-I	APZ-II	Density Guidelines
	Residential				
	Household Units				
236115	Single Units: detached (new)	N	N	N	See Note 2 below
	Single units: detached (existing)	*	*	*	*Existing homes may be rebuilt; refer to §4.405(c) (4) for regulations in existing residential subdivisions
2361	Single units: semidetached	N	N	N	
2361	Single units: attached row	N	N	N	
2361	Two units: side-by-side	N	N	N	
2361	Two units: one above the other	N	N	N	

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236116	Apartments: walk-up	N	N	N	
236116	Apartment: elevator	N	N	N	
7213	Group quarters	N	N	N	
7211	Residential hotels	N	N	N	
	Mobile home parks or courts	N	N	N	
7211	Transient lodgings	N	N	N	
	Other residential	N	N	N	
	Existing Nonresidential Uses	*	*	*	*Existing structures may be rebuilt to the same use and s.f.; refer to §4.405(c)(5) for regulations
	Manufacturing				
311	Food and kindred products; manufacturing	N	N	N	Max. FAR 0.56 in APZ-II
313, 314	Textile mill products; manufacturing	N	N	Y	Max. FAR 0.56 in APZ-II
315, 316	Apparel and other finished products: products made from fabrics, leather and similar materials; manufacturing	N	N	N	
321	Lumber and wood products (except furniture); manufacturing	N	Y	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II
337	Furniture and fixtures; manufacturing	N	Y	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II
322, 323	Paper and allied products; manufacturing	N	Y	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II
511	Printing, publishing and allied industries	N	Y	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II
325	Chemicals and allied products; manufacturing	N	N	N	
32411	Petroleum refining and related industries	N	N	N	
3252	Rubber and misc. plastic products; manufacturing	N	N	N	
327991, 3271. 3272	Stone, clay and glass products; manufacturing	N	N	Y	Max. FAR 0.56 in APZ-II

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331	Primary metal products; manufacturing	N	N	Y	Max. FAR 0.56 in APZ-II
332	Fabricated metal products; manufacturing	N	N	Y	Max. FAR 0.56 in APZ-II
3333	Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks	N	N	N	
339	Miscellaneous manufacturing	N	Y	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II
	Transportation, communication and utilities				
482, 485	Railroad, rapid rail transit, and street railway transportation	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
485	Motor vehicle transportation	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
481	Aircraft transportation	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
483	Marine craft transportation	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
485	Highway and street right-of-way	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
81293	Automobile parking	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
517	Communication	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
22	Utilities	N	Y ⁵	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II: see Note 3 below
562	Solid waste disposal (landfills, incineration and the like)	N	N	N	
	Other transportation, communication and utilities	N	Y ⁵	Y	See Note 5 below
	Trade				
42	Wholesale trade	N	Y	Y	Max. FAR of 0.28 in APZ-I and 0.56 in APZ-II

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444	Retail trade - building materials, hardware and farm equipment	N	Y	N	See Note 6 below
452	Retail trade (7)- shopping centers, home improvement store, discount club, electronics superstore	N	N	Y	See Note 7 below
452	Retail trade - regional mall {existing}	N	*	*	See Note 8 below * Refer to §4.405(c){5} for regulations
445	Retail trade - food	N	N	Y	Max. FAR of 0.24 in APZ-II
441	Retail trade - automotive, marine craft, aircraft and accessories	N	Y	Y	Max. FAR of 0.14 in APZ-I and 0.28 in APZ-II
448	Retail trade - apparel and accessories	N	N	Y	Max. FAR 0.28 in APZ-II
442	Retail trade - furniture, home, furnishings and equipment	N	N	Y	Max. FAR 0.28 in APZ-II
722	Retail trade - eating and drinking establishments	N	N	N	
45399	Other retail trade	N	N	Y	Max. FAR 0.16 in APZ-II
	Services				
52	Finance, insurance and real estate services	N	N	Y	Max. FAR of 0.22 for general office/office park in APZ-II; see Note 9 below
812	Personal services	N	N	Y	Office uses only; max. FAR of 0.22 in APZ- II
81222	Cemeteries	N	Y ¹⁰	Y ¹⁰	
5614	Business services {credit reporting, mail, stenographic, reproduction advertising)	N	N	y	Max. FAR of 0.22 in APZH
493	Warehousing and storage services	N	Y	Y	Max. FAR 1.0 APZ-I; 2.0 in APZ-II
811	Repair services	N	Y	Y	Max. FAR of 0.11 APZ-I; 0.22 in APZ-II
54, 62	Professional services - offices	N	N	Y	
622, 623	Hospitals, nursing homes/assisted living	N	N	N	
621999	Other medical facilities	N	N	N	See Note 11 below
23	Contract construction services	N	Y	Y	Max. FAR of 0.11 APZ-I; 0.22 in APZ-II

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92	Government services	N	N	Y	Max. FAR of 0.24 in APZ-II
61	Educational services	N	N	N	
	Miscellaneous	N	N	Y	Max. FAR of 0.22 in APZ-II
	Cultural, entertainment and recreational				
813	Cultural activities (and religious Institutions)	N	N	N	
71219	Nature exhibits	N	Y ¹²	Y ¹²	
813	Public assembly	N	N	N	
71	Auditoriums, concert halls	N	N	N	
71	Outdoor music shells, amphitheatres	N	N	N	
7112	Outdoor sports arenas, spectator sports	N	N	N	
713	Amusements - fairgrounds, miniature golf, driving ranges, amusement parks, etc.	N	N	Y	
713	Recreational activities (include golf courses, riding stables, water recreation)	N	Y ¹²	Y ¹²	Max. FAR of 0.11 APZ-I; 0.22 in APZ-II
7212	Resorts and group camps	N	N	N	
	Parks	N	Y ¹²	Y ¹²	Max. FAR of 0.11 APZ-I; 0.22 in APZ-II
7139	Other cultural, entertainment and recreation	N	Y ⁹	Y ⁹	Max. FAR of 0.11 APZ-I; 0.22 in APZ-II
	Resource Production and Extraction				
111	Agriculture (except livestock)	Y ⁴	Y ¹³	Y ¹³	
112	Livestock farming and breeding	N	Y ^{13, 14}	Y ^{13, 14}	
	Agriculture related activities	N	Y ¹³	Y ¹³	Max. FAR of 0.28 APZ-I; 0.56 APZ-I no activity which produces smoke, glare or involves explosives

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113	Forestry activities ¹⁵	N	Y	Y	Max. FAR of 0.28 APZ-I; 0.56 APZ-I no activity which produces smoke, glare or involves explosives
114	Fishing activities ¹⁶	N ¹⁶	Y	Y	Max. FAR of 0.28 APZ-I; 0.56 APZ-I no activity which produces smoke, glare or involves explosives
21	Mining activities	N	Y	Y	Max. FAR of 0.28 APZ-I; 0.56 APZ-I no activity which produces smoke, glare or involves explosives
212399	Other resource production or extraction	N	Y	Y	Max. FAR of 0.28 APZ-I; 0.56 APZ-I no activity which produces smoke, glare or involves explosives
	Other				
	Undeveloped land	Y	Y	Y	
	Water areas	N ¹⁷	N ¹⁷	N ¹⁷	
Keys to Table 1					
(Based on Operational Navy Instruction "Air Installation Compatible Use Zone (AICUZ) Program" OPNAVINST 11010.36C; dated 10-9-2008)					
NAICS = North American Industry Classification System, United States Department of Commerce, 2012					
Y (Yes) = Land use and related structures are normally compatible without restriction					
N (No) = Land use and related structures are not normally compatible and should be prohibited					
Y # (Yes with restrictions) = The land use and related structures are generally compatible. However, see notes indicated by the number.					
N # (No with exceptions) = The land use and related structures are generally incompatible. However, see notes indicated by the number.					
FAR = Floor Area Ratio; a floor area ratio is the ratio between the square feet of floor area of the building and the site area.					
Du/Ac = Dwelling Units Per Acre This metric is customarily used to measure residential densities.					

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Notes for Table 1

¹ A “Yes” or a “No” designation for compatible land use is to be used only for general companson. Within each, uses exist where further evaluation may be needed in each category as to whether it is clearly compatible, normally compatible or not compatible due to the variation of densities of people and structures. In order to assist installations and local governments, general suggestions as to floor/area ratios are provided as a guide to density, in some categories. In general, except with respect to an existing regional mall site, land use restrictions which limit commercial, services or industnal buildings or structure occupants to 25 per acre in APZ-I, and 50 per acre in APZ-II are the range of occupancy levels considered to be low density. Outside events should normally be limited to assemblies of not more than 25 people per acre m APZ-I, and maximum assemblies of 50 people per acre in APZ-II.

² The suggested maximum density for detached single-family housing is one to two du/ac in a planned development (PD) of single-family detached units where clustered housing development results in large open areas, this density could possibly be increased provided the amount of surface area covered by structures does not exceed 20% of the PD total area. PD encourages clustered development that leaves large open areas.

³ Other factors to be considered: labor intensity, structural coverage, explosive characteristics, air pollution, electronic interference with aircraft, height of structures and potential glare to pilots.

⁴ No structures (except airfield lighting), buildings or above ground utility/communications lines should normally be located in clear zone areas on or off the installation. The clear zone is subject to severe restrictions.

⁵ No passenger terminals and no major above ground transmission lines in APZ-I

⁶ Maximum FARs for lumber yards are 0.20 in APZ-I and 0.40 in APZ-II. For hardware/paint and farm equipment stores, the maximum FARs arc 0.12 in APZ-1 and 0.24 111 APZ-11

⁷ A shopping center is an integrated group of commercial establishments that is planned, developed, owned or managed as a unit. Shopping center types include strip, neighborhood, community, regional and super regional facilities anchored by a supermarket, or drug store, discount retailer, department store or several department stores. Shopping centers include retail businesses, personal services, storefront offices and storefront financial services. The following uses are prohibited: any type of residential including hotels, hospitals/nursing homes/assisted living, other medical facilities, educational services, call centers, concert halls, sports arenas and religious institutions. Eating and drinking establishments are limited to 40% of the total gross floor square foot area of the shopping center. 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 should be applied to the gross leasable area of the shopping center rather than attempting to use the other recommended FARs listed in this table under retail or trade. FARs do not apply to existing shopping centers.

⁸ An “existing regional mall” site, inclusive of anchor stores, and including commercial redevelopment of the site, is a type of shopping center. An existing regional mall site may have the uses allowed in the Trade and Services sections, with Eating and Drinking establishments limited to 40% of the total existing square footage. Movie theaters are allowed up to 7% of the total existing square footage. Other medical facilities, excluding blood banks and surgery centers, are permitted up to a maximum of 25,000 sf. within 400 feet of the eastern APZ boundary. The following uses are prohibited: any type of residential including hotels, hospitals/nursing homes/assisted living, day care (child or adult), kindergarten, elementary or secondary school, college or university, call centers, concert halls, sports arenas and religious institutions. FARs do not apply to an existing regional mall site.

⁹ Low intensity office uses only. Accessory uses such as meeting places, auditoriums and the like arc not recommended.

¹⁰ No chapels are allowed within APZ-I and APZ-II.

¹¹ “Other medical facilities” includes medical and dental clinics, blood banks, outpatient/ambulatory surgery centers, dialysis centers and similar higher density and sensitive uses.

¹² Facilities much be low intensity and provide no tot lots and the like. Facilities such as clubhouses, meeting places, auditoriums, large classes and the like are not recommended.

¹³ Includes livestock grazing, but excludes feedlots and intensive animal husbandry. Activities that attract concentrations of birds creating a hazard to aircraft operation should be excluded.

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¹⁴ Includes feedlots and intensive animal husbandry

¹⁵ Lumber and timber products removed due to establishment, expansion, or maintenance of clear zones will be disposed of in accordance with appropriate DOD Natural Resources Instructions.

¹⁶ Controlled hunting and fishing may be permitted for the purpose of wildlife management.

¹⁷ Naturally occurring water features (e.g., rivers, lakes, streams, wetlands) are compatible.

Table 2: Land Use Compatibility in Runway Protection Zones (Revised 10-29-2013)

2012 NAICS No.	Land Use Name	Permitted Use	Density Guidelines
Table 2: Land Use Compatibility in Runway Protection Zones (Revised 10-29-2013)			
2012 NAICS No.	Land Use Name	Permitted Use	Density Guidelines
	Residential		
	Household Units		
236115	Single units: detached (new)	N	
2361	Single units: semidetached	N	
2361	Single units: attached row	N	
2361	Two units: side-by-side	N	
2361	Two units: one above the other	N	
236116	Apartments: walk-up	N	
236116	Apartment: elevator	N	
7213	Group quarters	N	
7211	Residential hotels	N	
	Mobile home parks or courts	N	
7211	Transient lodgings	N	
	Other residential	N	
	Manufacturing		
311	Food and kindred products; manufacturing	Y	Max. FAR 0.56
313, 314	Textile mill products; manufacturing	Y	Max. FAR 0.56
315, 316	Apparel and other finished products: products made from fabrics, leather and similar materials; manufacturing	N	
321	Lumber and wood products (except furniture); manufacturing	Y	Max. FAR of 0.28
337	Furniture and fixtures; manufacturing	Y	Max. FAR of 0.28
322, 323	Paper and allied products; manufacturing		Max. FAR of 0.28
511	Printing, publishing, and allied industries	Y	Max. FAR of 0.28

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325	Chemicals and allied products; manufacturing	N	
32411	Petroleum refining and related industries	N	
3252	Rubber and misc. plastic products; manufacturing	N	
327991, 3271, 3272	Stone, clay and glass products; manufacturing	Y	Max. FAR 0.56
331	Primary metal products; manufacturing	Y	Max. FAR 0.56
332	Fabricated metal products; manufacturing	Y	Max. FAR 0.56
3333	Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks	N	
339	Miscellaneous manufacturing	Y	Max. FAR of 0.28
	Transportation, communication and utilities		
482, 485	Railroad, rapid rail transit, and street railway transportation	Y	Max. FAR of 0.28; see Note 3 below
485	Motor vehicle transportation	Y	Max. FAR of 0.28; see Note 3 below
481	Aircraft transportation	Y	Max. FAR of 0.28; see Note 3 below
483	Marine craft transportation	Y	Max. FAR of 0.28; see Note 3 below
485	Highway and street right-of-way	Y	Max. FAR of 0.28; see Note 3 below
81293	Automobile parking	Y	Max. FAR of 0.28; see Note 3 below
517	Communication	Y	Max. FAR of 0.28; see Note 3 below
22	Utilities	Y	Max. FAR of 0.28; see Note 3 below
562	Solid waste disposal (landfills, incineration and the like)	N	
	Other transportation, communication and utilities	Y	See Note 5 below
	Trade		
42	Wholesale trade	Y	Max. FAR of 0.28
444	Retail trade - building materials, hardware and farm equipment	Y	See Note 6 below

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452	Retail trade ⁽⁷⁾ - shopping centers, home improvement store, discount club, electronics superstore	Y	See Note 7 below
445	Retail trade - food	Y	Max. FAR of 0.24
441	Retail trade - automotive, marine craft, aircraft and accessories	Y	Max. FAR of 0.14
448	Retail trade - apparel and accessories	Y	Max. FAR of 0.28
442	Retail trade - furniture, home, furnishings and equipment		Max. FAR of 0.28
722	Retail trade - eating and drinking establishments	N	
45399	Other retail trade	Y	Max. FAR of 0.16
	Services		
52	Finance, insurance and real estate services	Y	Max. FAR of 0.22 for general office/office park; see Note 8 below
812	Personal services	Y	Office uses only; max. FAR of 0.22
81222	Cemeteries	Y ⁹	
5614	Business services (credit reporting, mail, stenographic, reproduction, advertising}	Y	Max. FAR of 0.22
493	Warehousing and storage services	Y	Max. FAR 1.0
811	Repair services	Y	Max. FAR of 0.11
54, 62	Professional services/offices	Y	
622, 623	Hospitals, nursing homes/assisted living	N	
621999	Other medical facilities	N	
23	Contract construction services	Y	Max. FAR of 0.11
92	Government services	Y	Max. FAR of 0.24
61	Educational services	N	
	Miscellaneous	Y	Max. FAR of 0.22
	Cultural, entertainment and recreational		
813	Cultural activities (and religious institutions)	N	
71219	Nature exhibits	Y ¹⁰	
813	Public assembly	N	
71	Auditoriums, concert halls	N	
71	Outdoor music shells, amphitheaters	N	
7112	Outdoor sports arenas, spectator sports	N	

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713	Amusements fairgrounds, miniature golf, driving ranges, amusement parks and the like	Y	
713	Recreational activities (include golf courses, riding stables, water recreation)	Y ¹⁰	Max. FAR of 0.11
7212	Resorts and group camps	N	
	Parks	Y ¹⁰	Max. FAR of 0.11
7139	Other cultural, entertainment and recreation	Y ⁸	Max. FAR of 0.11
	Resource Production and Extraction		
111	Agriculture (except livestock)	Y ¹¹	
112	Livestock farming and breeding	Y ^{11, 12}	
	Agriculture related activities	Y ¹¹	Max. FAR of 0.28; no activity which produces smoke, glare or involves explosives
113	Forestry activities ¹³	Y	Max. FAR of 0.28; no activity which produces smoke, glare or involves explosives
114	Fishing activities ¹⁴	Y	Max. FAR of 0.28; no activity which produces smoke, glare or involves explosives
21	Mining activities	Y	Max. FAR of 0.28; no activity which produces smoke, glare or involves explosives
212399	Other resource production or extraction	Y	Max. FAR of 0.28; no activity which produces smoke, glare or involves explosives
	Other		
	Undeveloped land	Y	
	Water areas	N ¹⁵	
(Based on Operational Navy Instruction "Air Installation Compatible Use Zone (AICUZ) Program" OPNAVINST I1010.36C; dated 10-9- 2008)			
Keys to Table 2			
NAICS = North American Industry Classification System, United States Department of Commerce, 2012			
Y (Yes) = Land use and related structures are normally compatible without restriction			
N (No) = Land use and related structures are not normally compatible and should be prohibited			
Y# = (Yes with restrictions)			
N# = (No with exceptions)			
FAR = Floor area Ratio			
Du/Ac= Dwelling Units Per Acre			

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Notes for Table 2

¹ A “Yes” or a “No” designation for compatible land use is to be used only for general comparison. Within each, uses exist where further evaluation may be needed in each category as to whether it is clearly compatible, normally compatible or not compatible due to the variation of densities of people and structures. In order to assist installations and local governments, general suggestions as to floor/area ratios are provided as a guide to density, in some categories. In general, land use restrictions which limit commercial, services or industrial buildings or structure occupants to 25 per acre is the range of occupancy levels considered to be low density. Outside events should normally be limited to assemblies of not more than 25 people per acre.

² The suggested maximum density for detached single family housing is one to two du/ac. In a planned development (PD) of single-family detached units where clustered housing development results in large open areas, this density could possibly be increased provided the amount of surface area covered by structures does not exceed 20% of the PD total area. PD encourages clustered development that leaves large open areas.

³ Other factors to be considered; labor intensity, structural coverage, explosive characteristics, air pollution, electronic interference with aircraft, height of structures and potential glare to pilots.

⁴ No structures (except airfield lighting), buildings or above ground utility/communications lines should normally be located in clear zone areas on or off the installation. The clear zone is subject to severe restrictions.

⁵ No passenger terminals and no major above ground transmission lines.

⁶ Maximum FARs for lumber yards are 0.20. For hardware/paint and farm equipment stores, the maximum FARs are 0.12.

⁷ A shopping center is an integrated group of commercial establishments that is planned, developed, owned or managed as a unit. Shopping center types include strip, neighborhood, community, regional and super regional facilities anchored by a supermarket, or drug store, discount retailer, department store or several department stores. The following uses are prohibited: any type of residential including hotels, hospnals/nursing homes, assisted living, other medical facihties, educational services, call centers, concert halls sports arenas and religious institutions. 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 should be applied to the gross leasable area of the shopping center rather than attempting to use the other recommended FARs listed in this table under retail or trade.

⁸ Low intensity office uses only. Accessory uses such as meetmg places, auditoriums and the like are not recommended

⁹ No chapels are allowed.

¹⁰ Facilities much be low intensity and provide no tot lots and the like. Facilities such as clubhouses, meeting places, auditoriums, large classes and the like are not recommended.

¹¹ Includes livestock grazing, but excludes feedlots and intensive animal husbandry. Activities that attract concentrations of birds creating a hazard to aircraft operation should be excluded.

¹² Includes feedlots and intensive animal husbandry.

¹³ Lumber and timber products removed due to establishment, expansion, or maintenance of clear zones will be disposed of in accordance with appropriate DOD Natural Resources Instructions.

¹⁴ Controlled hunting and fishing may be pennitted for the purpose of wildlife management.

¹⁵ Naturally occurring water features (e.g., rivers, lakes, streams, wetlands) are compatible.

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 2**

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ORDINANCE NUMBER 17681-08-2007

AN ORDINANCE AMENDING THE FORT WORTH RESIDENTIAL CODE, BY PROVIDING FOR SOUND ATTENUATION CONSTRUCTION REQUIREMENTS NEAR THE NAVAL AIR STATION JOINT RESERVE BASE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fort Worth has determined that it is appropriate to protect persons within designated noise sensitive buildings from excessive exterior noise near airports through regulations of design and construction of such new buildings in the vicinity of the designated airports;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, AS FOLLOWS;

SECTION 1.

Section 7-61 (b) of the Code of the City of Fort Worth (1986) is amended to read as follows:

(b) The following provisions of the Appendix to the 2003 International Residential Code are hereby specifically adopted as amended as part of the Residential Code of the City of Fort Worth:

Appendix Chapter G, Swimming Pools, Spas and Hot Tubs

Appendix Chapter J, Existing Buildings and Structures

Appendix Chapter K, Sound Transmission

SECTION 2.

Section 7-62 of the Code of the City of Fort Worth (1986) is amended by adding a new Appendix K as follows:

APPENDIX K

SOUND INSULATION REQUIREMENTS FOR NOISE SENSITIVE USES NEAR AIRPORTS

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SECTION AK101 GENERAL

AK101.1 Scope. The regulations and requirements shall apply to all new residential buildings and new noise-sensitive non-residential buildings, as defined herein, that are located wholly or partially within the boundaries of the 65 DNL or greater noise contours as designated in Figure AK101.1(1).

The term “new” shall apply to new detached buildings built after the effective date of this ordinance, and shall include later additions or modifications to those same buildings. The term shall also include a Change of Occupancy in existing buildings from a non-protected occupancy to one of the protected occupancies listed herein.

Buildings in existence prior to the effective date, and additions to or modifications of those same buildings, shall not be required to comply, except when a Change of Occupancy from a non-protected occupancy to one of the protected uses is involved.

SECTION AK102 DEFINITIONS

AK102.1 General. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

Aircraft noise - is generally expressed in terms of it's A-weighted sound level, in units called “decibels.” Strictly speaking, the decibel unit should be abbreviated only by “dB”; however, for clarity “dBA” and “dB(A)” are often used to highlight the fact that the sound level measurement has been A-weighted.

Noise exposure - in areas around airports is expressed in terms of the Day-Night Average Sound Level, which is abbreviated by “DNL” in text and “4” in equations.

NOISE-SENSITIVE NON-RESIDENTIAL BUILDINGS-

1. Nursing homes and hospitals, generally classified as Group I; and
2. Child day care centers, Adult day care centers and schools, generally classified as Group E and Group 1-4.

RESIDENTIAL STRUCTURES: Single-family, Two-family, Townhouse, Multi-family, and Assisted Living uses, generally classified as Group R, whether in a single occupancy or mixed occupancy.

Sound insulation properties - of building construction materials are described by Sound Transmission Loss (TL) or Sound Transmission Class (STC). The higher the TL or STC value, the less sound will be transmitted through the building material.

SECTION AK103 PURPOSE

AK103.1 General. All buildings and structures with protective uses, as applicable under this chapter, shall be required to have minimum sound insulation standards and requirements to protect the persons within designated noise sensitive buildings from excessive exterior noise through regulation of design,

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construction and modification of such buildings. After proper sound insulation measures are taken, the interior sound level, attributable to exterior sources, shall not exceed 45 dB.

With the request for a building permit application, or Change of Use permit application, submitted plans shall show evidence of compliance with the sound insulation requirements. Compliance shall consist of submittal of an acoustical analysis report as follows:

1. In accordance with the prescriptive requirements of Section AK104 or the default ratings of Section AK105; or
2. Any qualified design prepared under by a person experienced in the field of acoustical engineering or a registered architect.

SECTION AK104 BUILDING REQUIREMENTS

AK104.1 General. Compliance with the following prescriptive provisions shall be deemed to be in compliance with this chapter.

AK104.2 Building requirements for construction in the 65 dB zone.

1. Exterior Walls.

Walls that form the exterior envelope may be as listed below and shall be constructed as follows:

- a. Wood walls with studs at least 4 inches in nominal depth. Exterior finish shall be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood, metal or cementitious fiber siding shall be installed over ½-inch solid sheathing.

Wall insulation shall be at least R-13 glass fiber, or mineral wool or equal and shall be installed continuously throughout the stud space. Foam insulation, as pennitted by this code, shall be accepted provided it solidifies to a spongy state and not solid or rigid.

Interior wall finish shall be at least ½" gypsum wallboard

- b. Masonry or concrete load bearing walls. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior supporting studwall that is finished as required by Item a above.
- c. Or, it is permitted to use any wall designated in Section AK.105 with a default STC value of 25" or greater.

2. Exterior Windows.

Windows in the exterior envelope shall be constructed as follows:

- a. All openable windows in the exterior walls shall have a faboratory sound transmission class rating of at least STC 30 dB and shall have air infiltration rate of no more than 0.5 cubic feet per minute when tested according to AS1M E- 283; or, shall be double thermopane windows meeting the requirements of the Energy Code.

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- b. All fixed windows in the exterior walls shall be at least ¼-inch thick and shall be set in non-hardening glazing materials; or, shall be double thermopane windows meeting the requirements of the Energy Code.
- c. Or, it is permitted to use any window designated in Section A.K.105 with a default STC value of 25* or greater.
- d. The total area of glazing in rooms used for sleeping shall not exceed 20 percent of the floor area.

3. Exterior Doors

- a. Exterior hinged doors shall be as follows:
 - 1. a door and edge seal assembly that has a laboratory sound transmission class rating of at least STC 30 dB; or
 - 2. a door, other than a hollow core wood door, that complies with the Energy Code; or,
 - 3. any door installed with a storm door; or,
 - 4. doors installed as part of a vestibule.
- b. Sliding glass doors shall have glass that has a laboratory sound transmission class rating of at least STC 30 dB; or, shall be a sliding glass door that complies with the Energy Code.
- c. Access doors from a garage to a room within a dwelling shall have a laboratory sound transmission rating of at least STC 30 dB; or, shall comply with the Energy Code as a door in the exterior envelope.
- d. Or, it is permitted to use any door designated in Section AK105 with a default STC value of 25* or greater.
- e. View windows in doors and sidelights shall comply with item 2 above, unless used in a door as listed in 3a above.

4. Roof/Ceiling Construction

- a. Roof rafters shall have a minimum slope of 4:12 and shall be covered on their top surface with ½-inch solid sheathing and any roof covering allowed by this code. An accessible attic space shall be provided above rooms on the uppermost level of Group R buildings.
- b. Commercial type flat roofs are permitted if insulated as required by the Energy Code and a separate lay-in ceiling is added below with an airspace between the two.
- c. Cathedral ceilings are discouraged but, if installed, must have enough space to install the insulation of Item d below, with a minimum of 6" air space between the insulation and the roof deck.
- d. Attic insulation shall be batt or blown-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

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- e. Attic ventilation, when installed, shall be:
 - 1. Gable vents or other attic vents that penetrate the attic enclosure shall be fitted with a ½" plywood panel, with I II semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced. Or,
 - 2. Eave vents that are located under the roof overhang.
- f. Ceilings shall be finished with gypsum board or plaster that is at least 5/8-inch thick;
 - or,
 - ½" gypsum board on resilient channels (RC) installed 16" o.c. perpendicular to the joists. Gypsum screws into the RC shall not be long enough to penetrate the wood stud by more than ¼" if occurring over the stud location;
 - or,
 - a lay-in ceiling with an airspace.
- g. Skylights shall penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel shall be mounted at the ceiling line and shall be glazed with at least 3/16-inch plastic, tempered or laminated glass. The weather-side skylight shall be any type that is permitted by this code. The total size of skylights shall be no more than 20 percent of the roof area of the room.

5. Floors

The floor of the lowest occupied rooms shall be slab on fill, below grade or over a fully enclosed basement or crawlspace. All door and window openings in the fully enclosed basement shall be tightly fitted. All crawlspace vents must be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-site perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced.

6. Ventilation

- a. A ventilation system shall be provided that will provide at least the minimum air circulation and fresh air supply requirements of the Mechanical Code, in each room without opening any windows, door or other opening to the exterior. Openable windows or doors will not be counted for compliance with the fresh air provisions. Fresh air must be brought in through the HVAC system.
- b. Window and/or through-the-wall ventilation or air-conditioning units shall not be used.
- c. All vent ducts connecting the interior space to the outdoors shall contain at least a ten-foot length of internal sound-absorbing duct lining. Each duct shall be provided with a ninety-degree (right angle) bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Residential bathroom vents discharging at an eave vent need only to have two ninety-degree (right angle) bends.
- d. Kitchen cooktop vent hoods shall be the non-ducted recirculating type with no ducted

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connection to the exterior.

7. Fireplaces

Each fireplace constructed of masonry units shall be fitted with a spark arrestor, a damper as required by code and shall have glass doors across the front of the firebox.

8. Wall and Ceiling Openings

Openings in the exterior that degrades its ability to achieve an interior rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air conditioning, or other openings must be designed to maintain the 45 dB or less standard in the room to which they provide access.

At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked at the pipe duct or conduit or filled with mortar to the wall.

*STC ratings may overstate the actual attenuation provided by as much as 3 dB, therefore, 25 STC rating in lieu of 20 is mandated.

AK104.3 Building requirements for construction in the 70 dB zone.

1. Exterior Walls

Walls that form the exterior envelope may be as listed below and shall be constructed as follows:

- a. Wood walls with studs at least 4 inches in nominal depth. Exterior finish shall be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood, metal or cementitious fiber siding shall be installed over ½-inch solid sheathing.

Wall insulation shall be at least R-13 glass fiber, or mineral wool or equal and shall be installed continuously throughout the stud space. Foam insulation, as permitted by this code, shall be accepted provided it solidifies to a spongy state and not solid or rigid.

Interior wall finish shall be at least 5/8-inch gypsum wallboard or plaster; or, ½" gypsum wallboard installed on resilient channels (RC) installed 16" o.c. perpendicular to the studs. Gypsum screws into the RC shall not be long enough to penetrate the wood stud by more than ¼" if occurring over the stud location.

- b. Masonry or concrete load bearing walls. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior supporting studwall that is finished as required by Item a above.
- c. Or, it is permitted to use any wall designated in Section AK.105 with default STC value of 30* or greater. When using door/window openings with a default STC value of less than 30 STC but not less than 25 STC, the STC of the wall shall be downrated by 20%.

2. Exterior Windows

Windows in the exterior envelope shall be constructed as follows:

- a. All openable windows in the exterior walls shall have a laboratory sound transmission class

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- rating of at least STC 35 dB and shall have air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E- 283.
- b. All fixed windows in the exterior walls of rooms shall:
 - 1. Have a laboratory sound transmission class rating of at least STC 35 db, or
 - 2. Be 5/8-inch laminated glass with a laboratory sound transmission class rating of at least STC 35 db and shall be set in non-hardening glazing materials, or
 - 3. Be glass block at least 3-1/2 inches thick.
 - c. Or, it is permitted to use any window designated in Section A.KIOS with a default STC value of 30* or greater.
 - d. The total area of glazing in rooms used for sleeping shall not exceed 20 percent of the floor area

3. Exterior Doors

- a. Exterior hinged doors shall be as follows:
 - 1. a door and edge seal assembly that has a laboratory sound transmission class rating of at least STC 35 dB; or
 - 2. a door, other than a hollow core wood door, that complies with the Energy Code and installed with a storm door; or,
 - 3. doors installed as part of a vestibule.
- b. Sliding glass doors shall have glass that has a laboratory sound transmission class rating of at least STC 35 dB.
- c. Access doors from a garage to a room within a dwelling shall have a laboratory sound transmission rating of at least STC 30 dB; or, shall comply with the Energy Code as a door in the exterior envelope.
- d. Or, it is permitted to use any door designated in Section AK.105 with a default STC value of 30* or greater.
- e. View windows in doors and sidelights shall comply with item 2 above, unless used in a door as listed in 3a above.

4. Roof/Ceiling Construction

- a. Roof rafters shall have a minimum slope of 4:12 and shall be covered on their top surface with ½-inch solid sheathing and any roof covering allowed by this code. An accessible attic space shall be provided above rooms on the uppermost level of Group R buildings.
- b. Commercial type flat roofs are permitted if insulated as required by the Energy Code and a separate lay-in ceiling is added below with an airspace between the two.
- c. Cathedral ceilings are discouraged but, if installed, must have ¾" solid decking above,

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enough space to install the insulation of Item d below, with a minimum of 6' air space between the insulation and the roof deck.

d. Attic insulation shall be batt or blown-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

e. Attic ventilation, when installed, shall be:

1. Gable vents or other attic vents that penetrate the attic enclosure shall be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-sight perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced. Or,

2. Eave vents that are located under the roof overhang.

f. Ceilings shall be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials shall be mounted on resilient channels;

or,

a lay-in ceiling with an airspace.

g. Skylights shall penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel shall be mounted at the ceiling line or at a point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and shall be glazed with at least 3/16-inch plastic or laminated glass. The weather side skylight shall be any type that is permitted by this code. The total size of skylights shall be no more than 20 percent of the roof area of the room.

5. Floors

The floor of the lowest occupied rooms shall be slab on fill, below grade or over a fully enclosed basement or crawlspace. All door and window openings in the fully enclosed basement shall be tightly fitted. All crawlspace vents must be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-sight perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced.

6. Ventilation

a. A ventilation system shall be provided that will provide at least the minimum air circulation and fresh air supply requirements of the Mechanical Code, in each room without opening any windows, door or other opening to the exterior. Openable windows or doors will not be counted for compliance with the fresh air provisions. Fresh air must be brought in through the HVAC system.

b. Window and/or through-the-wall ventilation or air-conditioning units shall not be used.

c. All vent ducts connecting the interior space to the outdoors shall contain at least a ten-foot length of internal sound-absorbing duct lining. Each duct shall be provided with a ninety-degree (right angle) bend in the duct such that there is no direct line-of-sight through the

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- duct from the venting cross-section to the room opening cross-section. Residential bathroom vents discharging at an eave vent need only to have two ninety-degree (right angle) bends.
- d. Kitchen cooktop vent hoods shall be the non-ducted recirculating type with no ducted connection to the exterior.

7. Fireplaces

Each fireplace constructed of masonry units shall be fitted with a spark arrestor, a damper as required by code and shall have glass doors across the front of the firebox.

8. Wall and Ceiling Openings

Openings in the exterior that degrades its ability to achieve an interior rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air conditioning, or other openings must be designed to maintain the 45 dB or less standard in the room to which they provide access.

At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked at the pipe duct or conduit or filled with mortar to the wall.

*STC ratings may overstate the actual attenuation provided by as much as 3 dB, therefore, 30 STC rating in lieu of 25 is mandated.

AK104.4 Building requirements for construction in the 75 dB or greater areas.

1. Exterior Walls

Walls that form the exterior envelope may be as listed below and shall be constructed as follows:

- a. Wood walls with studs at least 4 inches in nominal depth. Exterior finish shall be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood, metal or cementitious fiber siding shall be installed over 3/4-inch solid sheathing.

Wall insulation shall be at least R-13 glass fiber, or mineral wool or equal and shall be installed continuously throughout the stud space. Foam insulation, as permitted by this code, shall be accepted provided it solidifies to a spongy state and not solid or rigid.

Interior wall finish shall be at least 5/8-inch gypsum wallboard installed on resilient channels (RC) installed 16" o.c. perpendicular to the studs. Gypsum screws into the RC shall not be long enough to penetrate the wood stud by more than 1/4" if occurring over the stud location.

- b. Masonry or concrete load bearing walls. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior supporting studwall that is finished as required by Item a above.
- c. Or, it is permitted to use any wall designated in Section AK105 with a default STC value of 35* or greater. When using door/window openings with a default STC value of less than 35 STC but not less than 30 STC, the STC of the wall shall be downrated by 20%.

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2. Exterior Windows

Windows in the exterior envelope shall be constructed as follows:

- a. All openable windows in the exterior walls shall have a laboratory sound transmission class rating of at least STC 40 dB and shall have air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- b. All fixed windows in the exterior walls of rooms shall:
 1. Have a laboratory sound transmission class rating of at least STC 40 db, or
 2. Be 5/8-inch laminated glass with a laboratory sound transmission class rating of at least STC 40 db and shall be set in non-hardening glazing materials, or
 3. Be glass block at least 3-1/2 inches thick.
- c. Or, it is permitted to use any window designated in Section AK.105 with a default STC value of 35* or greater.
- d. The total area of windows and doors in rooms used for sleeping shall not exceed 20 percent of the floor area.

3. Exterior Doors

a. Exterior hinged doors shall be as follows:

1. a door and edge seal assembly that has a laboratory sound transmission class rating of at least STC 40 dB; or
2. a solid-core wood or insulated metal door at least one (1) inch thick separated by an airspace of at least four (4) inches from another door, which can be a storm door. Both doors shall be tightly fitted and weather-stripped; or,
3. doors installed as part of a vestibule.

b. Sliding glass doors shall have glass that has a laboratory sound transmission class rating of at least STC 40 dB;

or,

a double sliding glass door separated by a minimum four-inch airspace. Each door shall comply with the air leakage rate of the Energy Code. Glass shall be at least three-sixteenths (3/16) inch thick but not equal in thickness between the two doors, and tempered or laminated.

c. Access doors from a garage to a room within a dwelling shall have a laboratory sound transmission rating of at least STC 30 dB; or, shall comply with the Energy Code as a door in the exterior envelope.

d. Or, it is permitted to use any door designated in Section AKIOS with a default STC value of 35* or greater.

e. View windows in doors and sidelights shall comply with item 2 above, unless used in a door as listed in 3a above.

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- f. The joint between the wall opening and the door frame shall be continuously filled with glass fiber insulation and the exterior cover trim shall be continuously caulked to seal the joint.

4. Roof/Ceiling Construction

- a. Roof rafters shall have a minimum slope of 4:12 and shall be covered on their top surface with ½-inch solid sheathing and any roof covering allowed by this code. An accessible attic space shall be provided above rooms on the uppermost level of Group R buildings.
- b. Commercial type flat roofs are permitted if insulated as required by the Energy Code and a separate lay-in ceiling is added below with an airspace between the two.
- c. Cathedral ceilings are discouraged but, if installed, must have 1" solid decking above, have enough space to install the insulation on top of the decking, with a minimum of 1" air space between the insulation and the roof deck. Structural information shall be provided confirming adequate support of the decking.
- d. Attic insulation shall be batt or blown-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.
- e. Attic ventilation, when installed, shall be:
 - 1. Gable vents or other attic vents that penetrate the attic enclosure shall be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-sight perpendicular to the vent. The new panel shall also be positioned so that the amount of ventilation is not reduced. Or,
 - 2. Eave vents that are located under the roof overhang.
- f. Ceilings shall be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials shall be mounted on resilient channels;
or,
a lay-in ceiling with an airspace.
- g. Skylights shall penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel shall be mounted at the ceiling line or at a point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and shall be glazed with at least 3/16-inch plastic or laminated glass. The weather side skylight shall be any type that is permitted by this code. The total size of skylights shall be no more than 20 percent of the roof area of the room.

5. Floors

The floor of the lowest occupied rooms shall be slab on fill, below grade or over a fully enclosed basement or crawlspace. All door and window openings in the fully enclosed basement shall be tightly fitted. All crawlspace vents must be fitted with a ½" plywood panel, with 1" semi-rigid insulation attached to the surface facing the vent, so that the panel is at least six inches larger than the vent opening on all sides and is attached to prevent direct line-of-sight perpendicular to the vent. The new panel shall also be positioned so that the amount of

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ventilation is not reduced.

6. Ventilation

- a. A ventilation system shall be provided that will provide at least the minimum air circulation and fresh air supply requirements of the Mechanical Code, in each room without opening any windows, door or other opening to the exterior. Openable windows or doors will not be counted for compliance with the fresh air provisions. Fresh air must be brought in through the HVAC system.
- b. Window and/or through-the-wall ventilation or air-conditioning units shall not be used.
- c. All vent ducts connecting the interior space to the outdoors shall contain at least a ten-foot length of internal sound-absorbing duct lining. Each duct shall be provided with a ninety-degree (right angle) bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Residential bathroom vents discharging at an eave vent need only to have two ninety-degree (right angle) bends.
- d. Kitchen cooktop vent hoods shall be the non-ducted recirculating type with no ducted connection to the exterior.

7. Fireplaces

Each fireplace constructed of masonry units shall be fitted with a spark arrestor, a damper as required by code and shall have glass doors across the front of the firebox.

8. Wall and Ceiling Openings

Openings in the exterior that degrades its ability to achieve an interior rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air conditioning, or other openings must be designed to maintain the 45 dB or less standard in the room to which they provide access.

At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked at the pipe duct or conduit or filled with mortar to the wall.

*STC ratings may overstate the actual attenuation provided by as much as 3 dB, therefore, 35 STC rating in lieu of 30 is mandated.

SECTION AK105

DEFAULT COMPONENT RATINGS

AK105.1 General. The acoustical performance of the building depends on the combined performances of each of the elements. The final result depends on the transmission loss (or STC) and the relative surface areas of the elements. If any of the components has poor insulation properties the overall performance can be seriously weakened. Windows are usually one of the weakest elements in the dwelling's sound insulation performance.

The following default STC ratings may be used in determining the sound envelope of the building. The

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required combined default values are as follows:

Zone 65 dB - The sound enclosure must be comprised of all components, wall, window, doors and roof that each have a default STC rating of 25* or higher.

Zone 70 dB - The sound enclosure must be comprised of all components, wall, window, doors and roof that have a default STC rating of 30* or higher. It is permitted to use windows and doors of less than 30 STC but not less than 25 STC rating, provided the wall STC shall be downrated by 20% and the non-compliant window/door area shall not exceed 20% of the floor area per room.

Zone 75 or higher dB - The sound enclosure must be comprised of all components, wall, window, doors and roof that have a default STC rating of 35* or higher. It is permitted to use windows or doors with less than 35 STC but not less than 30 STC rating, provided the wall STC shall be downrated by 20% and the non-compliant window/door area shall not exceed 20% of the floor area per room.

*STC ratings may overstate the actual attenuation provided by as much as 3 dB, therefore, all STC rating requirements are upgraded by 5.

Walls	STC	STC when under-rated windows or doors are used
Exterior siding, 1/2" solid sheathing, 2 x 4" nominal stud 16" o.c., fiberglass insulation, 1/2" interior gypsum attached directly to studs	39	31
7/8" stucco, No. 15 felt building paper and 1" wire mesh, 2 x 4" nominal stud 16" o.c., fiberglass insulation, 1/2" gypsum board attached directly to stud.	46	37
Face Brick, 1/2" air space with metal ties, 3/4" insulation board sheathing, 2 x 4" nominal studs 16" o.c., fiberglass building insulation, 1/2" gypsum board attached directly to studs	56	45
1" stucco, 8" thick hollow concrete block, 1/2" gypsum attached to furring strips	49	39
Exterior siding, 7/16" solid sheathing, 2 x 4" nominal stud 16" o.c., batt insulation, resilient channels, 1/2" gypsum board	43	34
Exterior siding, 7/16" solid sheathing, 2 x 6" nominal stud 16" o.c., batt insulation, resilient channels, 1/2" gypsum board	47	37
Exterior siding, 7/16" solid sheathing, 2 x 4" staggered studs 16" o.c, on 2 x 6" base plate, batt insulation, 1/2" gypsum attached directly to studs	50	40

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Windows	STC
Wood double hung, closed but unlocked, single glazing	23
Aluminum sliding, latched, single glazing	24
Wood double hung, closed but unlocked, glazed with 7/16" insulating glass	22
1/8" double glazed window with 1/4" air space	26
1/4" single glazed window	30
1/2" laminated glass single glazed window	34
1/4" + 1/8" double glazed window with 2" airspace	39
1/4" + 1/8" double glazed window with 4 3/4" airspace	43

Doors	STC
Wood, flush solid core, with brass weather stripping	27
Wood, flush solid core, plastic weather stripping, aluminum storm door	34
Wood, French door, brass weather stripping	26
Steel, flush, with urethane foam core, with magnetic weather stripping	28
Wood, solid core	26
Steel or fiberglass	25
Sliding glass	27

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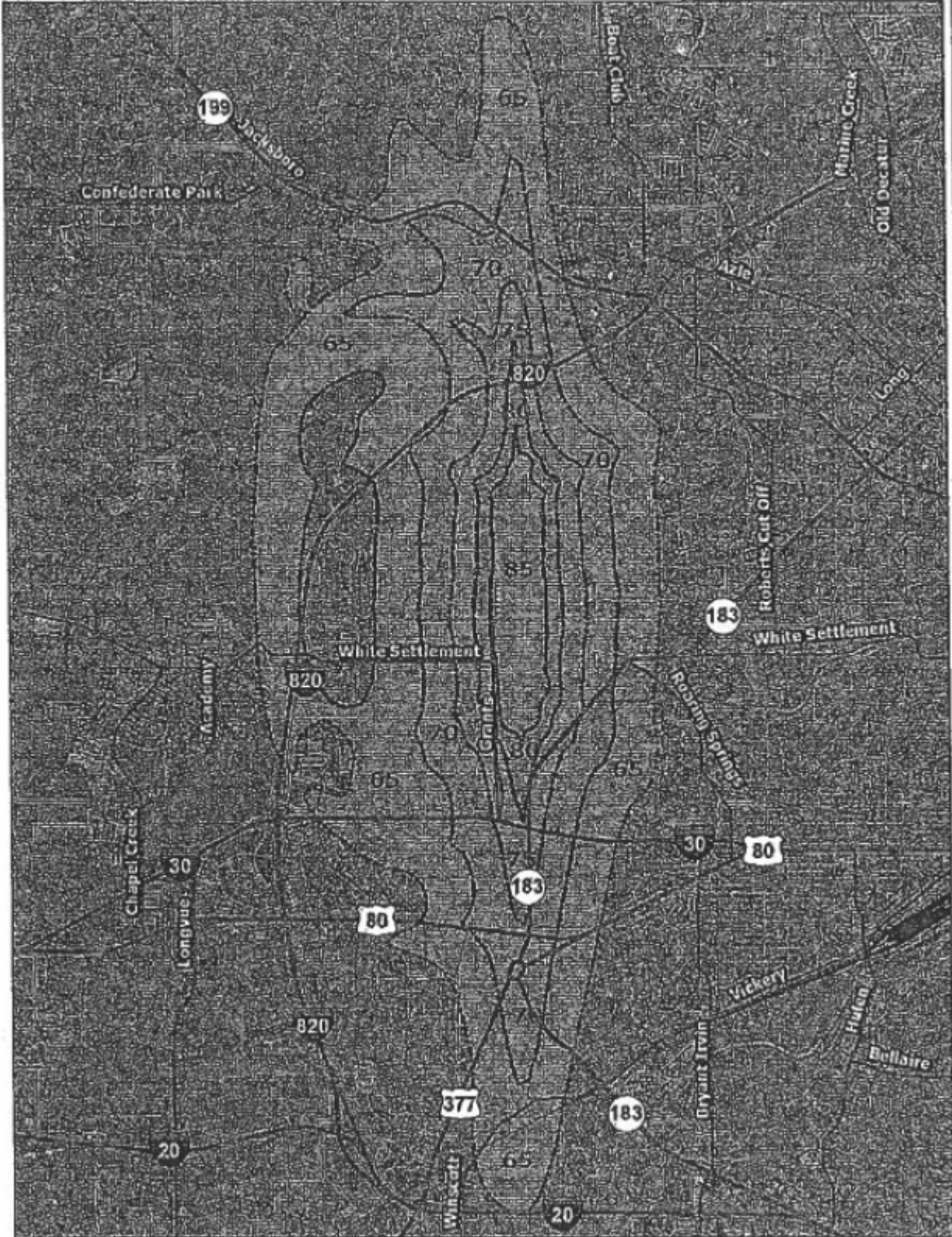


Figure AK101.1(1)

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SECTION 3.

This article shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (1986), as amended, except where the provisions of this article are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure in the City or cause the same to be done contrary to or in violation of any of the provisions of this Code. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or final decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such void, ineffective, or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

This ordinance constitutes a digest and revision of the Building Code of the City of Fort Worth, as provided in Section 2, Chapter XXV, and Section 9, Chapter XX.VII, of the Charter of the City of Fort Worth. The Development Department of the City of Fort Worth, Texas, is hereby authorized to publish this ordinance in pamphlet form for general distribution among the public, and the operative provisions of this ordinance, as so published, shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Chapter XXV, Section 3, of the Charter of the City of Fort Worth, Texas.

SECTION 7.

The City Secretary of the City of Fort Worth, is hereby directed to publish the caption, penalty clause, and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas as authorized by Section 2, Chapter XXV of the Charter of the City of Fort Worth, Texas and by Section 52.013(a) of the Texas Local Government Code.

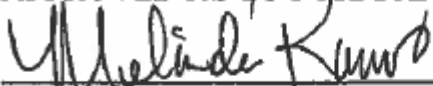
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SECTION 8.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:



Assistant City Attorney

Adopted: August 9, 2007

Effective: August 24, 2007

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 3**

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ARTICLE 2: OVERLAY ZONES

DIVISION 15: AIRPORT LAND USE COMPATIBILITY OVERLAY ZONES

(“Airport Land Use Compatibility Overlay Zone” added 10-25-2011 by 0-20047 N.S.)

§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.

(“Purpose of the Airport Land Use Compatibility Overlay Zone” added 10-25-2011 by 0-20047 N.S.; effective 1-1-2012.)

§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

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

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- 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

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
<i>Development</i> that complies with the applicable compatibility regulations or that is listed as exempt in Section 132.1505.	132.1505	No permit required by this Division
Non-residential <i>development</i> where alternative compliance is requested to demonstrate safety compatibility in accordance with Section 132.1515(d) using an equivalent calculation of people per acre.	132.1515	Neighborhood Development Permit/ Process Two
Non-residential <i>development</i> 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).	132.1515	Neighborhood Development Permit/ Process Two
<i>Development</i> as required for safety compatibility in accordance with Section 132.1515	132.1515	Site Development Permit/ Process Three
<i>Development</i> proposing to deviate from this Division, or new <i>development</i> that includes a rezone or <i>land use plan</i> approval.	132.1510 132.1515 132.1520 132.1535 132.1540	Site Development Permit/ Process Five

("Where the Airport Land Use Compatibility Overlay Zone Applies" added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

§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.

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- 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 I 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, densities or intensities inconsistent with the safety compatibility criteria in Sections 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 navigation 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.

("Development Review for Compatibility" added 10-25-2011 by 0-20047 NS.; effective

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1-1-2012.)

(Amended 12-2-2011 by 0-20113 NS.; effective 1-1-2012.)

§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

Airport Noise Contour Maps

Airport Influence Area	Map Number
MCAS Miramar	C-929
Brown Field	C-942
Montgomery Field	C-937

- 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*.

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- 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

Symbol in Table 132-15D	Description of Symbol
P	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.
-	Use or use category is incompatible with the identified exterior noise exposure level and is not permitted.

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Table 132-15D

Noise Compatibility Criteria

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

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<i>Multiple Dwelling Units</i>	p ²	-	-	-
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	p ²	-	-	-
<i>Single Dwelling Units</i>	p ²	-	-	-
Separately Regulated Residential Units				
<i>Companion Units</i>	p ²	-	-	-
Employee Housing	p ²	-	-	-
Fraternities, Sororities and Student Dormitories	p ²	-	-	-
Garage, Yard, & Estate Sales	Classify with primary use			
Guest Quarters	p ²	-	-	-
Home Occupations	Classify with primary use			
Housing for Senior Citizens	p ²	-	-	-
<i>Junior Units</i>	p ²	-	-	-
Live/Work Quarters	p ²	-	-	-
<i>Movable Tiny Homes</i>	p ²	-	-	-
Residential Care Facilities				
6 or Fewer Persons	p ²	-	-	-
7 or More Persons	p ¹	-	-	-
Transitional Housing				
6 or Fewer Persons	p ²	-	-	-
7 or More Persons	p ²	-	-	-
Watchkeeper Quarters	Classify with primary use			
Institutional				
Separately Regulated Institutional Uses				
Airports	P	P	P	P
Botanical Gardens & Arboretums	P	P	P	-
Cemeteries, Mausoleums, Crematories	P	P	p ²	-
<i>Churches & Places of Religious Assembly</i>	p ²	-	-	-

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Correctional Placement Centers	p ²	p ²	-	-
Educational Facilities:				
Kindergarten through Grade 12	p ²	-	-	-
Colleges / Universities	p ²	p ²	-	-
Vocational / Trade School	p ²	p ²	-	-
Energy Generation & Distribution Facilities	P	P	P	P
Exhibit Halls & Convention Facilities	P	p ²	-	-
<i>Flood Control Facilities</i>	P	P	P	P
Historical Buildings Used for Purposes Not Otherwise Allowed	Classify with primary use			
Homeless Facilities:				
Congregate Meal Facilities	P	p ¹	p ^{1,3}	-
Emergency Shelters	p ²	p ²	-	-
Homeless Day Centers	P	p ¹	p ¹	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	p ²	-	-	-
Interpretive Centers	p ²	-	-	-
Museums	p ²	-	-	-
Major Transmission, Relay, or Communications Switching Stations	P	P	P	P
<i>Satellite Antennas</i>	P	P	P	P
<i>Social Service Institutions</i>	P	p ¹	p ¹	-
<i>Wireless communication facility</i>	P	P	P	P
Retail Sales				
Building Supplies & Equipment	P	p ¹	p ^{1,3}	-
Food, Beverages and Groceries	P	p ¹	p ^{1,3}	-
Consumer Goods, Furniture, Appliances, Equipment	P	p ¹	p ^{1,3}	-
Pets & Pet Supplies	P	p ¹	p ^{1,3}	-
Sundries, Pharmaceuticals, & Convenience Sales	P	p ¹	p ^{1,3}	-

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Wearing Apparel & Accessories	P	P ¹	P ^{1,3}	-
Separately Regulated Sales Uses				
Agriculture Related Supplies & Equipment	P	P ¹	P ^{1,3}	-
Alcoholic Beverage Outlets	P	P ¹	P ^{1,3}	-
Plant Nurseries	P	P ¹	P ^{1,3}	-
Swap Meets & Other Large Outdoor Retail Facilities	P	P	-	-
Commercial Services				
Building Services	P	P ¹	P ¹	-
Business Support	P	P ¹	P ¹	-
Eating & Drinking Establishments	P	P ¹	P ^{1,3}	-
Financial Institutions	P	P ¹	P ¹	-
Funeral & Mortuary Services	P	P ¹	P ^{1,3}	-
Maintenance & Repair	P	P ¹	P ¹	-
Off-Site Services	P	P ¹	P ¹	-
Personal Services	P	P ¹	P ^{1,3}	-
Radio & Television Services	P	P ¹	P ¹	-
Assembly & Entertainment	P	P ¹	P ¹	-
Visitor Accommodations	P ²	P ²	P ²	-
Separately Reluated Commercial Services				
Adult Entertainment Establishments:				
Adult Book Store	P	P ¹	P ¹	-
Adult Cabaret	P	P ¹	P ¹	-
Adult Drive-In Theater	P	P ¹	-	-
Adult Mini-Motion Picture Theater	P	P ¹	P ¹	-
Adult Model Studio	P	P ¹	P ¹	-
Adult <i>Motel</i>	P ²	P ²	P ²	-
Adult Motion Picture Theater	P	P ¹	P ¹	-

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Adult Peep Show Theater	P	P ¹	P ¹	-
Adult Theater	P	P ¹	P ¹	-
Body Painting Studio	P	P ¹	P ¹	-
Massage Establishment	P	P ¹	P ¹	-
Sexual Encounter Establishment	P	P ¹	P ¹	-
Boarding Kennels	P	P ¹	P ^{1,3}	-
Camping Parks	P	-	-	-
<i>Child Care Facilities:</i>				
Child Care Centers	P ²	-	-	-
Large Family Day Care Homes	P ²	-	-	-
Small Family Day Care Homes	P ²	-	-	-
Eating and Drinking Establishments Abutting Residentially Zoned Property	P	P ¹	P ^{1,3}	-
Fairgrounds	P	P	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P	P	-	-
Helicopter Landing Facilities	P	P	P	P
Instructional Studios	P	P ¹	P ¹	-
Massage Establishments, Specialized Practice	P	P ¹	P ^{1,3}	-
Nightclubs & Bars over 5,000 square feet in size	P	P ¹	P ^{1,3}	-
<i>Parking Facilities as a Primary Use:</i>				
Permanent Parking Facilities	P	P	P	-
Temporary Parking Facilities	P	P	P	-
Private Clubs, Lodges and Fraternal Organizations	P	P ¹	P ¹	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾	P	P	-	-
Pushcarts	P	P	P	-
<i>Recycling Facilities:</i>				
Large Collection Facility	P	P	P	-

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Small Collection Facility	P	P	P	-
Large Construction & Demolition Debris <i>Recycling Facility</i>	P	P	P	-
Small Construction & Demolition Debris <i>Recycling Facility</i>	P	P	P	-
Drop-off Facility	P	P	P	P
Green Materials Composting Facility	P	P	P	-
Mixed Organic Composting Facility	P	P	P	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P	P	P	-
Large Processing Facility Accepting All Types of Traffic	P	P	P	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P	P	P	-
Small Processing Facility Accepting All Types of Traffic	P	P	P	-
Reverse Vending Machines	P	P	P	P
Tire Processing Facility	P	P	P	-
Sidewalk Cafes	P	P	-	-
Sports Arenas & Stadiums	P	P ²	P ^{2,4}	-
Theaters that are outdoor or over 5,000 square feet in size	P	P ¹	P ^{1,3}	-
Urgent care Facilities	P	P ¹	P ¹	-
Veterinary Clinics & Animal Hospitals	P	P ¹	P ^{1,3}	-
Zoological Parks	P	P	-	-
Offices				
Business & Professional	P	P ¹	P ¹	-
Government	P	P ¹	P ¹	-
Medical, Dental, & Health Practitioner	P	P ¹	P ¹	-
Regional & Corporate Headquarters	P	P ¹	P ¹	-
Separately Regulated Office Uses				

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Real Estate Sales Offices & Model Homes	P	P ¹	P ¹	-
<i>Sex Offender</i> Treatment & Counseling	P	P ¹	P ¹	-
Vehicle & Vehicular Equipment Sales & Service				
Commercial Vehicle Repair & Maintenance	P	P	P ¹	-
Commercial Vehicle Sales & Rentals	P	P	P ¹	-
Personal Vehicle Repair & Maintenance	P	P	P ¹	-
Personal Vehicle Sales & Rentals	P	P	P ¹	-
Vehicle Equipment & Supplies Sales & Rentals	P	P	P ¹	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses				
Automobile Service Stations	P	P	P ¹	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as <i>Primary Use</i>	P	P	P ¹	-
Wholesale, Distribution, Storage				
Equipment & Materials Storage Yards	P	P	P	-
Moving & Storage Facilities	P	P	P ¹	-
Warehouses	P	P	P ¹	-
Wholesale Distribution	P	P	P ¹	-
Separately Regulated Wholesale, Distribution, and Storage Uses				
Impound storage Yards	P	P	P	-
Junk Yards	P	P	P	-
Temporary Construction Storage Yards Located off-site	P	P	P	-
Industrial				
Heavy Manufacturing	P	P	P ¹	-
Light Manufacturing	P	P	P ¹	-
Marine Industry	P	P	P ¹	-
Research & Development	P	P	P ¹	-
Testing Labs	P	P	P ⁽¹⁾	-

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Trucking & Transportation Terminals	P	P	P ¹	-
Separately Regulated Industrial Uses				
<i>Cannabis Production Facilities</i>	P	P	P ¹	-
<i>Hazardous Waste Research Facility</i>	P	P	P ¹	-
<i>Hazardous Waste Treatment Facility</i>	P	P	P ¹	-
Marine Related Uses Within the Coastal Overlay Zone	P	P	P ¹	-
Mining and Extractive Industries	P	P	P	-
Newspaper Publishing Plants	P	P	P ¹	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	P	P	P ¹	-
Wrecking & Dismantling of Motor Vehicles	P	P	P	-

Footnotes to Table 132-15D

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

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

³ This use classification is not permitted for outdoor spaces exposed to aircraft noise greater than 70 dB CNEL

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

("Noise Compatibility" added 10-25-2011 by O-20047 NS; effective 1-1-2012.)

(Amended 9-15-2017 by O-20857 NS.; effective 10-15-2017.)

(Amended 10-17-2017 by O-20859N.S.; effective 11-16-2017.)

(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)

(Amended 8-12-2020 by O-21223 NS.; effective 10-8-2020.)

[Editors Note: Amendments as adopted by O-21223 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21223-SO.pdf]

(Amended 4-14-2021 by O-21305 NS.; effective 5-29-2021.)

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[**Editors Note:** Amendments as adopted by 0-21305 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21305-SO.pdf]

§132.1515 Safety Compatibility

Safety compatibility between airport operations and proposed development within Review Area I 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

Airport Influence Area	Map Number
MCAS Miramar	C-930
Brown Field	C-940
Montgomery Field	C-935

- 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*.

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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)(S) 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*.

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(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- I SG 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 I 32-15F or 132- 150, 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

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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 126.0114 for any future development that would exceed the maximum intensity specified in the permit.
 - (4) As a condition of permit approval:

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- (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

Symbol in Table 132-15F	Description of Symbol
p	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.
L	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.
L/X Percent (Floor Area Ratio)	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 <i>floor area ratio</i> may be used as an equivalent measurement for the maximum people per acre in that safety zone.
SDP	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.
-	Use or use category is incompatible with the identified safety zone and is not permitted.

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
	Maximum People Per Acre	25	50
Open Space			
Active Recreation	P ¹	P	P
Passive Recreation	P	P	P
Natural Resources Preservation	P	P	P
Park Maintenance Facilities	P	P	P
Agriculture			
Agricultural Processing [1000 sq ft per person]	P	L/.34	P ¹
Aquaculture Facilities [1000 sq ft per person]	L/.57	P	P
Dairies [1000 sq ft per person]	L/.57	P	P
Horticulture Nurseries & Greenhouses [1000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Raising & Harvesting of Crops [1000 sq ft per person]	L/.57 ⁴	P	P
Raising, Maintaining & Keeping of Animals [1000 sq ft per person]	L/.57	P	P
Separately Regulated Agriculture Uses			
Agricultural Equipment Repair Shops [300 sq ft per person]	L/.17	L/.34	P
Commercial Stables [1000 sq ft per person]	L/.57	P	P
Community Gardens	P ⁴	P	P
Equestrian Show & Exhibition Facilities [15 sq ft per person]	-	-	SDP ²
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	-	P
Residential			
Mobilehome Parks	-	SDP ³	SDP ³

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<i>Multiple Dwelling Units</i>	-	SDP ³	SDP ³
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	-	SDP ³	SDP ³
<i>Single Dwelling Units</i>	- ¹¹	SDP ³	SDP ³
Separately Regulated Residential Units			
<i>Companion Units</i>	P	P	P
Employee Housing	-	SDP ³	SDP ³
Fraternities, Sororities and Student Dormitories	-	SDP ³	SDP ³
Garage, Yard, & Estate Sales	Classify with primary use		
Guest Quarters	Classify with primary use		
Home Occupations	Classify with primary use		
Housing for Senior Citizens	- ¹¹	SDP ³	SDP ³
Live/Work Quarters	-	SDP ³	SDP ³
<i>Movable Tiny Homes</i>	p	p	p
Residential Care Facilities			
6 or Fewer Persons	- ¹¹	SDP ³	SDP ³
7 or More Persons	-	SDP ³	SDP ³
Transitional Housing			
6 or Fewer Persons	- ¹¹	SDP ³	SDP ³
7 or More Persons	p ²	-	-
Watchkeeper Quarters	Classify with primary use		
Institutional			
Separately Regulated Institutional Uses			
Airports	P	P	P
Botanical Gardens & Arboretums	P	P	P
Cemeteries, Mausoleums, Crematories	p ¹	p ¹	P
<i>Churches & Places of Religious Assembly</i> [60 sq ft per person]	-	L/.07	L/.42

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Correctional Placement Centers	-	-	-.14
Educational Facilities:			
Kindergarten through Grade 12	-	-	-.14
Colleges / Universities	-	-	SDP
Vocational / Trade School	-	-	SDP
Energy Generation & Distribution Facilities	L ⁵	L ⁵	L ⁵
Exhibit Halls & Convention Facilities [15 sq ft per person]	-	-	SDP
<i>Flood Control Facilities</i>	P	P	P
Historical Buildings Used for Purposes Not Otherwise Allowed	Classify with primary use		
Homeless Facilities:			
Congregate Meal Facilities [60 sq ft per person]	-	L/.07	L/.42
Emergency Shelters	-	SDP	SDP
Homeless Day Centers [60 sq ft per person]	-	L/.07	L/.42
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	-	-	L ^{6,14}
Interpretive Centers [60 sq ft per person]	-	L/.07	L/.42 ²
Museums [60 sq ft per person]	-	L/.07	L/.42 ²
Major Transmission, Relay, or Communications Switching Stations	-.14	-.14	P
<i>Satellite Antennas</i>	p ⁷	p ⁷	P
<i>Social Service Institutions</i> [215 sq ft per person]	-	L/.25	P
<i>Wireless communication facility</i>	p ⁷	p ⁷	P
Retail Sales			
Building Supplies & Equipment [170 sq ft per person]	-	L/.20	P
Food, Beverages and Groceries [170 sq ft per person]	-	L/.20	P
Consumer Goods, Furniture, Appliances, Equipment [170 sq ft per person]	-	L/.20	P
Pets & Pet Supplies [170 sq ft per person]	-	L/.20	P
Sundries, Pharmaceuticals, & Convenience Sales [170 sq ft per person]	-	L/.20	P

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Wearing Apparel & Accessories [170 sq ft per person]	-	L/.20	P
Separately Regulated Sales Uses			
Agriculture Related Supplies & Equipment [250 sq ft per person]	- L/.14	L/.29	P
Alcoholic Beverage Outlets [170 sq ft per person]	-	L/.20	P
Plant Nurseries [250 sq ft per person]	- L/.14	L/.29	P
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	-	L/.29	P
Commercial Services			
Building Services [215 sq ft per person]	-	L/.25	P
Business Support [215 sq ft per person]	-	L/.25	P
Eating & Drinking Establishments [60 sq ft per person]	-	-.13	P
Financial Institutions [215 sq ft per person]	-	L/.25	P
Funeral & Mortuary Services [215 sq ft per person]	-	L/.25	P
Maintenance & Repair [215 sq ft per person]	-	L/.25	P
Off-Site Services [215 sq ft per person]	-	L/.25	P
Personal Services [200 sq ft per person]	-	L/.23	P
Radio & Television Services [215 sq ft per person]	-	L/.25	P
Assembly & Entertainment [60 sq ft per person]	-	L/.07	L/.42 ²
Visitor Accommodations	-	-	P
Separately Reluated Commercial Services			
Adult Entertainment Establishments:			
Adult Book Store [170 sq ft per person]	-	L/.20	P
Adult Cabaret	-	-	P
Adult Drive-In Theater	-	-	SDP
Adult Mini-Motion Picture Theater [15 sq ft per person]	-	-	P ²
Adult Model Studio [200 sq ft per person]	-	L/.23	P
Adult <i>Motel</i> [200 sq ft per person]	-	-	P
Adult Motion Picture Theater [15 sq ft per person]	-	-	P ²

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Adult Peep Show Theater [15 sq ft per person]	-	-	P ²
Adult Theater [15 sq ft per person]	-	-	P ²
Body Painting Studio [200 sq ft per person]	-	L/.23	P
Massage Establishment [200 sq ft per person]	-	L/.23	P
Sexual Encounter Establishment [200 sq ft per person]	-	L/.23	P
Boarding Kennels [200 sq ft per person]	-	L/.23	P
Camping Parks	SDP	SDP	P
<i>Child Care Facilities:</i>			
Child Care Centers	-	-	- ¹⁴
Large Family Day Care Homes	-	-	P
Small Family Day Care Homes	-	-	-P
Eating and Drinking Establishments Abutting Residentially Zoned Property [60 sq ft per person]	-	- ¹³	P
Fairgrounds	-	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P ¹	P ¹	P
Helicopter Landing Facilities	-	-	P
Instructional Studios [200 sq ft per person]	-	L/.23	P
Massage Establishments, Specialized Practice [200 sq ft per person]	-	L/.23	P
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	-	-	P
<i>Parking Facilities as a Primary Use:</i>			
Permanent Parking Facilities	P	P	P
Temporary Parking Facilities	P	P	P
Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]	-	L/.07	L/.42 ²
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	SDP	SDP ²
Pushcarts	P	P	P
<i>Recycling Facilities:</i>			
Large Collection Facility	P ^{4,8}	P ^{4,8}	P ⁸

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Small Collection Facility	p ^{4,8}	p ^{4,8}	p ⁸
Large Construction & Demolition Debris <i>Recycling Facility</i>	p ^{4,8}	p ^{4,8}	p ⁸
Small Construction & Demolition Debris <i>Recycling Facility</i>	p ^{4,8}	p ^{4,8}	p ⁸
Drop-off Facility	p ^{4,8}	p ^{4,8}	p ⁸
Green Materials Composting Facility	p ^{4,8}	p ^{4,8}	p ⁸
Mixed Organic Composting Facility	p ^{4,8}	p ^{4,8}	p ⁸
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	p ^{4,8}	p ^{4,8}	p ⁸
Large Processing Facility Accepting All Types of Traffic	p ^{4,8}	p ^{4,8}	p ⁸
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	p ^{4,8}	p ^{4,8}	p ⁸
Small Processing Facility Accepting All Types of Traffic	p ^{4,8}	p ^{4,8}	p ⁸
Reverse Vending Machines	P	P	P
Tire Processing Facility	p ⁸	p ⁸	p ⁸
Sidewalk Cafes	-	-	P
Sports Arenas & Stadiums	-	-	-
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	-	-	SDP
Urgent care Facilities [215 sq ft per person]	-	L/.25	P
Veterinary Clinics & Animal Hospitals [215 sq ft per person]	-	L/.25	P
Zoological Parks	-	-	-
Offices			
Business & Professional [215 sq ft per person]	-	L/.25	P
Government [215 sq ft per person]	-	L/.25	P
Medical, Dental, & Health Practitioner [215 sq ft per person]	-	L/.25	P
Regional & Corporate Headquarters [215 sq ft per person]	-	L/.25	P
Separately Regulated Office Uses			
Real Estate Sales Offices & Model Homes [215 sq ft per person]	-	L/.25	P

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<i>Sex Offender Treatment & Counseling</i> [215 sq ft per person]	-	L/.25	P
Vehicle & Vehicular Equipment Sales & Service			
Commerical Vehicle Repair & Maintenance [300 sq ft per person]	L/.17 ⁹	L/.34 ⁹	P ⁹
Commercial Vehicle Sales & Rentals [250 sq ft per person]	L/.14	L/.29	P
Personal Vehicle Repair & Maintenance [300 sq ft per person]	L/.17 ⁹	L/.34 ⁹	P ⁹
Personal Vehicle Sales & Rentals [250 sq ft per person]	L/.14	L/.29	P
Vehicle Equipment & Supplies Sales & Rentals [250 sq ft per person]	L/.14	L/.29	P
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses			
Automobile Service Stations [300 sq ft per person]	L/.17 ⁹	L/.34 ⁹	P ⁹
Outdoor Storage & Display of New, Unregistered Motor Vehicles as <i>Primary Use</i> [250 sq ft per person]	L/.14	L/.29	P
Wholesale, Distribution, Storage			
Equipment & Materials Storage Yards	P ⁸	P ⁸	P
Moving & Storage Facilities [1,000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Warehouses [1,000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Wholesale Distribution [1,000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Separately Regulated Wholesale, Distribution, and Storage Uses			
Impound Storage Yards	P ⁸	P ⁸	P
Junk Yards	P ⁸	P ⁸	P
Temporary Construction Storage Yards Located off-site	P ⁸	P ⁸	P
Industrial			
Heavy Manufacturing [300 sq ft per person]	-	L/.34 ⁸	P
Light Manufacturing [490 sq ft per person]	L/.28 ⁸	L/.56 ⁸	P
Marine Industry [300 sq ft per person]	-	L/.34 ⁸	P
Research & Development [300 sq ft per person]	-	L/.34 ⁸	P ⁸
Testing Labs [300 sq ft per person]	-	L/.34 ⁸	P ⁸
Trucking & Transportation Terminals	P ⁹	P ⁹	P ⁹

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Separately Regulated Industrial Uses			
<i>Cannabis Production Facilities</i>	L/.28 ⁸	L/.56 ⁸	P
<i>Hazardous Waste Research Facility</i>	-	-	-
<i>Hazardous Waste Treatment Facility</i>	-	-	-
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	-	L/.34 ⁸	P
Mining and Extractive Industries	p ¹²	p ¹²	p ¹²
Newspaper Publishing Plants [490 sq ft per person]	L/.28	L/.56	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	-	L/.34	P
Wrecking & Dismantling of Motor Vehicles	p ⁸	p ⁸	P

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 132.151S(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.

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- 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.

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Legend for Table 132-15G

Symbol in Table 132-15G	Description of Symbol
p	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is pennitted subject to the regulations of the underlying base zone.
L	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 <i>lot coverage</i> .
L/X Percent (Floor Area Ratio)	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 <i>floor area ratio</i> may be used as an equivalent measurement for the maximum people per acre and <i>lot coverage</i> in that safety zone.
SDP	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.
-	Use or use category is incompatible with the identified safety zone and is not permitted.

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	70	130	130	200	No limit
Maximum Lot Coverage ¹¹	N/A	50%	60%	70%	70%	N/A
Open Space						
Active Recreation	-	p ¹	p ²	p ²	p ¹	p ^{2,3}
Passive Recreation	P	P	P	P	P	P
Natural Resources Preservation	P	P	P	P	P	P
Park Maintenance Facilities	P	P	P	P	P	P
Agriculture						
Agricultural Processing [300 sq ft per person]	P	L/.48	L/.90	L/.90	L/1.38	P
Aquaculture Facilities	-	P	P	P	P	P
Dairies	-	P	P	P	P	P
Horticulture Nurseries & Greenhouses	-	P	P	P	P	P
Raising & Harvesting of Crops	-	P	P	P	P	P
Raising, Maintaining & Keeping of Animals	-	P	P	P	P	P
Separately Regulated Agriculture Uses						
Agricultural Equipment Repair Shops	-	-	P	P	P	P
Commercial Stables	-	-	P	P	P	P
Community Gardens	-	P	P	P	P	P
Equestrian Show & Exhibition Facilities	-	-	-	-	-	p ³

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Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	-	-	-	-	P
Residential						
<i>Mobilehome Parks</i>	-	-	SDP ⁴	SDP ⁴	-	P
<i>Multiple Dwelling Units</i>	-	-	SDP ⁴	SDP ⁴	-	P
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	-	-	SDP ⁴	SDP ⁴	-	P
<i>Single Dwelling Units</i>	-	-	SDP ⁴	SDP ⁴	-	P
Separately Regulated Residential Units						
<i>Companion Units</i>	-	-	P	P	-	P
Employee Housing	-	-	SDP ⁴	SDP ⁴	-	P
Fraternities, Sororities and Student Dormitories	-	-	SDP ⁴	SDP ⁴	-	P
Garage, Yard, & Estate Sales	Classify with primary use					
Guest Quarters	Classify with primary use					
Home Occupations	Classify with primary use					
Housing for Senior Citizens	-	-	SDP ⁴	SDP ⁴	-	P
Live/Work Quarters	-	-	SDP ⁴	SDP ⁴	-	P
<i>Movable Tiny Houses</i>	-	-	P	P	-	P
Residential Care Facilities						
6 or Fewer Persons	-	-	SDP ⁴	SDP ⁴	-	P
7 or More Persons	-	-	SDP ⁴	SDP ⁴	-	P
Transitional Housing						
6 or Fewer Persons	-	-	SDP ⁴	SDP ⁴	-	P
7 or More Persons	-	-	SDP ⁴	SDP ⁴	-	P
Watchkeeper Quarters	Classify with primary use					

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Institutional						
Separately Regulated Institutional Uses						
Airports	P	P	P	P	P	P
Botanical Gardens & Arboretums	-	P	P	P	P	P
Cemeteries, Mausoleums, Crematories	-	p ¹	p ²	p ²	p ²	P
<i>Churches</i> & Places of Religious Assembly [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	p ³
Correctional Placement Centers	-	-	- ¹²	- ¹²	-	-14
Educational Facilities:						
Kindergarten through Grade 12	-	-	- ¹²	- ¹²	-	P
Colleges / Universities	-	-	SDP	SDP	-	P
Vocational / Trade School	-	-	SDP	SDP	-	P
Energy Generation & Distribution Facilities	-	-	L ¹⁴	L ¹⁴	-	L ¹⁴
Exhibit Halls & Convention Facilities [15 sq ft per person]	-	-	-	-	-	p ³
<i>Flood</i> Control Facilities	P	P	P	P	P	P
Historical Buildings Used for Purposes Not Otherwise Allowed	Classify with primary use					
Homeless Facilities:						
Congregate Meal Facilities [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
Emergency Shelters	-	-	SDP	SDP	-	P
Homeless Day Centers [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	-	-	L ^{6,12}	L ^{6,12}	-	P
Interpretive Centers [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	L/.42 ²

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Museums [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P ³
Major Transmission, Relay, or Communications Switching Stations	-	-	P	P	-	P
<i>Satellite Antennas</i>	-	P	P	P	P	P
<i>Social Service Institutions</i> [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
<i>Wireless communication facility</i>	P	P	P	P	P	P
Retail Sales						
Building Supplies & Equipment [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P
Food, Beverages and Groceries [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Consumer Goods, Furniture, Appliances, Equipment [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Pets & Pet Supplies [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Sundries, Pharmaceuticals, & Convenience Sales [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Wearing Apparel & Accessories [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Separately Regulated Sales Uses						
Agriculture Related Supplies & Equipment [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P
Alcoholic Beverage Outlets [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Plant Nurseries [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P

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Commercial Services						
Building Services [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Business Support [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Eating & Drinking Establishments [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
Financial Institutions [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Funeral & Mortuary Services [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Maintenance & Repair [215 sq ft per person]	-	P	P	P	P	P
Off-Site Services [215 sq ft per person]	-	L/.35	P	L/.64	L/.99	P
Personal Services [200 sq ft per person]	-	L/.32	P	P	P	P
Radio & Television Services [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Assembly & Entertainment [60 sq ft per person]	-	L/.10 ^{2,7}	L/.18 ²	L/.18	L/.28	P ^{2,3}
Visitor Accommodations	-	L/.32	L/.60	L/.60	L/.92	P
Separately Related Commercial Services						
Adult Entertainment Establishments:						
Adult Book Store [170 sq ft per person]	-	L/.27 ⁷	L/.51	L/.51	L/.78	P
Adult Cabaret [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
Adult Drive-In Theater	-	-	-	-	-	P
Adult Mini-Motion Picture Theater [15 sq ft per person]	-	-	L/.04	L/.04	-	P
Adult Model Studio [200 sq ft per person]	-	L/.32	P	P	P	P
Adult <i>Motel</i> [200 sq ft per person]	-	L/.32	L/.60	L/.60	L/.92	P
Adult Motion Picture Theater [15 sq ft per person]	-	-	L/.04	L/.04	-	P
Adult Peep Show Theater [15 sq ft per person]	-	-	L/.04	L/.04	-	P

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Adult Theater [15 sq ft per person]	-	-	L/.04	L/.04	-	P
Body Painting Studio [200 sq ft per person]	-	L/.32	P	P	P	P
Massage Establishment [200 sq ft per person]	-	L/.23	P	P	P	P
Sexual Encounter Establishment [200 sq ft per person]	-	L/.23	P	P	P	P
Boarding Kennels [200 sq ft per person]	-	L/.23	P	P	P	P
Camping Parks	-	P	P	P	P	P
<i>Child Care Facilities:</i>						
Child Care Centers	-	-	-.12	-.12	-	P
Large Family Day Care Homes	-	-	P	P	-	P
Small Family Day Care Homes	-	-	P	P	-	P
Eating and Drinking Establishments Abutting Residentially Zoned Property [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
Fairgrounds	-	-	-	-	-	p ^{2,3}
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	P	P	P	P	P
Helicopter Landing Facilities	-	P	P	P	P	P
Instructional Studios [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
Massage Establishments, Specialized Practice [200 sq ft per person]	-	L/.32	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P
<i>Parking Facilities as a Primary Use:</i>						
Permanent Parking Facilities	P	P	P	P	P	P
Temporary Parking Facilities	P	P	P	P	P	P
Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]	-	L/.10 ⁷	L/.18	L/.18	L/.28	P

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Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	-	SDP	SDP	-	p ^{2,3}
Pushcarts	P	P	P	P	P	P
Recycling Facilities:						
Large Collection Facility	-	P	P	P	P	P
Small Collection Facility	-	P	P	P	P	P
Large Construction & Demolition <i>Recycling Facility</i>	-	P	P	P	P	P
Small Construction & Demolition <i>Recycling Facility</i>	-	P	P	P	P	P
Drop-off Facility	-	P	P	P	P	P
Green Materials Composting Facility	-	P	P	P	P	P
Mixed Organic Composting Facility	-	P	P	P	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	P	P	P	P	P
Large Processing Facility Accepting All Types of Traffic	-	P	P	P	P	P
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	P	P	P	P	P
Small Processing Facility Accepting All Types of Traffic	-	P	P	P	P	P
Reverse Vending Machines	-	P	P	P	P	P
Tire Processing Facility	-	P	P	P	P	P
Sidewalk Cafes[60 sq ft per person]	-	-	L/.18	L/.18	L/.28	P
Sports Arenas & Stadiums	-	-	-	-	-	p ^{2,3}
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	-	-	L/.04	L/.04	-	P

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Urgent care Facilities [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Veterinary Clinics & Animal Hospitals [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Zoological Parks	-	-	-	-	-	p ^{2,3}
Offices						
Business & Professional [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Government [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Medical, Dental, & Health Practitioner [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Regional & Corporate Headquarters [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Separately Regulated Office Uses						
Real Estate Sales Offices & Model Homes [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
<i>Sex Offender</i> Treatment & Counseling [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Vehicle & Vehicular Equipment Sales & Service						
Commerical Vehicle Repair & Maintenance [300 sq ft per person]	-	P	P	P	P	P
Commercial Vehicle Sales & Rentals [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P
Personal Vehicle Repair & Maintenance [300 sq ft per person]	-	P	P	P	P	P
Personal Vehicle Sales & Rentals [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P
Vehicle Equipment & Supplies Sales & Rentals [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P

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Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses						
Automobile Service Stations [300 sq ft per person]	-	P	P	P	P	P
Outdoor Storage & Display of New, Unregistered Motor Vehicles as <i>Primary Use</i> [250 sq ft per person]	-	L/.40	L/.75	L/.75	L/1.15	P
Wholesale, Distribution, Storage						
Equipment & Materials Storage Yards	p ¹³	P	P	P	P	P
Moving & Storage Facilities	-	P	P	P	P	P
Warehouses	-	P	P	P	P	P
Wholesale Distribution	-	P	P	P	P	P
Separately Regulated Wholesale, Distribution, and Storage Uses						
Impound Storage Yards	p ¹³	P	P	P	P	P
Junk Yards	p ¹³	P	P	P	P	P
Temporary Construction Storage Yards Located off-site	p ¹³	P	P	P	P	P
Industrial						
Heavy Manufacturing [300 sq ft per person]	-	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P
Light Manufacturing [490 sq ft per person]	-	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P
Marine Industry [300 sq ft per person]	-	P	P	P	P	P
Research & Development [300 sq ft per person]	-	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P
Testing Labs [300 sq ft per person]	-	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P ⁸
Trucking & Transportation Terminals	-	p ⁹	P	P	p ⁹	P

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Separately Regulated Industrial Uses						
<i>Cannabis Production Facilities</i>	P	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P
<i>Hazardous Waste Research Facility</i>	-	-	-	-	-	P
<i>Hazardous Waste Treatment Facility</i>	-	-	-	-	-	P
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	-	P	P	P	P	P
Mining and Extractive Industries	-	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	P
Newspaper Publishing Plants [300 sq ft per person]	-	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	-	L/.48 ⁸	L/.90 ⁸	L/.90 ⁸	L/1.38 ⁸	P
Wrecking & Dismantling of Motor Vehicles	p ^{8,13}	p ⁸	p ⁸	p ⁸	p ⁸	P

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*.

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- 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.

("Safety Compatibility" added 10-25-2011 by 0-20047 N.S.; effective 1-1-2012.)
(Amended 10-17-2017 by 0-20859 N.S.; effective 11-16-2017.)
{Amended 1-8-2020 by 0-21161 N.S. and 0-21163 N.S.; effective 2-9-2020.)
{Amended 8-12-2020 by 0-21223 N.S.; effective 10-8-2020.)

[Editors Note: Amendments as adopted by 0-21223 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21223-SO.pdf]

(Amended 4-14-2021 by 0-21305 N.S.; effective 5-29-2021.)

[Editors Note: Amendments as adopted by 0-21305 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21305-SO.pdf]

§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

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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 132-151 shall be used to determine land use compatibility in accordance with Section 132.1520(b).

Table 132-15J

Adopted Airspace Protection Maps

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

- 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.

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- 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 pcnnt from the California Department of Transportation unless approval is obtained from the Federal Communications Commission or the FAA, pursuant to Public Utilities

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Code Section 21656.

("Airspace Protection Compatibility" added 10-25-2011 by 0-20047 N.S.; effective 1-1-2012.)

§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

Airport Influence Area	Map Number
MCAS Miramar	C-931
Brown Field	C-941
Gillespie	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.

("Aircraft Overflight Notification" added 10-25-2011 by 0-20047 N.S.; effective 1-1-2012.)

§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:

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- (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.

(“Requirement for Aviation Easement” added 10-25-2011 by O 20047 NS.; effective 1-1-2012.)

§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*, *junior units*, and *movable tiny houses*, as applicable, may be reconstructed, altered or expanded in compliance with the development regulations of the

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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 132.1 535(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.

("Previously Conforming" added 10-25-2011 by 0-20047 NS.; effective 1-1-2012.)

(Amended 9-15-2017 by 0-20857 N.S.; effective 10-15-2017.)

(Amended 8-12-2020 by 0-21223 NS; effective 10-8-2020.)

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[Editors Note: Amendments as adopted by O-21223 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21223-SO.pdf]

§132.1540 Infill Development Criteria

- a. This section applies to *development* in those areas recognized as eligible for infill *development* on maps that have been identified by the City and have received the concurrence of the Airport Land Use Commission.
 - (1) Prior to approval of *densities* or intensities that exceed the applicable safety compatibility criteria in Tables 132-15F or 132-15G, the *applicant* shall demonstrate that the *development* is consistent with the existing *development* pattern of the surrounding area and meets the criteria for infill *development* in Section 132.1540(a) and (b).
 - (2) Infill *development* is not permitted where the use is identified as incompatible with the noise exposure in Table 132-15D or incompatible with the safety zone in Tables 132-15F or 132-15G.
- 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 Montgomery Field airport influence area:
 - (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 pennitted within the safety zone, whichever is greater.

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- 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.

(“Infill Development Criteria” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 12-02-2011 by O-20113 N.S.; effective 1-1-2012.)

§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.

(“Real Estate Disclosure” added 10-25-2011 by O-20047 NS.; effective 1-1-2012.)

§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:

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

(“SDCRAA Review” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

§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

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which the 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.

("Overrule Process" added 10-25-2011 by 0-20047 NS.; effective 1-1-2012.)

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 4**

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COMPREHENSIVE PLAN REVIEW: WESTWORTH VILLAGE

SUMMARY AND ACTION ITEMS

February 11, 2022

November 2022 Update

ACTION ITEM: AW will match up uses in WWV zoning ordinance with Navy guidelines and provide recommendation of what the building code should be – would prefer this is an NCTCOG local amendment to the building code

11/2022 ACTION: This has been completed and will be presented to WWV in a meeting

WWV has not started work on their comprehensive plan

Using condemnation for parcel inside the golf course

ACTION ITEM: NCTCOG to evaluate the golf course for REPI and placing a protective easement

11/2022 ACTION: REPI discussions are beginning. This is a good candidate for a phase 2 application

ACTION ITEM: NCTCOG to document the condemnation and closing of a street as an action that improves perimeter security

11/2022 ACTION: Requesting WWV to send an email documenting this action

WWV would be interested in noise signage if it were paid for through an implementation grant

ACTION ITEM: AW will send link to zoning map that may be outdated

11/2022 ACTION: This is complete and WWV has sent zoning shapefiles

ACTION ITEM: NCTCOG will send TxDOT contacts for SH 183 project

11/2022 ACTION: This is complete

Communication system for parcels that are for sale – need a way to flag high-priority parcels and for cities to provide information when they go up for sale

11/2022 UPDATE: This is on a list of future RCC Tech Subcommittee topics

Regarding the WS property, look into what the approval process is for getting buildings approved in a commercial zone

WWV contracts with FW for fire service

WWV will be doing a study after the election and could add a question about missing amenities in the city

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A suggestion about uses at Ridgmar that would be helpful is to look at services in downtown FW that are overloaded and move those out to Ridgmar

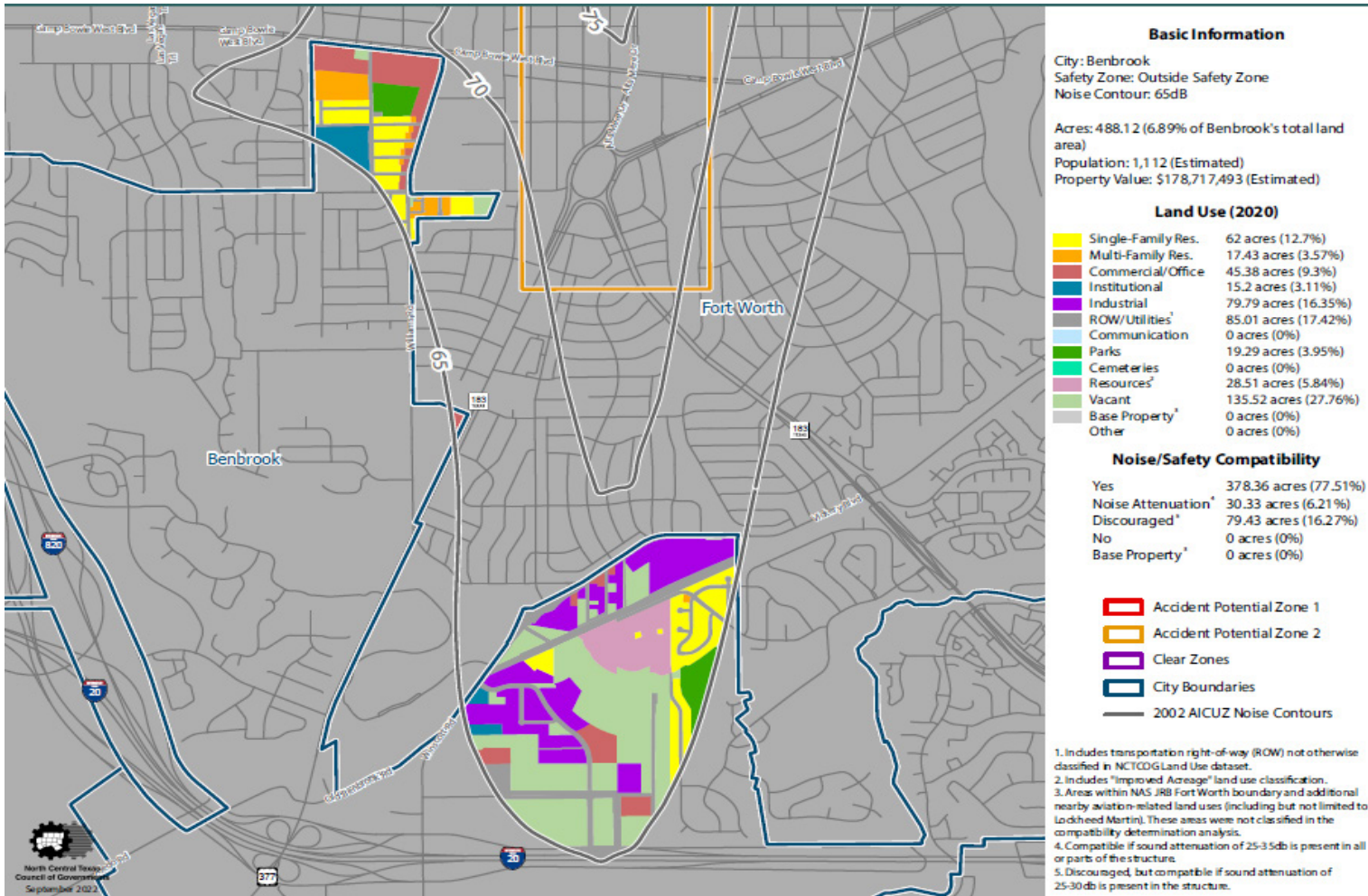
Developers have used "first right of refusal" to purchase older homes by putting down money and waiting until those go up for sale – then put multiple lots together

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 5**

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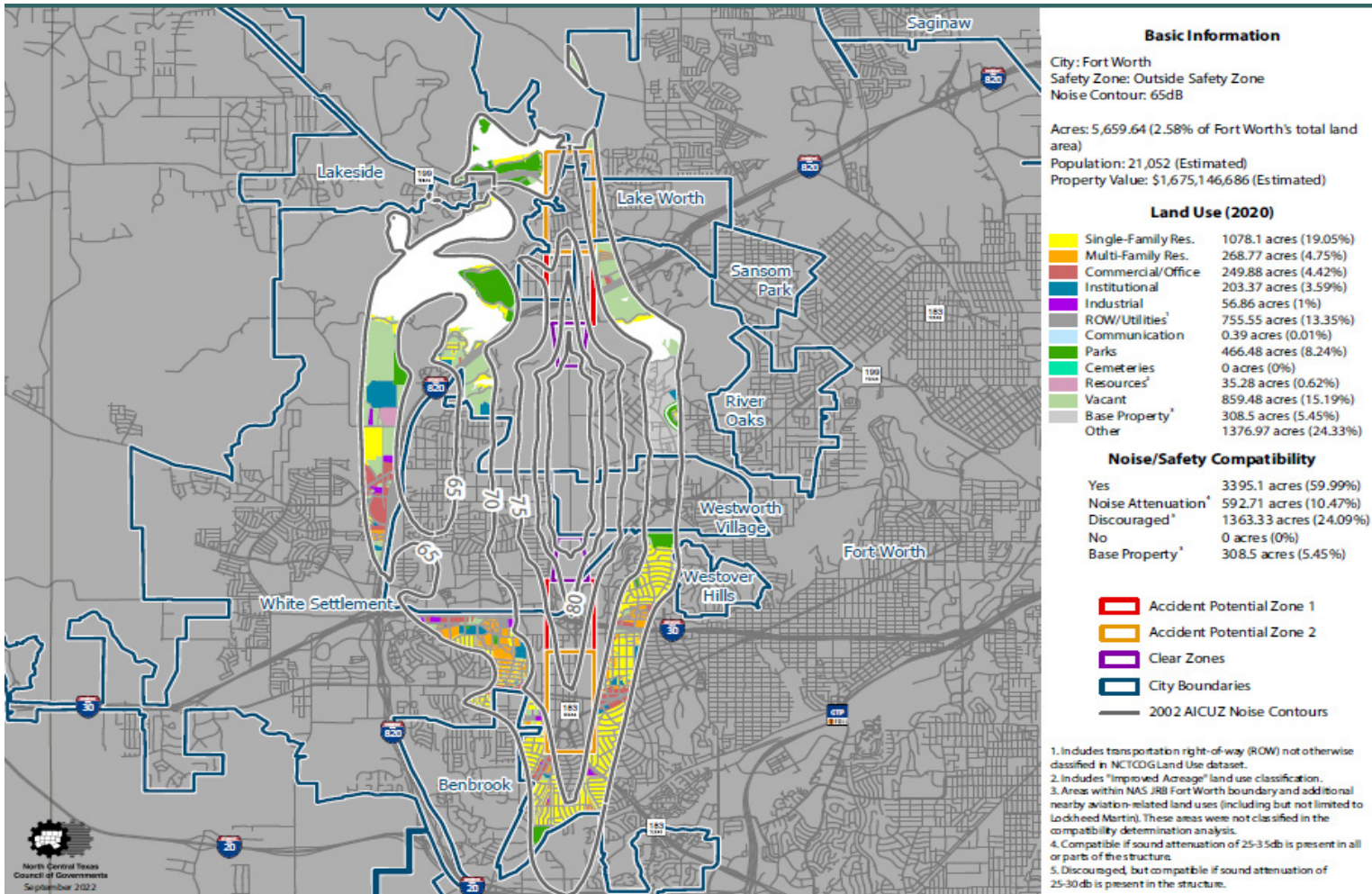
LAND USE: BENBROOK - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



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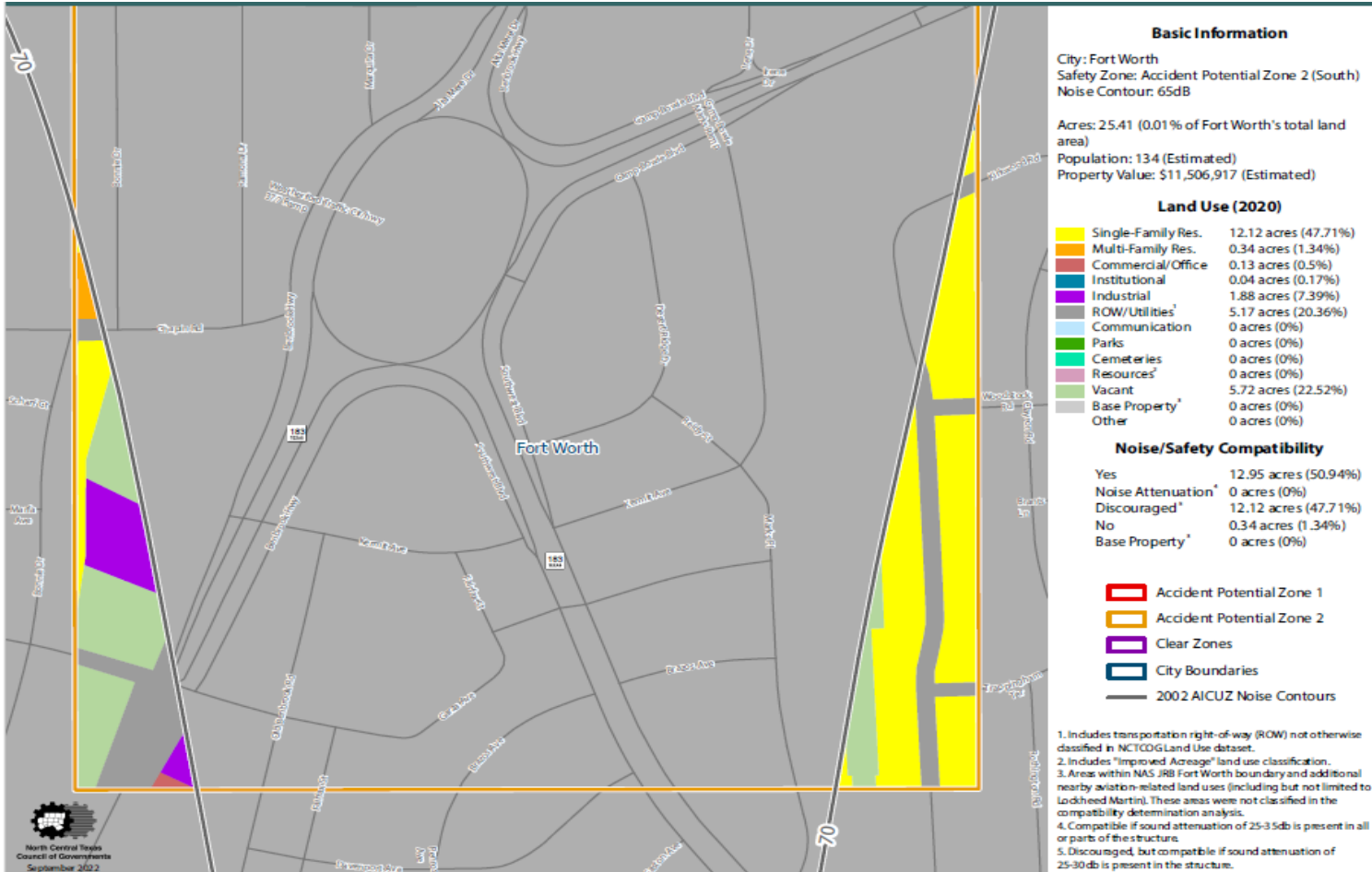
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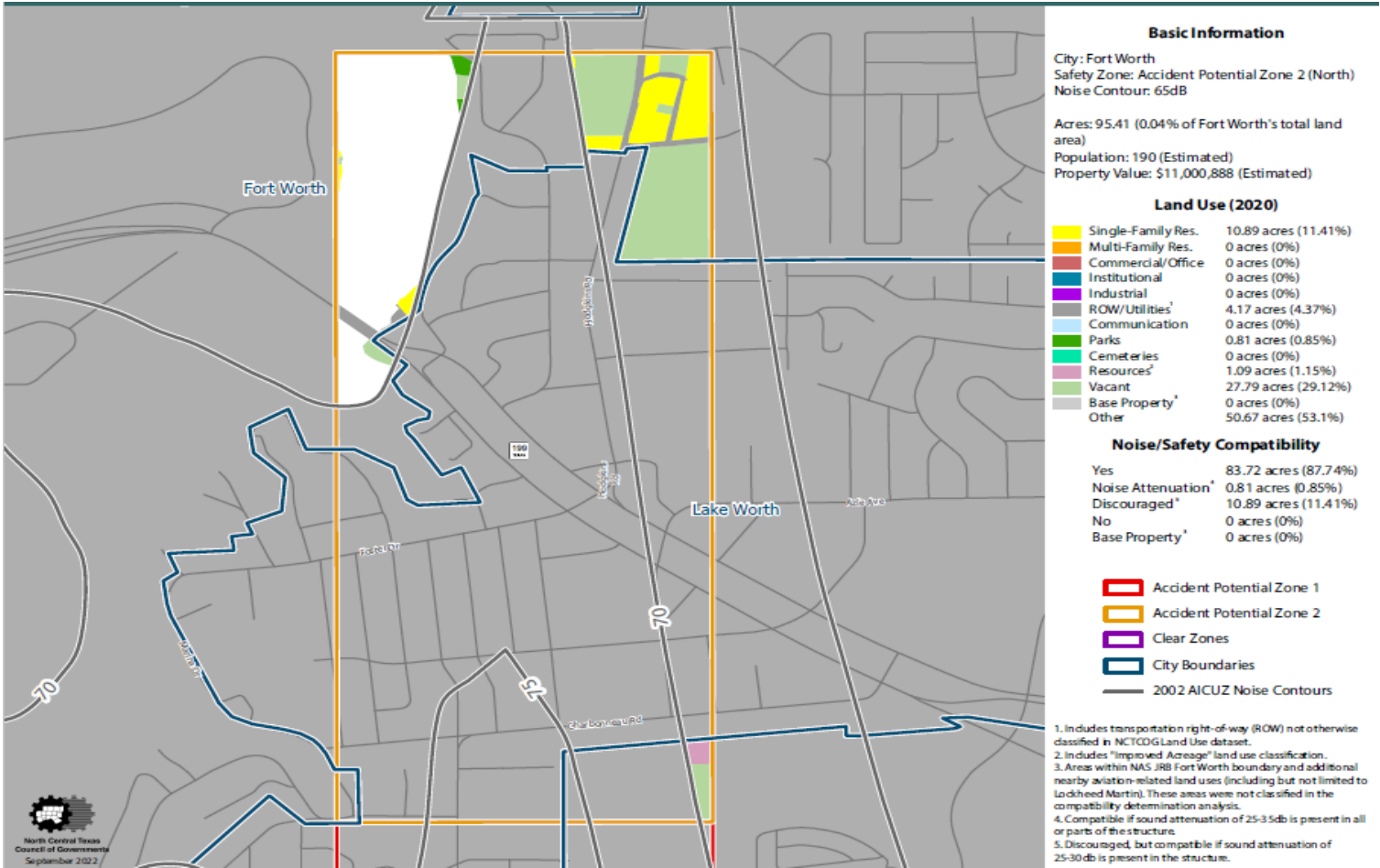
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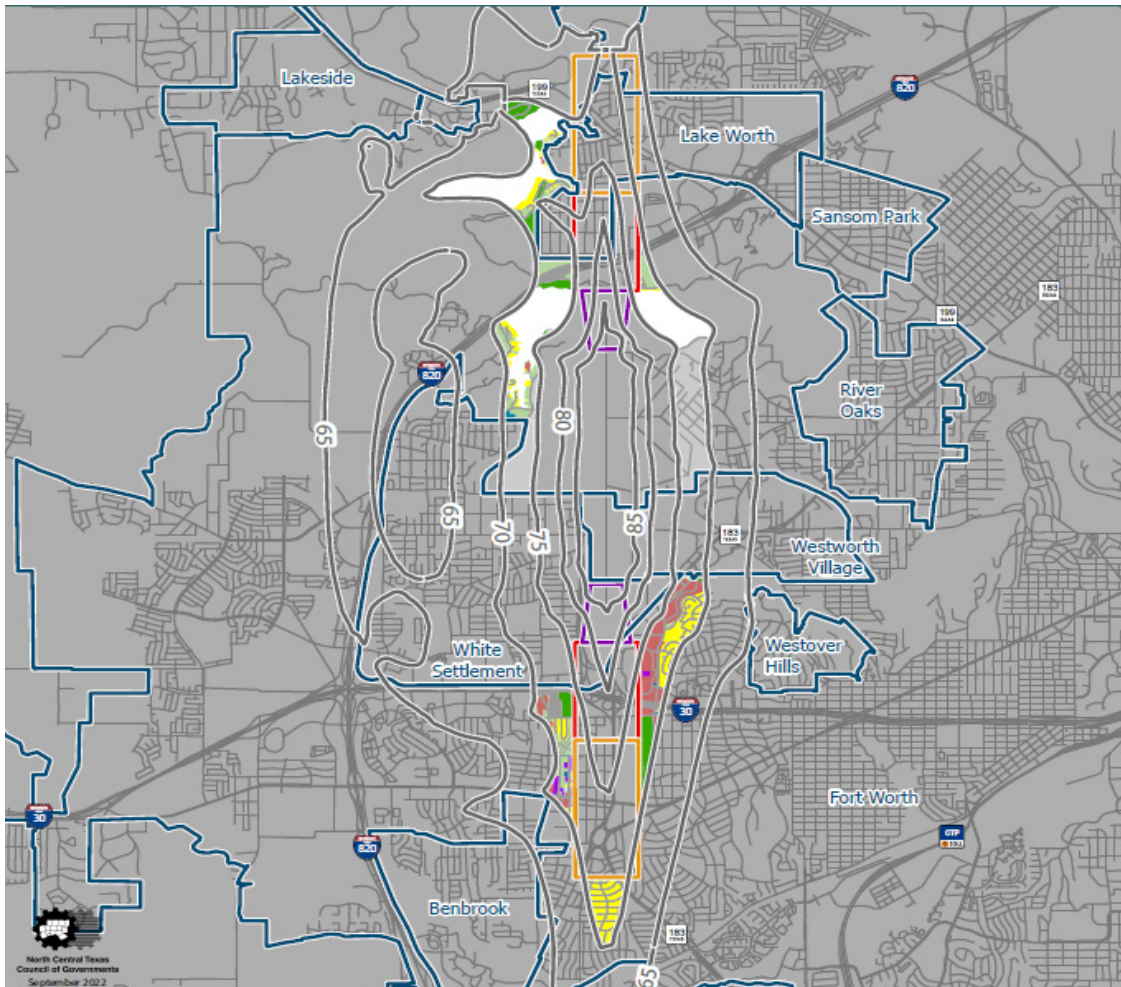
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 65DB NOISE CONTOUR



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LAND USE: FORT WORTH - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 1,963.56 (0.89% of Fort Worth's total land area)
 Population: 3,883 (Estimated)
 Property Value: \$462,503,338 (Estimated)

Land Use (2020)

Single-Family Res.	279.42 acres (14.23%)
Multi-Family Res.	1.51 acres (0.08%)
Commercial/Office	168.34 acres (8.57%)
Institutional	11.18 acres (0.57%)
Industrial	19.91 acres (1.01%)
ROW/Utilities ¹	218.34 acres (11.12%)
Communication	0.98 acres (0.05%)
Parks	157.12 acres (8%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	191.61 acres (9.76%)
Base Property ³	376.06 acres (19.15%)
Other	539.09 acres (27.46%)

Noise/Safety Compatibility

Yes	928.54 acres (47.29%)
Noise Attenuation ⁴	367.36 acres (18.71%)
Discouraged ⁵	29.16 acres (14.85%)
No	0 acres (0%)
Base Property ³	376.06 acres (19.15%)

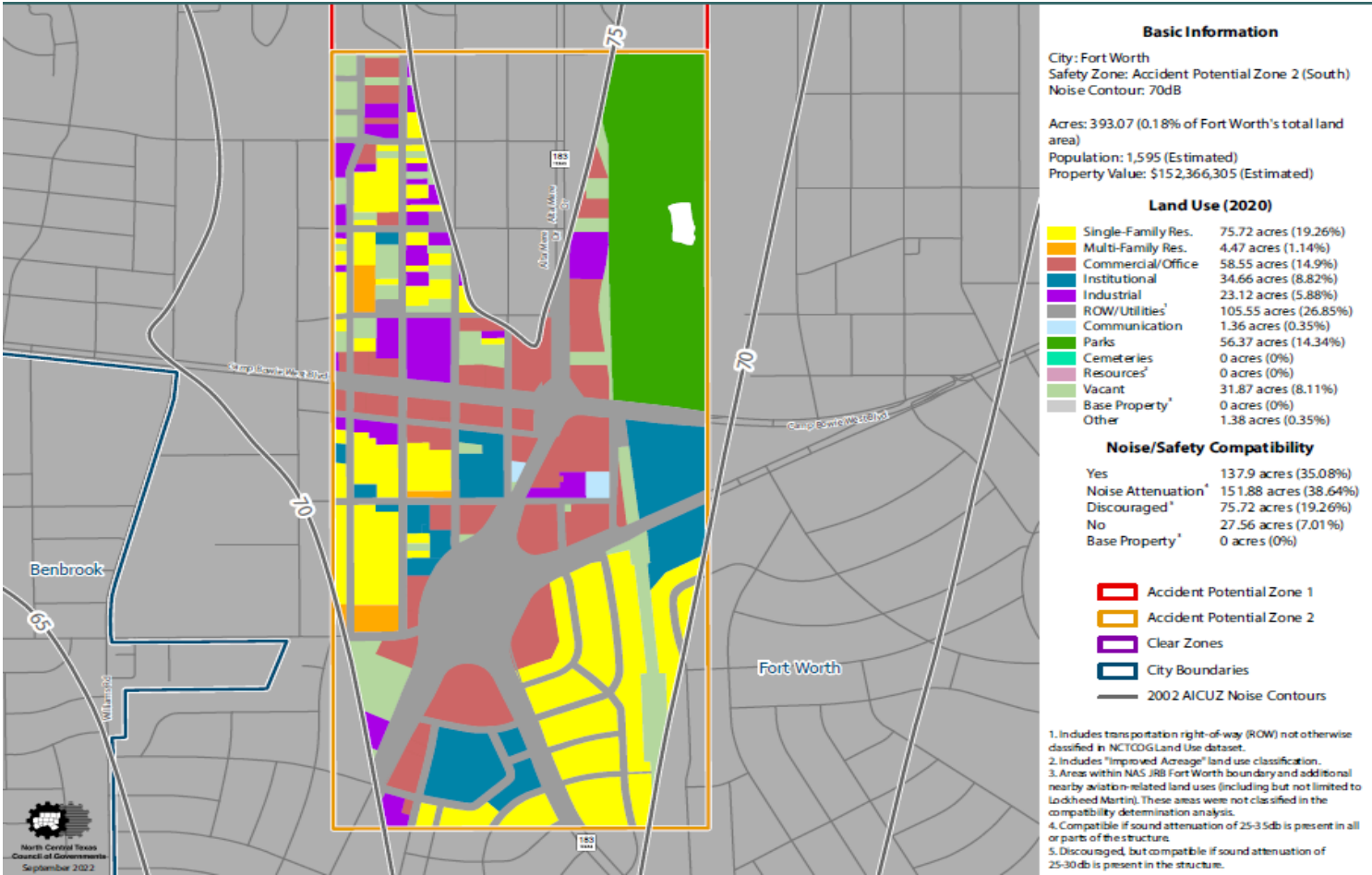
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- ▭ 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

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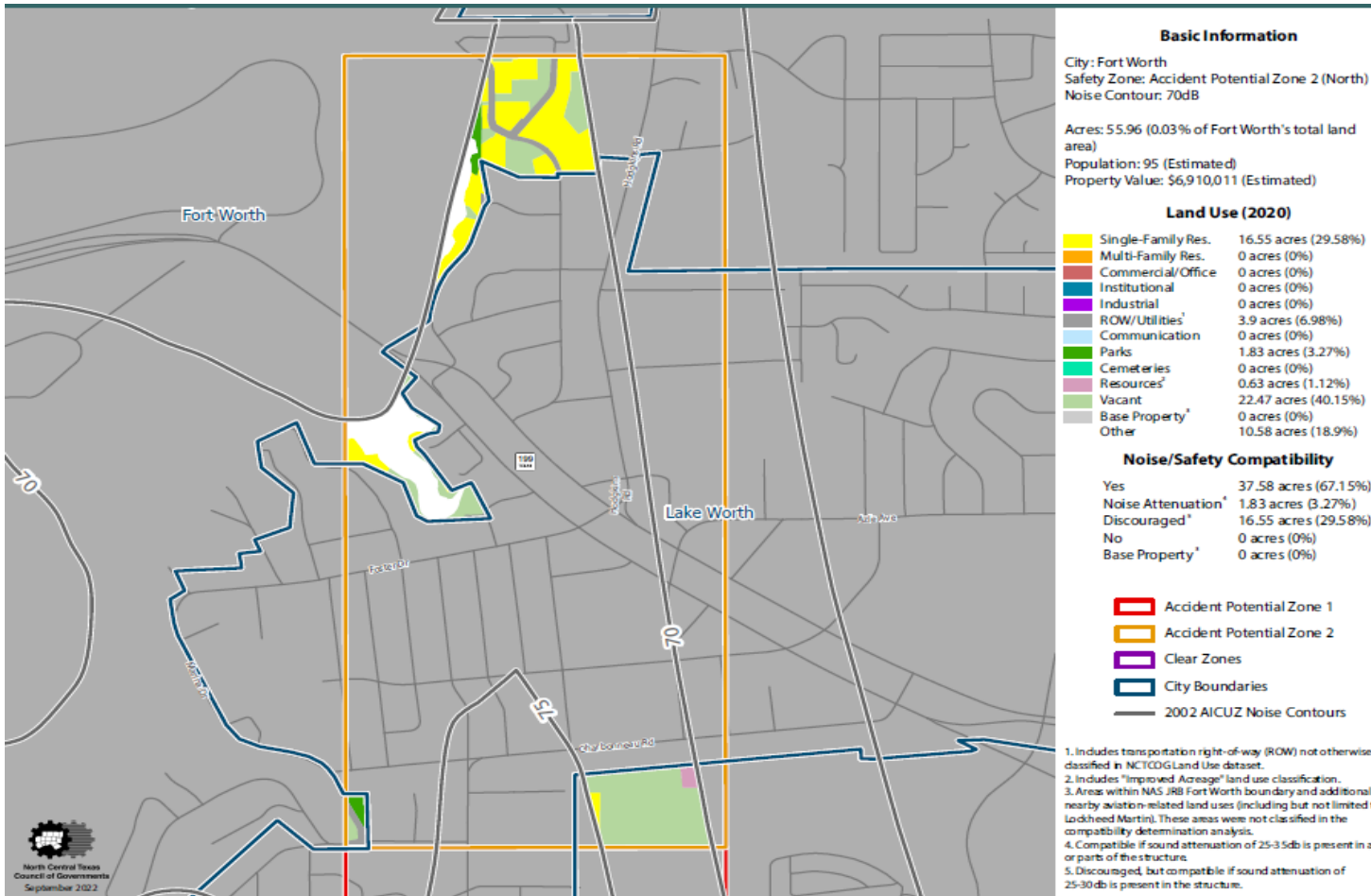
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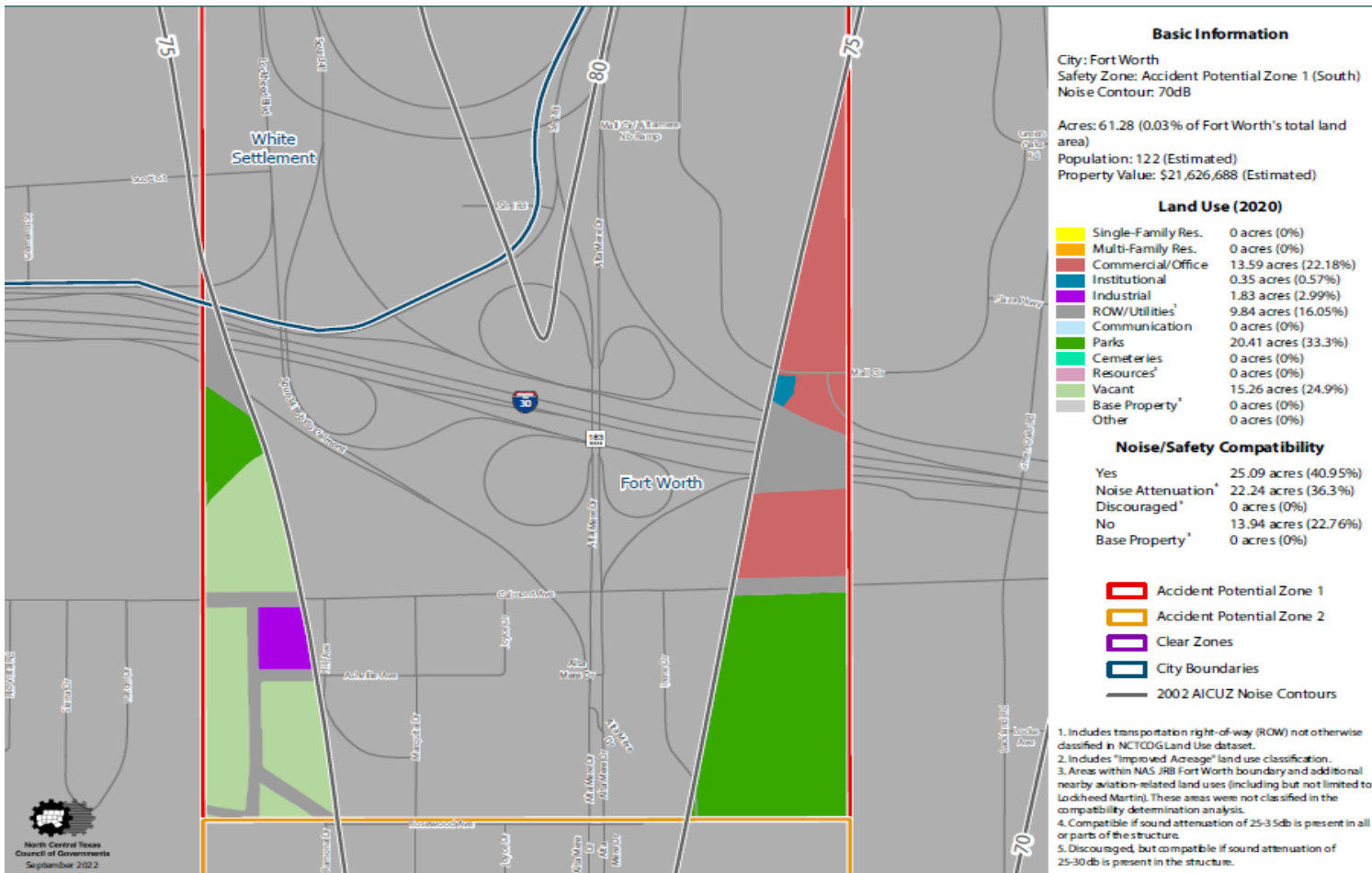
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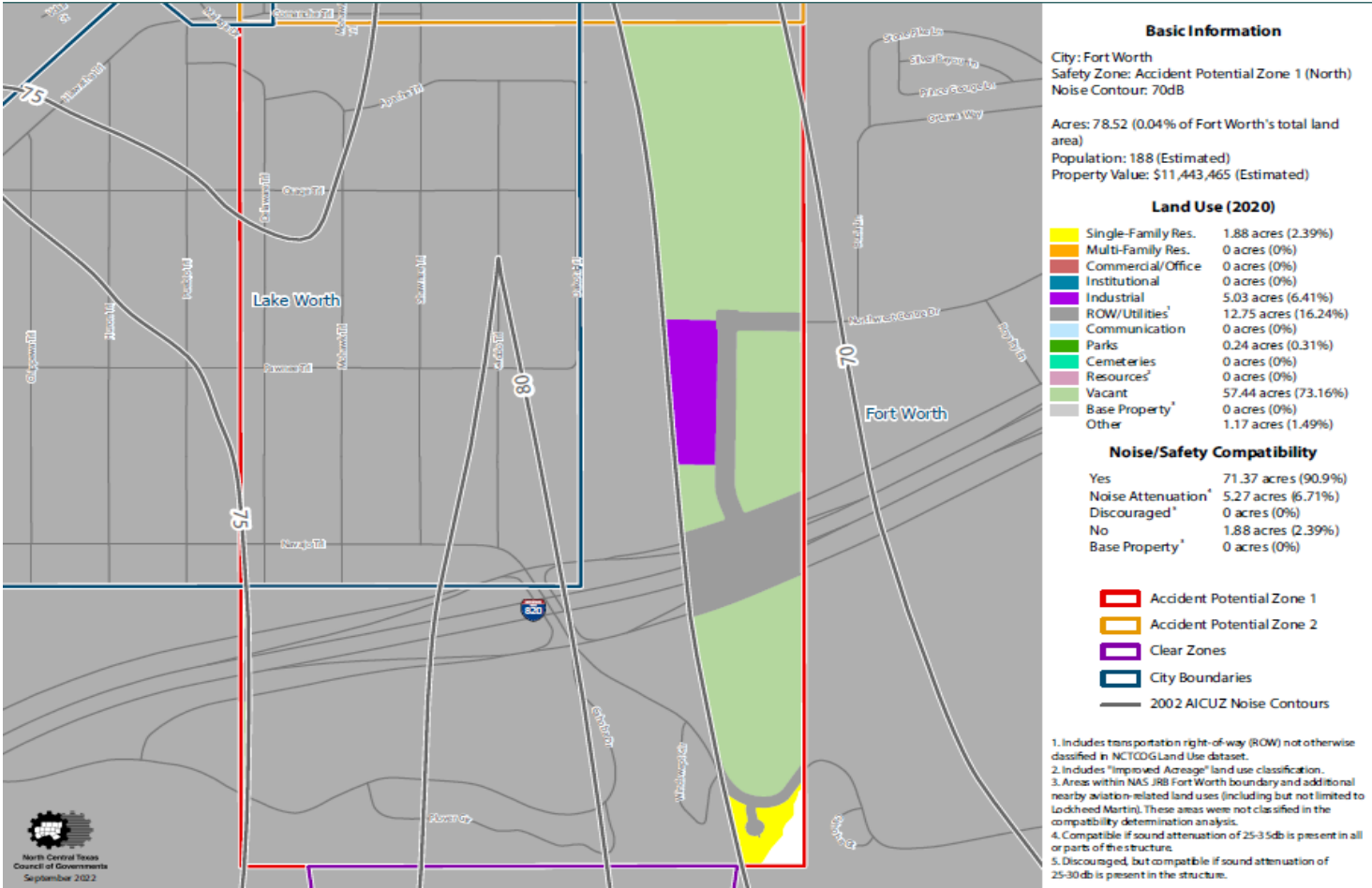
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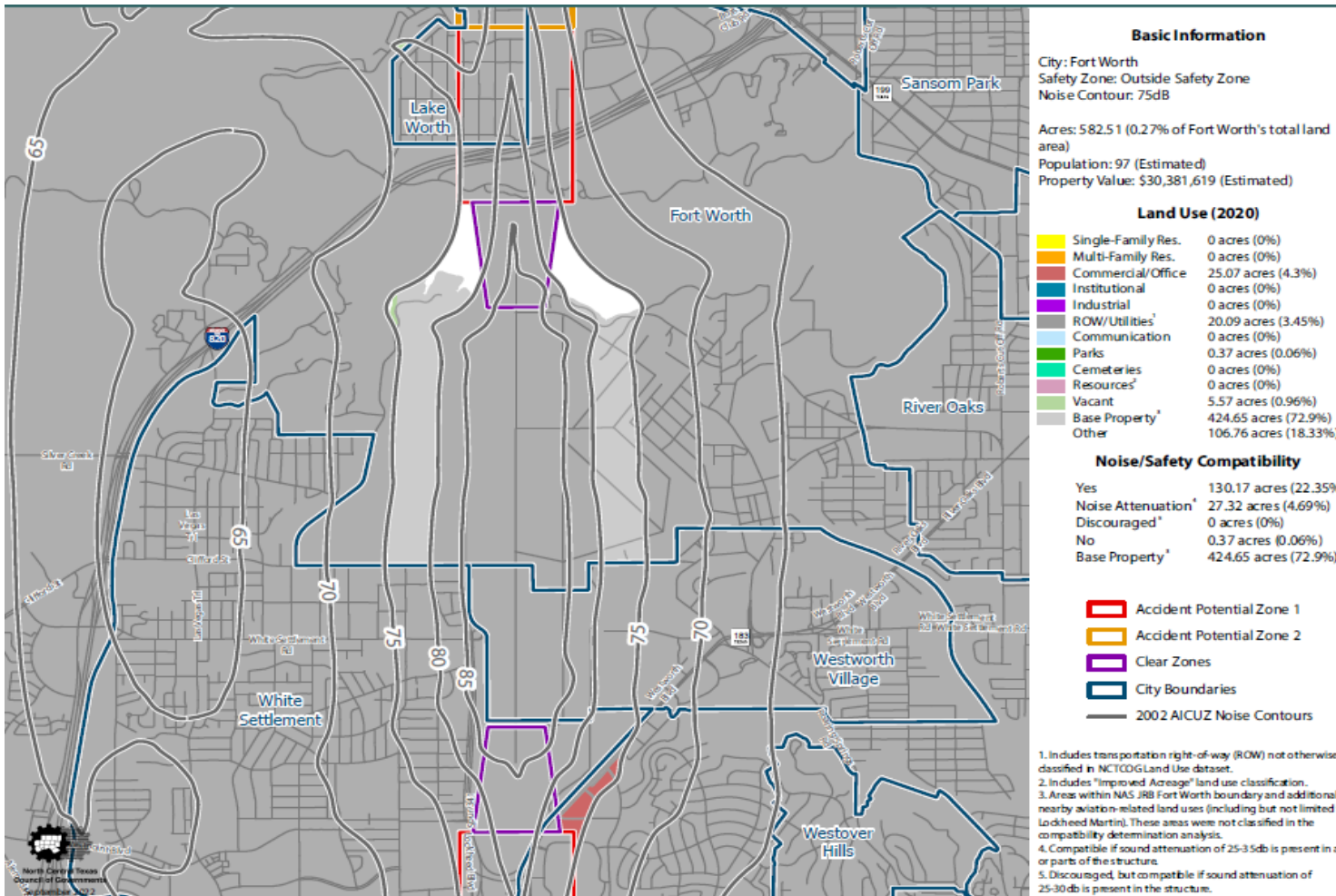
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 70DB NOISE CONTOUR



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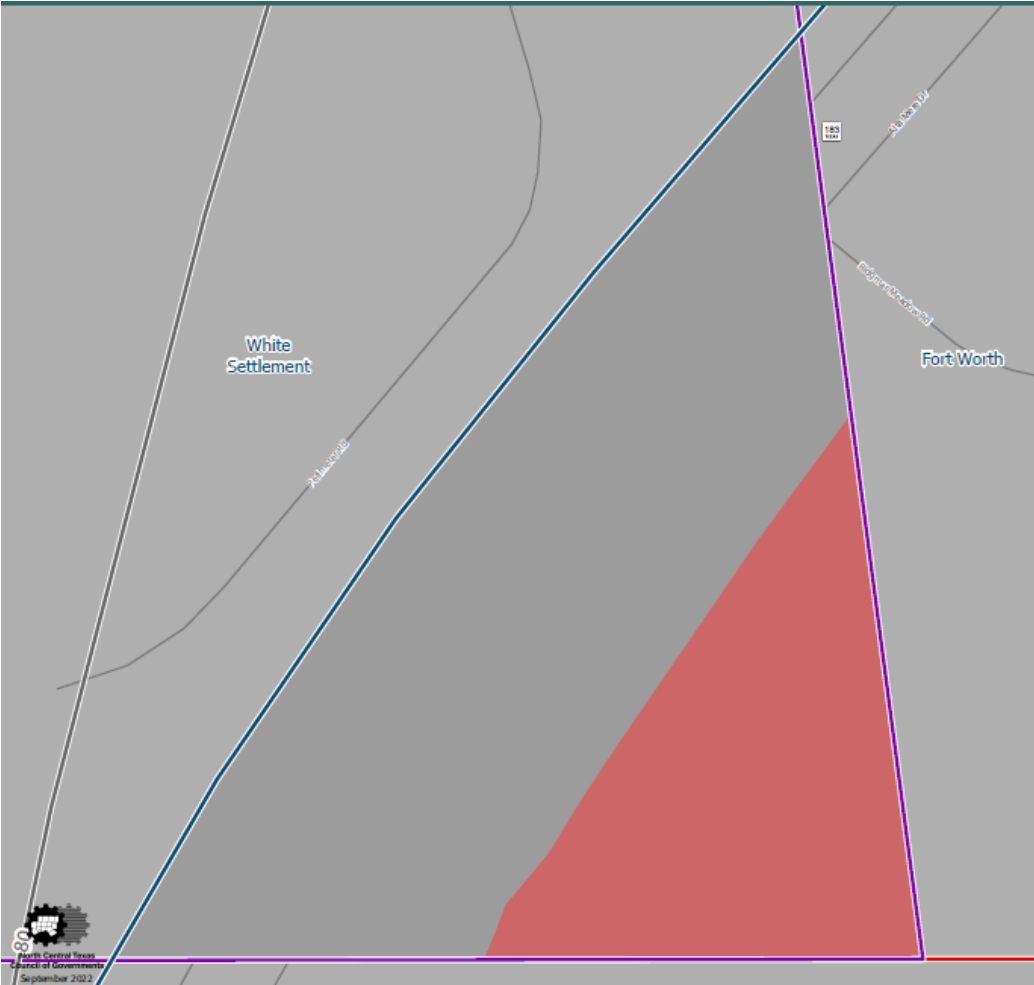
LAND USE: FORT WORTH - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



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LAND USE: FORT WORTH - CLEAR ZONE (SOUTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Clear Zone (South)
 Noise Contour: 75dB
 Acres: 4.09 (0% of Fort Worth's total land area)
 Population: 0 (Estimated)
 Property Value: \$1,100,014 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	1.27 acres (31.06%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities*	2.82 acres (68.94%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources*	0 acres (0%)
Vacant	0 acres (0%)
Base Property*	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0 acres (0%)
Noise Attenuation*	0 acres (0%)
Discouraged*	0 acres (0%)
No	4.09 acres (100%)
Base Property*	0 acres (0%)

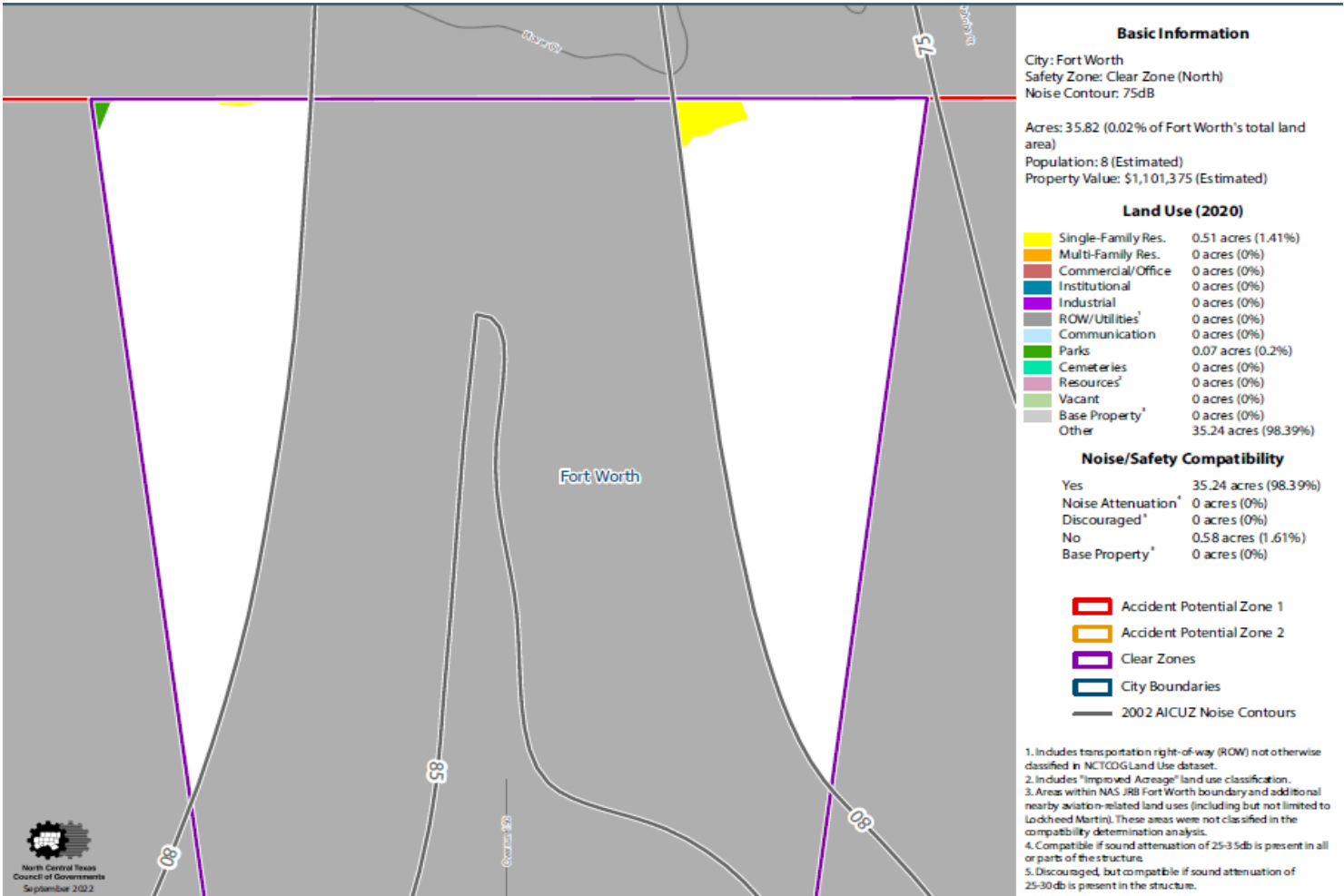
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCDG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

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NORTH TEXAS

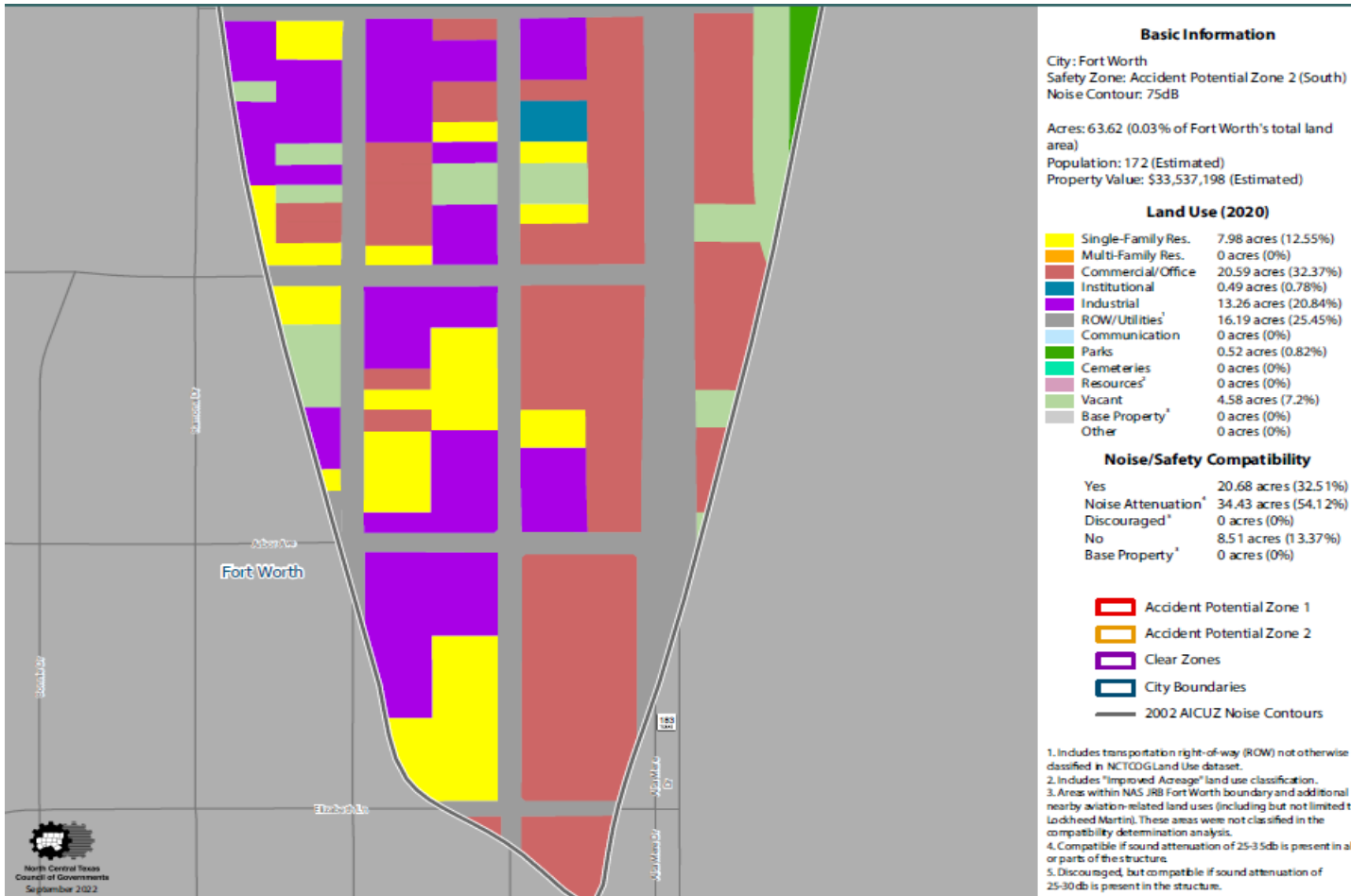
LAND USE: FORT WORTH - CLEAR ZONE (NORTH) - INSIDE 75DB NOISE CONTOUR



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NORTH TEXAS

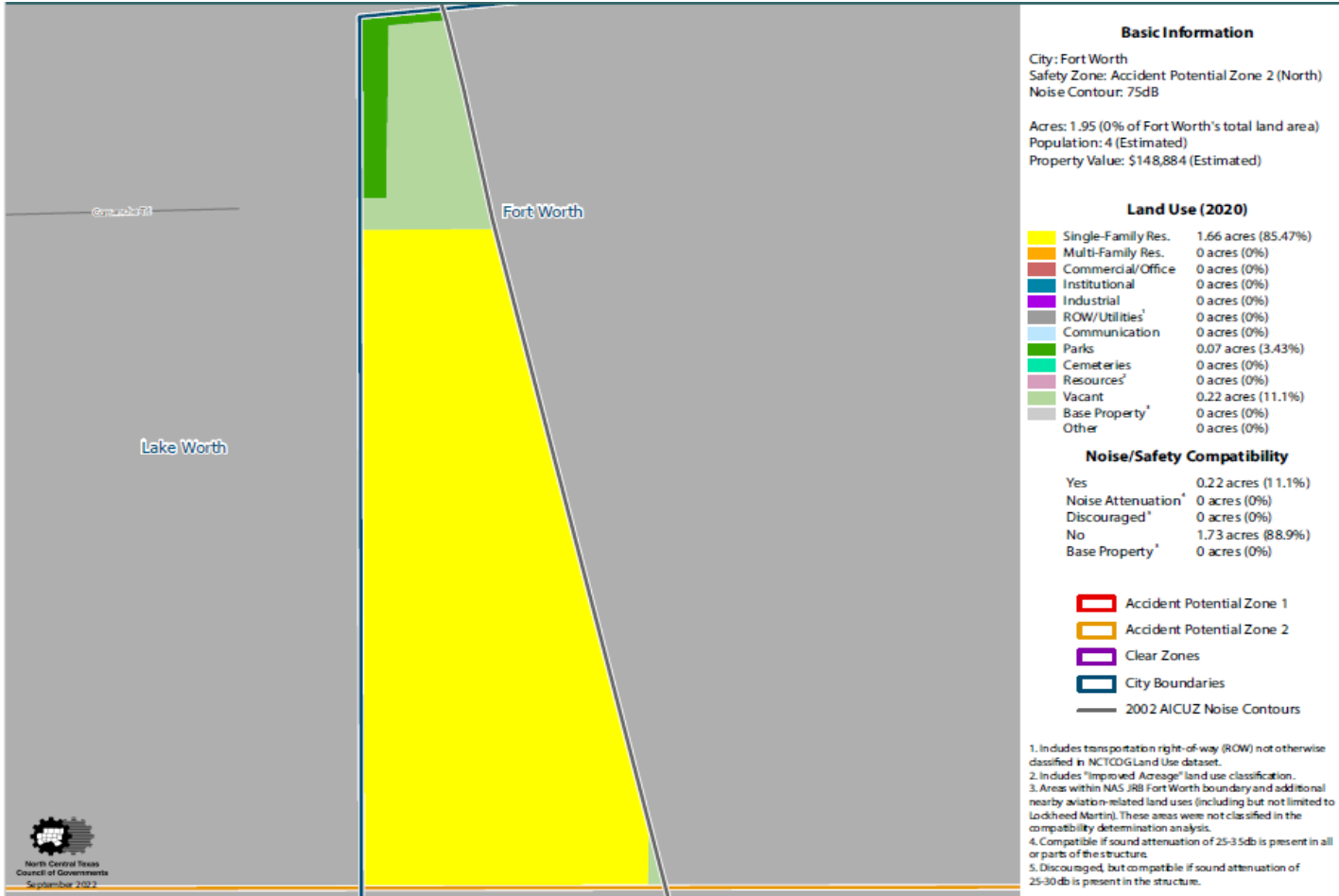
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (SOUTH) - INSIDE 75DB NOISE CONTOUR



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NORTH TEXAS

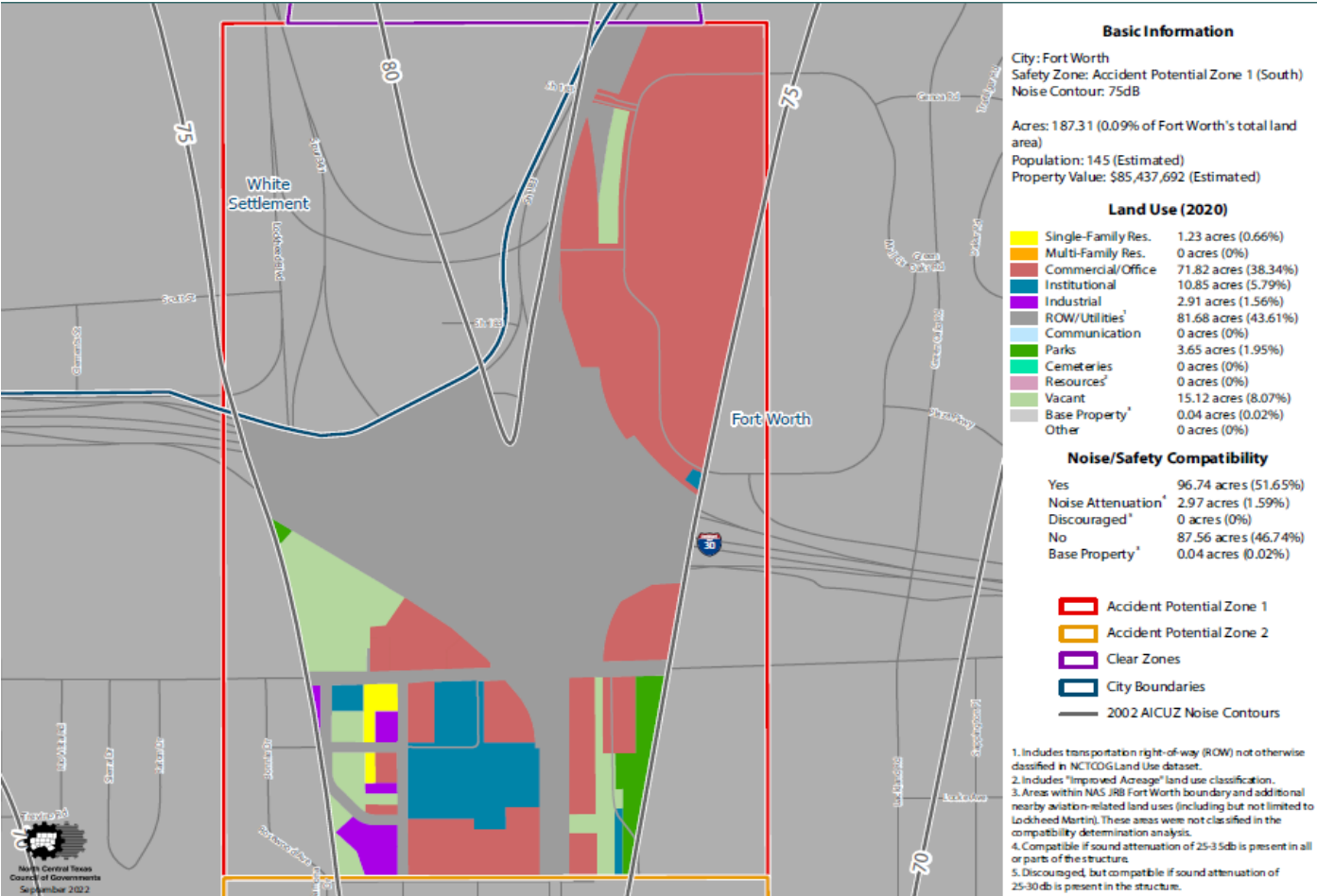
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 75DB NOISE CONTOUR



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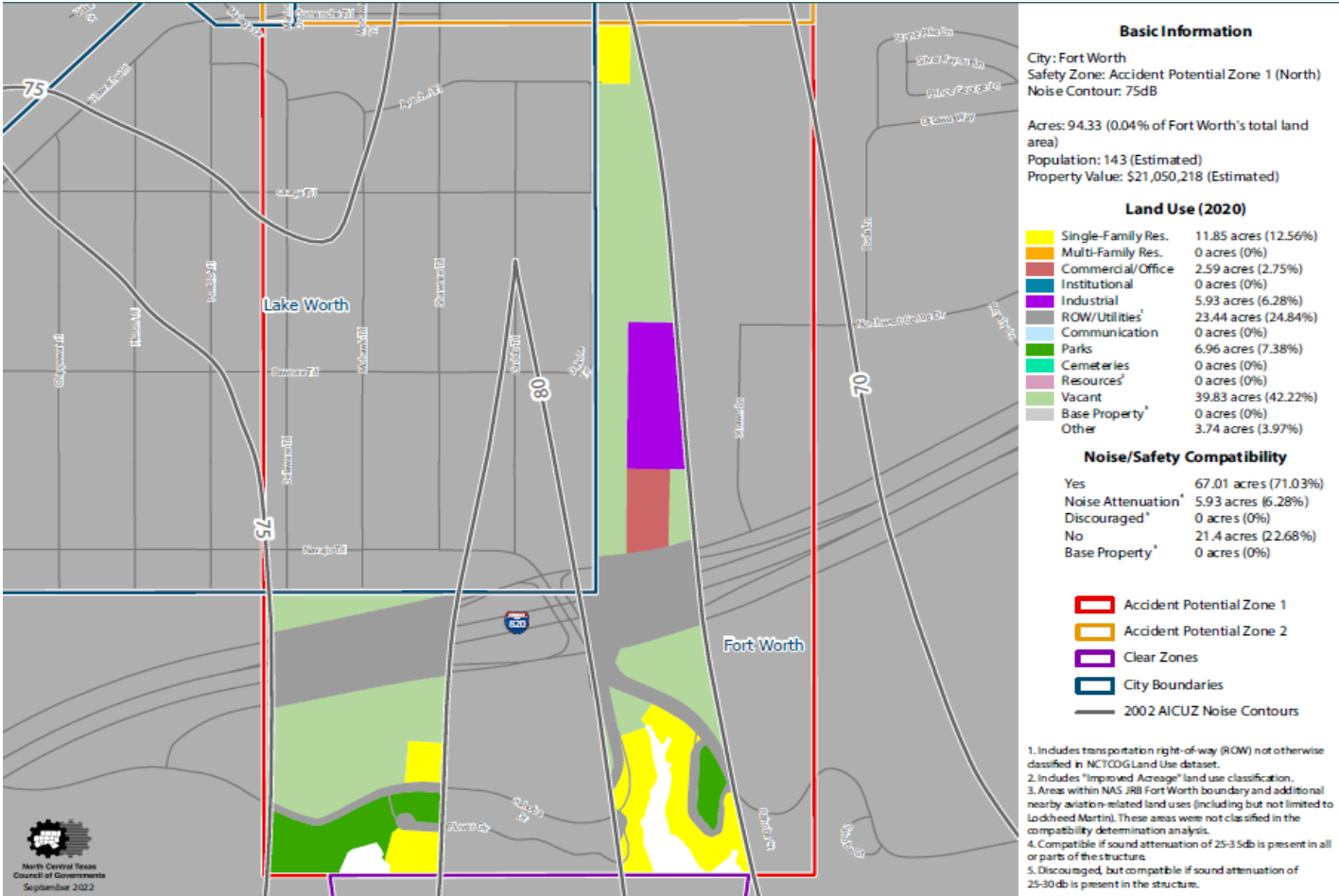
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 75DB NOISE CONTOUR



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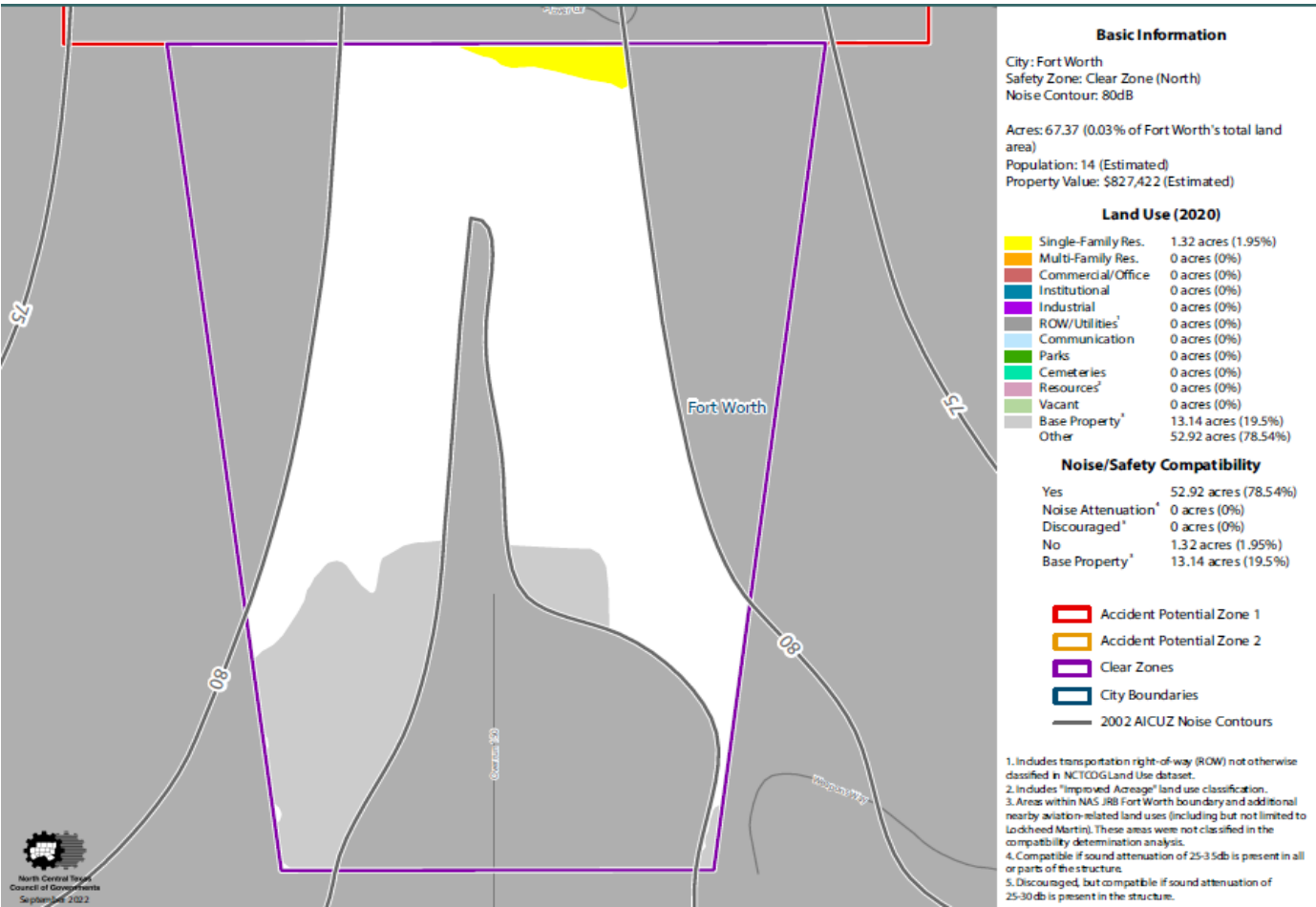
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 75DB NOISE CONTOUR



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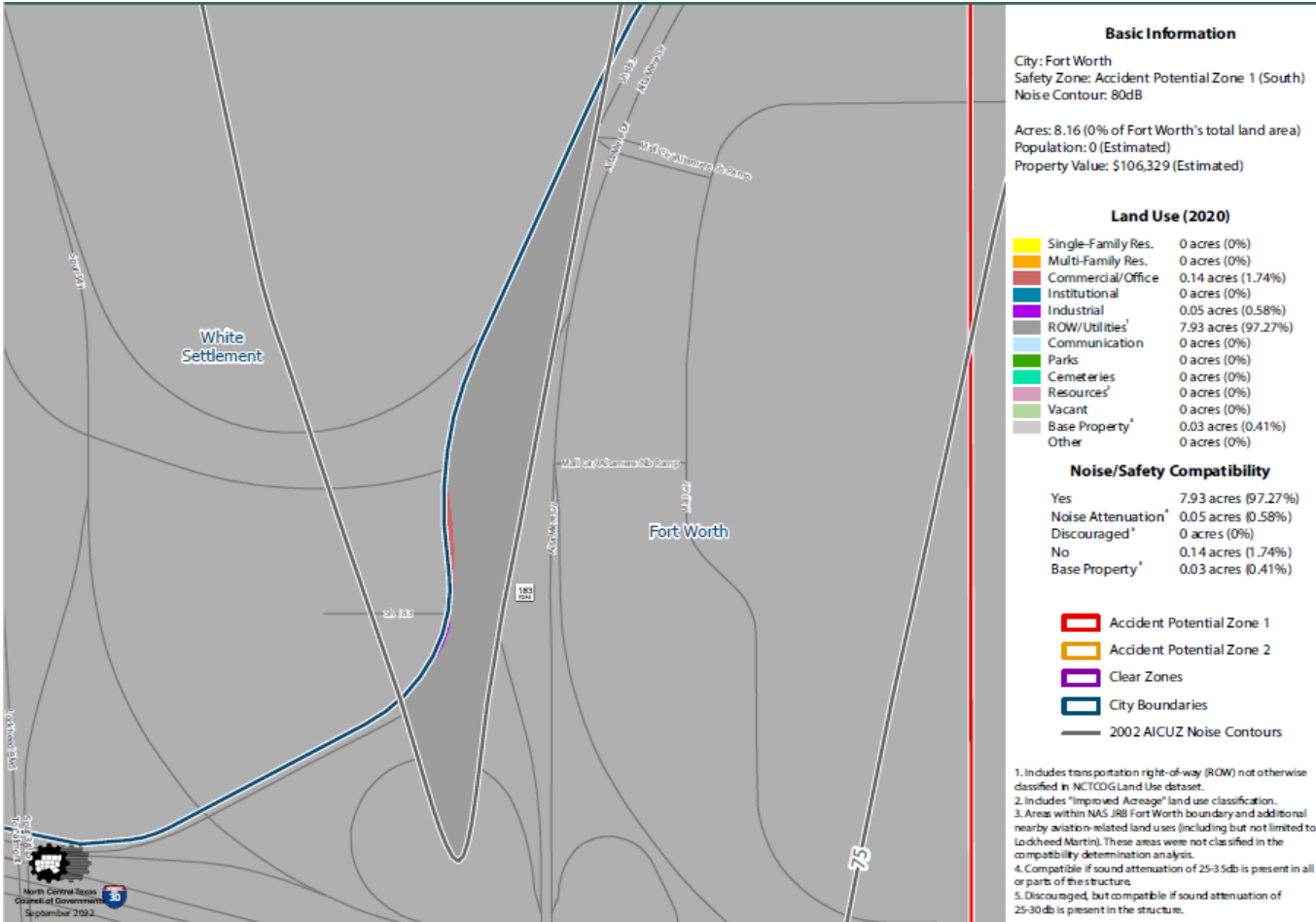
LAND USE: FORT WORTH - CLEAR ZONE (NORTH) - INSIDE 80DB NOISE CONTOUR



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NORTH TEXAS

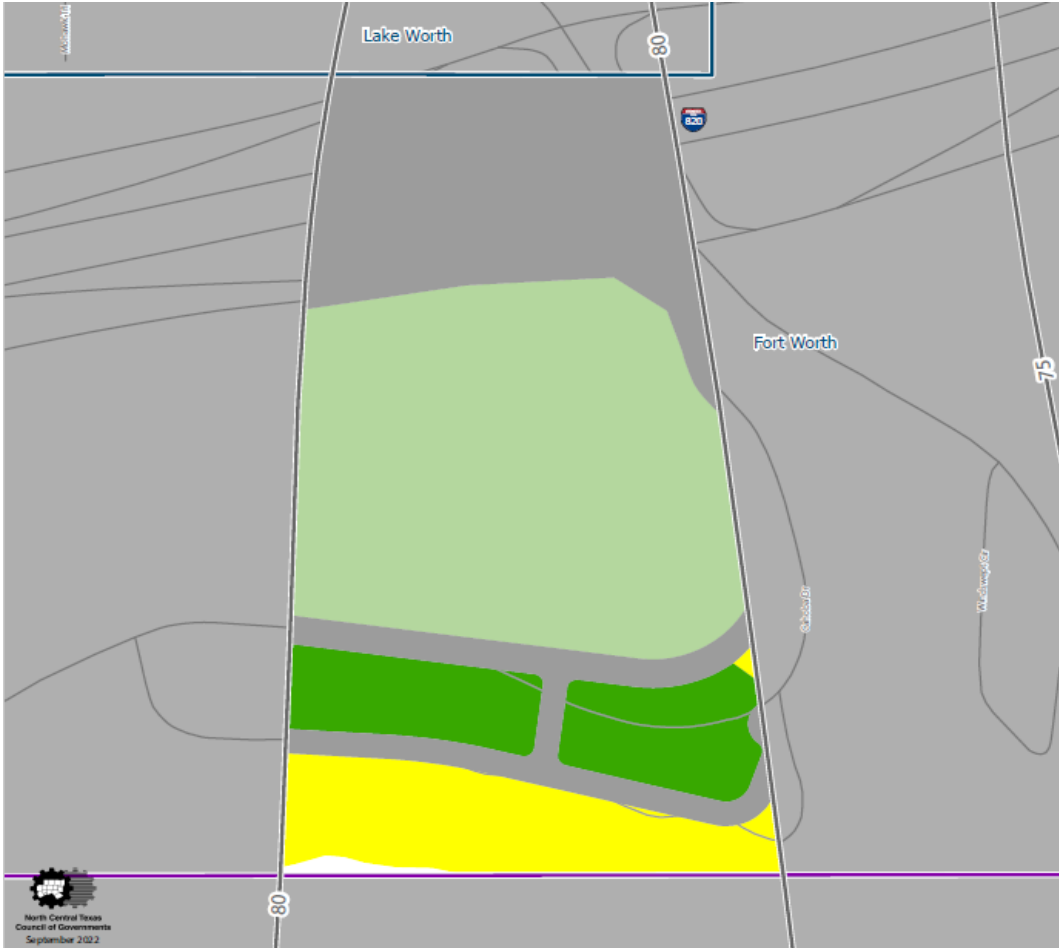
LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

LAND USE: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 80dB

Acres: 32.14 (0.01% of Fort Worth's total land area)
 Population: 13 (Estimated)
 Property Value: \$2,844,472 (Estimated)

Land Use (2020)

Single-Family Res.	4.02 acres (12.52%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	10.39 acres (32.33%)
Communication	0 acres (0%)
Parks	3.78 acres (11.76%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	13.76 acres (42.81%)
Base Property ³	0 acres (0%)
Other	0.19 acres (0.58%)

Noise/Safety Compatibility

Yes	24.34 acres (75.72%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	7.8 acres (24.28%)
Base Property ³	0 acres (0%)

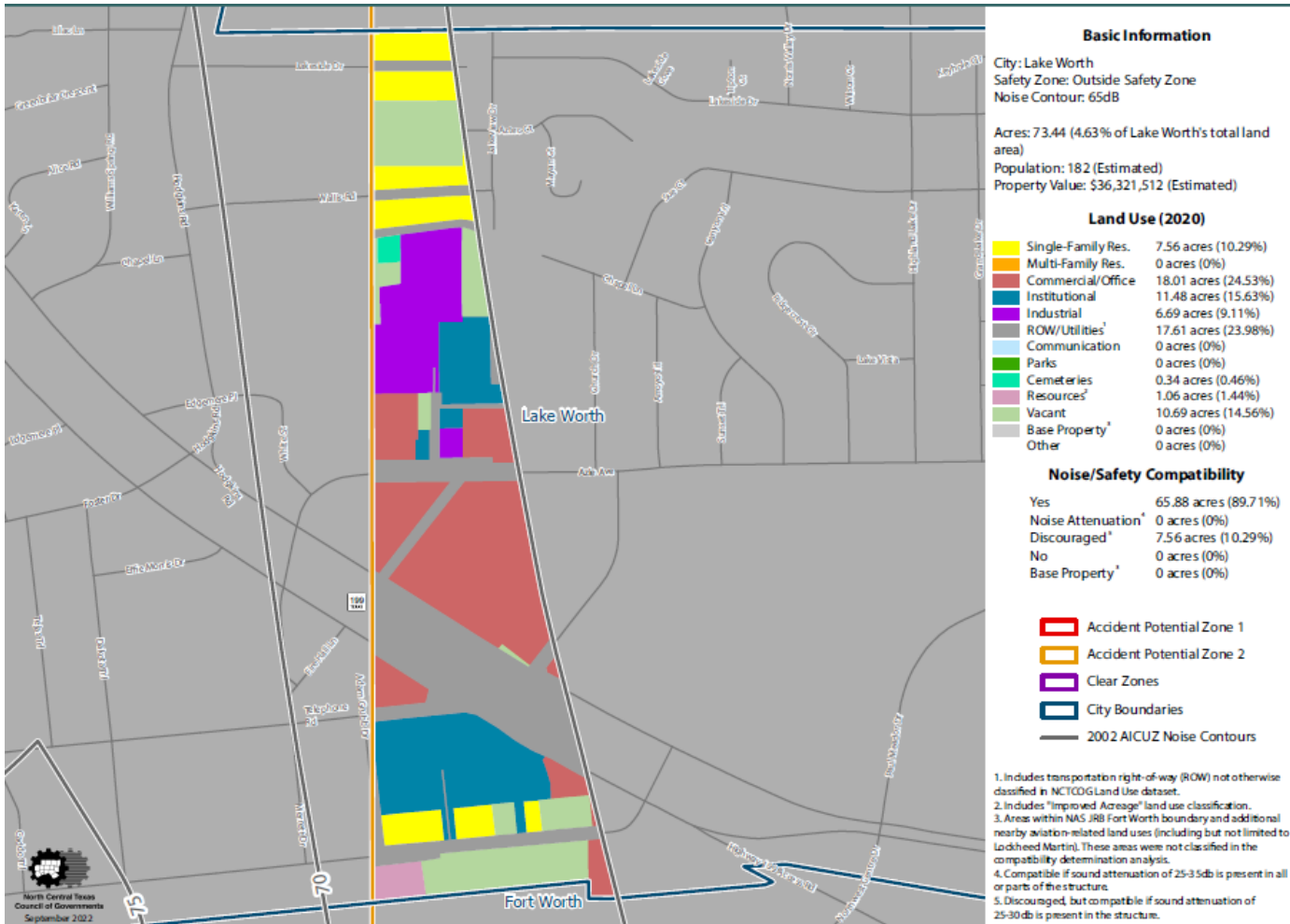
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30 db is present in the structure.

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NORTH TEXAS

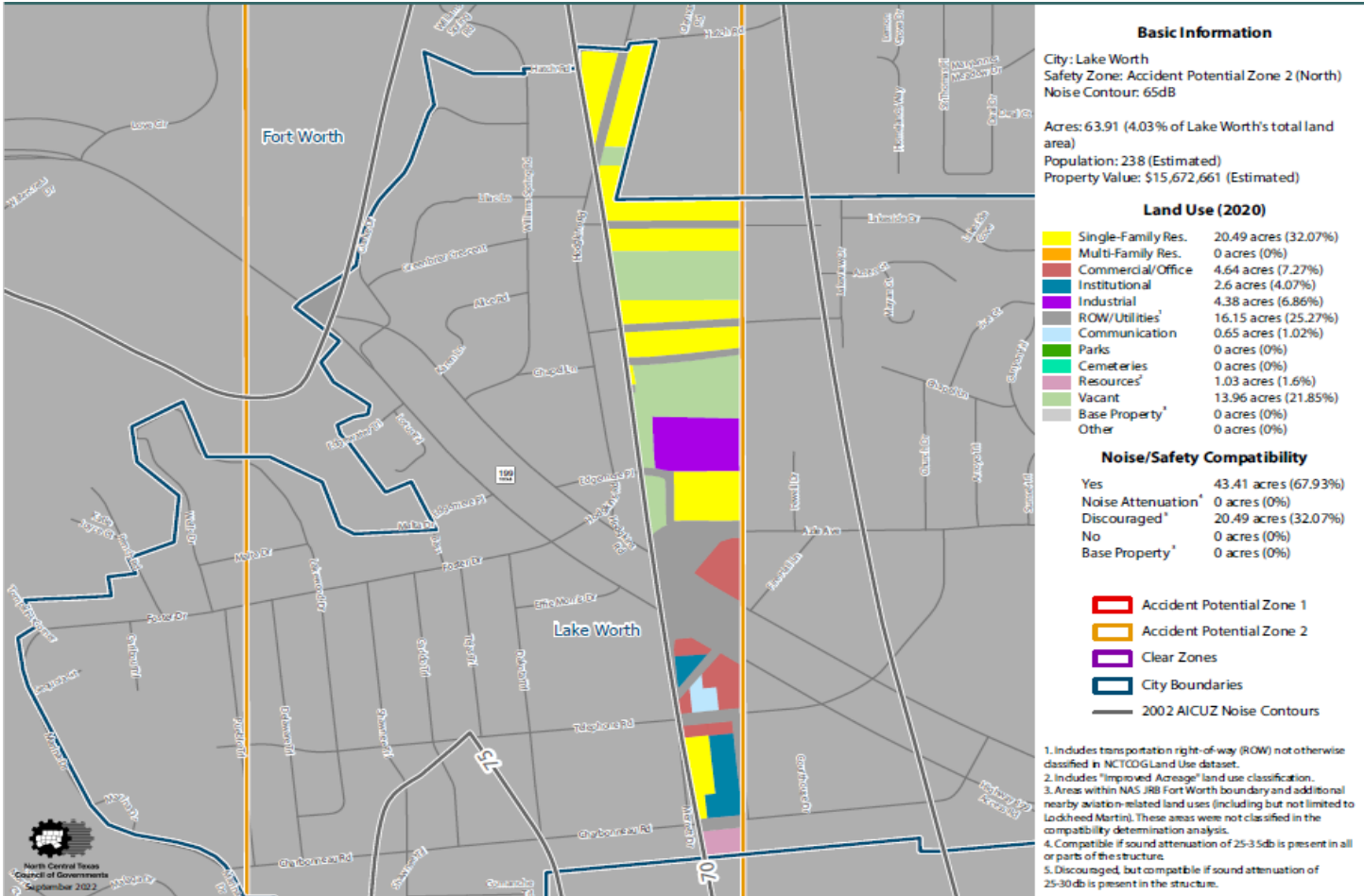
LAND USE: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



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NORTH TEXAS

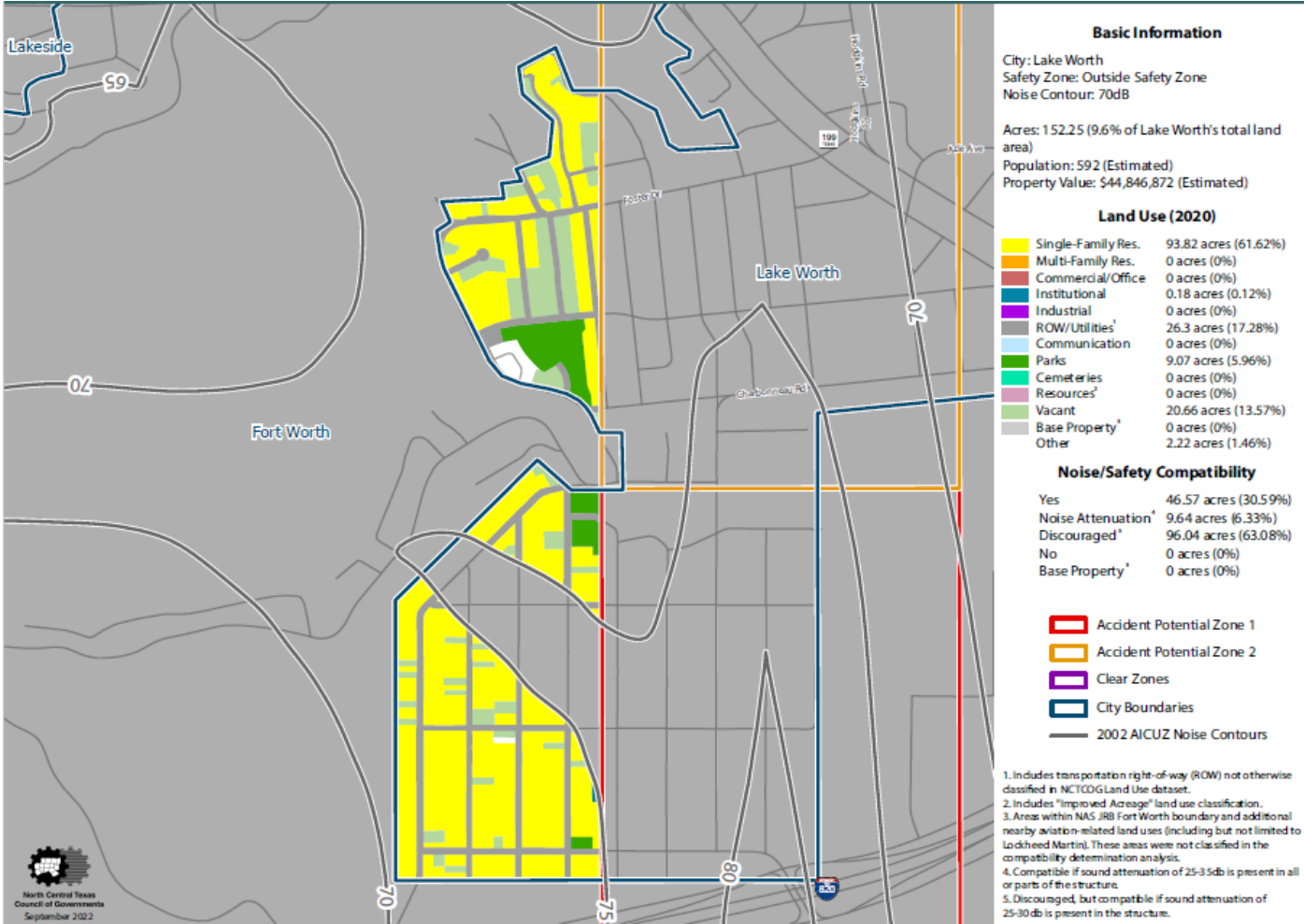
LAND USE: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 65DB NOISE CONTOUR



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NORTH TEXAS

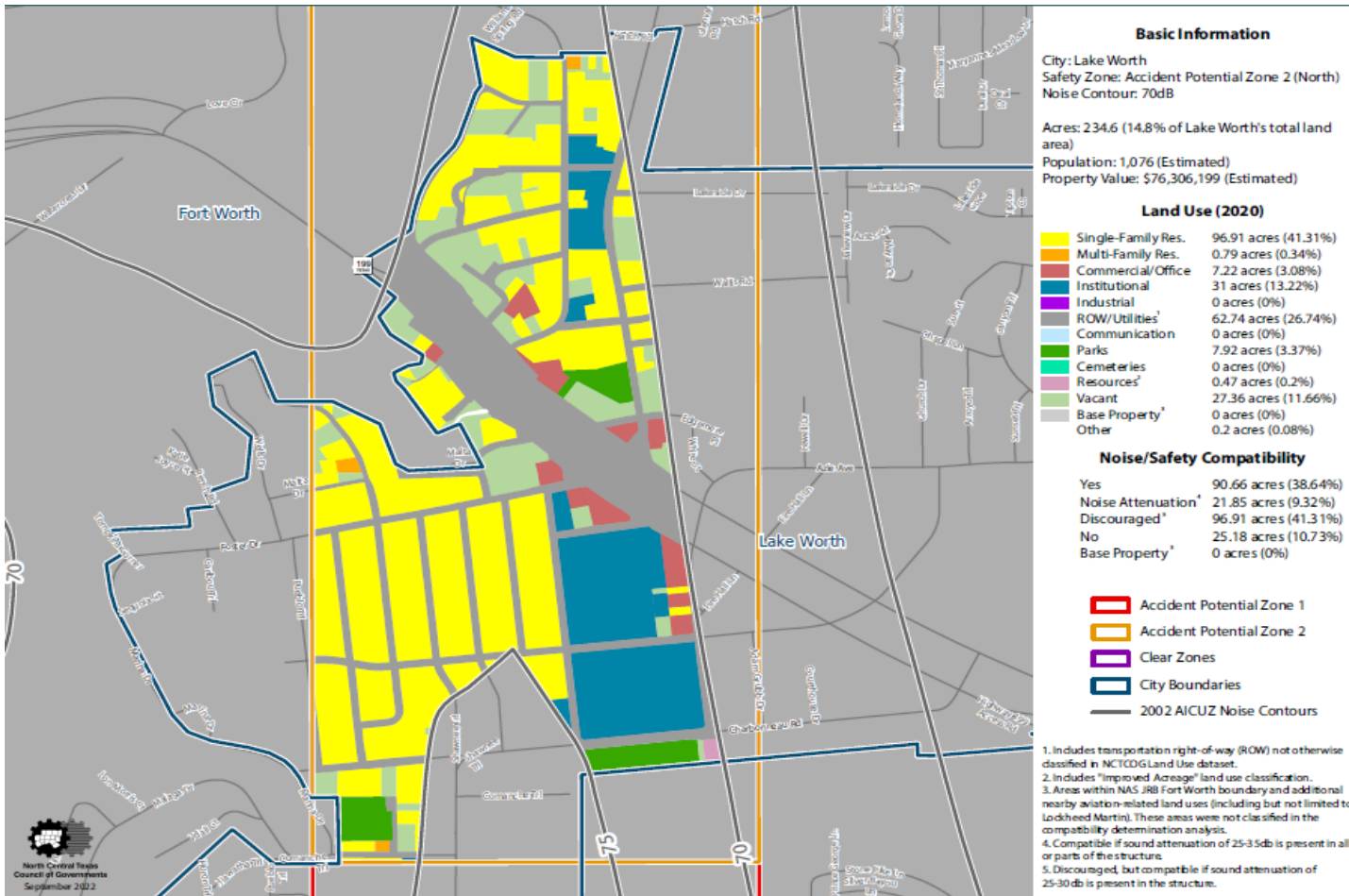
LAND USE: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



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NORTH TEXAS

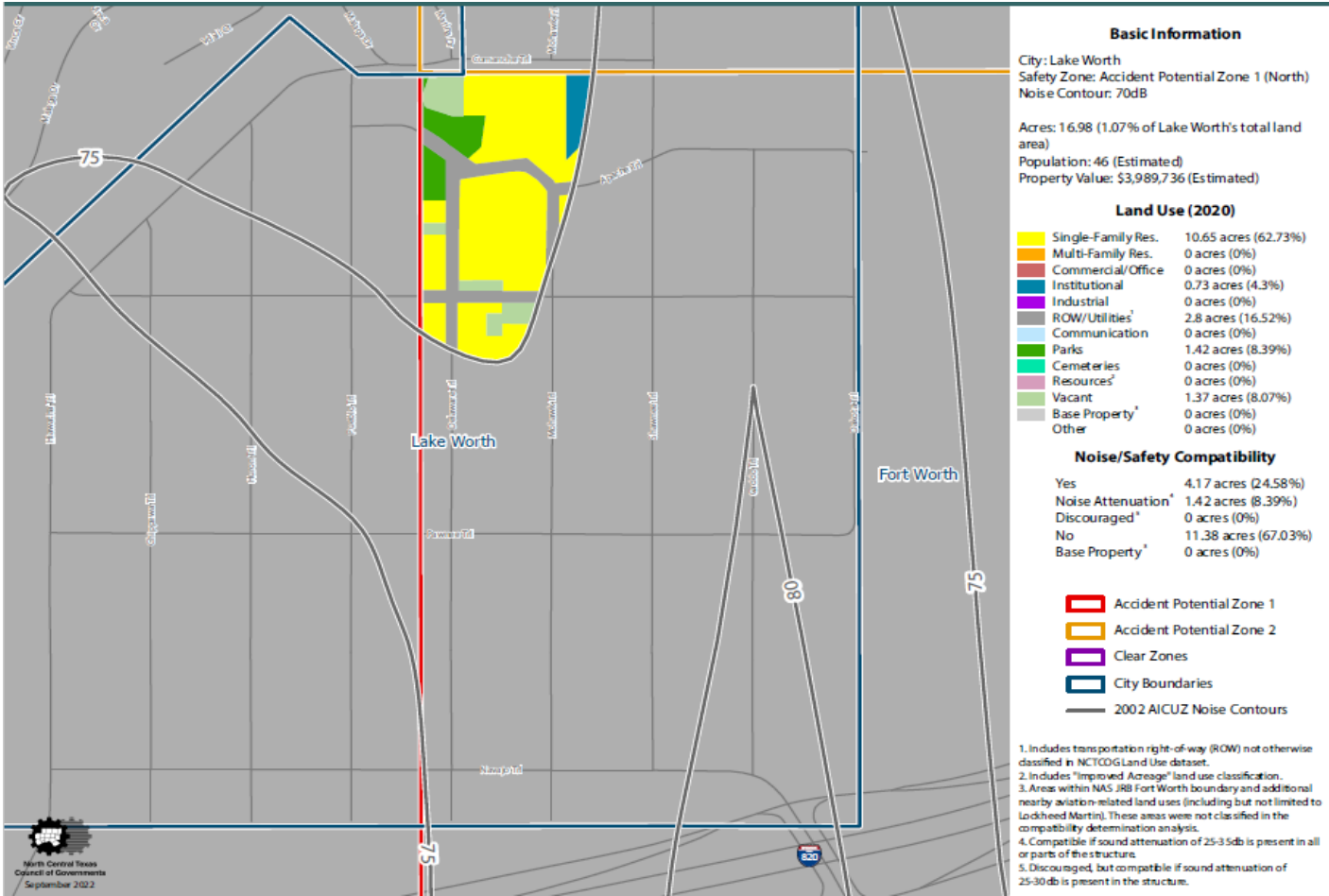
LAND USE: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 70DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

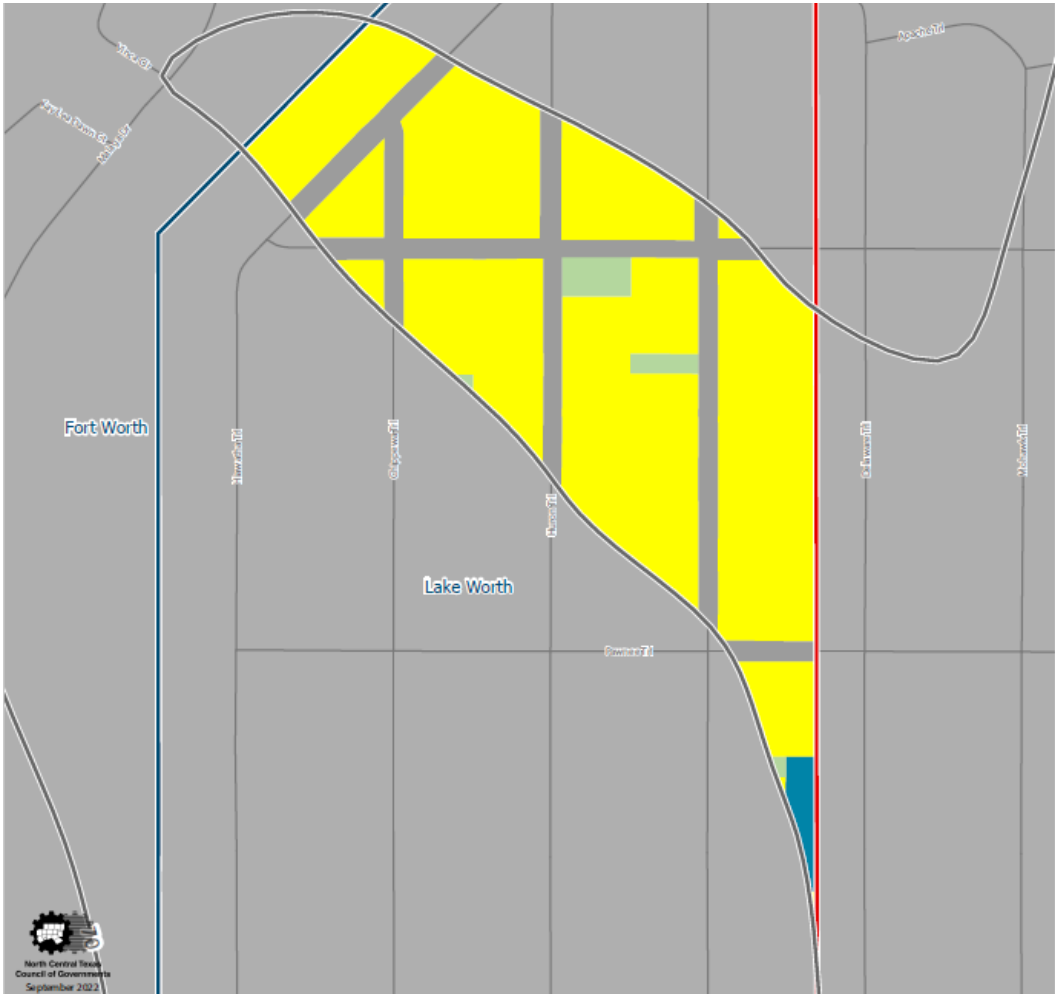
LAND USE: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 70DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

LAND USE: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Outside Safety Zone
 Noise Contour: 75dB

Acres: 30.33 (1.91% of Lake Worth's total land area)
 Population: 82 (Estimated)
 Property Value: \$8,674,222 (Estimated)

Land Use (2020)

Single-Family Res.	23.91 acres (78.82%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0.47 acres (1.56%)
Industrial	0 acres (0%)
ROW/Utilities ¹	5.17 acres (17.05%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0.78 acres (2.57%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	5.95 acres (19.62%)
Noise Attenuation ⁴	0.47 acres (1.56%)
Discouraged ⁵	0 acres (0%)
No	23.91 acres (78.82%)
Base Property ³	0 acres (0%)

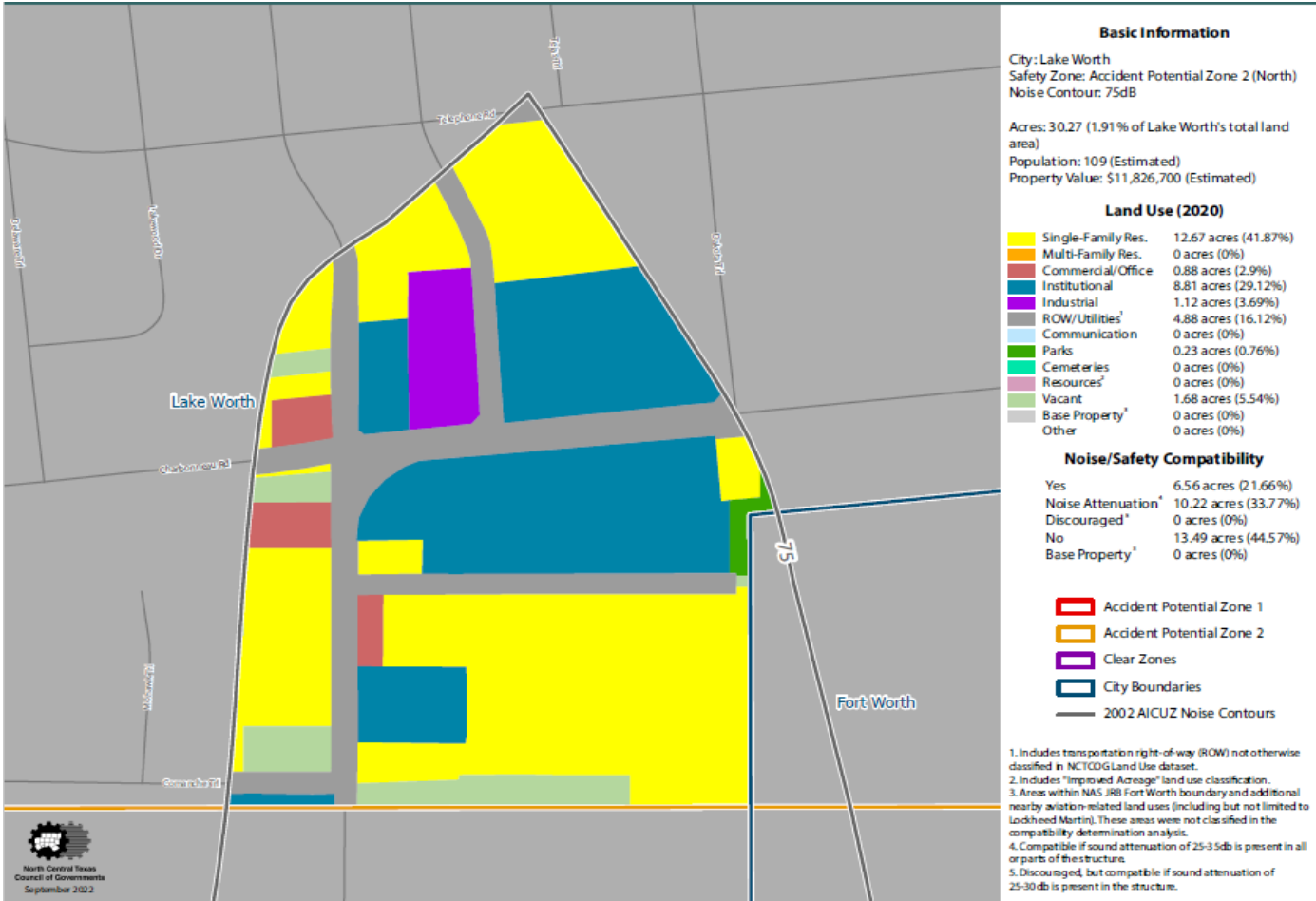
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

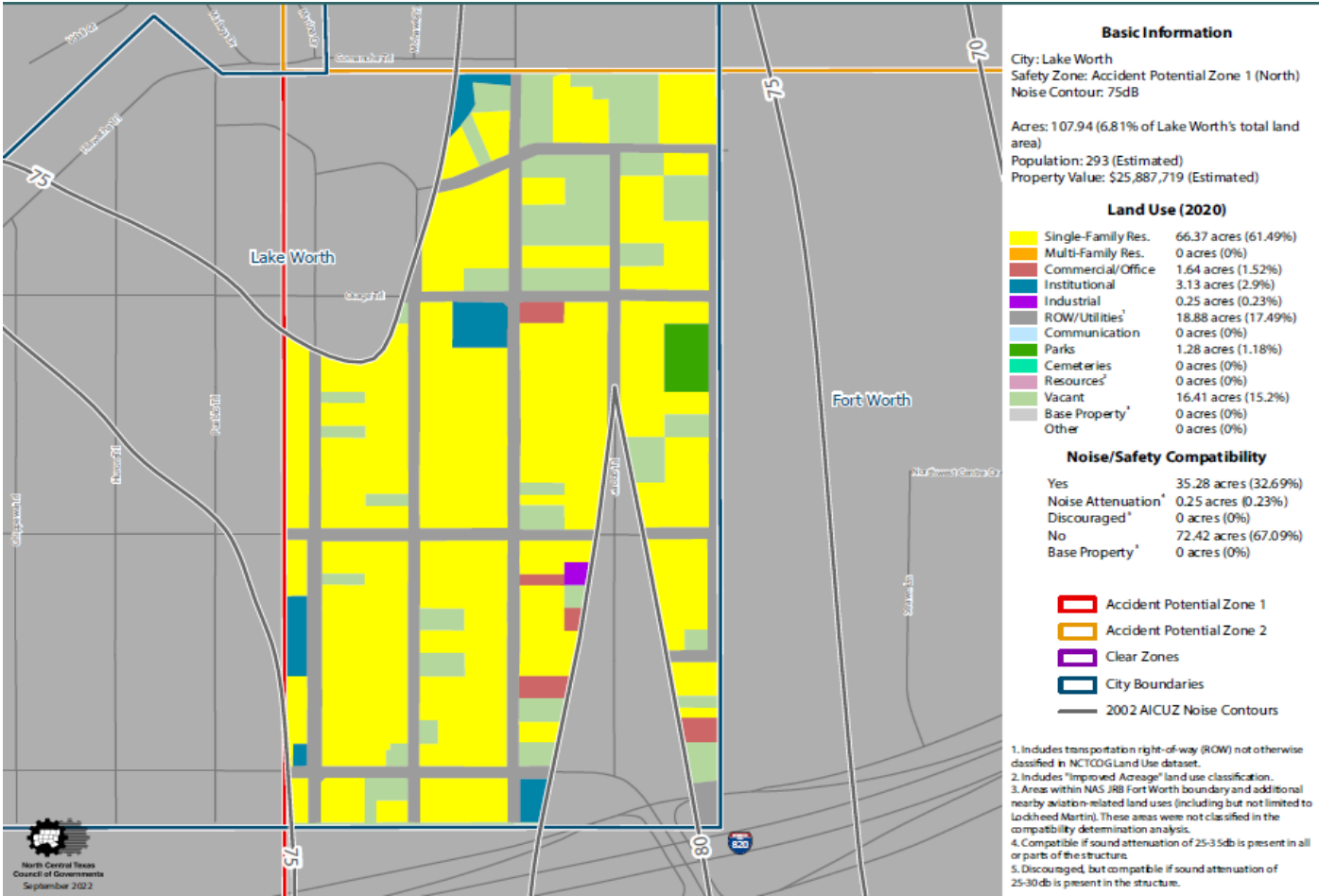
LAND USE: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

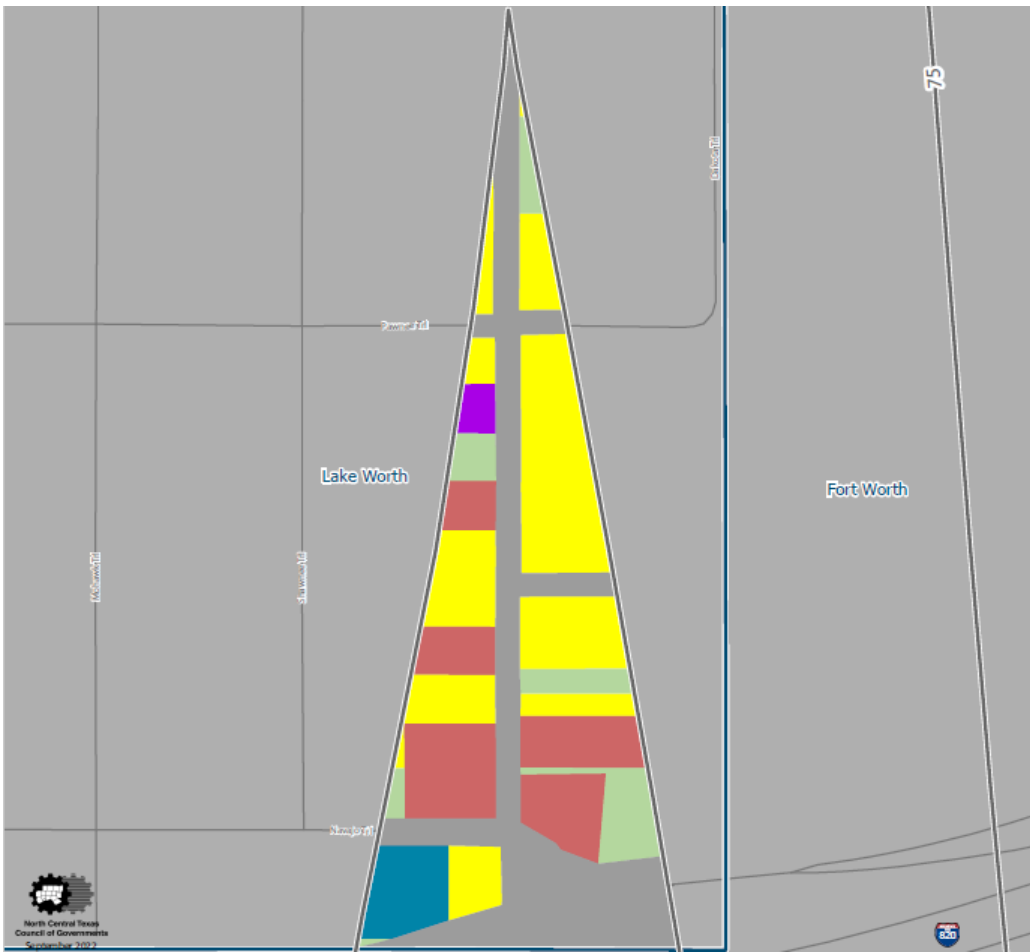
LAND USE: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

LAND USE: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 80dB

Acres: 13.84 (0.87% of Lake Worth's total land area)
 Population: 38 (Estimated)
 Property Value: \$3,129,441 (Estimated)

Land Use (2020)

Single-Family Res.	4.64 acres (33.55%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	2.63 acres (19.01%)
Institutional	0.68 acres (4.94%)
Industrial	0.18 acres (1.29%)
ROW/Utilities ¹	4.46 acres (32.2%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	1.25 acres (9.02%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	5.7 acres (41.21%)
Noise Attenuation ⁴	0.18 acres (1.29%)
Discouraged ⁵	0 acres (0%)
No	7.96 acres (57.5%)
Base Property ³	0 acres (0%)

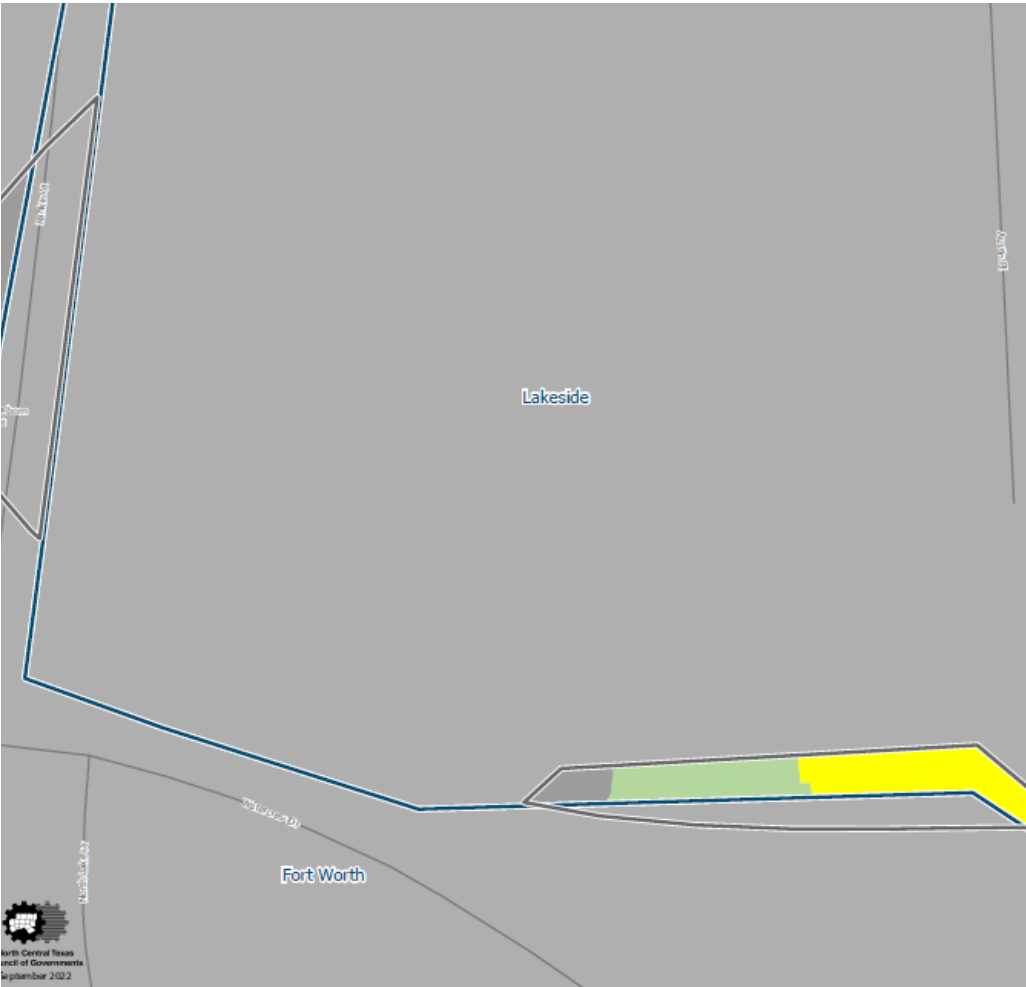
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

LAND USE: LAKESIDE - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Lakeside
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 0.35 (0.03% of Lakeside's total land area)
 Population: 0 (Estimated)
 Property Value: \$47,769 (Estimated)

Land Use (2020)

Single-Family Res.	0.17 acres (47.79%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	0.11 acres (30.08%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0.08 acres (22.13%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0.18 acres (52.21%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0.17 acres (47.79%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

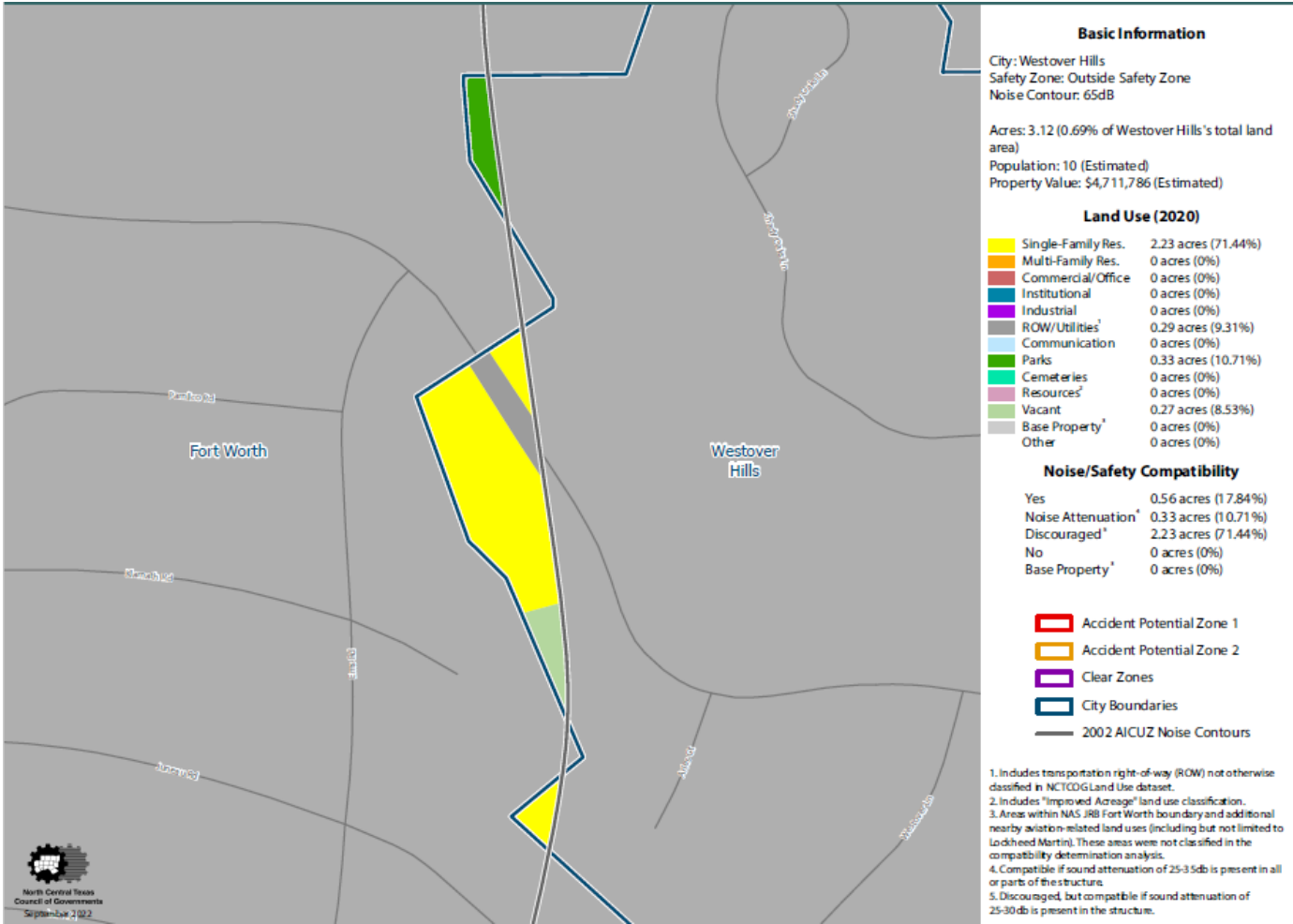
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

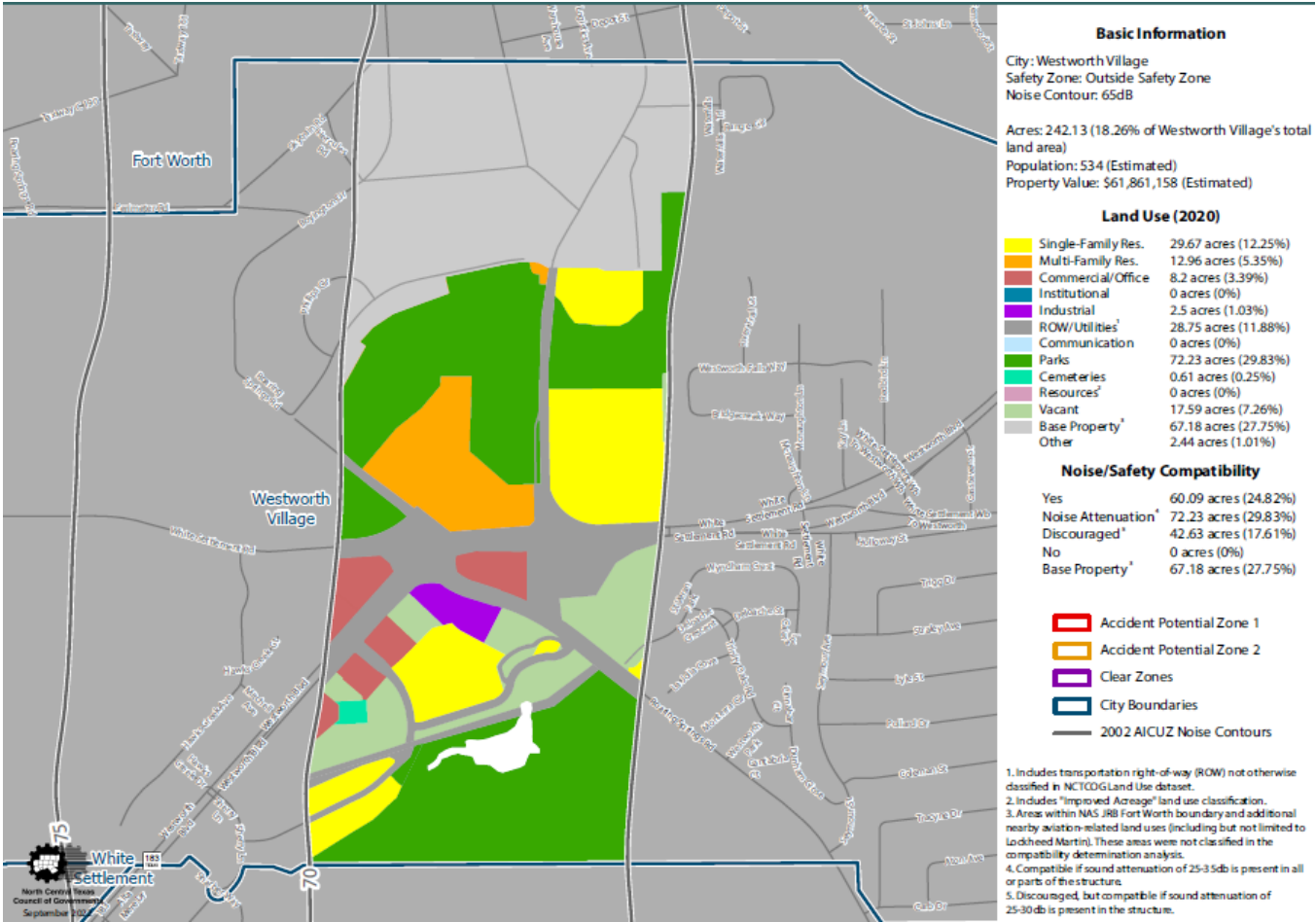
LAND USE: WESTOVER HILLS - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



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NORTH TEXAS

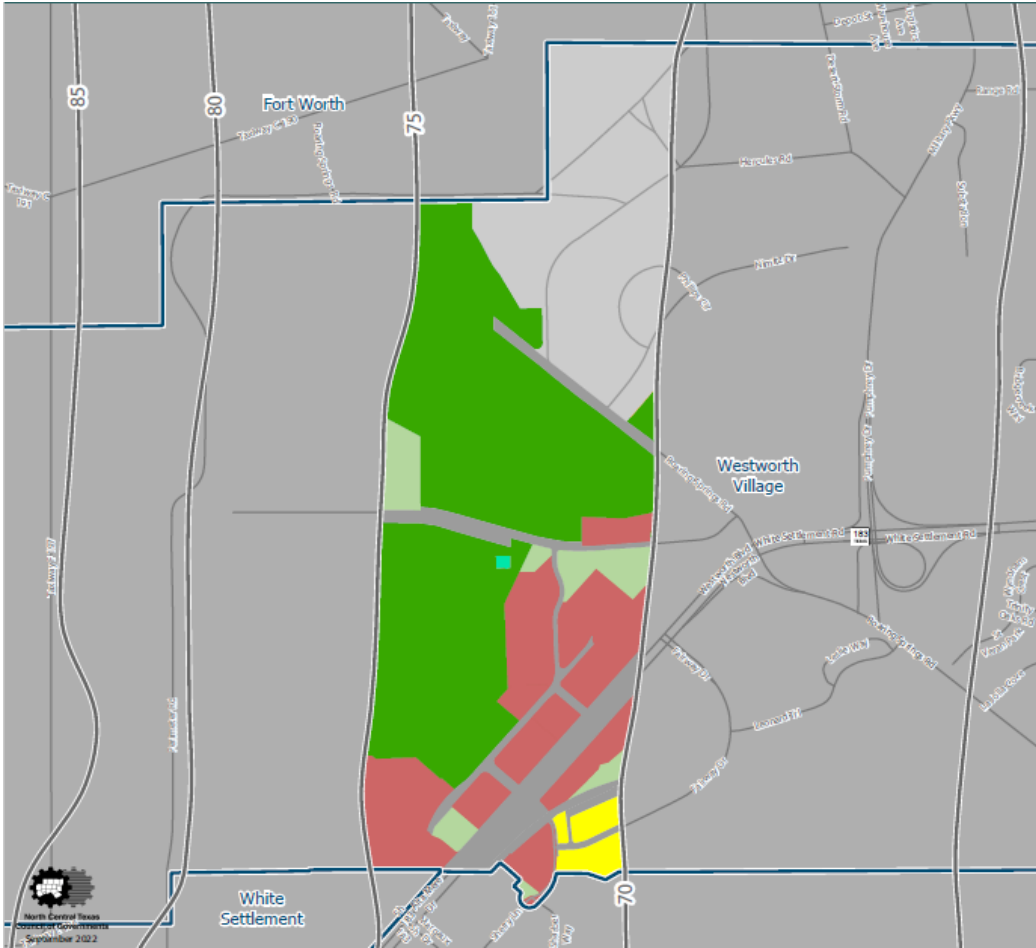
LAND USE: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

LAND USE: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Westworth Village
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 171.2 (12.91% of Westworth Village's total land area)
 Population: 185 (Estimated)
 Property Value: \$53,414,490 (Estimated)

Land Use (2020)

Single-Family Res.	3.31 acres (1.93%)
Multi-Family Res.	0.03 acres (0.02%)
Commercial/Office	31.23 acres (18.24%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	15.41 acres (9%)
Communication	0 acres (0%)
Parks	70.83 acres (41.38%)
Cemeteries	0.16 acres (0.09%)
Resources ²	0 acres (0%)
Vacant	7.99 acres (4.67%)
Base Property ³	42.24 acres (24.67%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	22.47 acres (13.12%)
Noise Attenuation ⁴	103.15 acres (60.25%)
Discouraged ⁵	3.34 acres (1.95%)
No	0 acres (0%)
Base Property ³	42.24 acres (24.67%)

Legend:

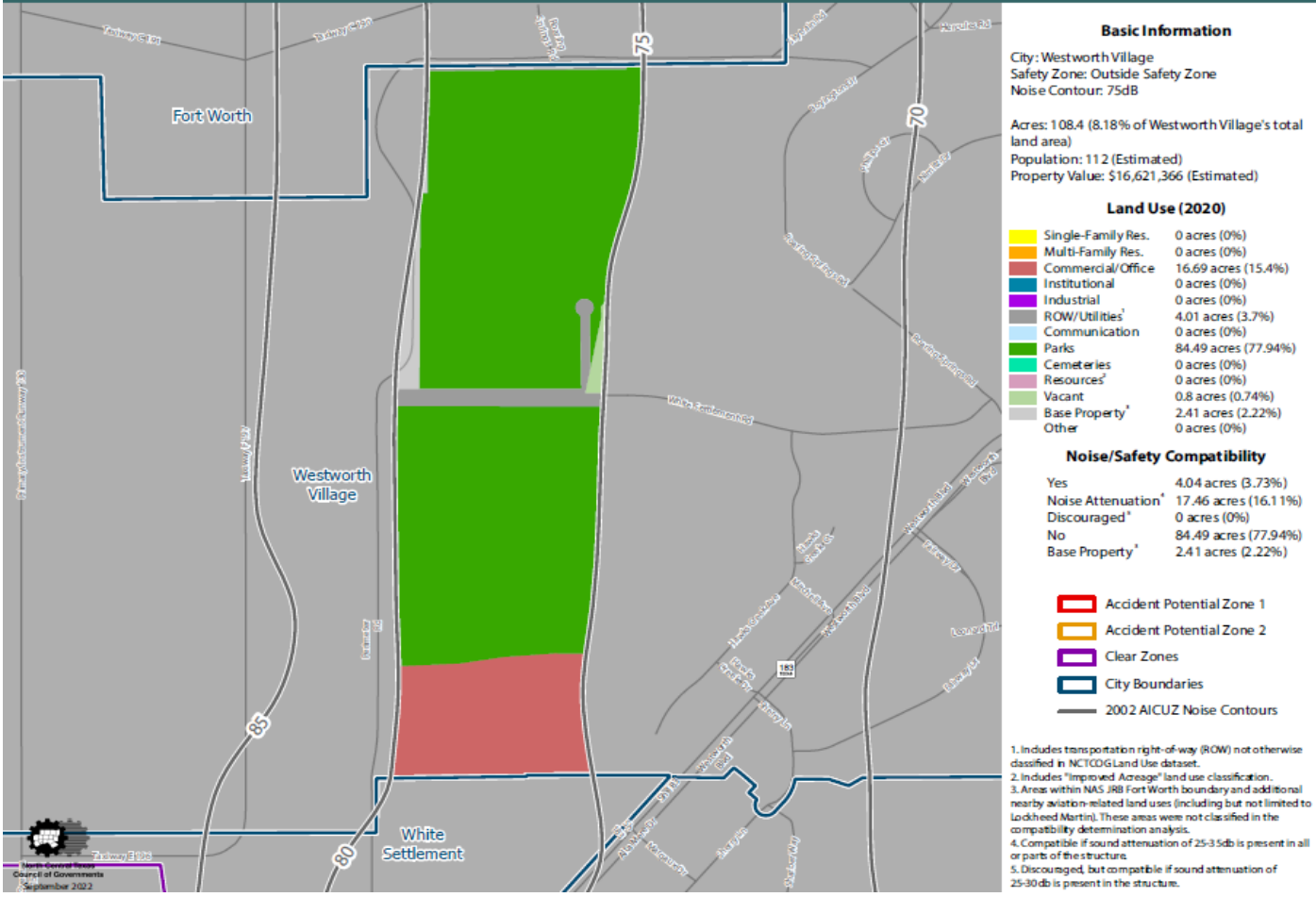
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCD's Land Use dataset.
 2. Includes "Improved Aerospace" land use classification.
 3. Areas within NAS IRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

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NORTH TEXAS

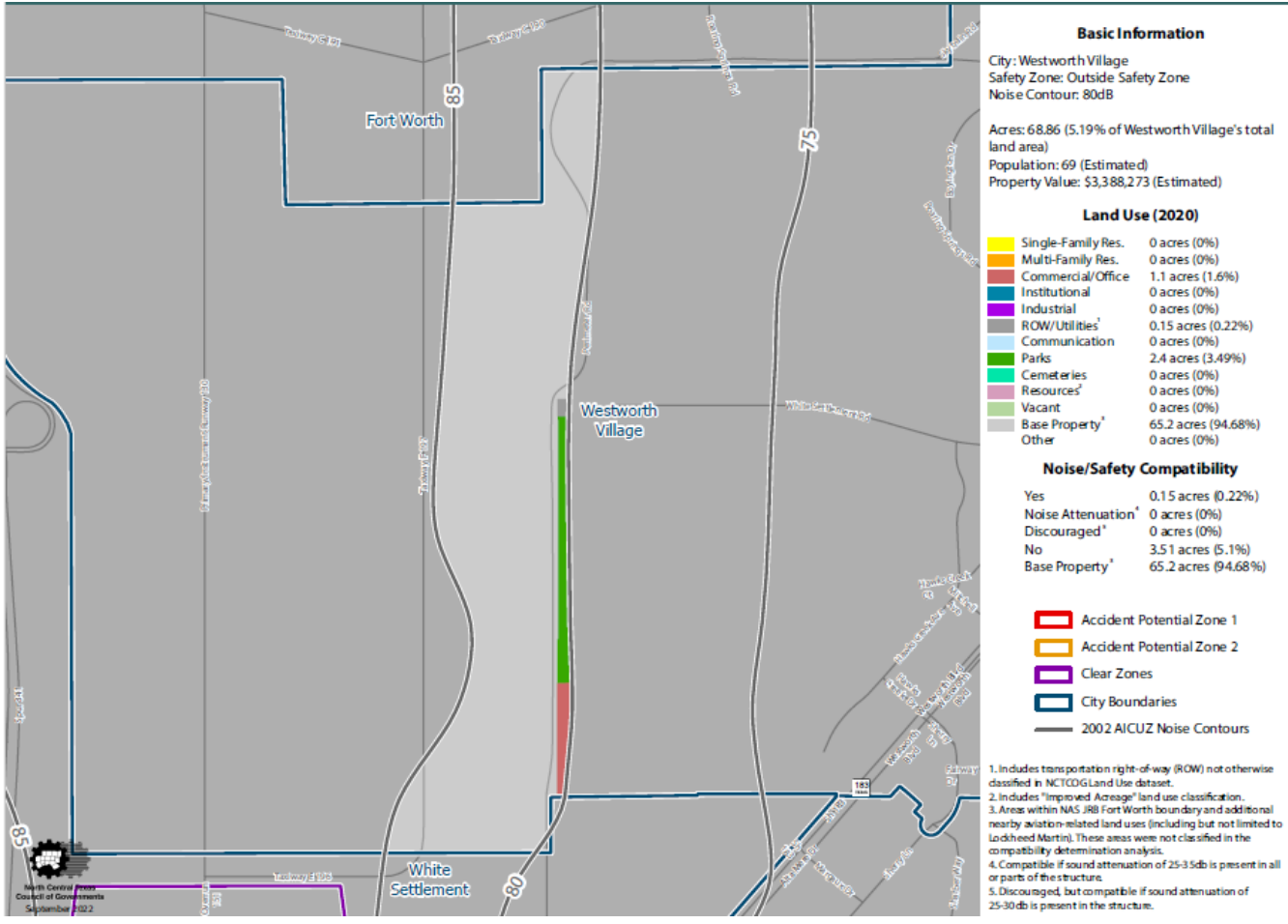
LAND USE: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

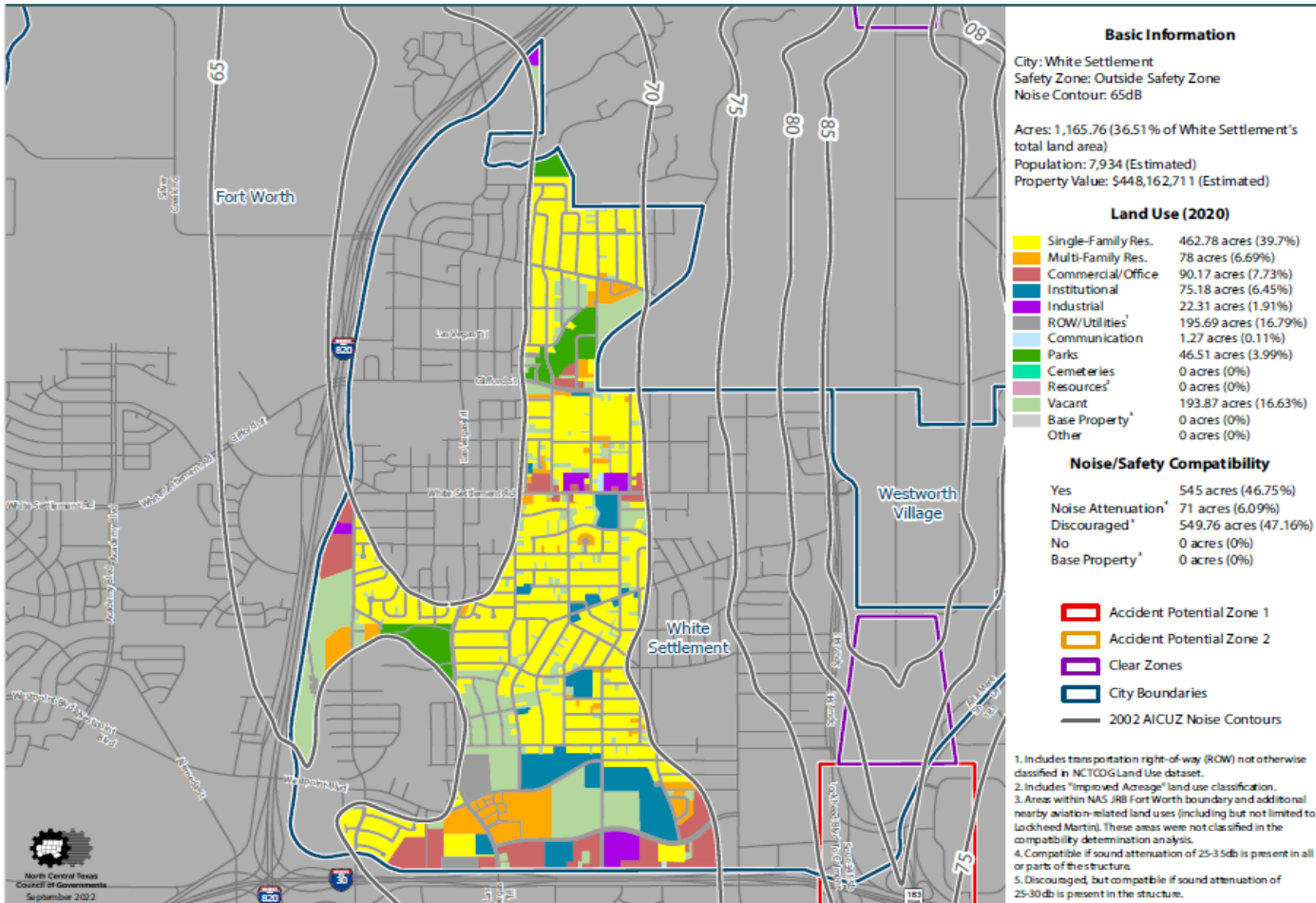
LAND USE: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 80DB NOISE CONTOUR



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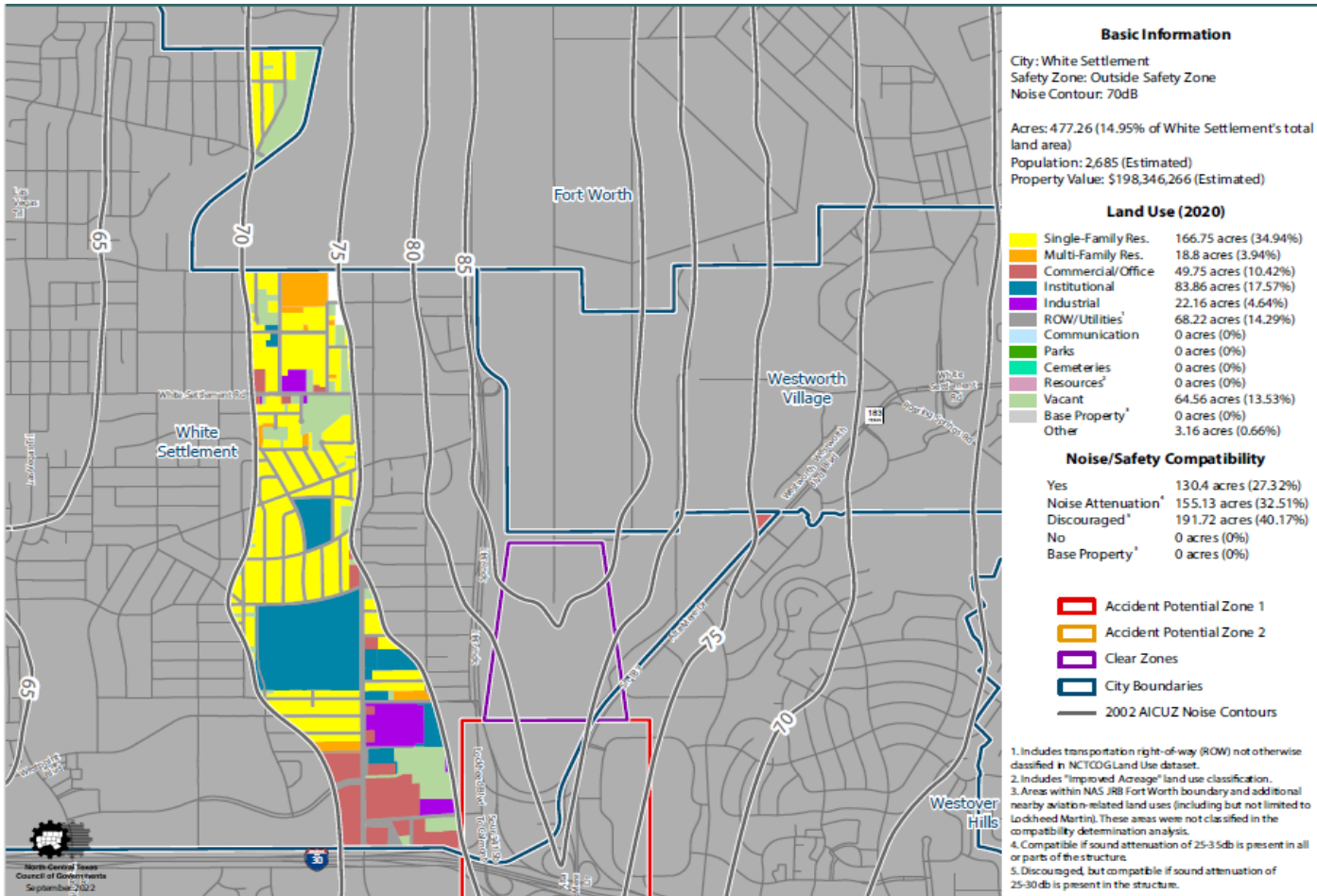
LAND USE: WHITE SETTLEMENT - AOUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

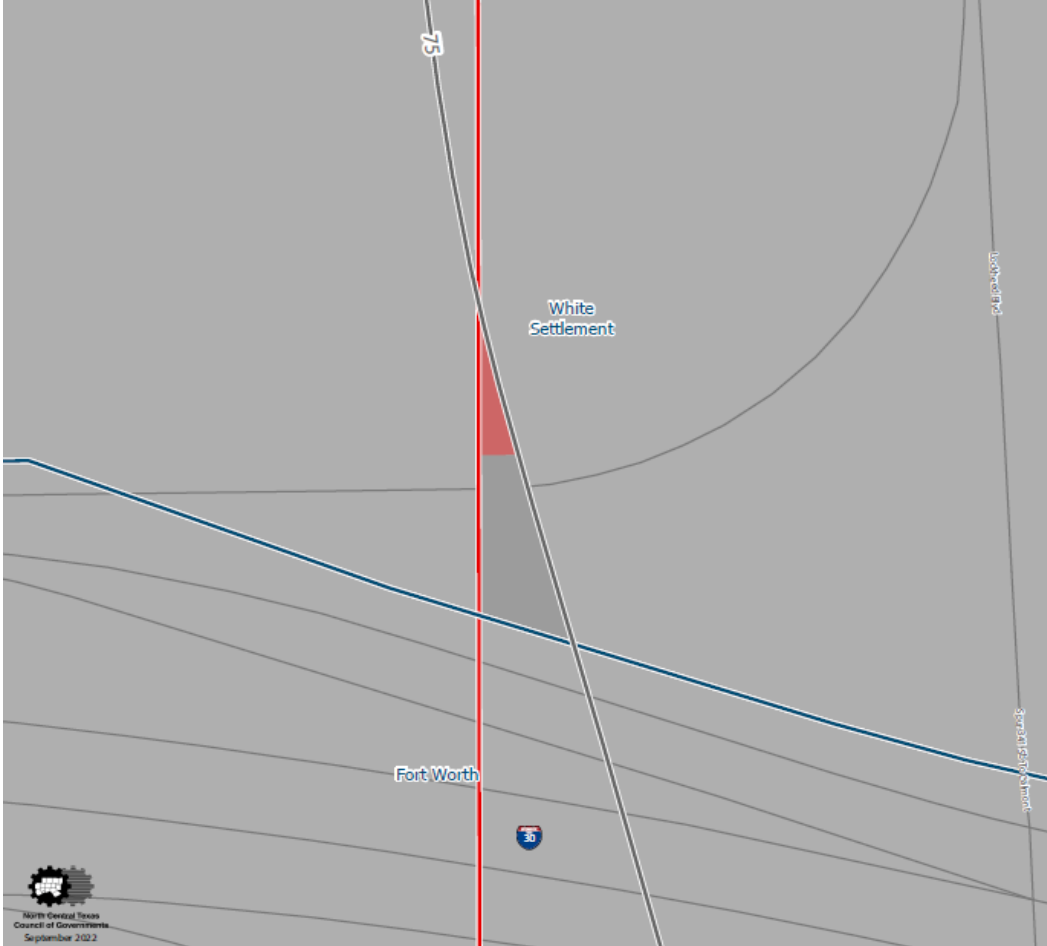
LAND USE: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

LAND USE: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 70dB

Acres: 0.15 (0% of White Settlement's total land area)
 Population: 0 (Estimated)
 Property Value: \$25,816 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0.03 acres (20.78%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	0.12 acres (79.22%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0 acres (0%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0.12 acres (79.22%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	0.03 acres (20.78%)
Base Property ³	0 acres (0%)

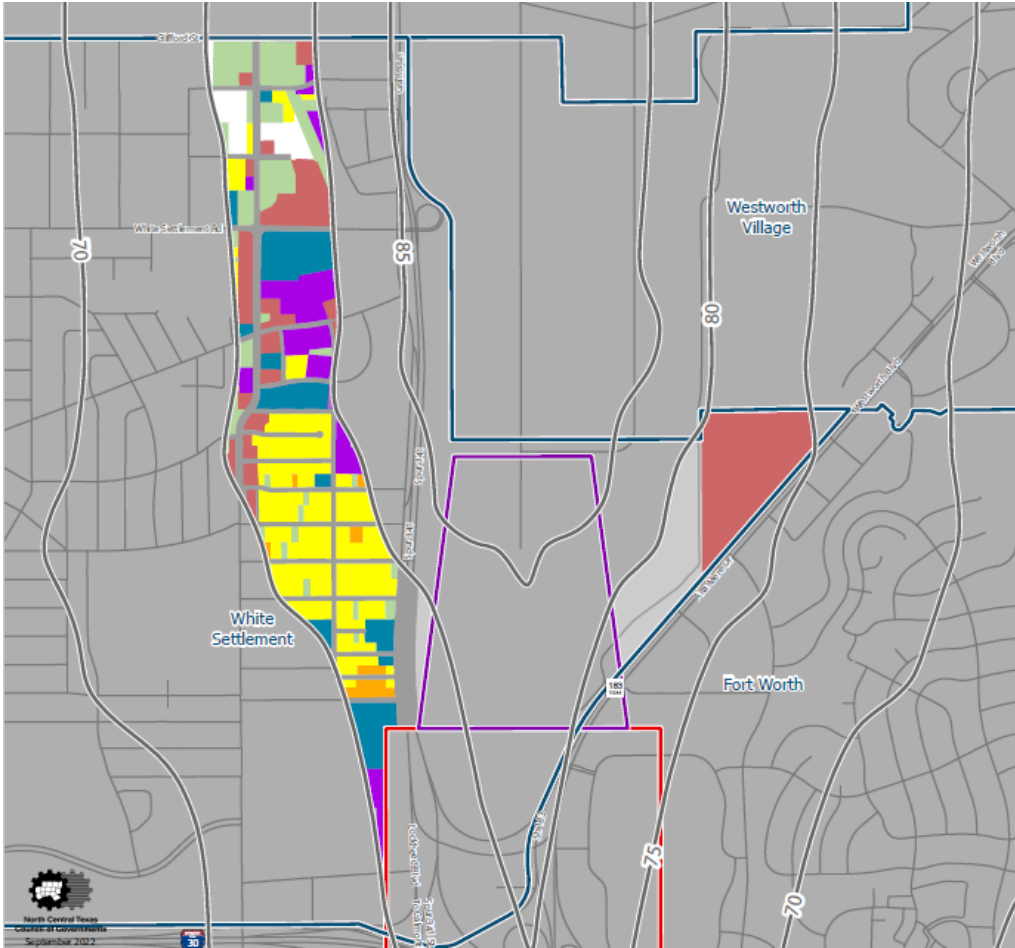
- █ Accident Potential Zone 1
- █ Accident Potential Zone 2
- █ Clear Zones
- █ City Boundaries
- █ 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS 300 Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30 db is present in the structure.

JOINING FORCES

NORTH TEXAS

LAND USE: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 75dB

Acres: 277.45 (8.69% of White Settlement's total land area)
 Population: 814 (Estimated)
 Property Value: \$124,440,380 (Estimated)

Land Use (2020)

Single-Family Res.	56.83 acres (20.48%)
Multi-Family Res.	4.17 acres (1.5%)
Commercial/Office	57.55 acres (20.74%)
Institutional	28.02 acres (10.1%)
Industrial	22.37 acres (8.06%)
ROW/Utilities ¹	41.97 acres (15.13%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	27.72 acres (9.99%)
Base Property ³	29.64 acres (10.68%)
Other	9.19 acres (3.31%)

Noise/Safety Compatibility

Yes	69.68 acres (25.11%)
Noise Attenuation ⁴	106.23 acres (38.29%)
Discouraged ⁵	0 acres (0%)
No	71.9 acres (25.92%)
Base Property ³	29.64 acres (10.68%)

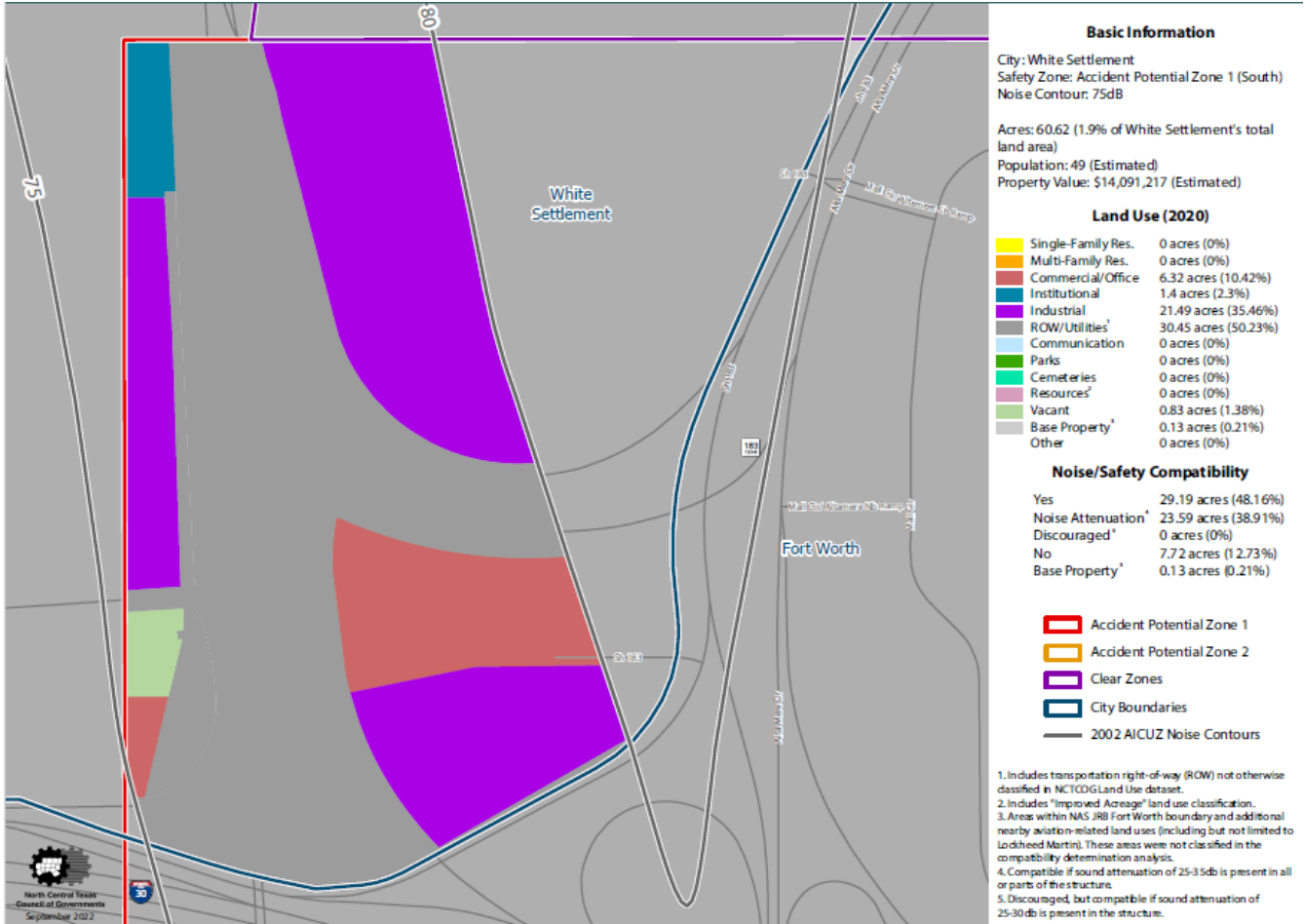
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NACTCOG Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

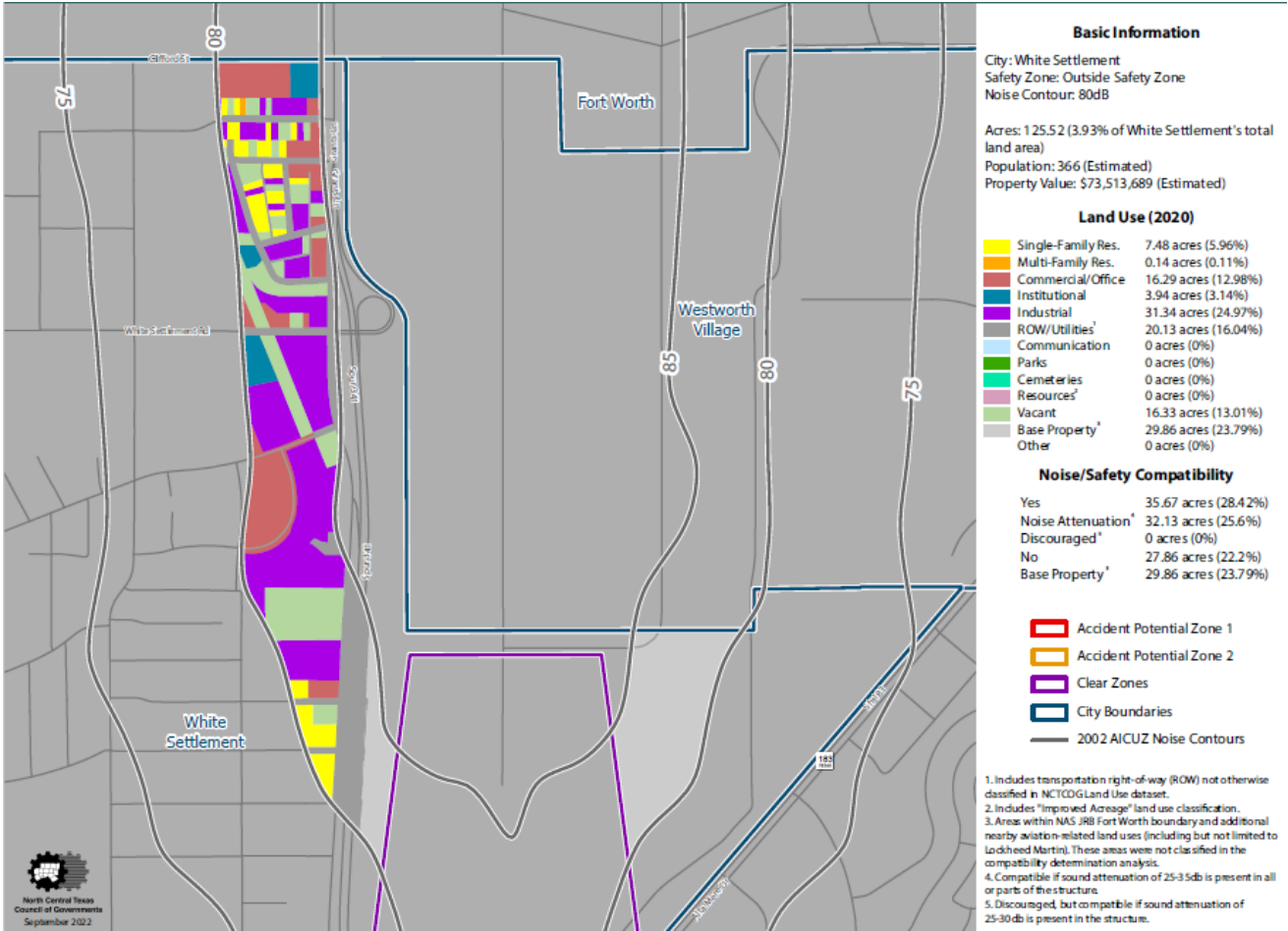
LAND USE: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

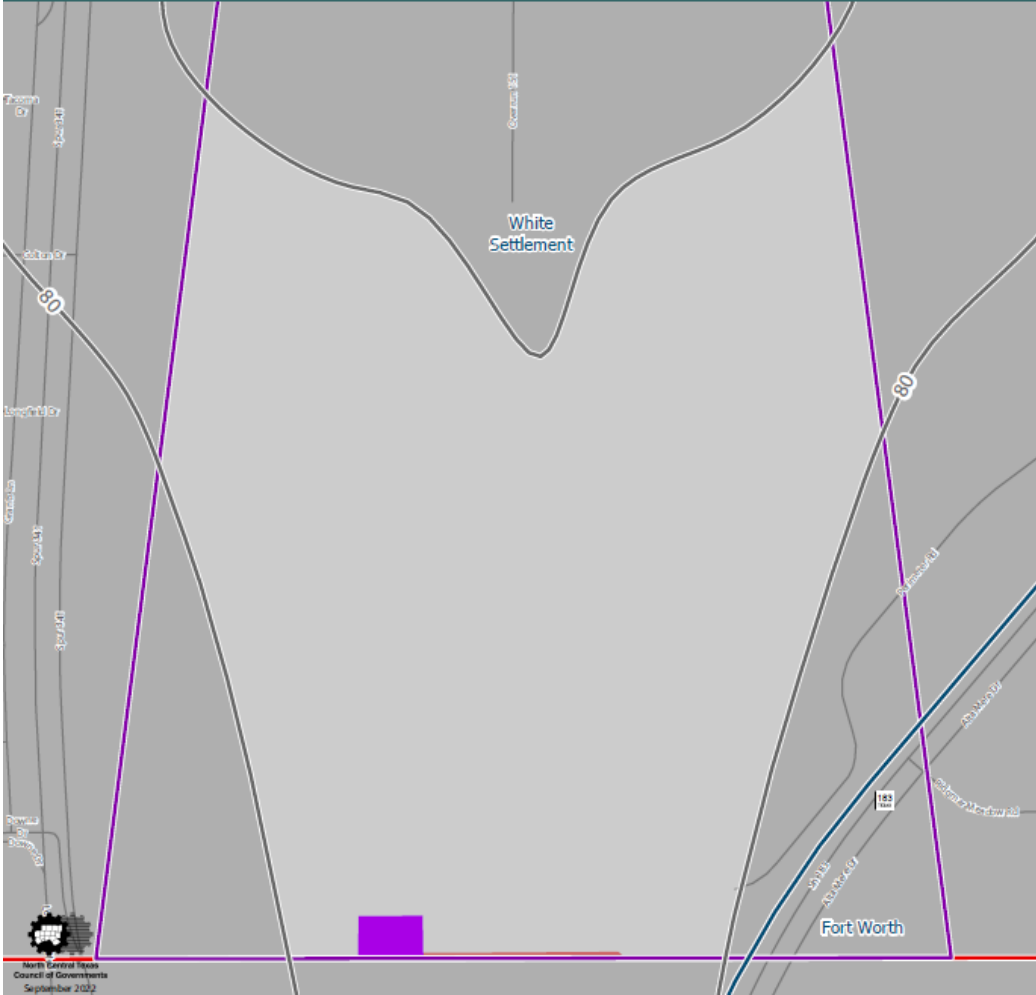
LAND USE: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

LAND USE: WHITE SETTLEMENT - CLEAR ZONE (SOUTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Clear Zone (South)
 Noise Contour: 80dB

Acres: 75.58 (2.37% of White Settlement's total land area)
 Population: 0 (Estimated)
 Property Value: \$2,828,710 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0.2 acres (0.27%)
Institutional	0 acres (0%)
Industrial	0.47 acres (0.62%)
ROW/Utilities ¹	0 acres (0%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0 acres (0%)
Base Property ³	74.91 acres (99.11%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0 acres (0%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	0.67 acres (0.89%)
Base Property ³	74.91 acres (99.11%)

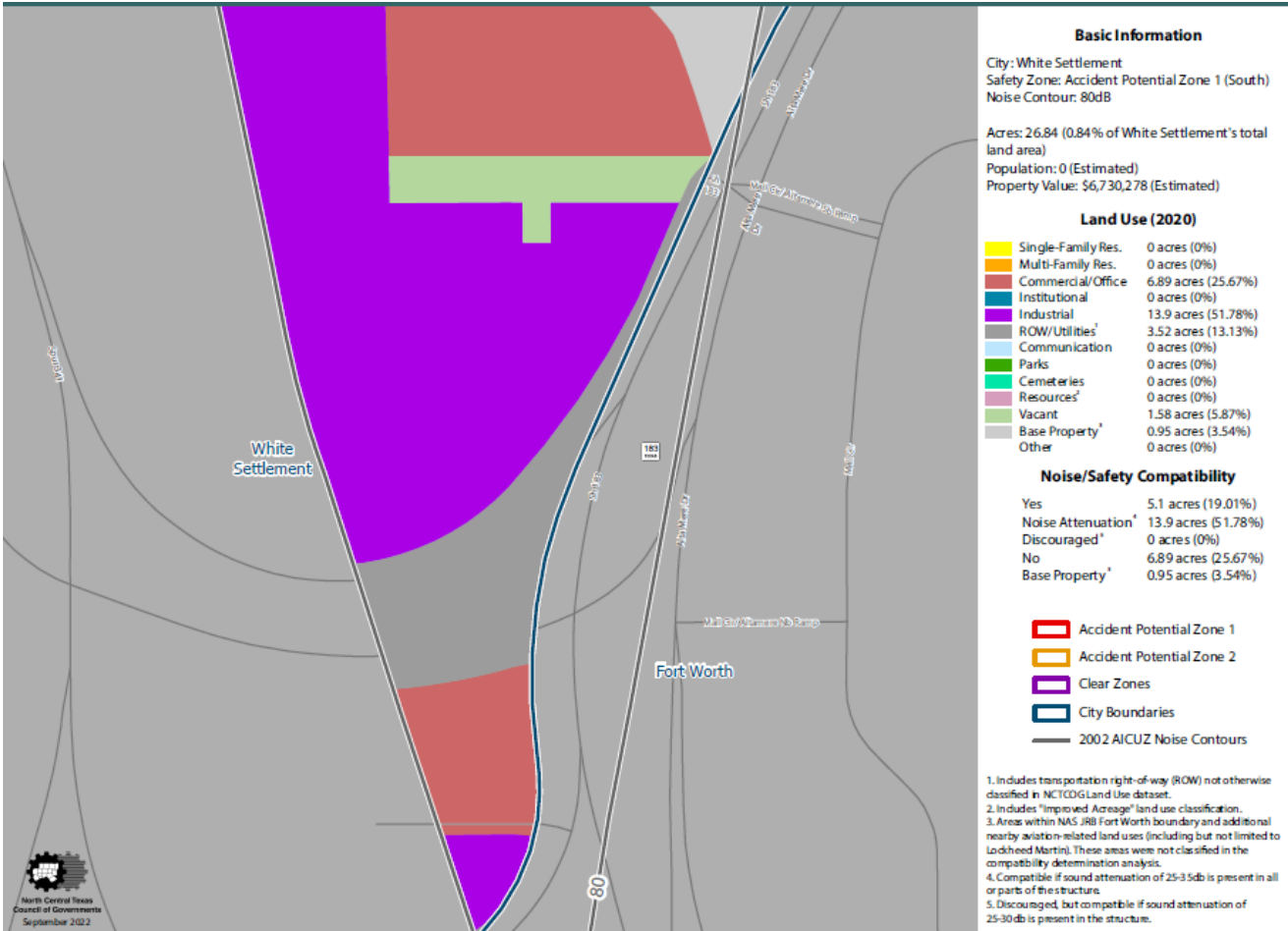
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- ▭ 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30 db is present in the structure.

JOINING FORCES

NORTH TEXAS

LAND USE: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 80dB

Acres: 26.84 (0.84% of White Settlement's total land area)
 Population: 0 (Estimated)
 Property Value: \$6,730,278 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	6.89 acres (25.67%)
Institutional	0 acres (0%)
Industrial	13.9 acres (51.78%)
ROW/Utilities ¹	3.52 acres (13.13%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	1.58 acres (5.87%)
Base Property ³	0.95 acres (3.54%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	5.1 acres (19.01%)
Noise Attenuation ⁴	13.9 acres (51.78%)
Discouraged ⁵	0 acres (0%)
No	6.89 acres (25.67%)
Base Property ³	0.95 acres (3.54%)

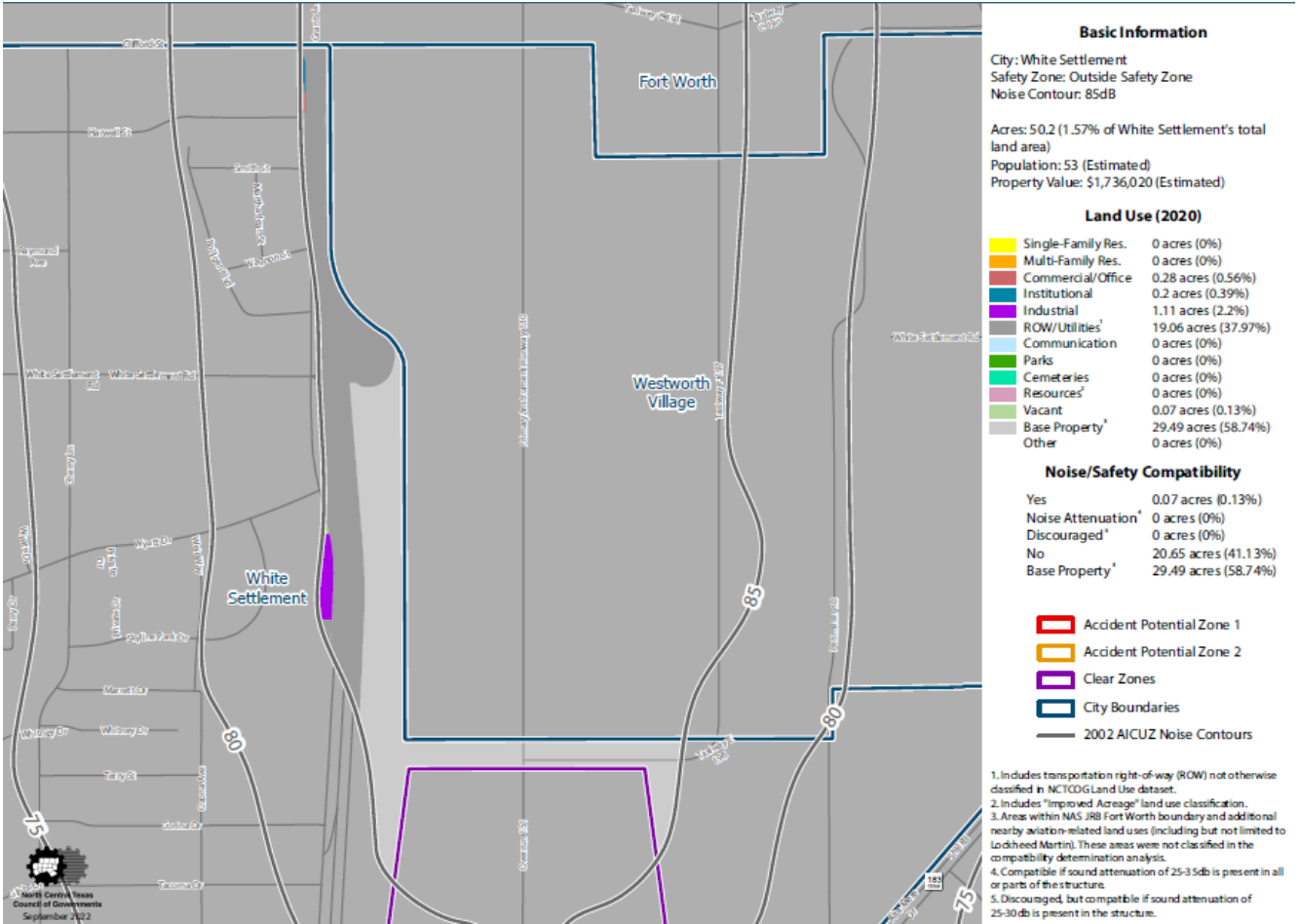
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Airspace" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

LAND USE: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 85DB NOISE CONTOUR

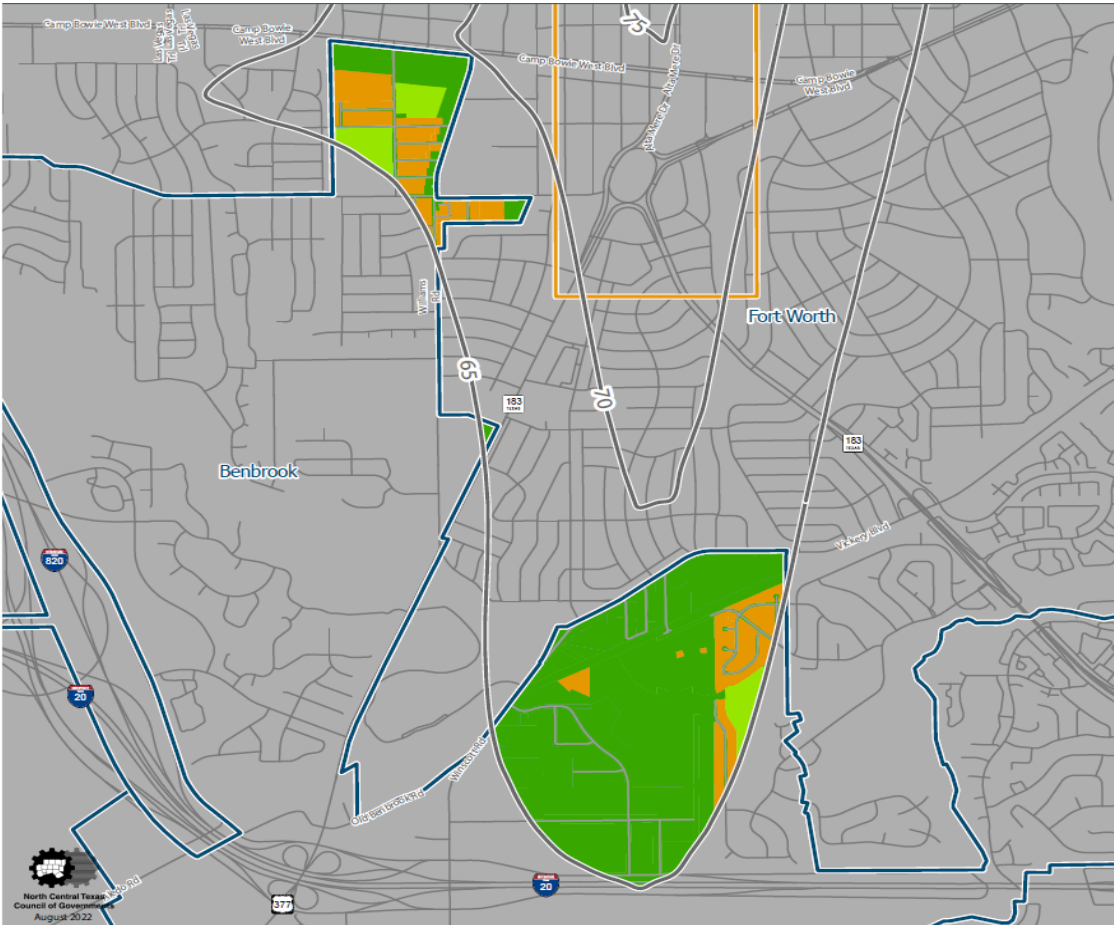


**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 6**

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: BENBROOK - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Benbrook
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB
 Acres: 488.12 (6.89% of Benbrook's total land area)
 Population: 1,112 (Estimated)
 Property Value: \$178,717,493 (Estimated)

Land Use (2020)

Single-Family Res.	62 acres (12.7%)
Multi-Family Res.	17.43 acres (3.57%)
Commercial/Office	45.38 acres (9.3%)
Institutional	15.2 acres (3.11%)
Industrial	79.79 acres (16.35%)
ROW/Utilities ¹	85.01 acres (17.42%)
Communication	0 acres (0%)
Parks	19.29 acres (3.95%)
Cemeteries	0 acres (0%)
Resources ²	28.51 acres (5.84%)
Vacant	135.52 acres (27.6%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	378.36 acres (77.51%)
Noise Attenuation ⁴	30.33 acres (6.21%)
Discouraged ⁵	79.43 acres (16.27%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

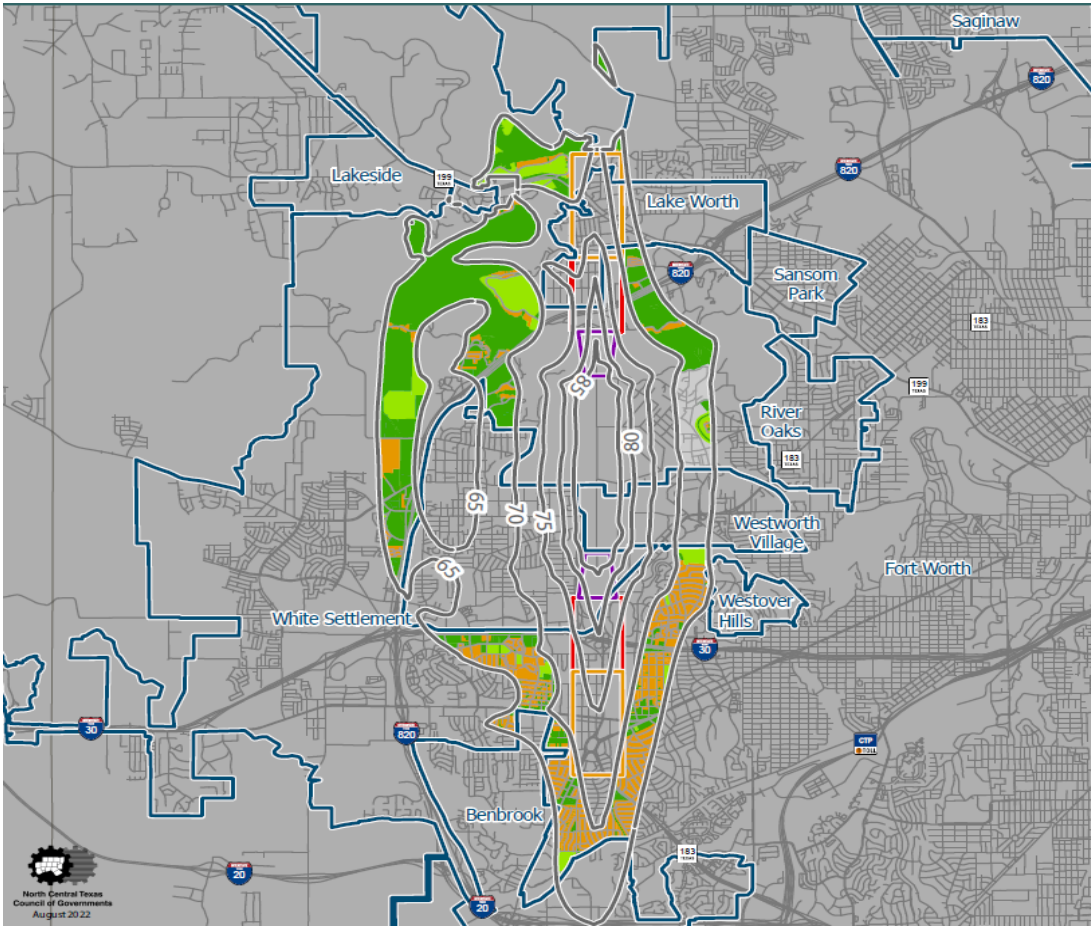
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 5,659.64 (2.58% of Fort Worth's total land area)
 Population: 21,052 (Estimated)
 Property Value: \$1,675,146,686 (Estimated)

Land Use (2020)

Single-Family Res.	1078.1 acres (19.05%)
Multi-Family Res.	268.77 acres (4.75%)
Commercial/Office	249.88 acres (4.42%)
Institutional	203.37 acres (3.59%)
Industrial	56.86 acres (1%)
ROW/Utilities	755.55 acres (13.35%)
Communication	0.39 acres (0.01%)
Parks	466.48 acres (8.24%)
Cemeteries	0 acres (0%)
Resources ²	35.28 acres (0.62%)
Vacant	859.48 acres (15.19%)
Base Property ³	308.5 acres (5.45%)
Other	1376.97 acres (24.33%)

Noise/Safety Compatibility

Yes	3395.1 acres (59.99%)
Noise Attenuation ⁴	592.71 acres (10.47%)
Discouraged ⁵	1363.33 acres (24.09%)
No	0 acres (0%)
Base Property ³	308.5 acres (5.45%)

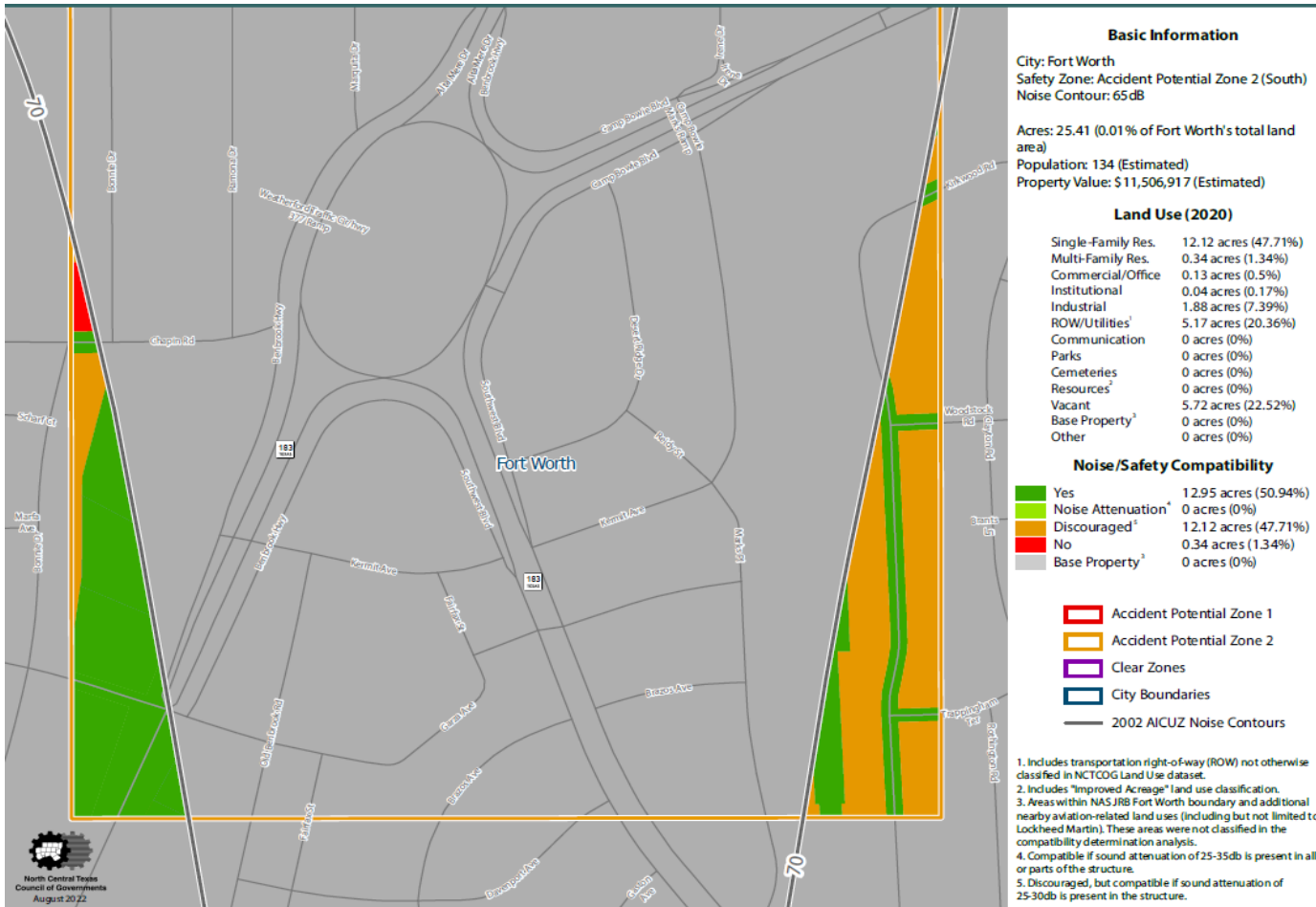
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- ▭ 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acres" land use classification.
 3. Areas within NACTS JRS Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

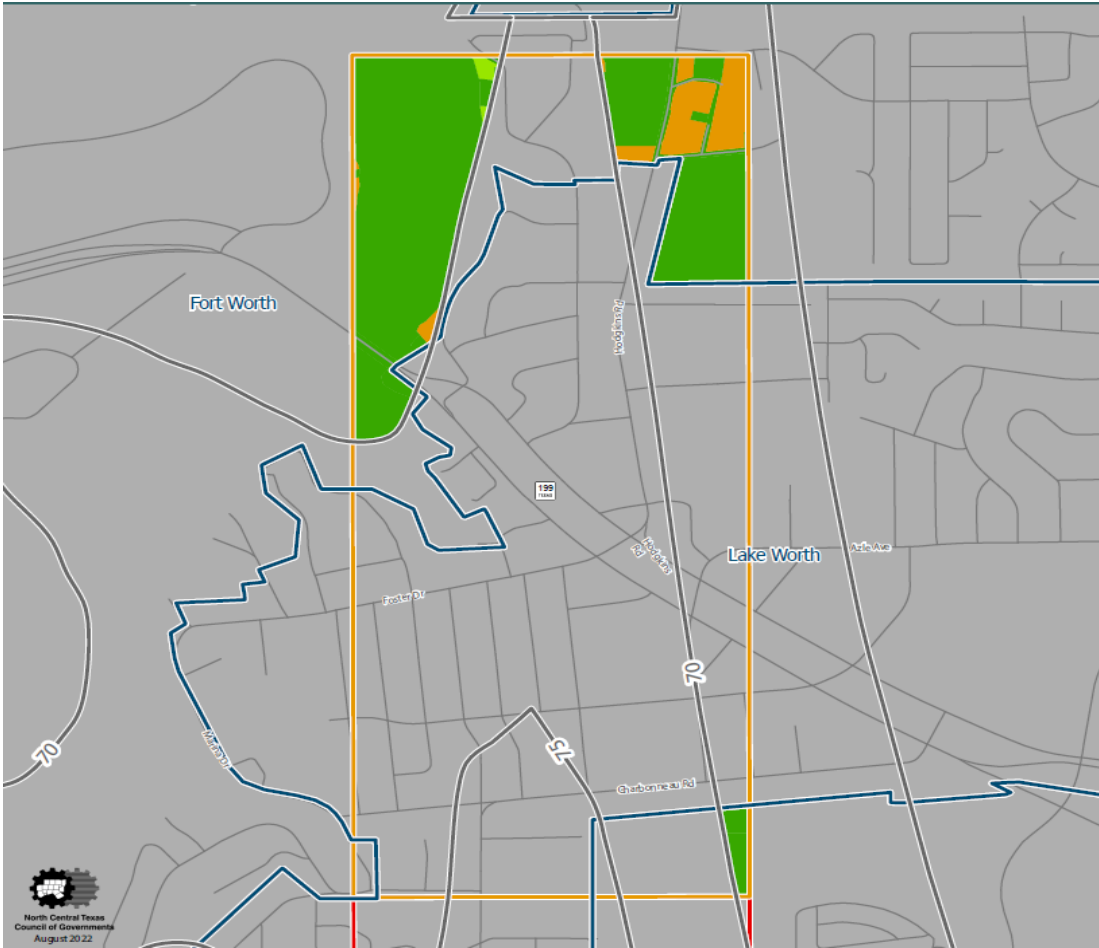
COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (SOUTH) - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 65dB

Acres: 95.41 (0.04% of Fort Worth's total land area)
 Population: 190 (Estimated)
 Property Value: \$ 11,000,888 (Estimated)

Land Use (2020)

Single-Family Res.	10.89 acres (11.41%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	4.17 acres (4.37%)
Communication	0 acres (0%)
Parks	0.81 acres (0.85%)
Cemeteries	0 acres (0%)
Resources ²	1.09 acres (1.15%)
Vacant	27.79 acres (29.12%)
Base Property ³	0 acres (0%)
Other	50.67 acres (53.1%)

Noise/Safety Compatibility

Yes	83.72 acres (87.74%)
Noise Attenuation ⁴	0.81 acres (0.85%)
Discouraged ⁵	10.89 acres (11.41%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

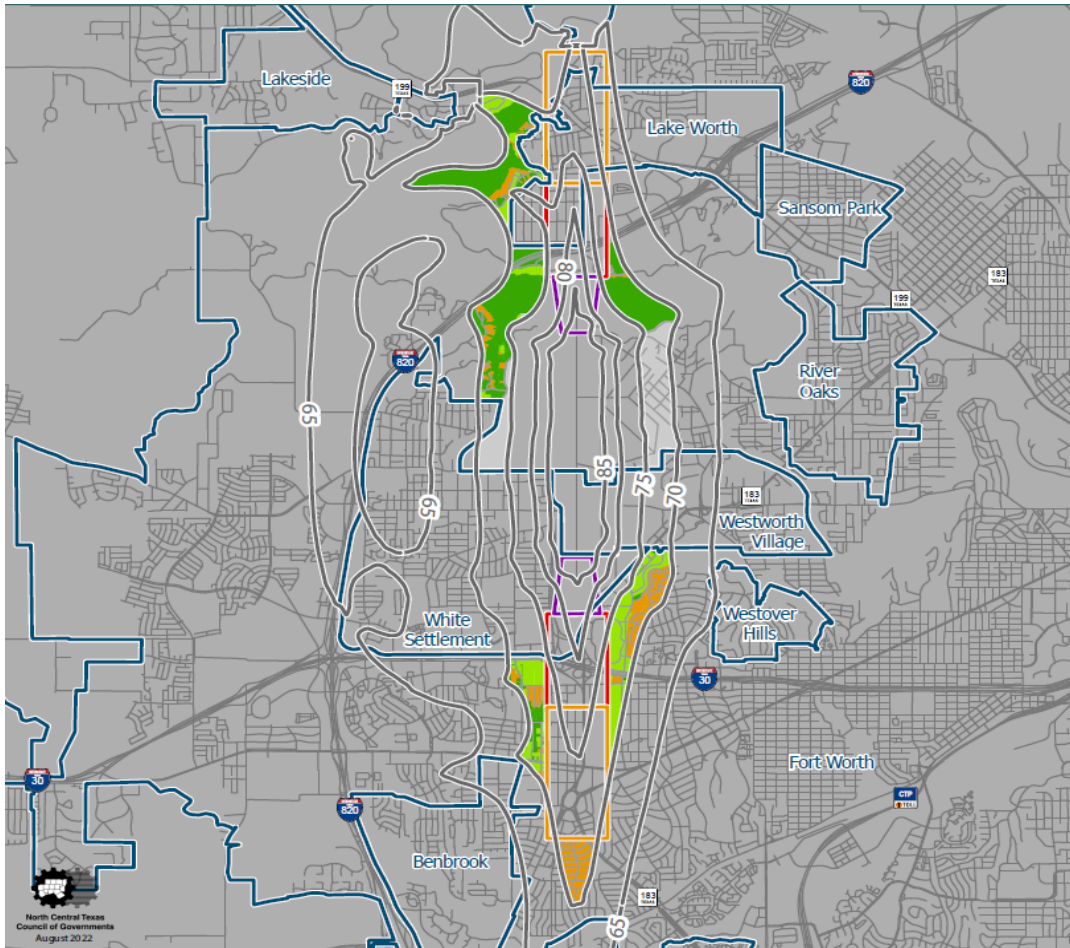
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound at tenation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 1,963.56 (0.89% of Fort Worth's total land area)
 Population: 3,883 (Estimated)
 Property Value: \$462,503,338 (Estimated)

Land Use (2020)

Single-Family Res.	279.42 acres (14.23%)
Multi-Family Res.	1.51 acres (0.08%)
Commercial/Office	168.34 acres (8.57%)
Institutional	11.18 acres (0.57%)
Industrial	19.91 acres (1.01%)
ROW/Utilities ¹	218.34 acres (11.12%)
Communication	0.98 acres (0.05%)
Parks	157.12 acres (8%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	191.61 acres (9.76%)
Base Property ³	376.06 acres (19.15%)
Other	539.09 acres (27.46%)

Noise/Safety Compatibility

Yes	928.54 acres (47.29%)
Noise Attenuation ⁴	367.36 acres (18.71%)
Discouraged ⁵	291.6 acres (14.85%)
No	0 acres (0%)
Base Property ³	376.06 acres (19.15%)

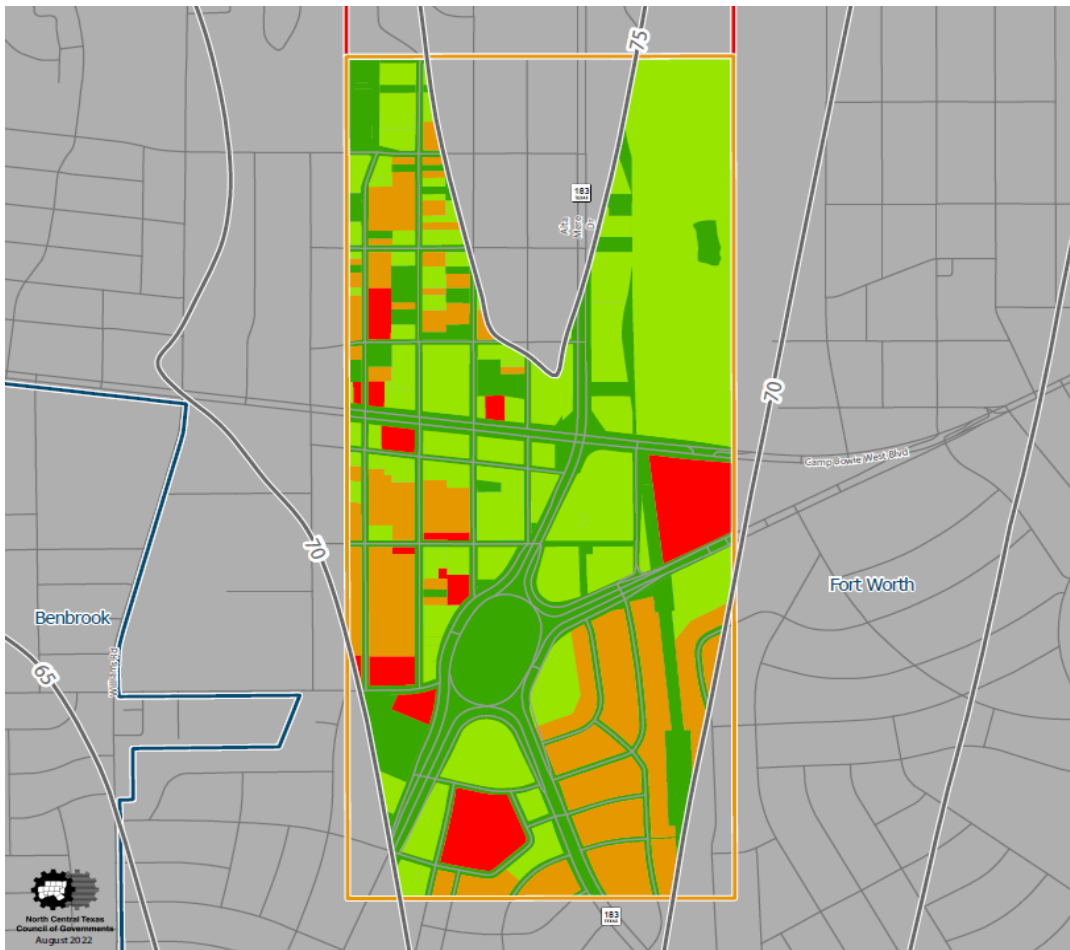
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
2. Includes "Improved Acres" land use classification.
3. Areas within NAS JIB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
5. Discouraged, but compatible if so and attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (SOUTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 2 (South)
 Noise Contour: 70dB

Acres: 393.07 (0.18% of Fort Worth's total land area)
 Population: 1,595 (Estimated)
 Property Value: \$152,366,305 (Estimated)

Land Use (2020)

Single-Family Res.	75.72 acres (19.26%)
Multi-Family Res.	4.47 acres (1.14%)
Commercial/Office	58.55 acres (14.9%)
Institutional	34.66 acres (8.82%)
Industrial	23.12 acres (5.88%)
ROW/Utilities ¹	105.55 acres (26.85%)
Communication	1.36 acres (0.35%)
Parks	56.37 acres (14.34%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	31.87 acres (8.11%)
Base Property ³	0 acres (0%)
Other	1.38 acres (0.35%)

Noise/Safety Compatibility

Yes	137.9 acres (35.08%)
Noise Attenuation ⁴	151.88 acres (38.64%)
Discouraged ⁵	75.72 acres (19.26%)
No	27.56 acres (7.01%)
Base Property ³	0 acres (0%)

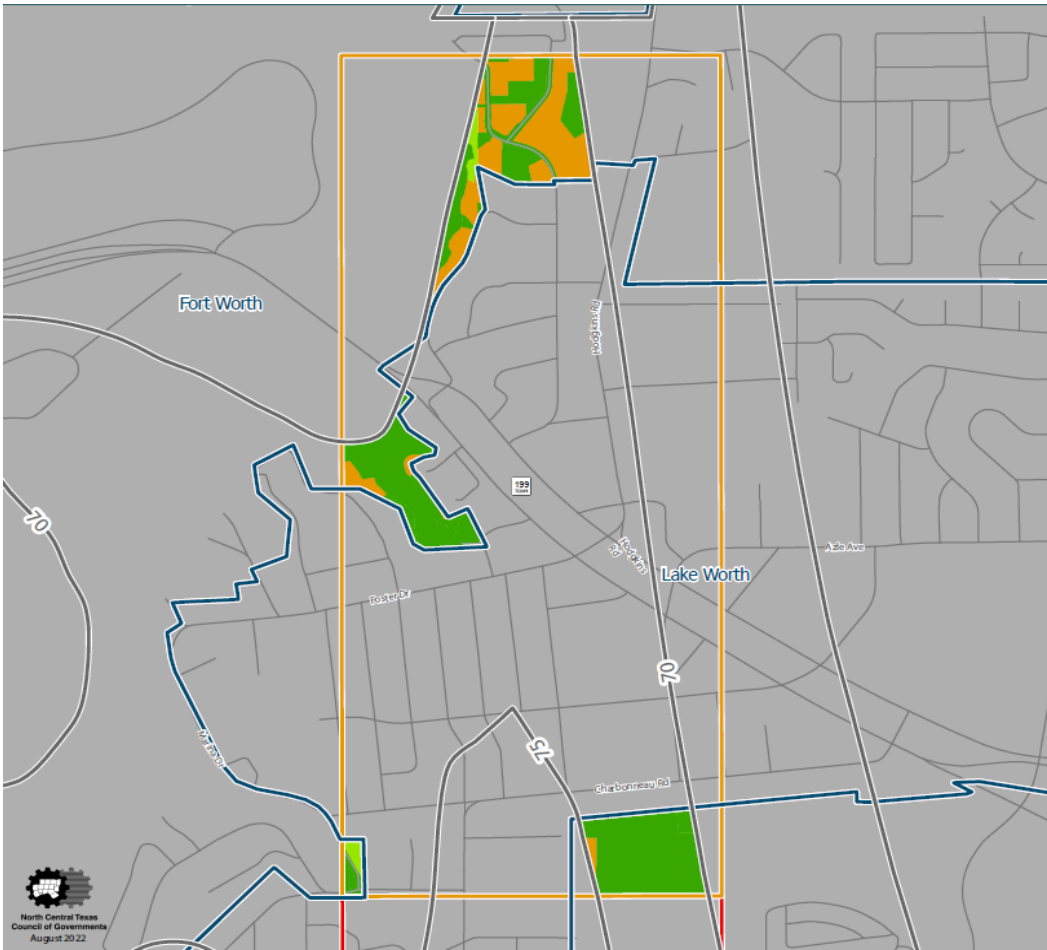
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 70dB

Acres: 55.96 (0.03% of Fort Worth's total land area)
 Population: 95 (Estimated)
 Property Value: \$6,910,011 (Estimated)

Land Use (2020)

Single-Family Res.	16.55 acres (29.58%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	3.9 acres (6.98%)
Communication	0 acres (0%)
Parks	1.83 acres (3.27%)
Cemeteries	0 acres (0%)
Resources ²	0.63 acres (1.12%)
Vacant	22.47 acres (40.15%)
Base Property ³	0 acres (0%)
Other	10.58 acres (18.9%)

Noise/Safety Compatibility

Yes	37.58 acres (67.15%)
Noise Attenuation ⁴	1.83 acres (3.27%)
Discouraged ⁵	16.55 acres (29.58%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

Legend:

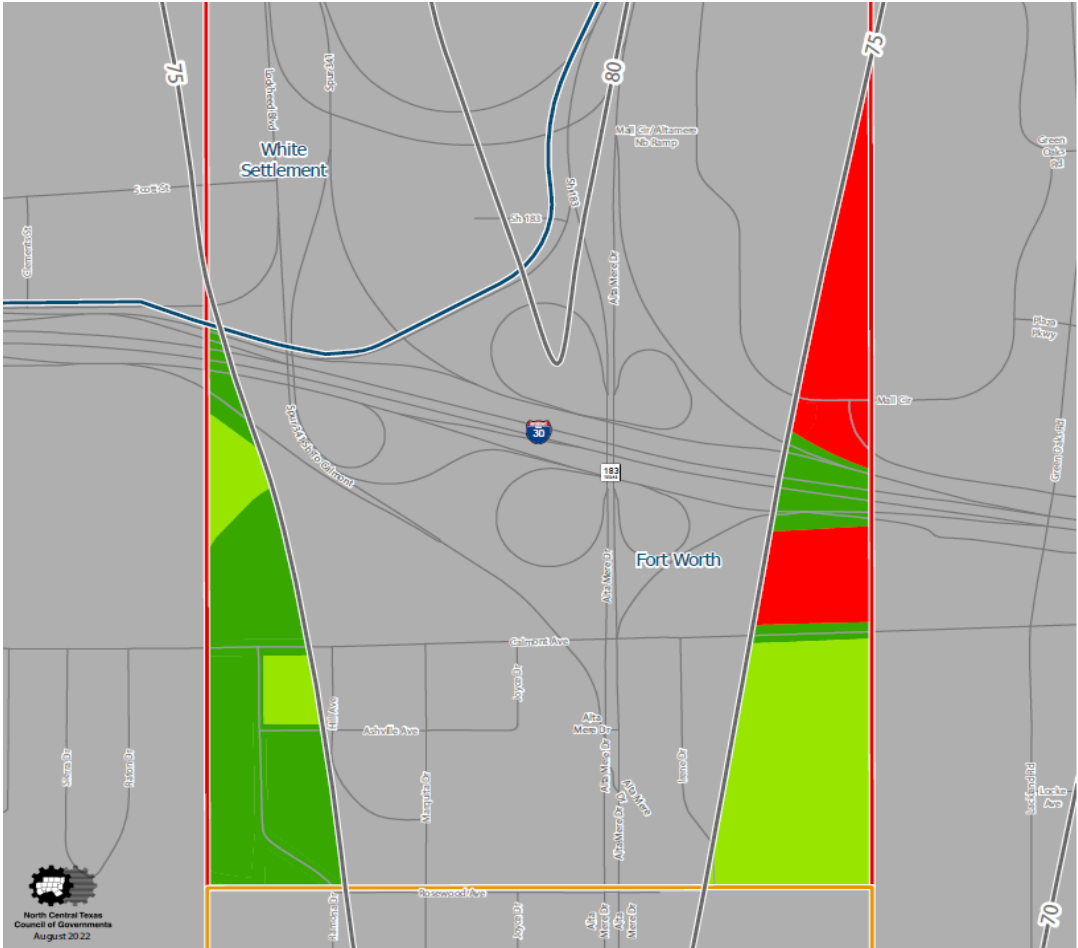
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 70dB

Acres: 61.28 (0.03% of Fort Worth's total land area)
 Population: 122 (Estimated)
 Property Value: \$21,626,688 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	13.59 acres (22.18%)
Institutional	0.35 acres (0.57%)
Industrial	1.83 acres (2.99%)
ROW/Utilities ¹	9.84 acres (16.05%)
Communication	0 acres (0%)
Parks	20.41 acres (33.3%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	15.26 acres (24.9%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	25.09 acres (40.95%)
Noise Attenuation ⁴	22.24 acres (36.3%)
Discouraged ⁵	0 acres (0%)
No	13.94 acres (22.76%)
Base Property ³	0 acres (0%)

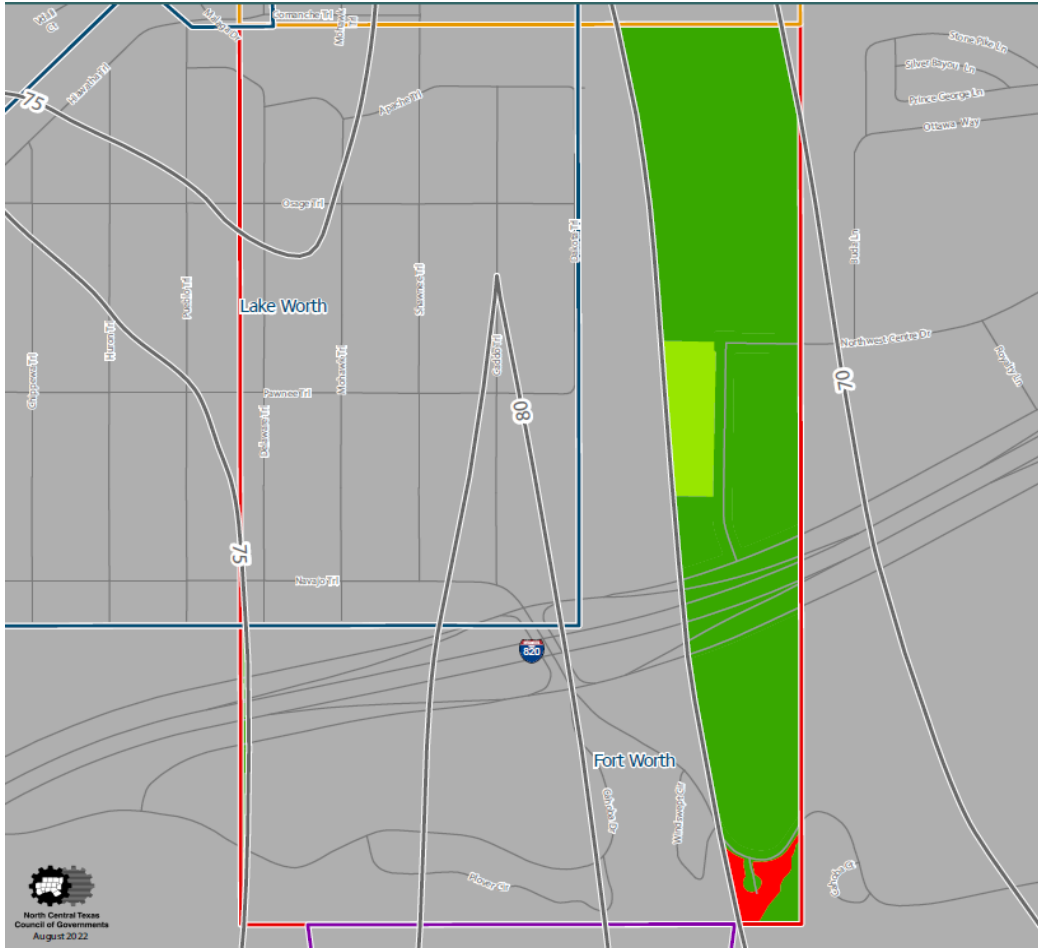
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 70dB

Acres: 78.52 (0.04% of Fort Worth's total land area)
 Population: 188 (Estimated)
 Property Value: \$11,443,465 (Estimated)

Land Use (2020)

Single-Family Res.	1.88 acres (2.39%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	5.03 acres (6.41%)
ROW/Utilities ¹	12.75 acres (16.24%)
Communication	0 acres (0%)
Parks	0.24 acres (0.31%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	57.44 acres (73.16%)
Base Property ³	0 acres (0%)
Other	1.17 acres (1.49%)

Noise/Safety Compatibility

Yes	71.37 acres (90.9%)
Noise Attenuation ⁴	5.27 acres (6.71%)
Discouraged ⁵	0 acres (0%)
No	1.88 acres (2.39%)
Base Property ³	0 acres (0%)

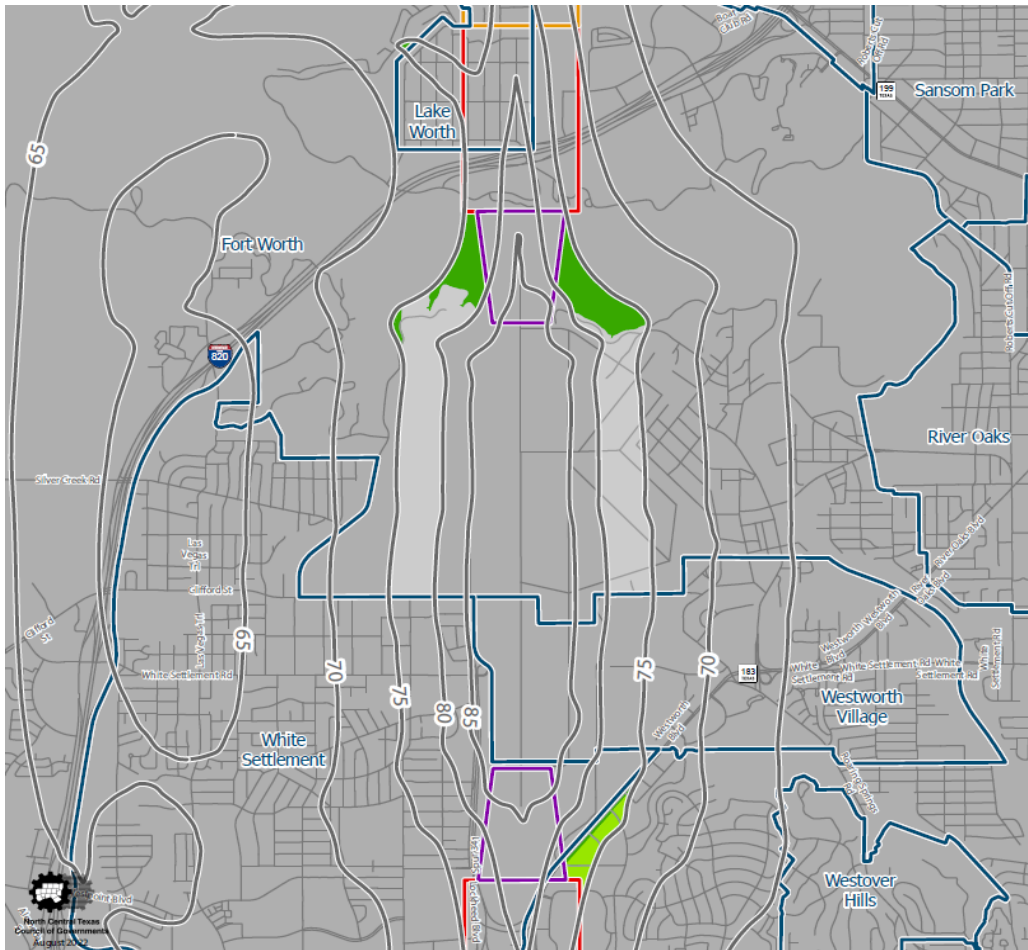
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Outside Safety Zone
 Noise Contour: 75 dB

Acres: 582.51 (0.27% of Fort Worth's total land area)
 Population: 97 (Estimated)
 Property Value: \$30,381,619 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	25.07 acres (4.3%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	20.09 acres (3.45%)
Communication	0 acres (0%)
Parks	0.37 acres (0.06%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	5.57 acres (0.96%)
Base Property ³	424.65 acres (72.9%)
Other	106.76 acres (18.33%)

Noise/Safety Compatibility

Yes	130.17 acres (22.35%)
Noise Attenuation ⁴	27.32 acres (4.69%)
Discouraged ⁵	0 acres (0%)
No	0.37 acres (0.06%)
Base Property ³	424.65 acres (72.9%)

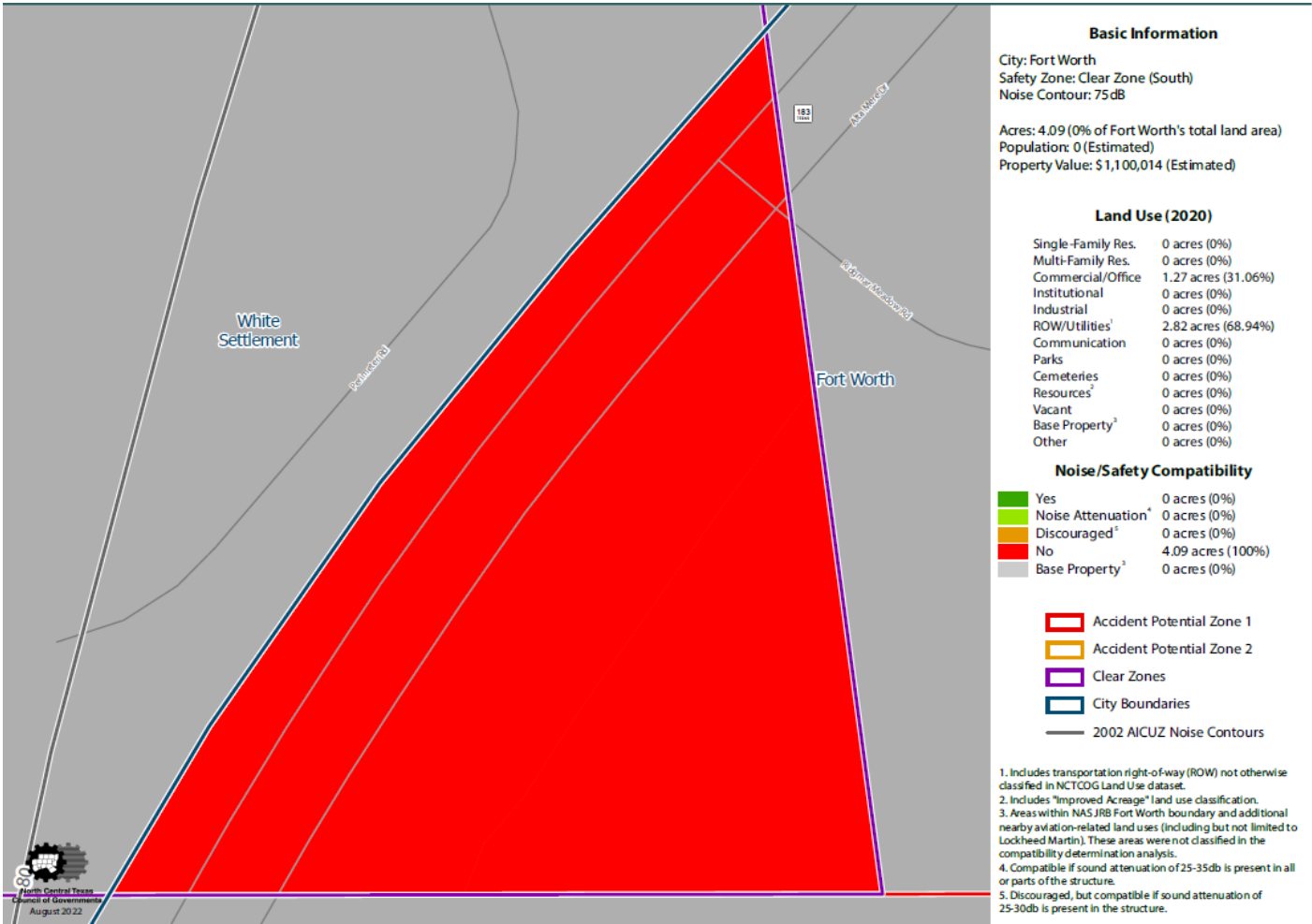
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - CLEAR ZONE (SOUTH) - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - CLEAR ZONE (NORTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Clear Zone (North)
 Noise Contour: 75dB

Acre: 35.82 (0.02% of Fort Worth's total land area)
 Population: 8 (Estimated)
 Property Value: \$ 1,101,375 (Estimated)

Land Use (2020)

Single-Family Res.	0.51 acres (1.41%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	0 acres (0%)
Communication	0 acres (0%)
Parks	0.07 acres (0.2%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0 acres (0%)
Base Property ³	0 acres (0%)
Other	35.24 acres (98.39%)

Noise/Safety Compatibility

Yes	35.24 acres (98.39%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	0.58 acres (1.61%)
Base Property ³	0 acres (0%)

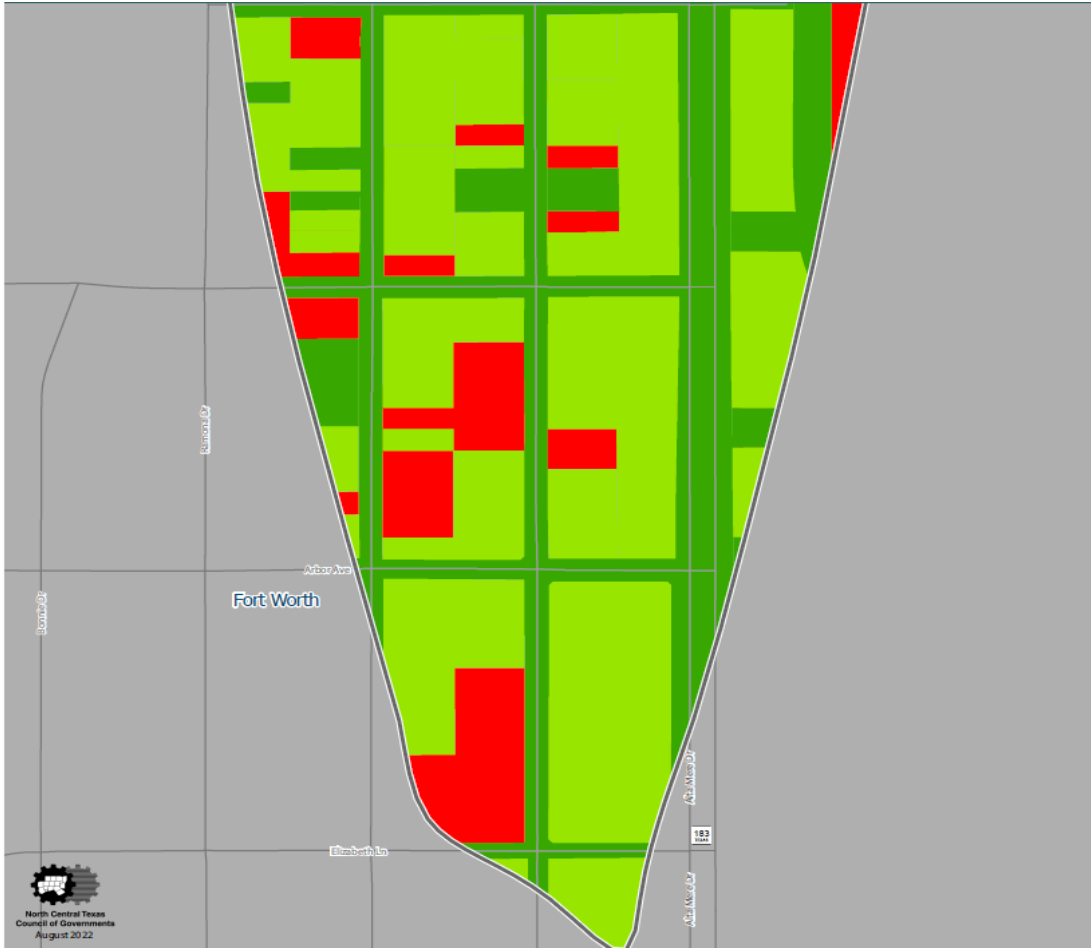
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- ▭ 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (SOUTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 2 (South)
 Noise Contour: 75 dB

Acres: 63.62 (0.03% of Fort Worth's total land area)
 Population: 172 (Estimated)
 Property Value: \$33,537,198 (Estimated)

Land Use (2020)

Single-Family Res.	7.98 acres (12.55%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	20.59 acres (32.37%)
Institutional	0.49 acres (0.78%)
Industrial	13.26 acres (20.84%)
ROW/Utilities ¹	16.19 acres (25.45%)
Communication	0 acres (0%)
Parks	0.52 acres (0.82%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	4.58 acres (7.2%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	20.68 acres (32.51%)
Noise Attenuation ⁴	34.43 acres (54.12%)
Discouraged ⁵	0 acres (0%)
No	8.51 acres (13.37%)
Base Property ³	0 acres (0%)

- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS IRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 75 dB

Acres: 1.95 (0% of Fort Worth's total land area)
 Population: 4 (Estimated)
 Property Value: \$ 148,884 (Estimated)

Land Use (2020)

Single-Family Res.	1.66 acres (85.47%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	0 acres (0%)
Communication	0 acres (0%)
Parks	0.07 acres (3.43%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0.22 acres (11.1%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0.22 acres (11.1%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	1.73 acres (88.9%)
Base Property ³	0 acres (0%)

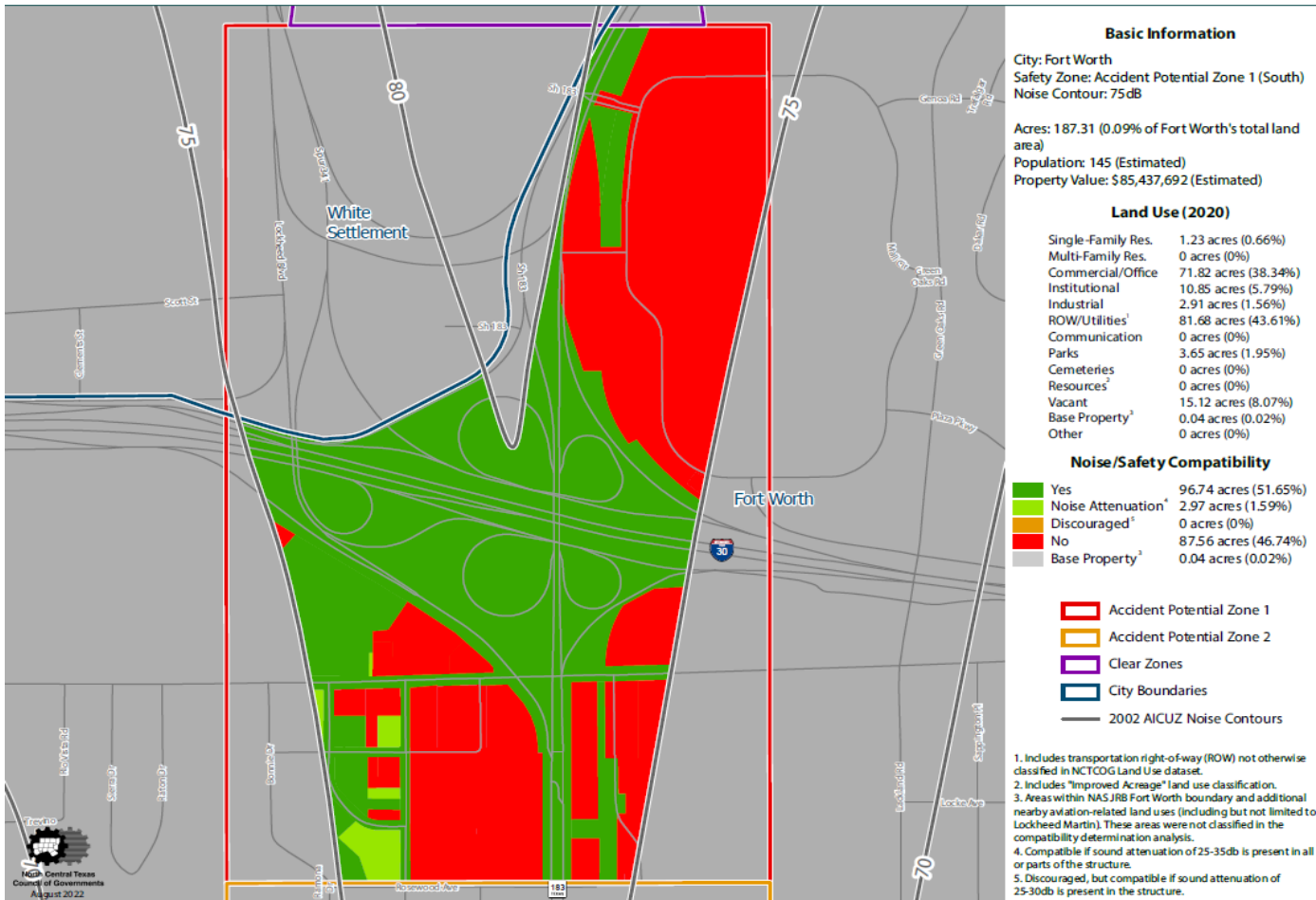
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

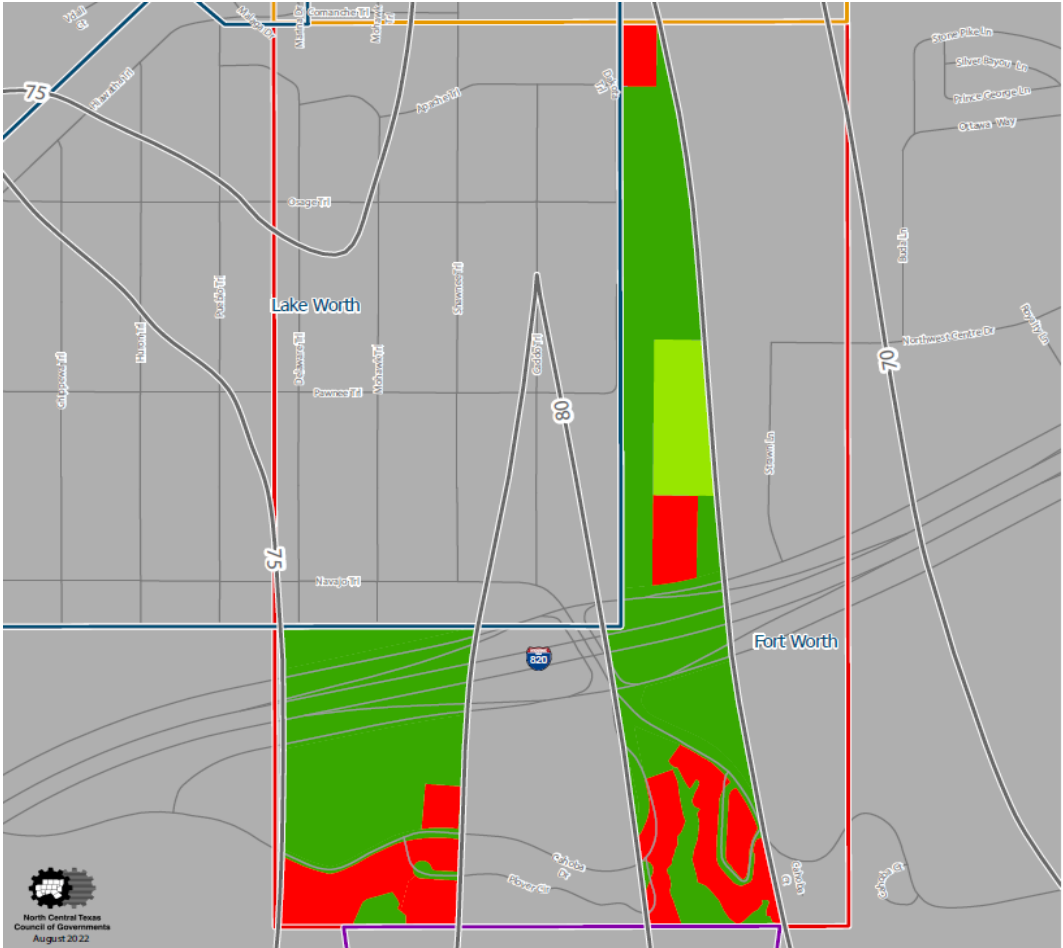
COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Fort Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 75dB

Acres: 94.33 (0.04% of Fort Worth's total land area)
 Population: 143 (Estimated)
 Property Value: \$21,050,218 (Estimated)

Land Use (2020)

Single-Family Res.	11.85 acres (12.56%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	2.59 acres (2.75%)
Institutional	0 acres (0%)
Industrial	5.93 acres (6.28%)
ROW/Utilities ¹	23.44 acres (24.84%)
Communication	0 acres (0%)
Parks	6.96 acres (7.38%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	39.83 acres (42.22%)
Base Property ³	0 acres (0%)
Other	3.74 acres (3.97%)

Noise/Safety Compatibility

Yes	67.01 acres (71.03%)
Noise Attenuation ⁴	5.93 acres (6.28%)
Discouraged ⁵	0 acres (0%)
No	21.4 acres (22.68%)
Base Property ³	0 acres (0%)

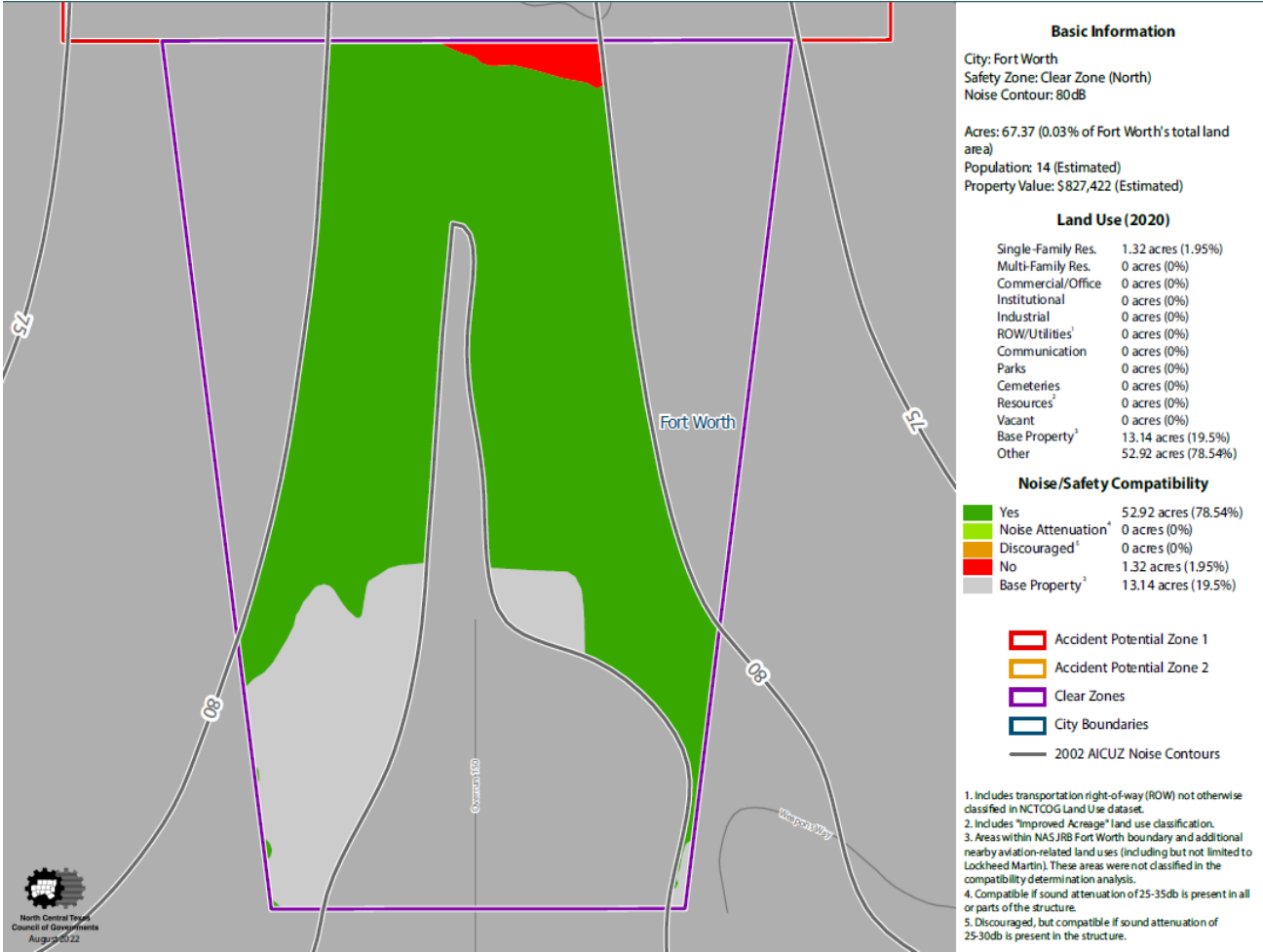
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

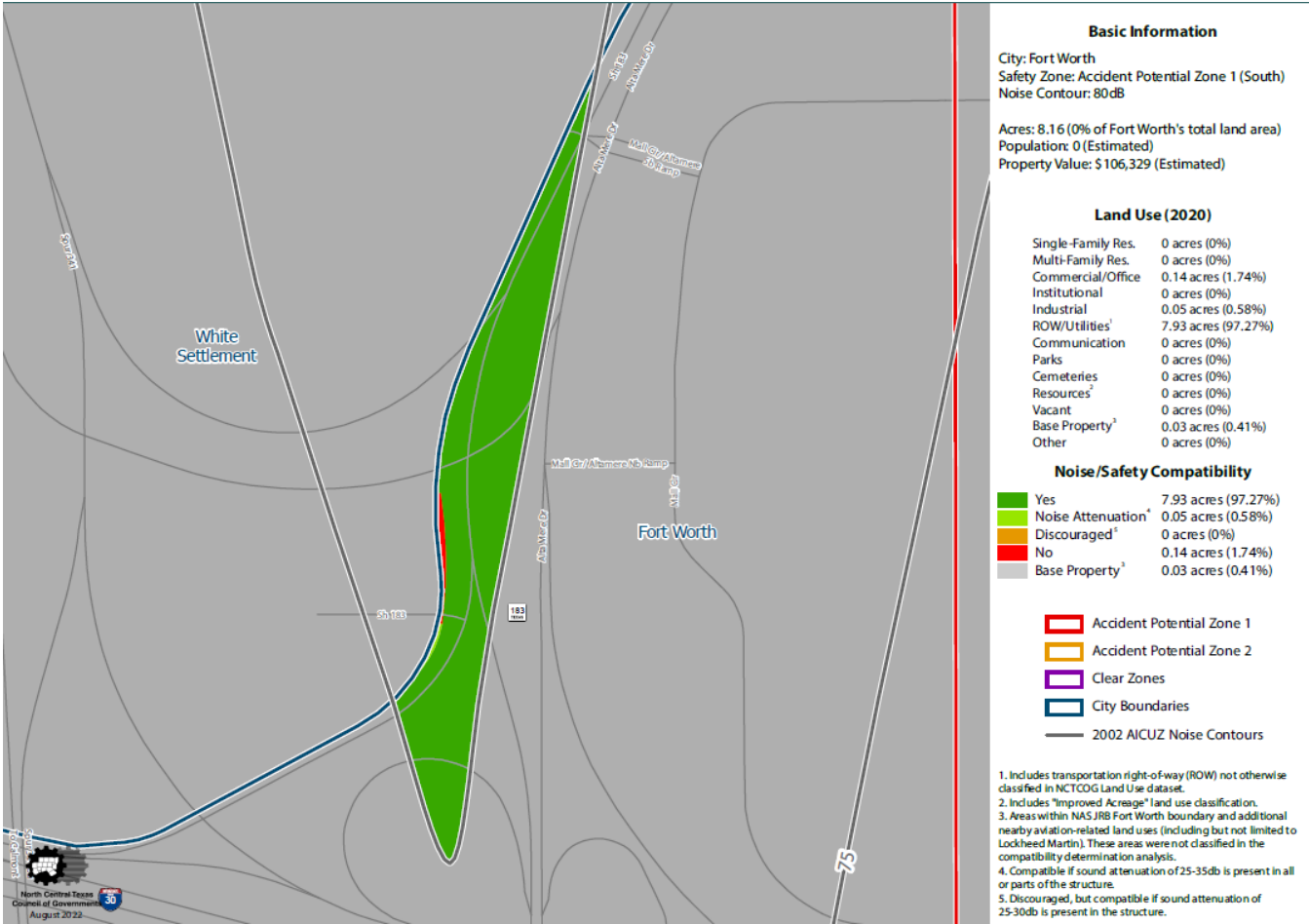
COMPATIBILITY: FORT WORTH - CLEAR ZONE (NORTH) - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

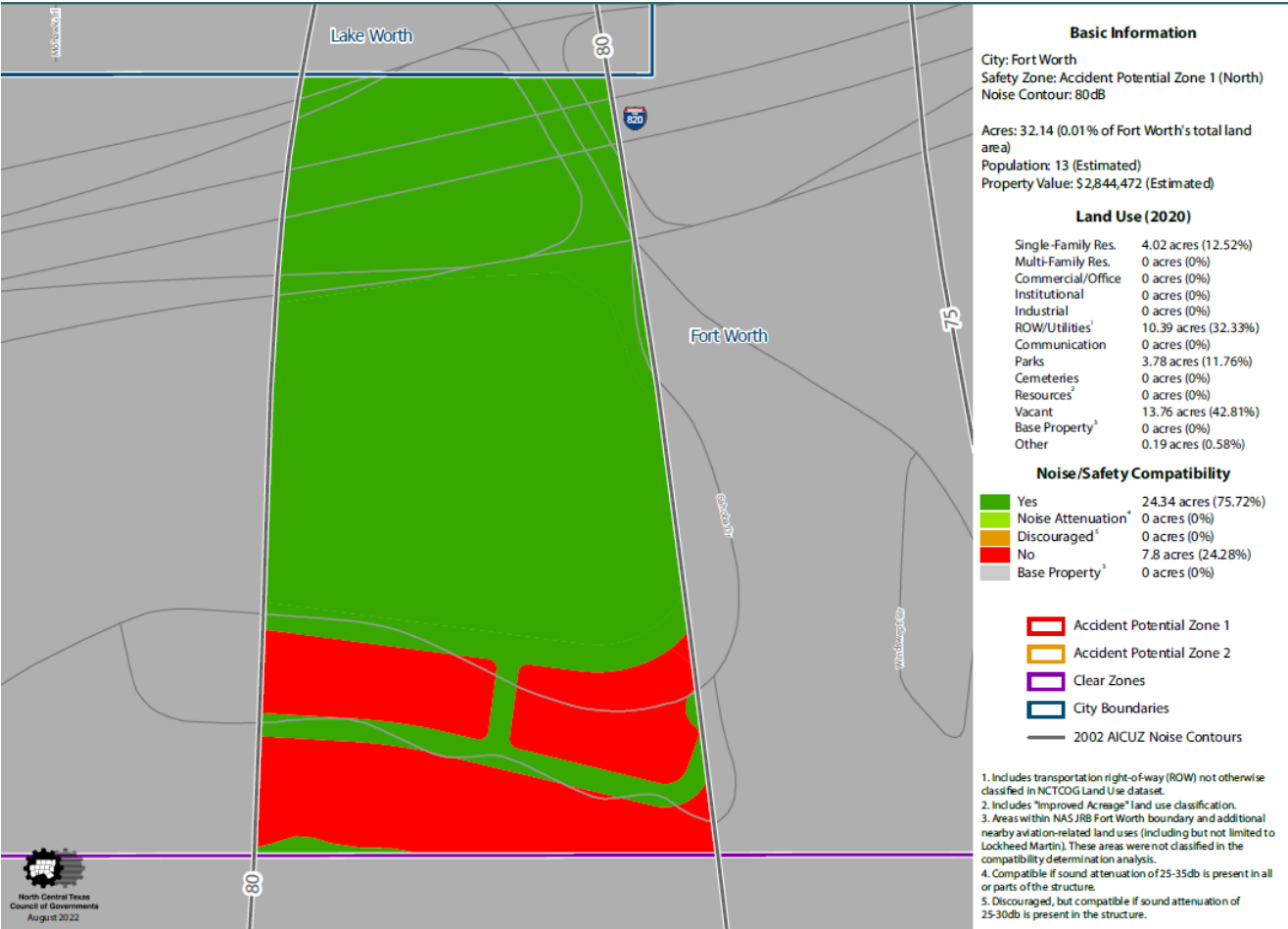
COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

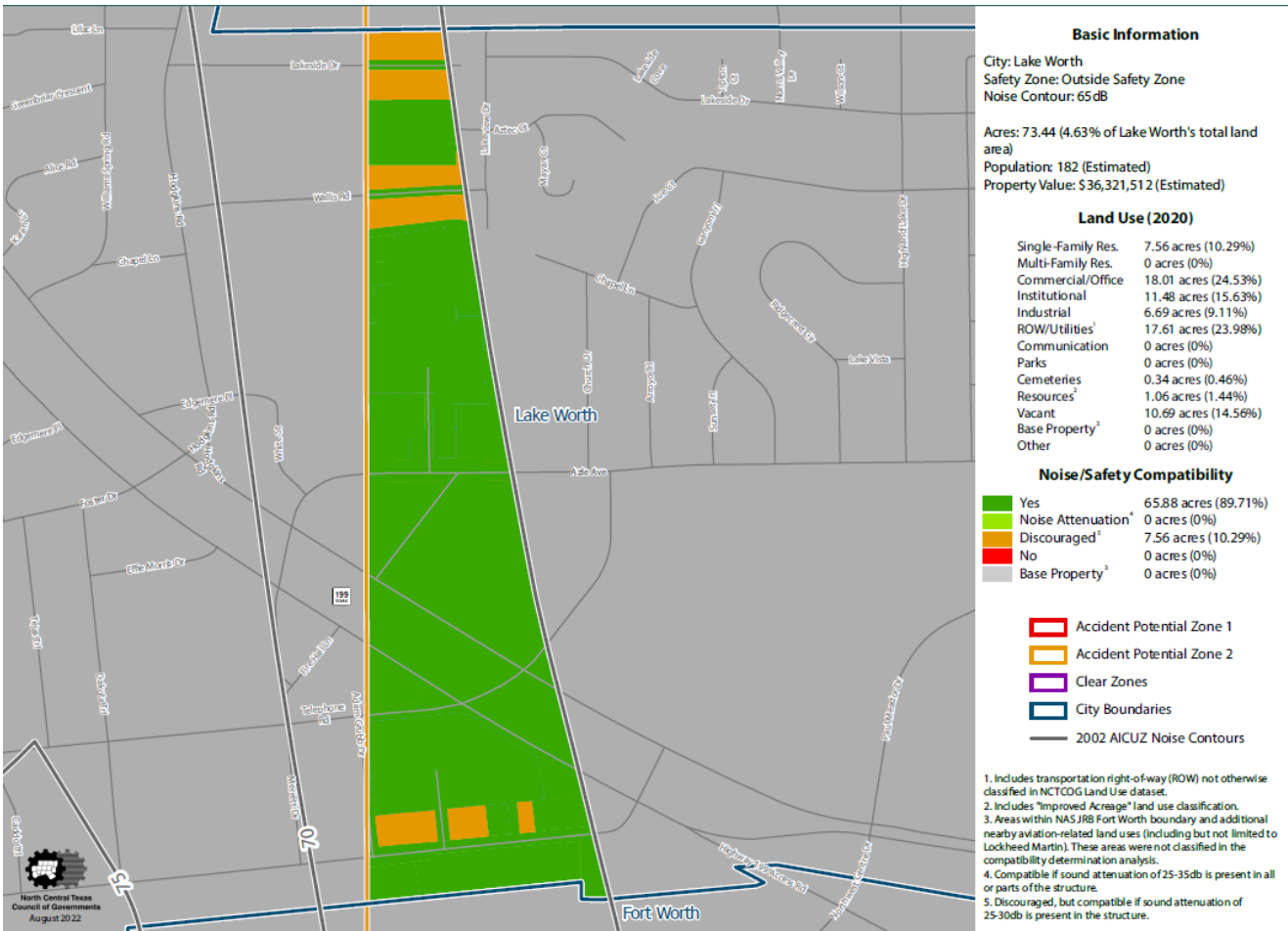
COMPATIBILITY: FORT WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

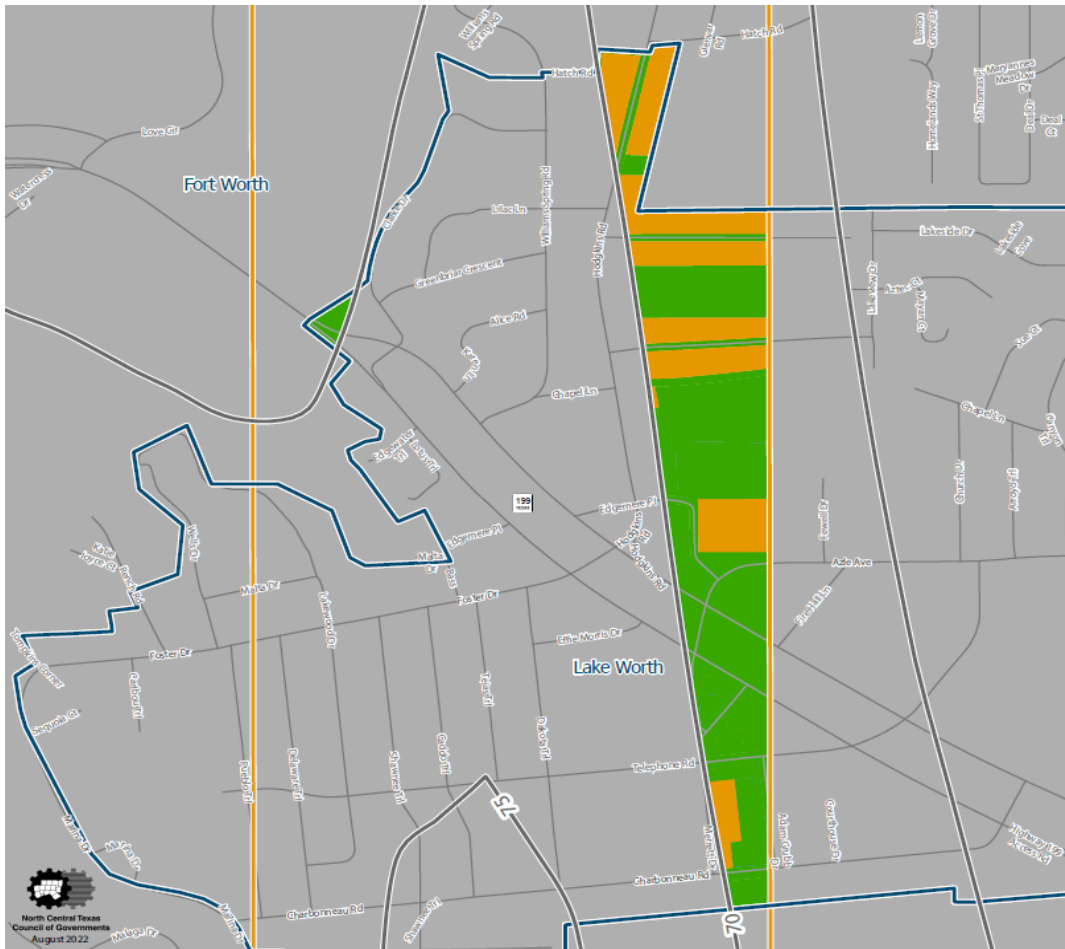
COMPATIBILITY: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 65dB

Acres: 63.91 (4.03% of Lake Worth's total land area)
 Population: 238 (Estimated)
 Property Value: \$ 15,672,661 (Estimated)

Land Use (2020)

Single-Family Res.	20.49 acres (32.07%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	4.64 acres (7.27%)
Institutional	2.6 acres (4.07%)
Industrial	4.38 acres (6.86%)
ROW/Utilities ¹	16.15 acres (25.27%)
Communication	0.65 acres (1.02%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	1.03 acres (1.6%)
Vacant	13.96 acres (21.85%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	43.41 acres (67.93%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	20.49 acres (32.07%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

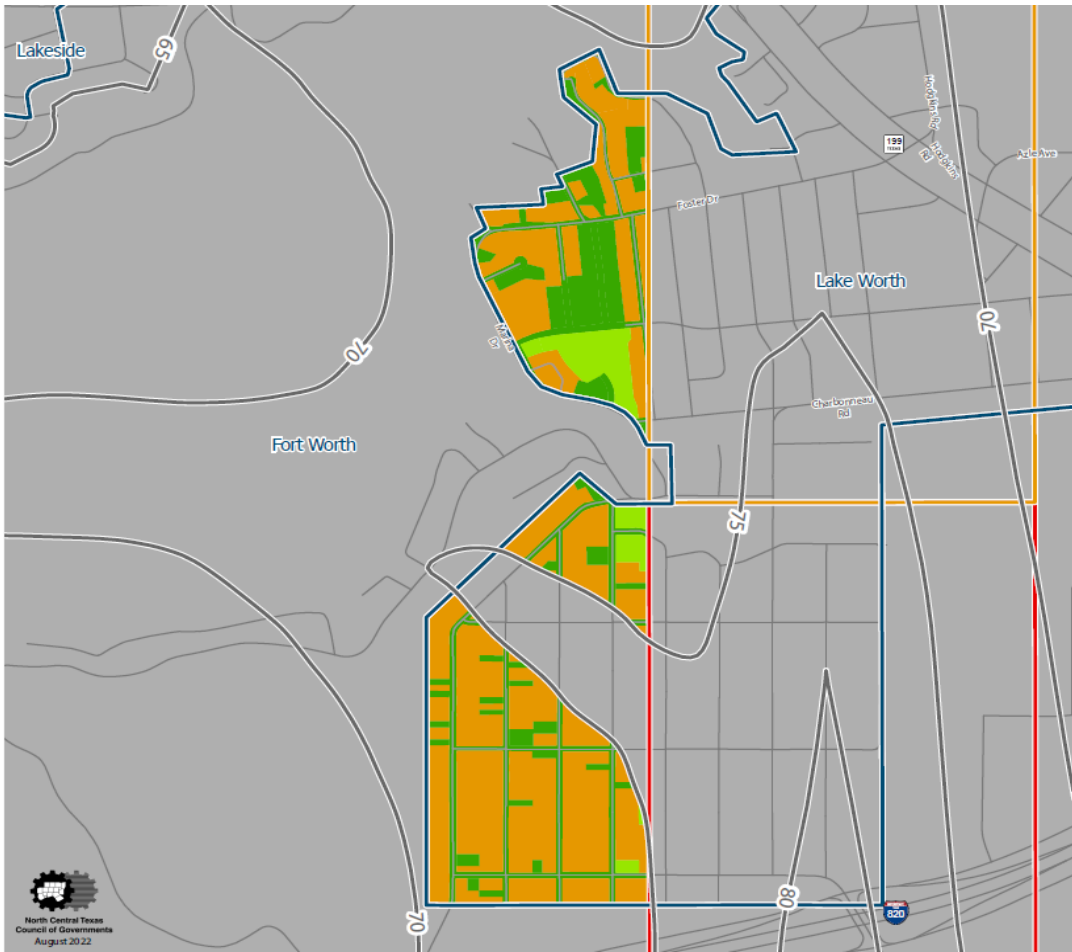
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound at tenation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 152.25 (9.6% of Lake Worth's total land area)
 Population: 592 (Estimated)
 Property Value: \$44,846,872 (Estimated)

Land Use (2020)

Single-Family Res.	93.82 acres (61.62%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0.18 acres (0.12%)
Industrial	0 acres (0%)
ROW/Utilities ¹	26.3 acres (17.28%)
Communication	0 acres (0%)
Parks	9.07 acres (5.96%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	20.66 acres (13.57%)
Base Property ³	0 acres (0%)
Other	2.22 acres (1.46%)

Noise/Safety Compatibility

Yes	46.57 acres (30.59%)
Noise Attenuation ⁴	9.64 acres (6.33%)
Discouraged ⁵	96.04 acres (63.08%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

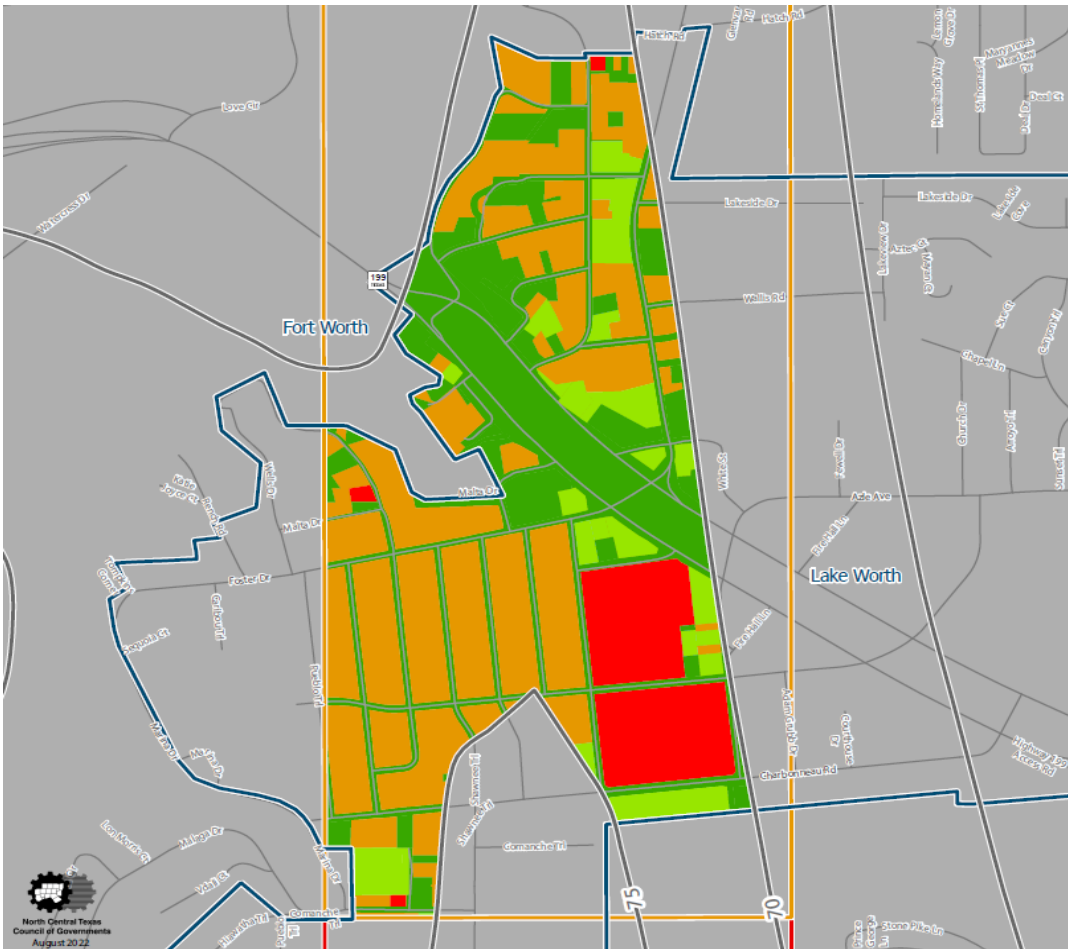
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound at tenation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if so und attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 70dB

Acres: 234.6 (14.8% of Lake Worth's total land area)
 Population: 1,076 (Estimated)
 Property Value: \$76,306,199 (Estimated)

Land Use (2020)

Single-Family Res.	96.91 acres (41.31%)
Multi-Family Res.	0.79 acres (0.34%)
Commercial/Office	7.22 acres (3.08%)
Institutional	31 acres (13.22%)
Industrial	0 acres (0%)
ROW/Utilities ¹	62.74 acres (26.74%)
Communication	0 acres (0%)
Parks	7.92 acres (3.37%)
Cemeteries	0 acres (0%)
Resources ²	0.47 acres (0.2%)
Vacant	27.36 acres (11.66%)
Base Property ³	0 acres (0%)
Other	0.2 acres (0.08%)

Noise/Safety Compatibility

Yes	90.66 acres (38.64%)
Noise Attenuation ⁴	21.85 acres (9.32%)
Discouraged ⁵	96.91 acres (41.31%)
No	25.18 acres (10.73%)
Base Property ³	0 acres (0%)

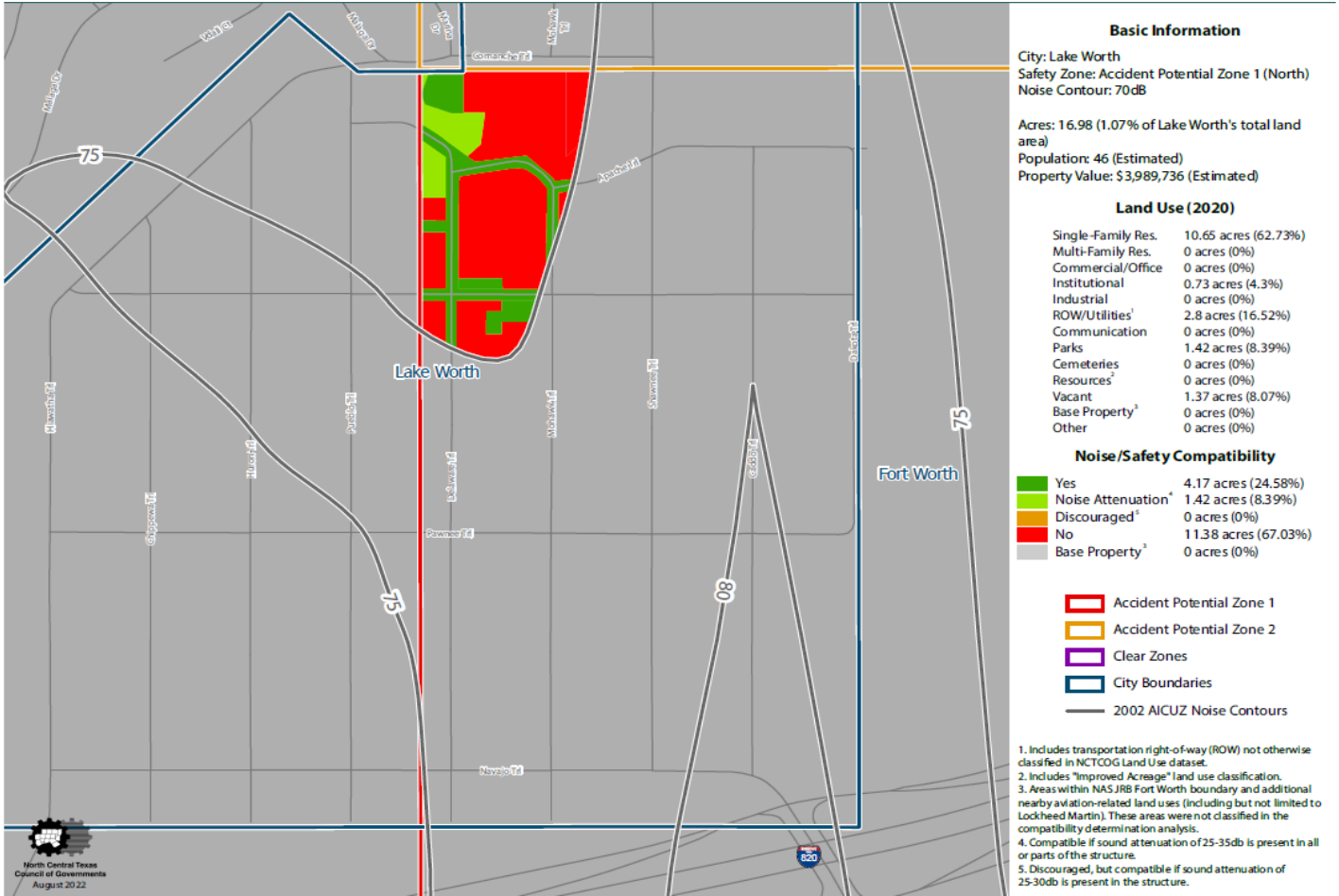
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
2. Includes "Improved Acreage" land use classification.
3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

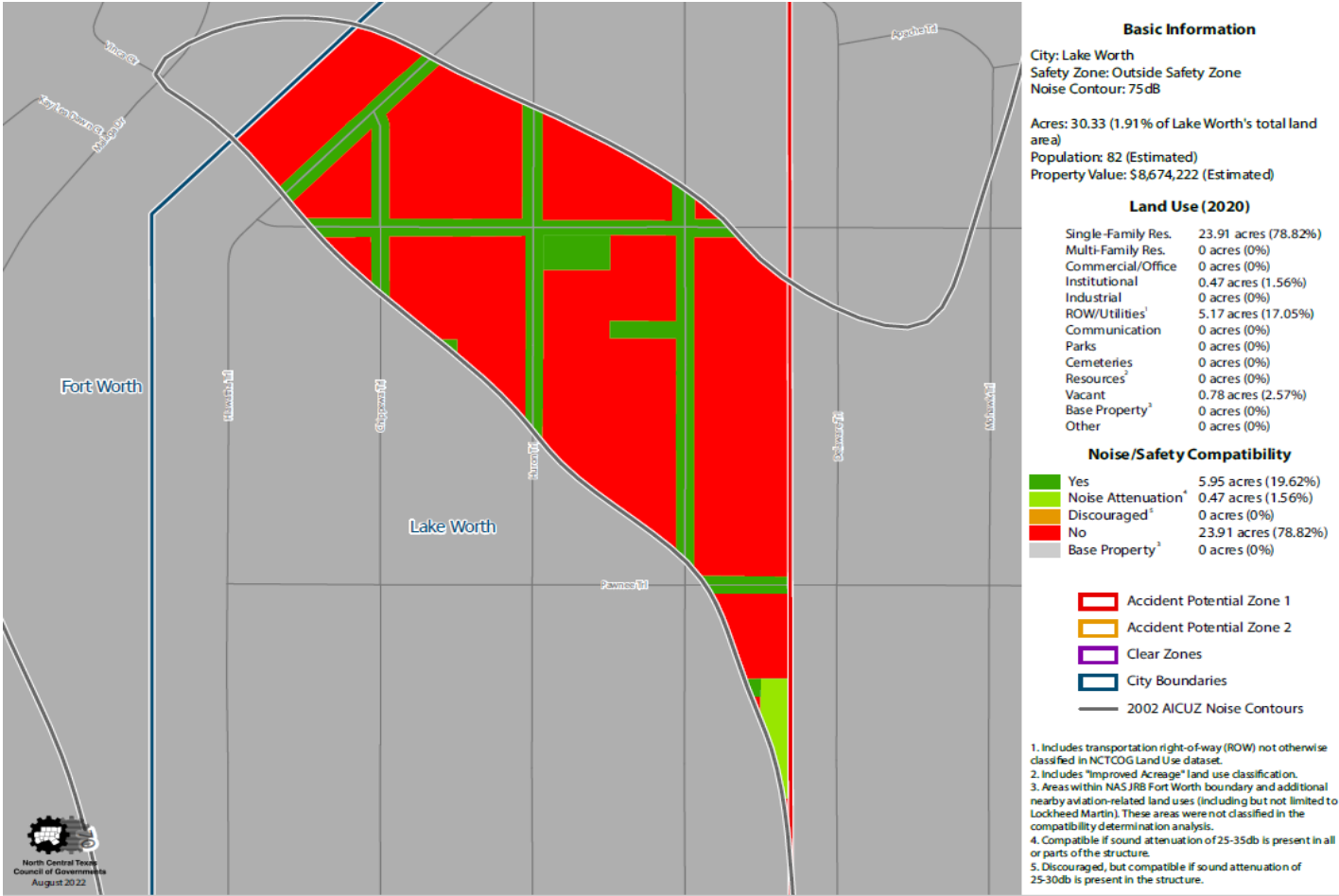
COMPATIBILITY: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 70DB NOISE CONTOUR



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NORTH TEXAS

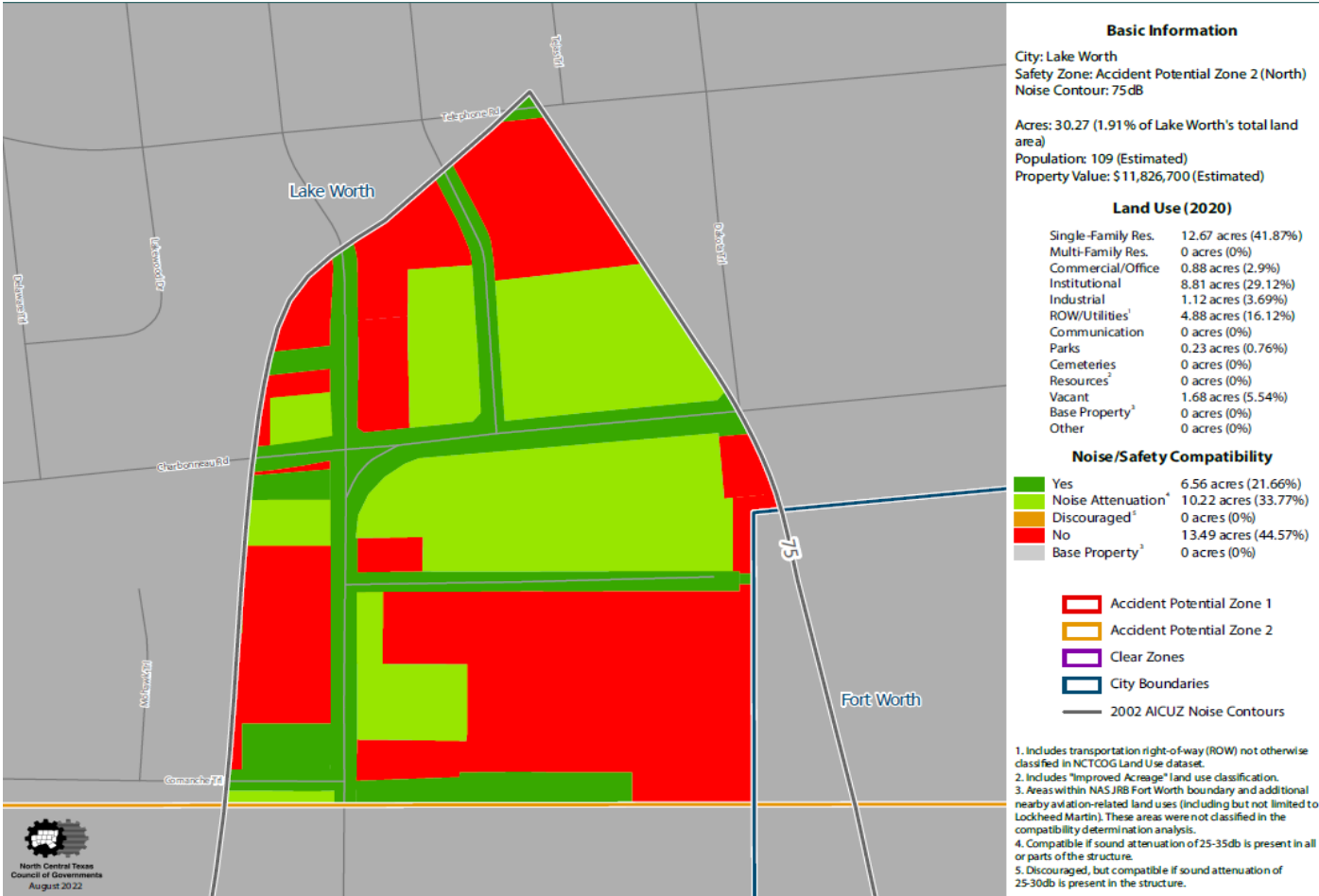
COMPATIBILITY: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



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NORTH TEXAS

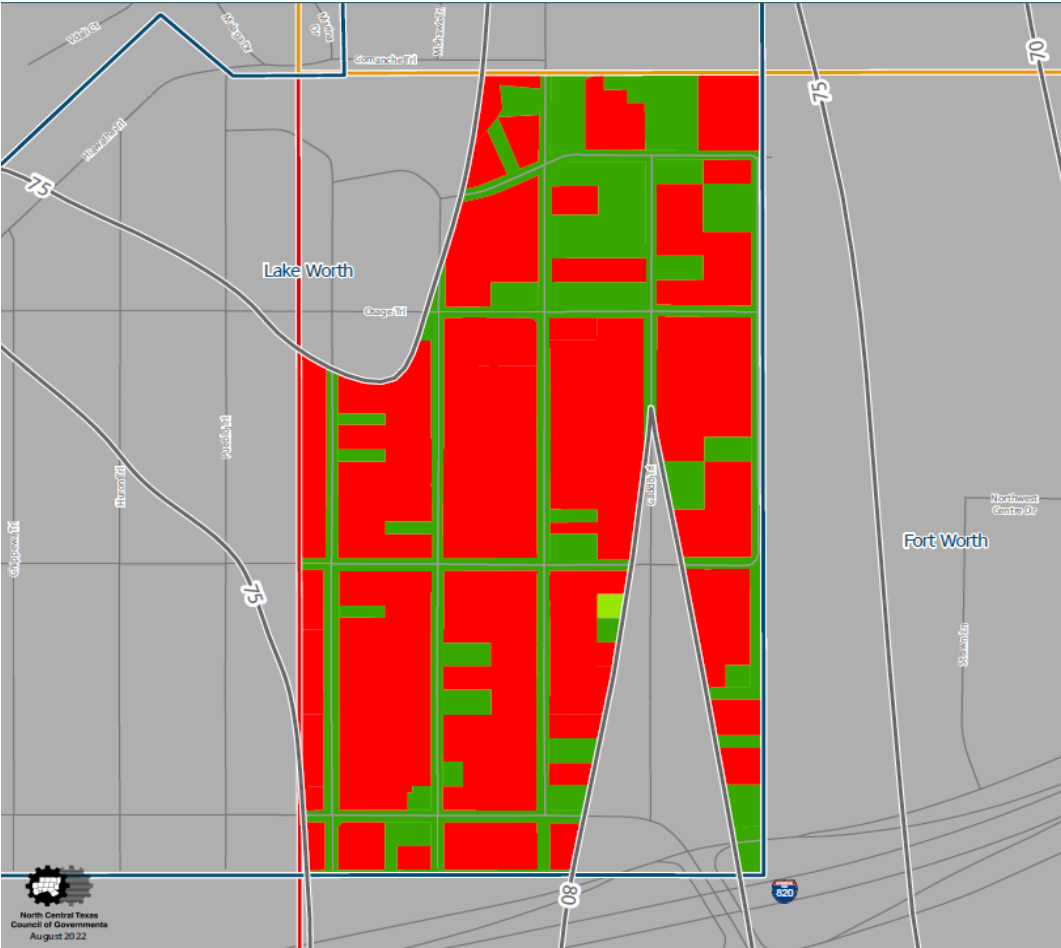
COMPATIBILITY: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 75dB

Acres: 107.94 (6.81% of Lake Worth's total land area)
 Population: 293 (Estimated)
 Property Value: \$25,887,719 (Estimated)

Land Use (2020)

Single-Family Res.	66.37 acres (61.49%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	1.64 acres (1.52%)
Institutional	3.13 acres (2.9%)
Industrial	0.25 acres (0.23%)
ROW/Utilities ¹	18.88 acres (17.49%)
Communication	0 acres (0%)
Parks	1.28 acres (1.18%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	16.41 acres (15.2%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	35.28 acres (32.69%)
Noise Attenuation ⁴	0.25 acres (0.23%)
Discouraged ⁵	0 acres (0%)
No	72.42 acres (67.09%)
Base Property ³	0 acres (0%)

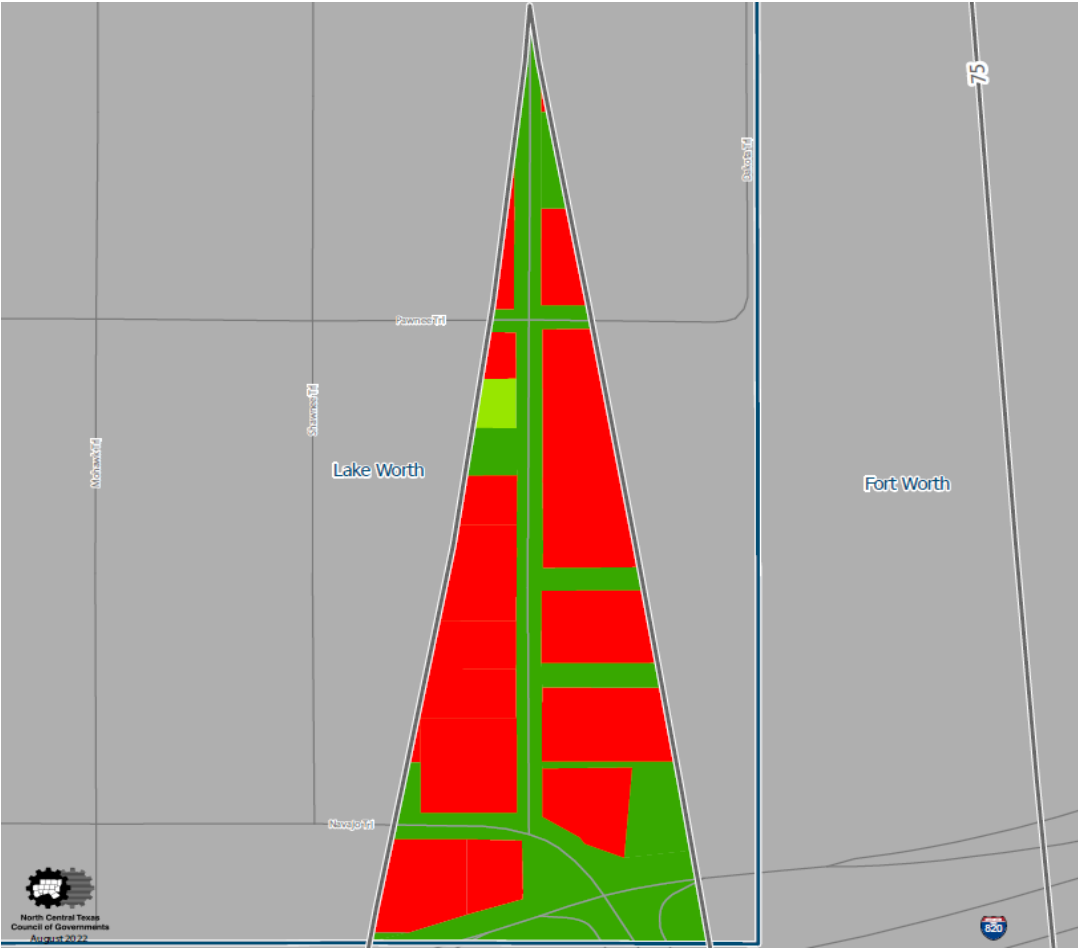
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 80dB

Acres: 13.84 (0.87% of Lake Worth's total land area)
 Population: 38 (Estimated)
 Property Value: \$3,129,441 (Estimated)

Land Use (2020)

Single-Family Res.	4.64 acres (33.55%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	2.63 acres (19.01%)
Institutional	0.68 acres (4.94%)
Industrial	0.18 acres (1.29%)
ROW/Utilities ¹	4.46 acres (32.2%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	1.25 acres (9.02%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	5.7 acres (41.21%)
Noise Attenuation ⁴	0.18 acres (1.29%)
Discouraged ⁵	0 acres (0%)
No	7.96 acres (57.5%)
Base Property ³	0 acres (0%)

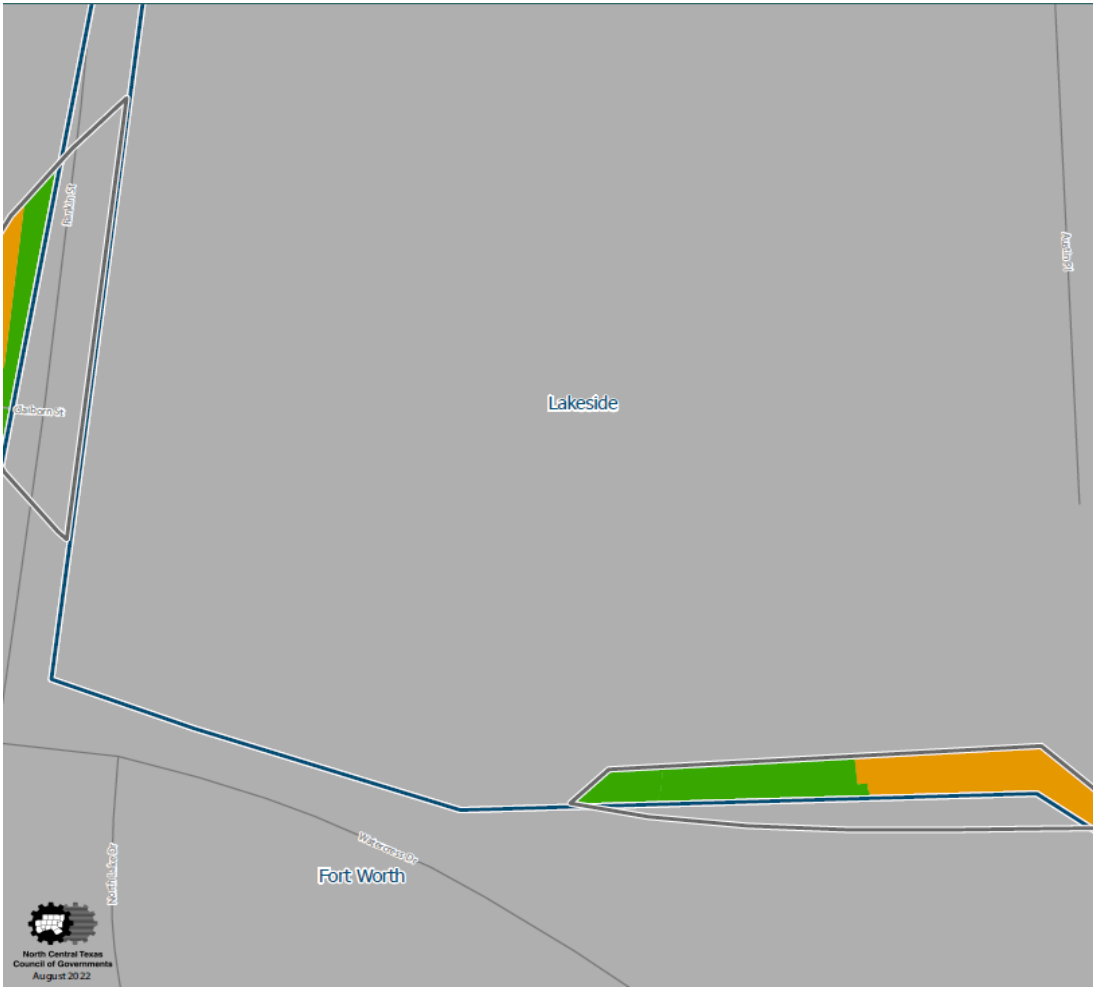
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: LAKESIDE - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Lakeside
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 0.35 (0.03% of Lakeside's total land area)
 Population: 0 (Estimated)
 Property Value: \$47,769 (Estimated)

Land Use (2020)

Single-Family Res.	0.17 acres (47.79%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0 acres (0%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	0.11 acres (30.08%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0.08 acres (22.13%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0.18 acres (52.21%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0.17 acres (47.79%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

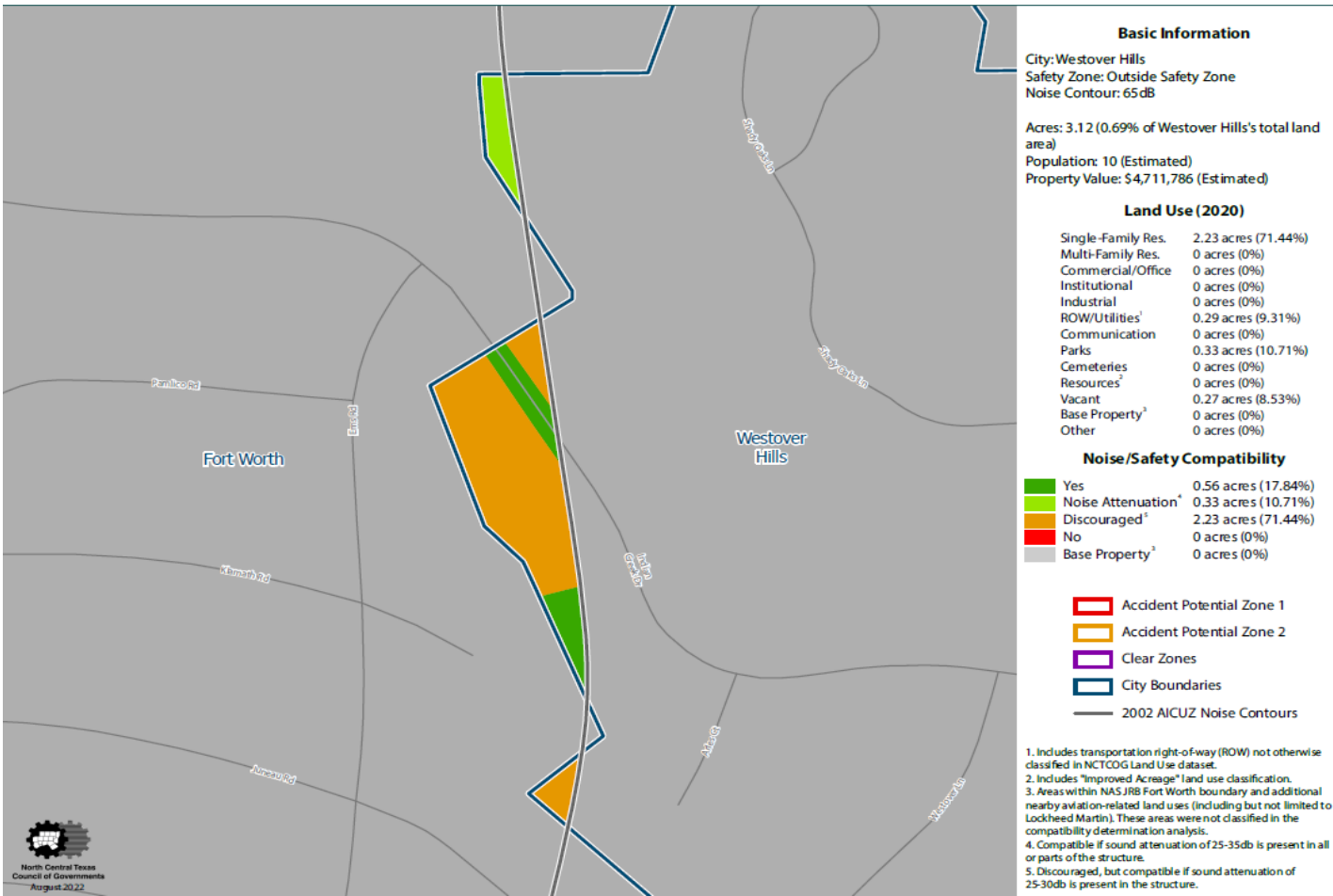
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

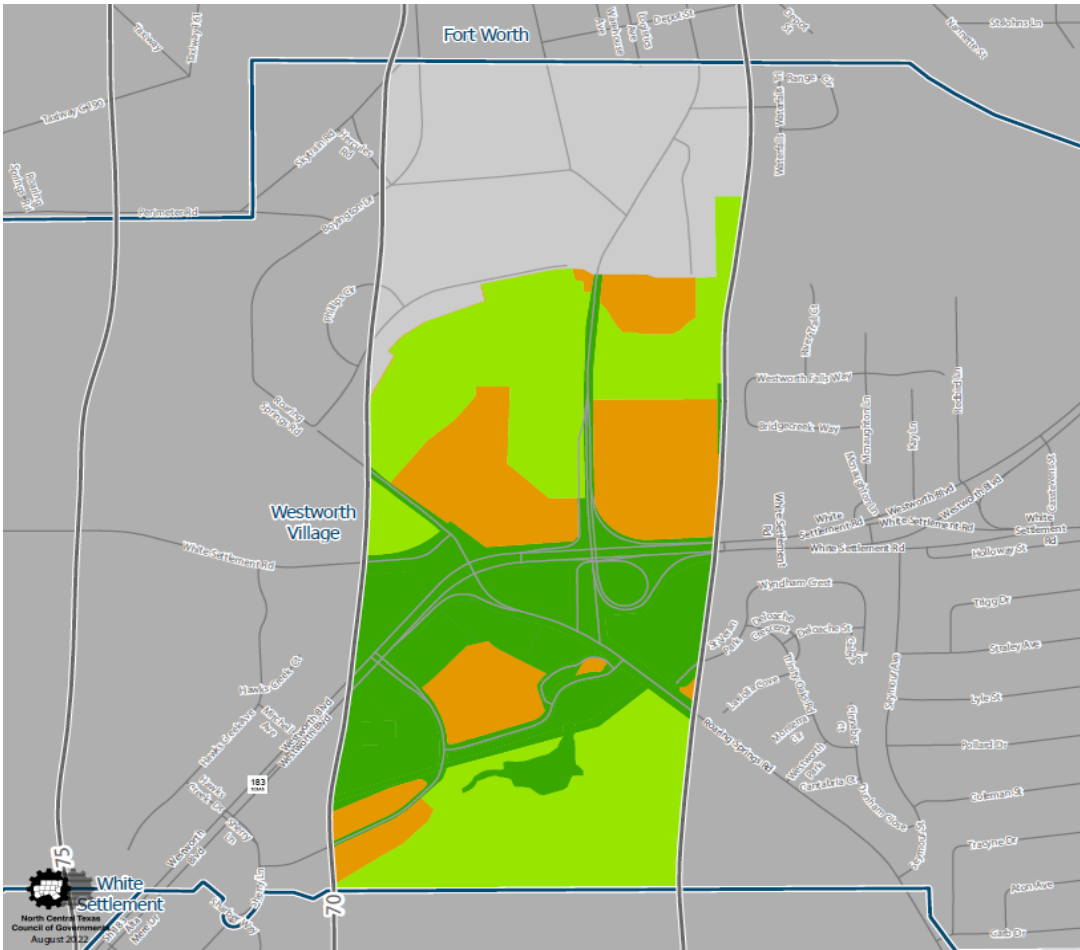
COMPATIBILITY: WESTOVER HILLS - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Westworth Village
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 242.13 (18.26% of Westworth Village's total land area)
 Population: 534 (Estimated)
 Property Value: \$61,861,158 (Estimated)

Land Use (2020)

Single-Family Res.	29.67 acres (12.25%)
Multi-Family Res.	12.96 acres (5.35%)
Commercial/Office	8.2 acres (3.39%)
Institutional	0 acres (0%)
Industrial	2.5 acres (1.03%)
ROW/Utilities ¹	28.75 acres (11.88%)
Communication	0 acres (0%)
Parks	72.23 acres (29.83%)
Cemeteries	0.61 acres (0.25%)
Resources ²	0 acres (0%)
Vacant	17.59 acres (7.26%)
Base Property ³	67.18 acres (27.75%)
Other	2.44 acres (1.01%)

Noise/Safety Compatibility

Yes	60.09 acres (24.82%)
Noise Attenuation ⁴	72.23 acres (29.83%)
Discouraged ⁵	42.63 acres (17.61%)
No	0 acres (0%)
Base Property ³	67.18 acres (27.75%)

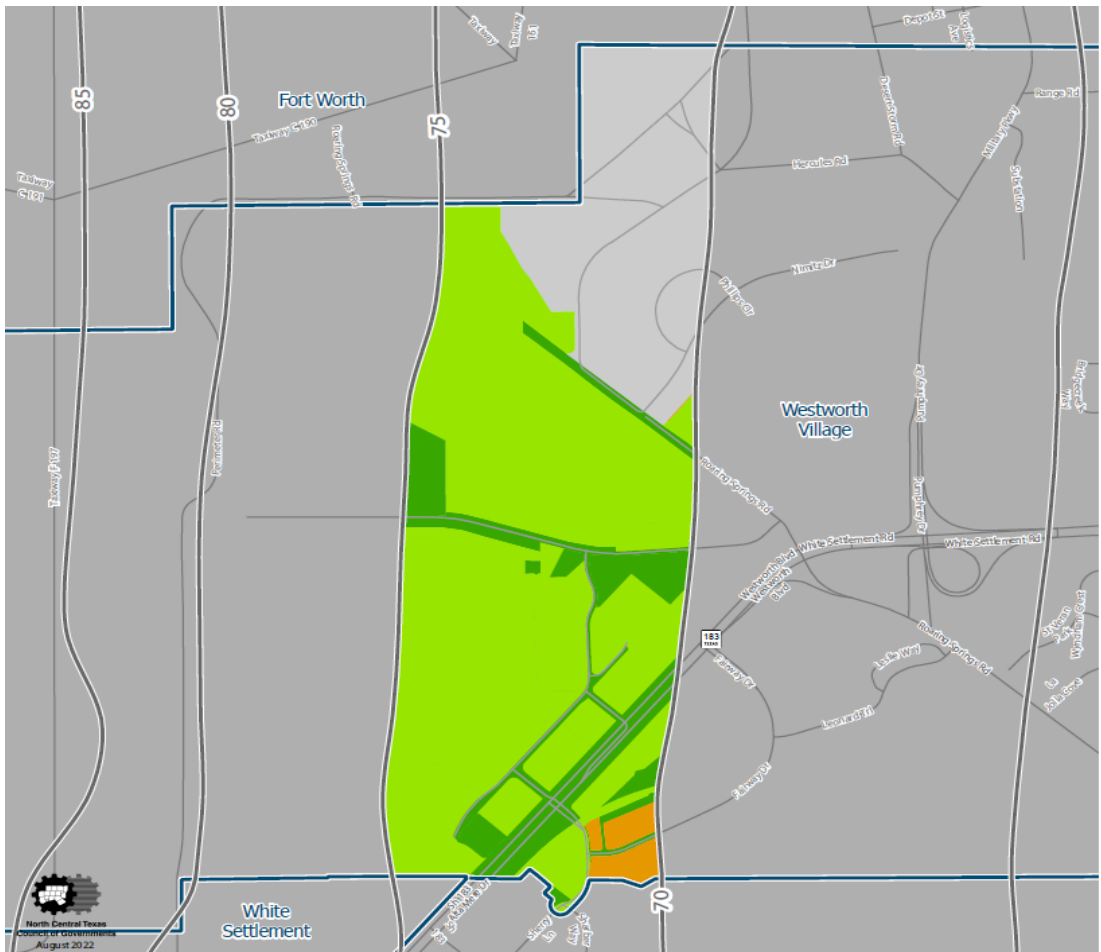
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Westworth Village
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 171.2 (12.91% of Westworth Village's total land area)
 Population: 185 (Estimated)
 Property Value: \$53,414,490 (Estimated)

Land Use (2020)

Single-Family Res.	3.31 acres (1.93%)
Multi-Family Res.	0.03 acres (0.02%)
Commercial/Office	31.23 acres (18.24%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	15.41 acres (9%)
Communication	0 acres (0%)
Parks	70.83 acres (41.38%)
Cemeteries	0.16 acres (0.09%)
Resources ²	0 acres (0%)
Vacant	7.99 acres (4.67%)
Base Property ³	42.24 acres (24.67%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	22.47 acres (13.12%)
Noise Attenuation ⁴	103.15 acres (60.25%)
Discouraged ⁵	3.34 acres (1.95%)
No	0 acres (0%)
Base Property ³	42.24 acres (24.67%)

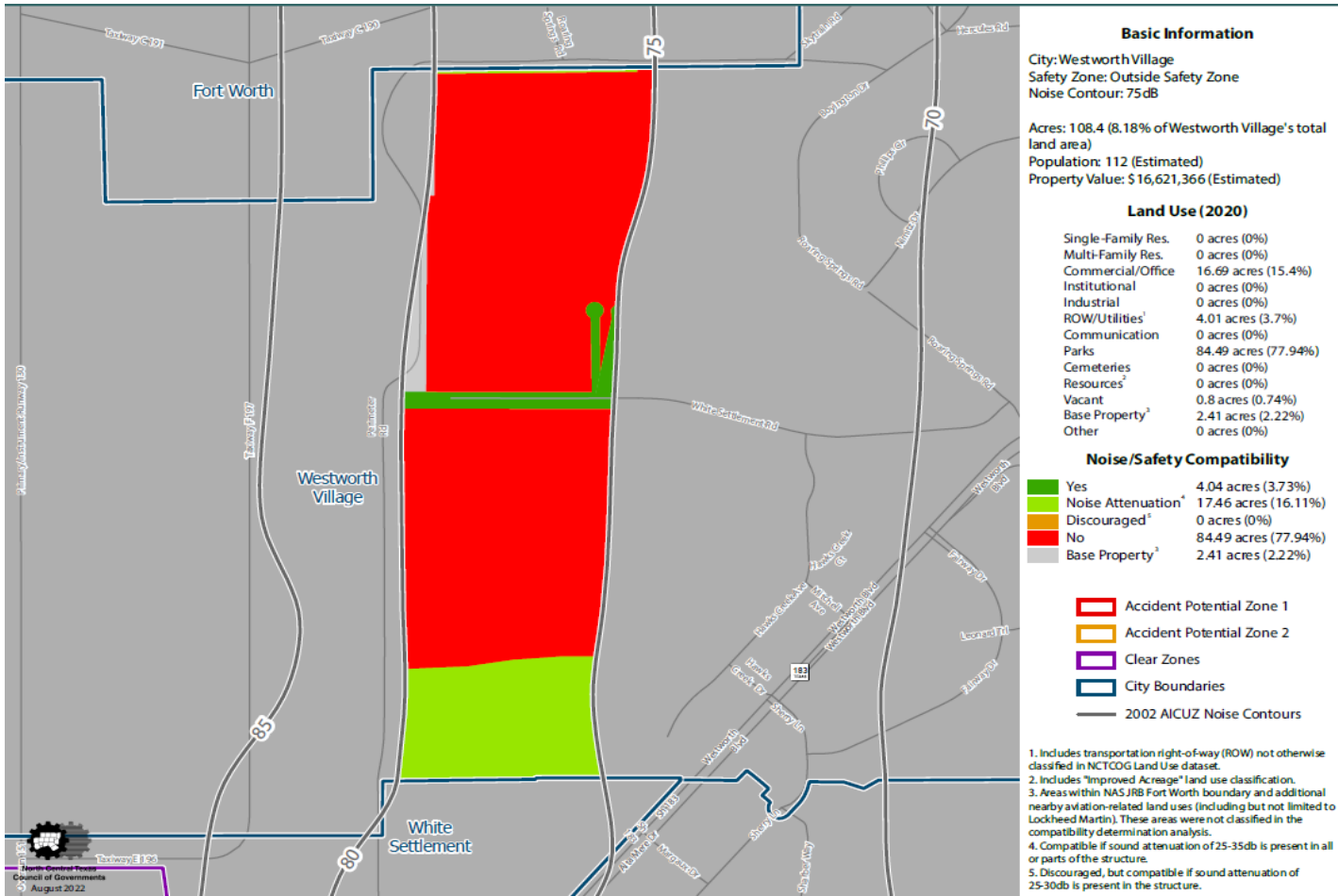
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- ▭ 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NCTCOG Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

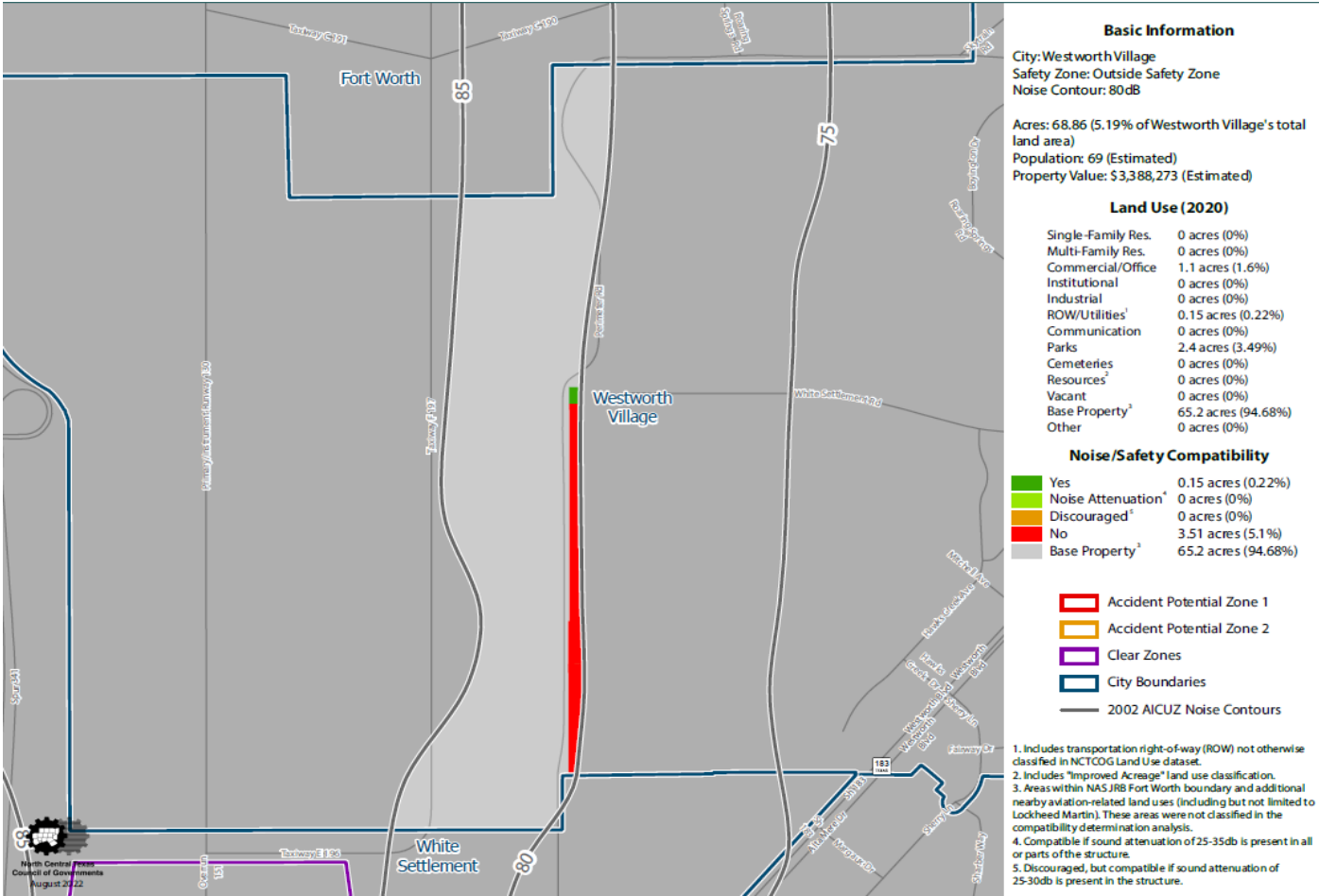
COMPATIBILITY: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

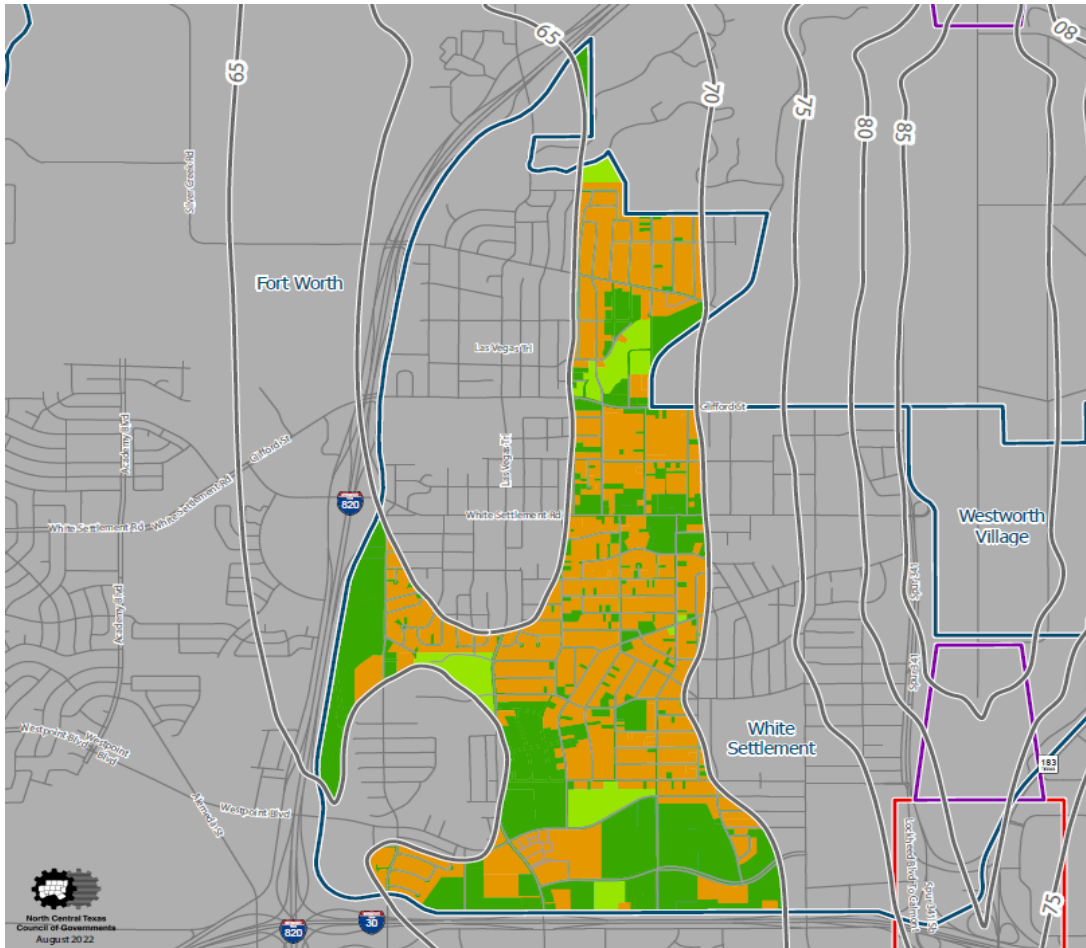
COMPATIBILITY: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - AOUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 1,165.76 (36.51% of White Settlement's total land area)
 Population: 7,934 (Estimated)
 Property Value: \$448,162,711 (Estimated)

Land Use (2020)

Single-Family Res.	462.78 acres (39.7%)
Multi-Family Res.	78 acres (6.69%)
Commercial/Office	90.17 acres (7.73%)
Institutional	75.18 acres (6.45%)
Industrial	22.31 acres (1.91%)
ROW/Utilities ¹	195.69 acres (16.79%)
Communication	1.27 acres (0.11%)
Parks	46.51 acres (3.99%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	193.87 acres (16.63%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	545 acres (46.75%)
Noise Attenuation ⁴	71 acres (6.09%)
Discouraged ⁵	549.76 acres (47.16%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

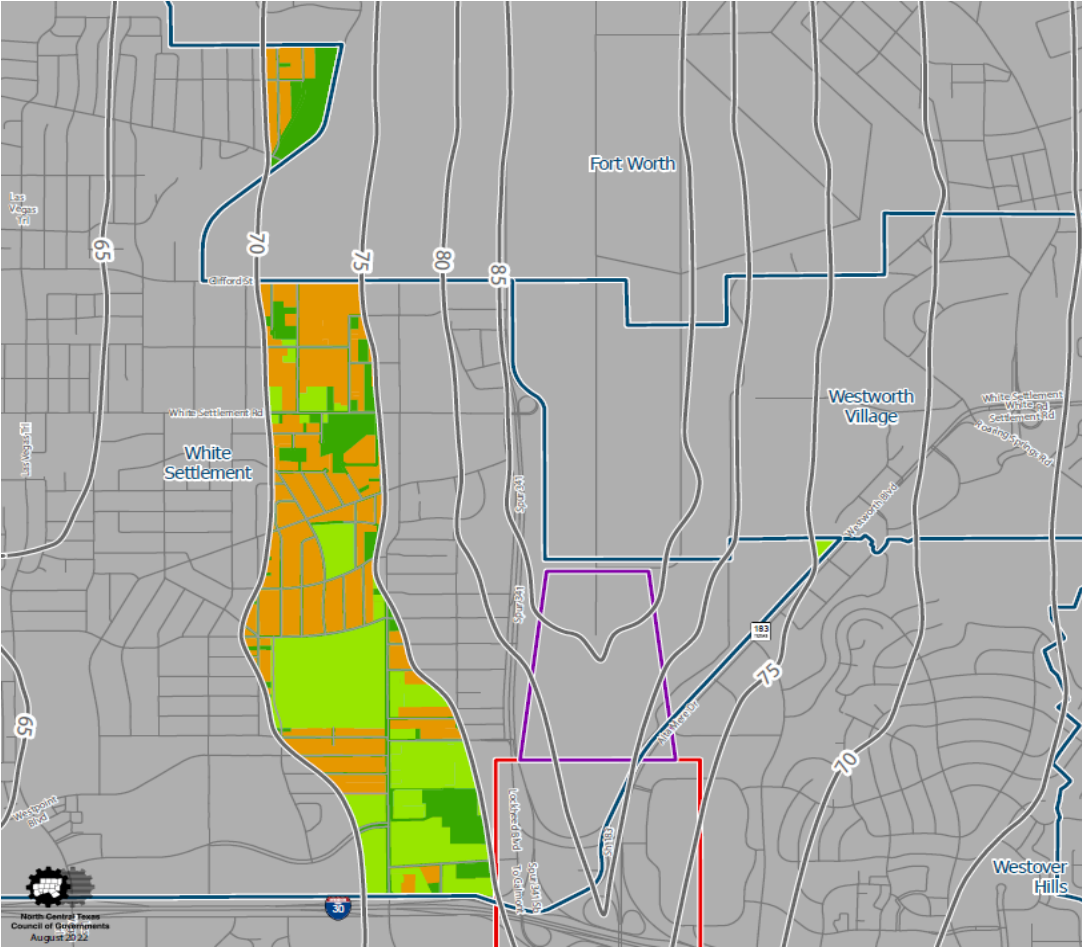
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
2. Includes "Improved Acreage" land use classification.
3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 477.26 (14.95% of White Settlement's total land area)
 Population: 2,685 (Estimated)
 Property Value: \$ 198,346,266 (Estimated)

Land Use (2020)

Single-Family Res.	166.75 acres (34.94%)
Multi-Family Res.	18.8 acres (3.94%)
Commercial/Office	49.75 acres (10.42%)
Institutional	83.86 acres (17.57%)
Industrial	22.16 acres (4.64%)
ROW/Utilities ¹	68.22 acres (14.29%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	64.56 acres (13.53%)
Base Property ³	0 acres (0%)
Other	3.16 acres (0.66%)

Noise/Safety Compatibility

Yes	130.4 acres (27.32%)
Noise Attenuation ¹	155.13 acres (32.51%)
Discouraged ¹	191.72 acres (40.17%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

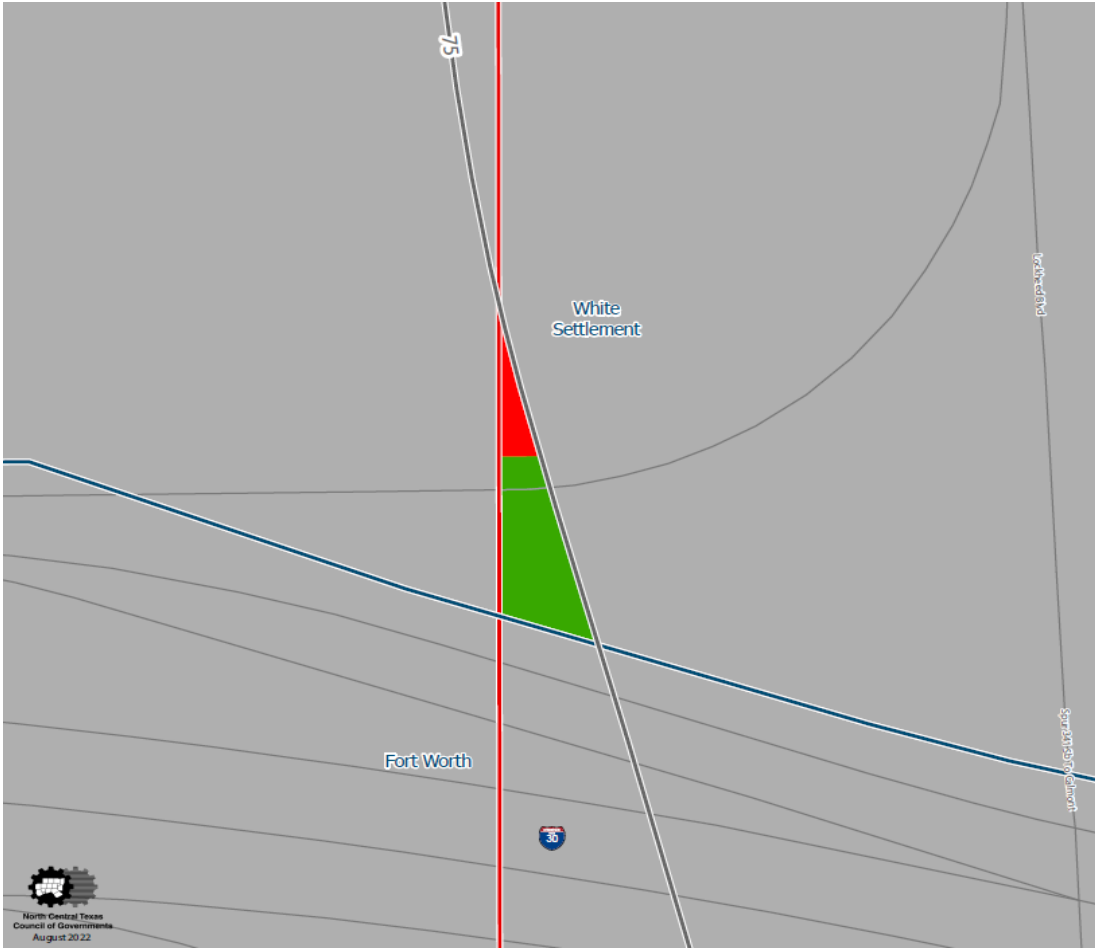
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound at tenation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 70dB

Acres: 0.15 (0% of White Settlement's total land area)
 Population: 0 (Estimated)
 Property Value: \$25,816 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0.03 acres (20.78%)
Institutional	0 acres (0%)
Industrial	0 acres (0%)
ROW/Utilities ¹	0.12 acres (79.22%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0 acres (0%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0.12 acres (79.22%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	0.03 acres (20.78%)
Base Property ³	0 acres (0%)

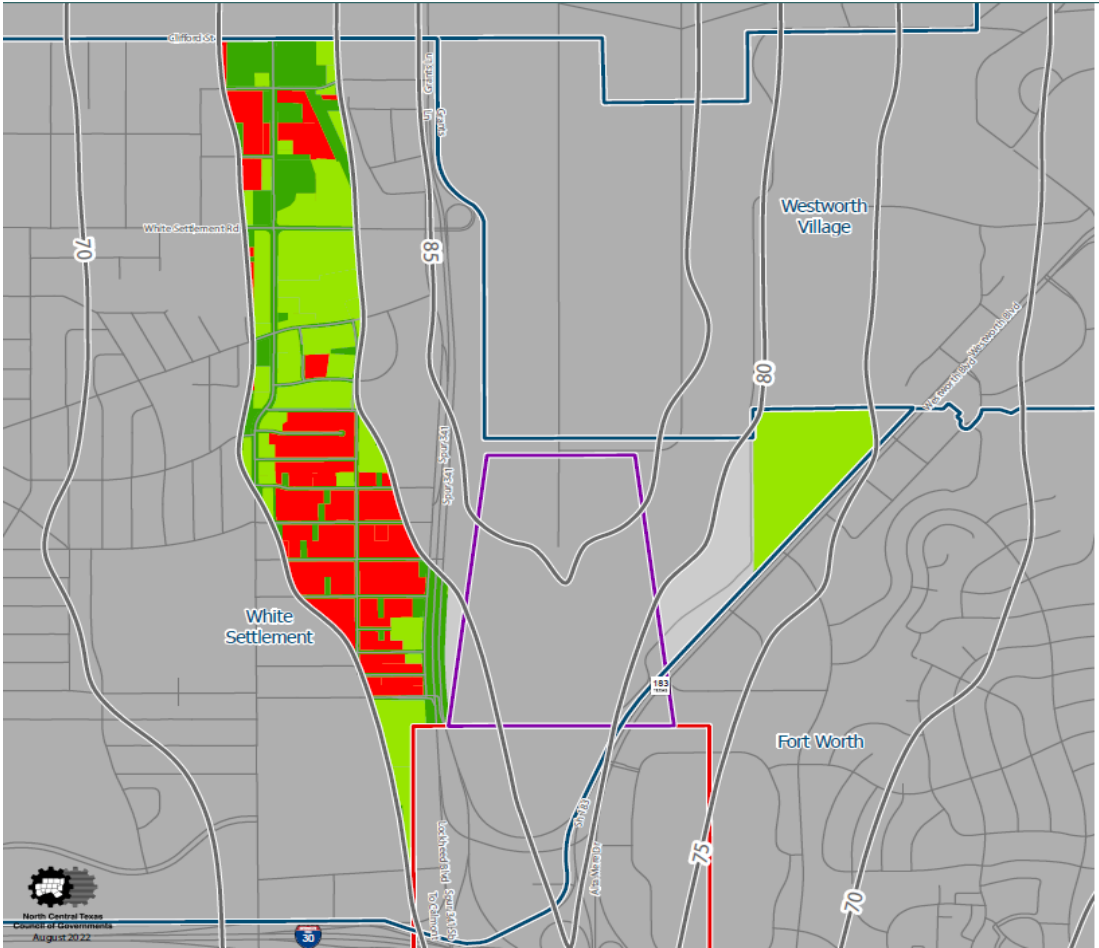
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 75dB

Acres: 277.45 (8.69% of White Settlement's total land area)
 Population: 814 (Estimated)
 Property Value: \$ 124,440,380 (Estimated)

Land Use (2020)

Single-Family Res.	56.83 acres (20.48%)
Multi-Family Res.	4.17 acres (1.5%)
Commercial/Office	57.55 acres (20.74%)
Institutional	28.02 acres (10.1%)
Industrial	22.37 acres (8.06%)
ROW/Utilities ¹	41.97 acres (15.13%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	27.72 acres (9.99%)
Base Property ³	29.64 acres (10.68%)
Other	9.19 acres (3.31%)

Noise/Safety Compatibility

Yes	69.68 acres (25.11%)
Noise Attenuation ¹	106.23 acres (38.29%)
Discouraged ¹	0 acres (0%)
No	71.9 acres (25.92%)
Base Property ³	29.64 acres (10.68%)

- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 75 dB

Acres: 60.62 (1.9% of White Settlement's total land area)
 Population: 49 (Estimated)
 Property Value: \$ 14,091,217 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	6.32 acres (10.42%)
Institutional	1.4 acres (2.3%)
Industrial	21.49 acres (35.46%)
ROW/Utilities ¹	30.45 acres (50.23%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0.83 acres (1.38%)
Base Property ³	0.13 acres (0.21%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	29.19 acres (48.16%)
Noise Attenuation ⁴	23.59 acres (38.91%)
Discouraged ⁵	0 acres (0%)
No	7.72 acres (12.73%)
Base Property ³	0.13 acres (0.21%)

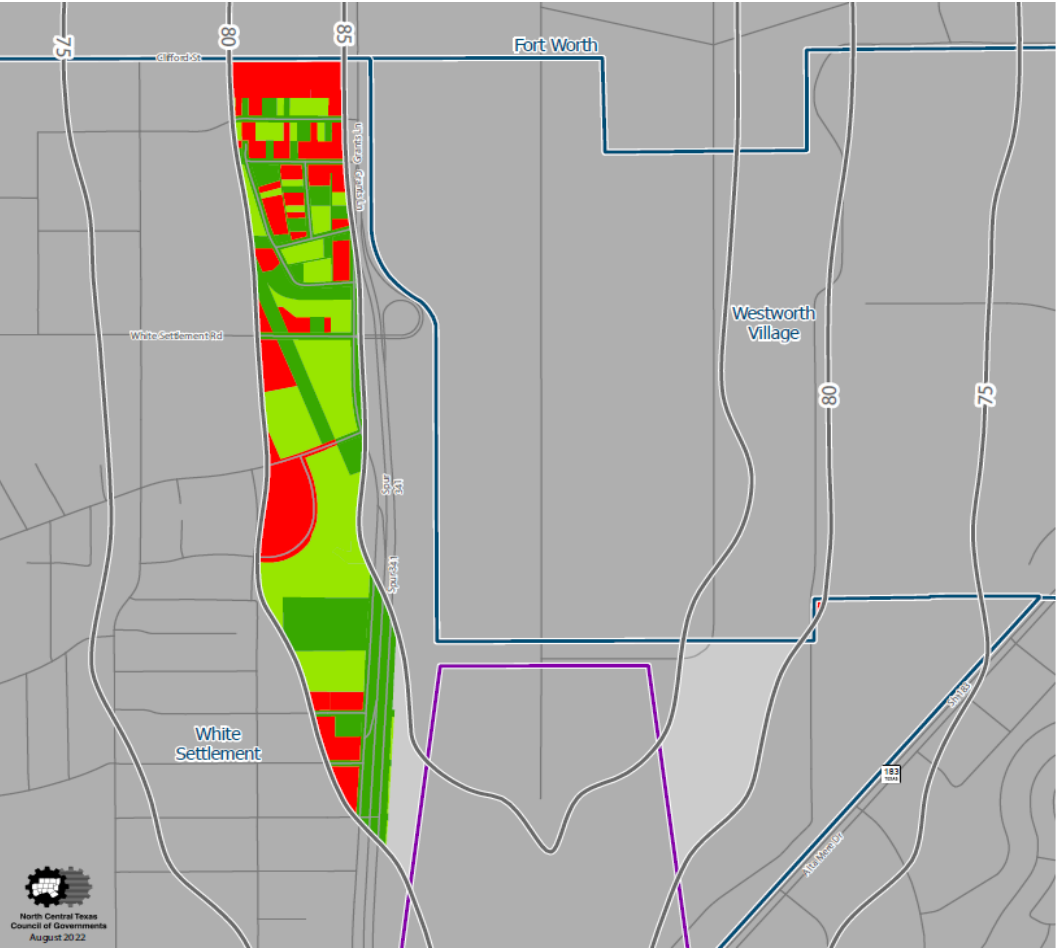
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 80DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 80dB

Acres: 125.52 (3.93% of White Settlement's total land area)
 Population: 366 (Estimated)
 Property Value: \$73,513,689 (Estimated)

Land Use (2020)

Single-Family Res.	7.48 acres (5.96%)
Multi-Family Res.	0.14 acres (0.11%)
Commercial/Office	16.29 acres (12.98%)
Institutional	3.94 acres (3.14%)
Industrial	31.34 acres (24.97%)
ROW/Utilities ¹	20.13 acres (16.04%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	16.33 acres (13.01%)
Base Property ³	29.86 acres (23.79%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	35.67 acres (28.42%)
Noise Attenuation ⁴	32.13 acres (25.6%)
Discouraged ⁵	0 acres (0%)
No	27.86 acres (22.2%)
Base Property ³	29.86 acres (23.79%)

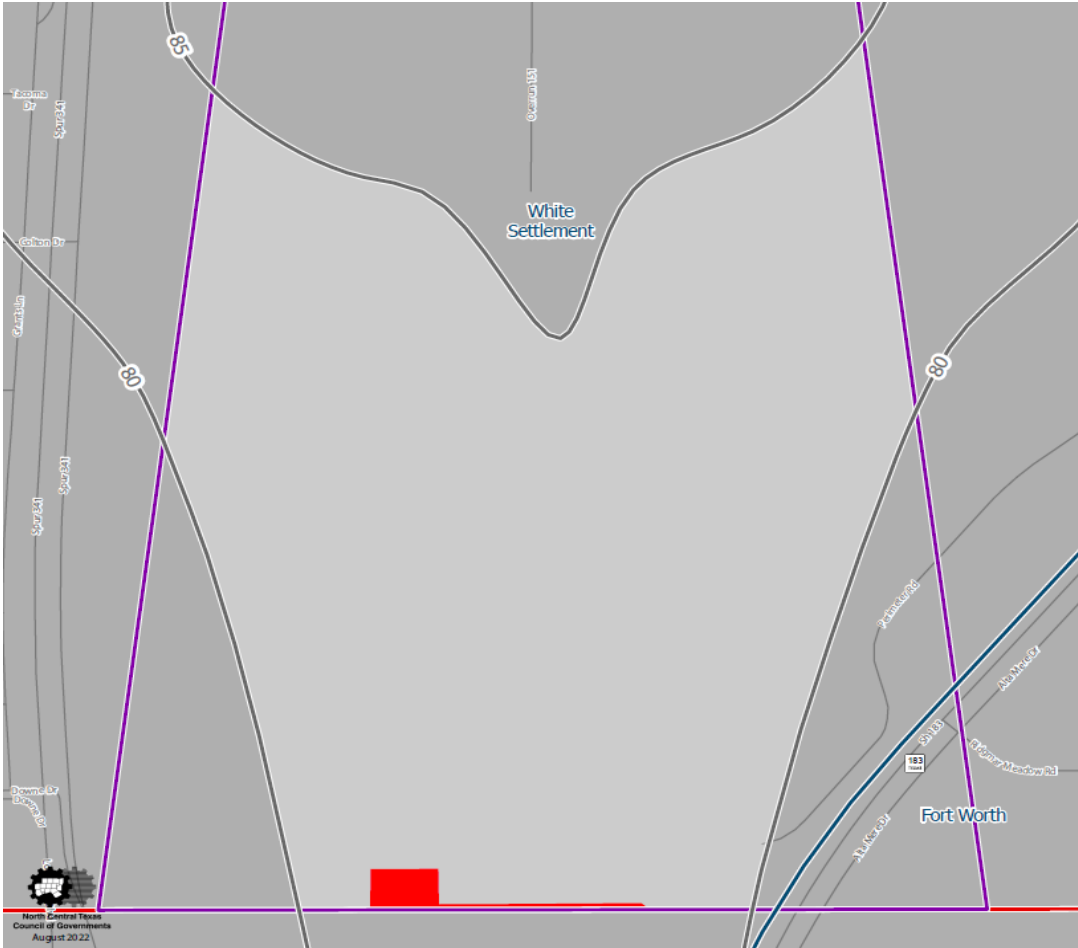
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - CLEAR ZONE (SOUTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Clear Zone (South)
 Noise Contour: 80dB

Acres: 75.58 (2.37% of White Settlement's total land area)
 Population: 0 (Estimated)
 Property Value: \$2,828,710 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0.2 acres (0.27%)
Institutional	0 acres (0%)
Industrial	0.47 acres (0.62%)
ROW/Utilities ¹	0 acres (0%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0 acres (0%)
Base Property ³	74.91 acres (99.11%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0 acres (0%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	0.67 acres (0.89%)
Base Property ³	74.91 acres (99.11%)

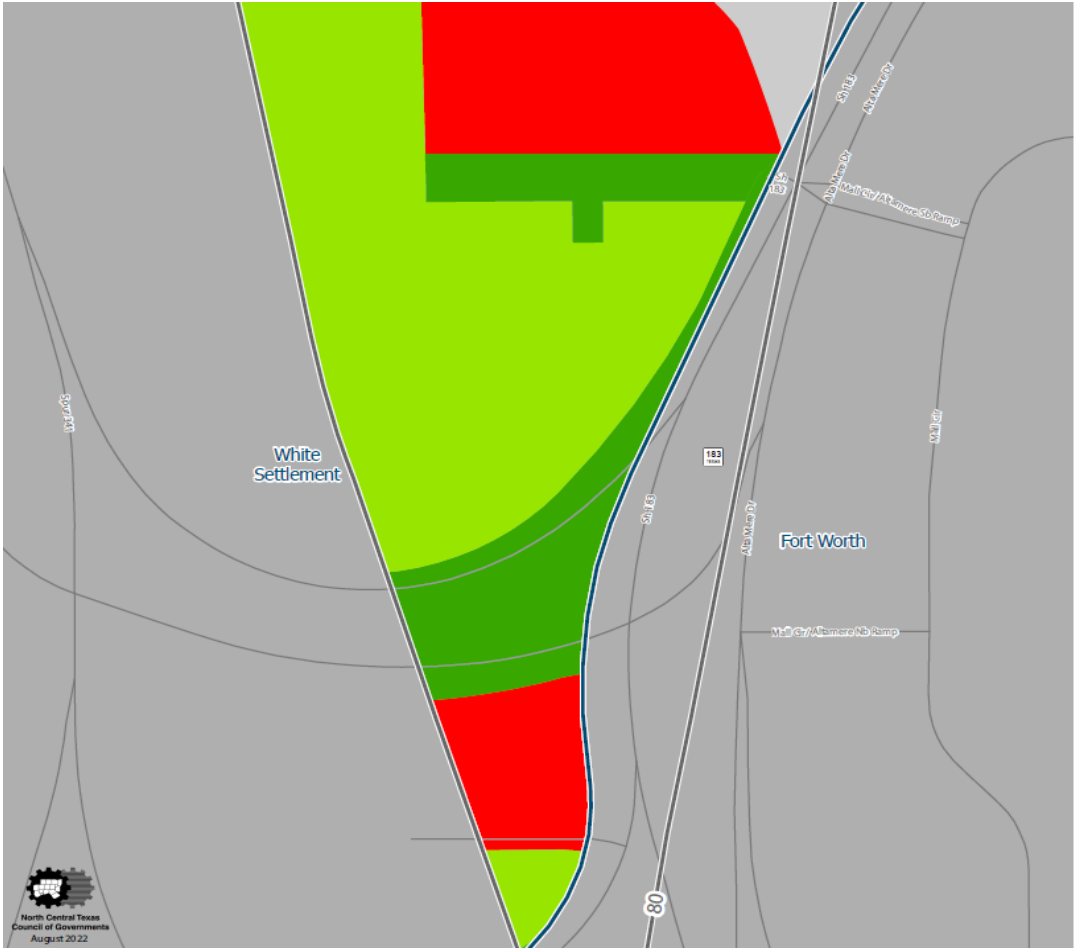
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 80DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 80dB

Acres: 26.84 (0.84% of White Settlement's total land area)
 Population: 0 (Estimated)
 Property Value: \$6,730,278 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	6.89 acres (25.67%)
Institutional	0 acres (0%)
Industrial	13.9 acres (51.78%)
ROW/Utilities ¹	3.52 acres (13.13%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	1.58 acres (5.87%)
Base Property ³	0.95 acres (3.54%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	5.1 acres (19.01%)
Noise Attenuation ⁴	13.9 acres (51.78%)
Discouraged ⁵	0 acres (0%)
No	6.89 acres (25.67%)
Base Property ³	0.95 acres (3.54%)

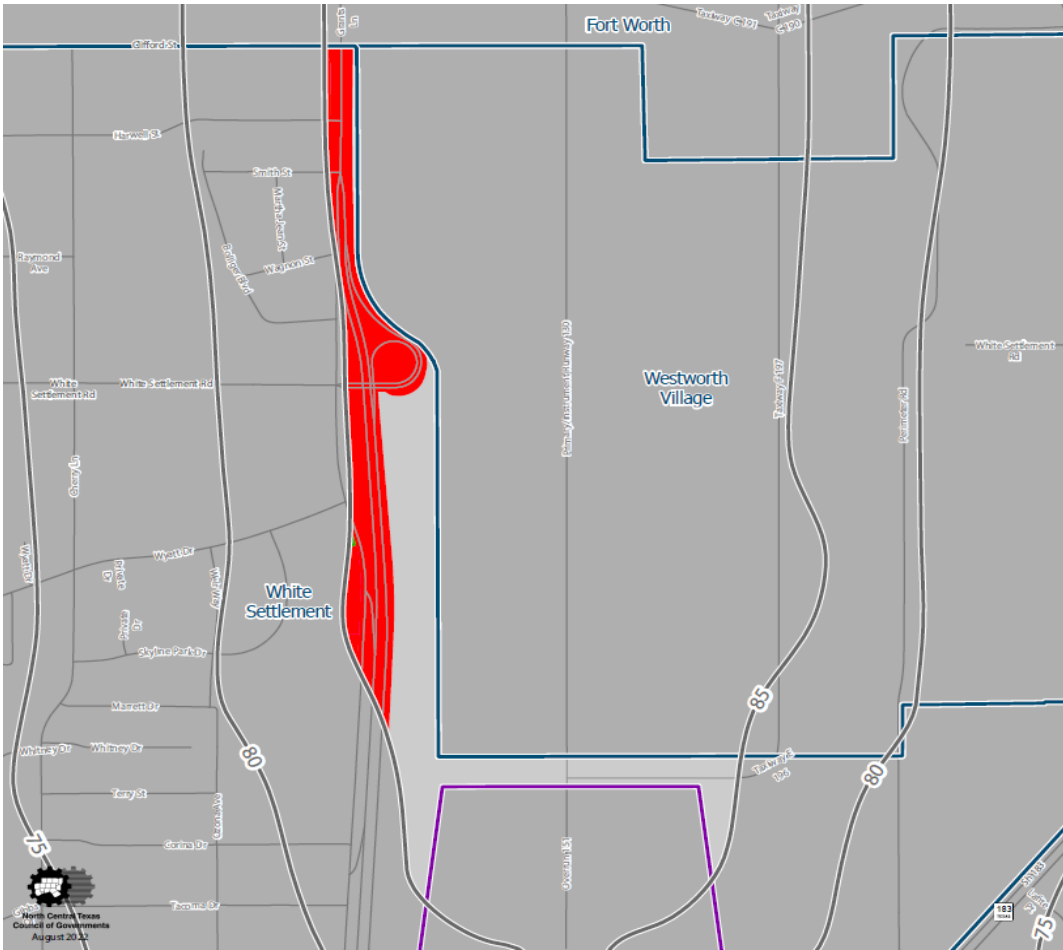
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

JOINING FORCES

NORTH TEXAS

COMPATIBILITY: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 85DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 85dB

Acres: 50.2 (1.57% of White Settlement's total land area)
 Population: 53 (Estimated)
 Property Value: \$ 1,736,020 (Estimated)

Land Use (2020)

Single-Family Res.	0 acres (0%)
Multi-Family Res.	0 acres (0%)
Commercial/Office	0.28 acres (0.56%)
Institutional	0.2 acres (0.39%)
Industrial	1.11 acres (2.2%)
ROW/Utilities ¹	19.06 acres (37.97%)
Communication	0 acres (0%)
Parks	0 acres (0%)
Cemeteries	0 acres (0%)
Resources ²	0 acres (0%)
Vacant	0.07 acres (0.13%)
Base Property ³	29.49 acres (58.74%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	0.07 acres (0.13%)
Noise Attenuation ⁴	0 acres (0%)
Discouraged ⁵	0 acres (0%)
No	20.65 acres (41.13%)
Base Property ³	29.49 acres (58.74%)

- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS IRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 7**

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>
65-69dB			Single units; detached - max density of 1-2 DU/Ac, 25dB noise re- duction, discouraged	Single units: de- tached - 25dB noise reduction, discour- aged
				Single units: semi-de- tached - 25dB noise reduction, discour- aged
				Single units: attached row - 25dB noise re- duction, discouraged
				Two units, side-by- side - 25dB noise re- duction, discouraged
				Two units: one above the other - 25dB noise reduction, dis- couraged
				Apartments, walk-up - 25dB noise reduc- tion, discouraged
				Apartments, elevator - 25dB noise reduc- tion, discouraged
				Group quarters - 25dB noise reduc- tion, discouraged
				Residential Hotels - 25dB noise reduc- tion, discouraged
				Mobile home parks or courts - 25dB noise reduction, dis- couraged

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB				Transient lodgings - 25dB noise reduction, discouraged
				Other residential - 25dB noise reduction, discouraged
	<u>Manufacturing</u>	<u>Manufacturing</u>	<u>Manufacturing</u>	<u>Manufacturing</u>
			Food & kindred products - max FAR of 0.56	Food & kindred products
			Textile mill products - max FAR of 0.56	Textile mill products
				Apparel and other finished products; products made from fabrics, leather and similar materials
		Lumber and wood products (except furniture) - max FAR of 0.28	Lumber and wood products (except furniture) - max FAR of 0.56	Lumber and wood products (except furniture)
		Furniture and fixtures - max FAR of 0.28	Furniture and fixtures - max FAR of 0.56	Furniture and fixtures
		Paper and allied products - max FAR of 0.28	Paper and allied products - max FAR of 0.56	Paper and allied products
		Printing, publishing and allied industries - max FAR of 0.28	Printing, publishing and allied industries - max FAR of 0.56	Printing, publishing and allied industries
				Chemical and allied products
				Petroleum and allied products
				Rubber and misc. plastic products
			Stone, clay and glass products - max FAR of 0.56	Stone, clay and glass products
		Primary metal products - max FAR of 0.56	Primary metal products	

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB			Fabricated metal products - max FAR of 0.56	Fabricated metal products
				Professional scientific, and controlling instruments; photographic and optical goods; watched and clocks
		Miscellaneous manufacturing - max FAR of 0.28	Miscellaneous manufacturing - max FAR of 0.56	Miscellaneous manufacturing
	<u>Transportation, Communications & Utilities</u>	<u>Transportation, Communications & Utilities</u>	<u>Transportation, Communications & Utilities</u>	<u>Transportation, Communications & Utilities</u>
		Railroad, rapid rail transit, and street railway transportation - max FAR of 0.28, no passenger terminals	Railroad, rapid rail transit, and street railway transportation - max FAR of 0.56	Railroad, rapid rail transit, and street railway transportation
		Motor vehicle transportation - max FAR of 0.28, no passenger terminals	Motor vehicle transportation - max FAR of 0.56	Motor vehicle transportation
		Aircraft transportation - max FAR of 0.28, no passenger terminals	Aircraft transportation - max FAR of 0.56	Aircraft transportation
		Marine craft transportation - max FAR of 0.28, no passenger terminals	Marine craft transportation - max FAR of 0.56	Marine craft transportation
		Highway and street right-of-way	Highway and street right-of-way	Highway and street right-of-way
		Auto parking - max FAR of 0.28, no passenger terminals	Auto parking - max FAR of 0.6	Auto parking
	Communication - max FAR of 0.28, no above ground transmission lines	Communication - max FAR of 0.56	Communication	

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB		Utilities - max FAR of 0.28, no above ground transmission lines	Utilities - max FAR of 0.6	Utilities
				Solid waster disposal (landfills, incineration, etc.)
		Other transport, comm. and utilities - max FAR of 0.28, no passenger terminals, no above ground transmission lines	Other transport, comm. and utilities - max FAR of 0.56	Other transport, comm. and utilities
	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>
		Wholesale trade - max FAR of 0.28	Wholesale trade - max FAR of 0.56	Wholesale trade
		Retail trade - building materials, hardware and farm equipment - max FAR of 0.12	Retail trade - building materials, hardware and farm equipment - max FAR of 0.24	Retail trade - building materials, hardware and farm equipment
			Retail trade - shopping centers, home improvement store, discount club, electronics superstore - max FAR of 0.16	Retail trade - shopping centers, home improvement store, discount club, electronics superstore
			Retail trade - food - max FAR of 0.24	Retail trade - food
		Retail trade - automotive, marine craft, aircraft and accessories - max FAR of 0.14	Retail trade - automotive, marine craft, aircraft and accessories - max FAR of 0.28	Retail trade - automotive, marine craft, aircraft and accessories
			Retail trade - apparel and accessories - max FAR of 0.28	Retail trade - apparel and accessories
			Retail trade - furniture, home, furnishings and equipment - max FAR of 0.28	Retail trade - furniture, home, furnishings and equipment

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NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB				Retail trade - eating and drinking establishments
			Other retail trade - max FAR of 0.16	Other retail trade
	<u>Services</u>	<u>Services</u>	<u>Services</u>	<u>Services</u>
			Finance, insurance and real estate services - max FAR of 0.22	Finance, insurance and real estate services
			Personal services - max FAR of 0.22	Personal services
		Cemeteries - no chapels	Cemeteries - no chapels	Cemeteries
			Business services (credit reporting; mail, stenographic, reproduction; advertising) - max FAR of 0.22	Business services (credit reporting; mail, stenographic, reproduction; advertising)
		Warehousing and storage - max FAR of 1.0	Warehousing and storage - max FAR of 2.0	Warehousing and storage
		Repair services - max FAR of 0.11	Repair services - max FAR of 0.22	Repair services
			Professional services - max FAR of 0.22	Professional services
				Hospitals, other medical - 25dB noise reduction
				Nursing home - 25dB noise reduction, discouraged
		Contract construction services - max FAR of 0.11	Contract construction services - max FAR of 0.22	Contract construction services
			Government services - max FAR of 0.24, 25dB noise reduction	Government services - 25dB noise reduction

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NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB				Educational services - 25dB noise reduction
			Miscellaneous services - max FAR of 0.22	Miscellaneous services
	<u>Cultural, entertainment and recreational</u>	<u>Cultural, entertainment and recreational</u>	<u>Cultural, entertainment and recreational</u>	<u>Cultural, entertainment and recreational</u>
				Cultural activities and churches - 25dB noise reduction
		Nature exhibits - low intensity (not tot lots, meeting places, etc.), 25dB noise reduction	Nature exhibits - low intensity (not tot lots, meeting places, etc.), 25dB noise reduction	Nature exhibits
				Public assembly
				Auditoriums, concert halls - 25dB noise reduction
				Outdoor sports arenas, spectator sports - 25dB noise reduction
			Amusements - fairgrounds, miniature golf, driving ranges, amusement parks, etc.	Amusements - fairgrounds, miniature golf, driving ranges, amusement parks, etc.
		Recreational activities (including golf courses, riding stables, water recreation) - max FAR of 0.11, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Recreational activities (including golf courses, riding stables, water recreation) - max FAR of 0.22, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Recreational activities (including golf courses, riding stables, water recreation) - 25dB noise reduction
			Resorts and group camps - 25dB noise reduction	

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NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB		Parks - max FAR of 0.11, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Parks - max FAR of 0.22, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Parks - 25dB noise reduction
		Other cultural, entertainment and recreation - max FAR of 0.11, no chapels, 25dB noise reduction	Other cultural, entertainment and recreation - max FAR of 0.22, no chapels, 25dB noise reduction	Other cultural, entertainment and recreation - 25dB noise reduction
	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>
	Agriculture (except livestock) - no above ground structures	Agriculture (except livestock) - no activities that attract concentration of birds, no residential buildings	Agriculture (except livestock) - no activities that attract concentration of birds, residential buildings 25dB noise reduction	Agriculture (except livestock) - residential buildings 25dB noise reduction
		Livestock farming and breeding - no activities that attract concentration of birds, no residential buildings	Livestock farming and breeding - no activities that attract concentration of birds, residential buildings 25dB noise reduction	Livestock farming and breeding - residential buildings 25dB noise reduction
		Agriculture related activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no residential buildings	Agriculture related activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, residential buildings 25dB noise reduction	Agriculture related activities - residential buildings 25dB noise reduction
		Forestry activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no residential buildings	Forestry activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, residential buildings 25dB noise reduction	Forestry activities - residential buildings 25dB noise reduction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
65-69dB		Fishing activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Fishing activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Fishing activities
		Mining activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Mining activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Mining activities
		Other resource production or extraction - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction
	<u>Other</u>	<u>Other</u>	<u>Other</u>	<u>Other</u>
	Vacant land	Vacant land	Vacant land	Vacant land
	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>
	None	Fort Worth - north	Fort Worth - north, south	Benbrook
			Lake Worth	Fort Worth
				Lake Worth
				Westworth Village
			White Settlement	
70-74dB	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>
			Single units; detached - max density of 1-2 DU/Ac, 30dB noise reduction, discouraged	Single units; detached - 30dB noise reduction, discouraged

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB				Single units; semi-detached - 30dB noise reduction, discouraged
				Single units; attached row - 30dB noise reduction, discouraged
				Two units, side-by-side - 30dB noise reduction, discouraged
				Two units, one above the other - 30dB noise reduction, discouraged
				Apartments: walk-up - 30dB noise reduction, discouraged
				Apartments: elevator - 30dB noise reduction, discouraged
				Group quarters - 30dB noise reduction, discouraged
				Residential hotels - 30dB noise reduction, discouraged
				Mobile home parks or courts - 30dB noise reduction, discouraged
				Transient lodgings - 30dB noise reduction, discouraged
			Other residential - 30dB noise reduction, discouraged	

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
	Manufacturing	Manufacturing	Manufacturing	Manufacturing
			Food & kindred products - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Food & kindred products - 25dB noise reduction in public/quiet areas
			Textile mill products - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Textile mill products - 25dB noise reduction in public/quiet areas
				Apparel and other finished products; products made from fabrics, leather and similar materials - 25dB noise reduction in public/quiet areas
70-74dB		Lumber and wood products (except furniture) - max FAR of 0.28, 25dB noise reduction in public/quiet areas	Lumber and wood products (except furniture) - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Lumber and wood products (except furniture) - 25dB noise reduction in public/quiet areas
		Furniture and fixtures - max FAR of 0.28, 25dB noise reduction in public/quiet areas	Furniture and fixtures - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Furniture and fixtures - 25dB noise reduction in public/quiet areas
		Paper and allied products - max FAR of 0.28, 25dB noise reduction in public/quiet areas	Paper and allied products - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Paper and allied products - 25dB noise reduction in public/quiet areas
		Printing, publishing and allied industries - max FAR of 0.28, 25dB noise reduction in public/quiet areas	Printing, publishing and allied industries - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Printing, publishing and allied industries - 25dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB				Chemicals and allied products- 25dB noise reduction in public/quiet areas
				Petroleum and allied products- 25dB noise reduction in public/quiet areas
				Rubber and misc. plastic products- 25dB noise reduction in public/quiet areas
			Stone, clay and glass products - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Stone, clay and glass products - 25dB noise reduction in public/quiet areas
			Primary metal products - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Primary metal products - 25dB noise reduction in public/quiet areas
			Fabricated metal products - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Fabricated metal products - 25dB noise reduction in public/quiet areas
				Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks - 25dB noise reduction in public/quiet areas
		Miscellaneous manufacturing - max FAR of 0.28, 25dB noise reduction in public/quiet areas	Miscellaneous manufacturing - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Miscellaneous manufacturing - 25dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
	<u>Transportation, Communications & Utilities</u>	<u>Transportation, Communications & Utilities</u>	<u>Transportation, Communications & Utilities</u>	<u>Transportation, Communications & Utilities</u>
		Railroad, rapid rail transit, and street railway transportation - max FAR of 0.28, no passenger terminals 25dB noise reduction in public/quiet areas	Railroad, rapid rail transit, and street railway transportation - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Railroad, rapid rail transit, and street railway transportation - 25dB noise reduction in public/quiet areas
		Motor vehicle transportation - max FAR of 0.28, no passenger terminals 25dB noise reduction in public/quiet areas	Motor vehicle transportation - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Motor vehicle transportation - 25dB noise reduction in public/quiet areas
70-74dB		Aircraft transportation - max FAR of 0.28, no passenger terminals 25dB noise reduction in public/quiet areas	Aircraft transportation - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Aircraft transportation - 25dB noise reduction in public/quiet areas
		Marine craft transportation - max FAR of 0.28, no passenger terminals 25dB noise reduction in public/quiet areas	Marine craft transportation - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Marine craft transportation - 25dB noise reduction in public/quiet areas
		Highway and street right-of-way	Highway and street right-of-way	Highway and street right-of-way
		Auto parking - max FAR of 0.28, no passenger terminals 25dB noise reduction in public/quiet areas	Auto parking - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Auto parking - 25dB noise reduction in public/quiet areas
		Communication - max FAR of 0.28, no above ground transmission lines, 25dB noise reduction if project is noise sensitive	Communication - max FAR of 0.56, 25dB noise reduction if project is noise sensitive	Communication - 25dB noise reduction if project is noise sensitive

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB		Utilities - max FAR of 0.28, no above ground transmission lines, 25dB noise reduction in public/quiet areas	Utilities - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Utilities - 25dB noise reduction in public/quiet areas
				Solid waste disposal (landfills, incineration, etc.)
		Other transport, comm. and utilities - max FAR of 0.28, no above ground transmission lines, 25dB noise reduction if project is noise sensitive	Other transport, comm. and utilities - max FAR of 0.56, 25dB noise reduction if project is noise sensitive	Other transport, comm. and utilities - 25dB noise reduction if project is noise sensitive
	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>
		Wholesale trade - max FAR of 0.28, 25dB noise reduction in public/quiet areas	Wholesale trade - max FAR of 0.56, 25dB noise reduction in public/quiet areas	Wholesale trade - 25dB noise reduction in public/quiet areas
		Retail trade - building materials, hardware and farm equipment - max FAR of 0.12, 25dB noise reduction in public/quiet areas	Retail trade - building materials, hardware and farm equipment - max FAR of 0.24, 25dB noise reduction in public/quiet areas	Retail trade - building materials, hardware and farm equipment - 25dB noise reduction in public/quiet areas
			Retail trade - shopping centers, home improvement store, discount club, electronics superstore - max FAR of 0.16, 25dB noise reduction	Retail trade - shopping centers, home improvement store, discount club, electronics superstore - 25dB noise reduction
			Retail trade - food - max FAR of 0.24, 25dB noise reduction	Retail trade - food - 25dB noise reduction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB		Retail trade - automotive, marine craft, aircraft and accessories - max FAR of 0.14, 25dB noise reduction	Retail trade - automotive, marine craft, aircraft and accessories - max FAR of 0.28, 25dB noise reduction	Retail trade - automotive, marine craft, aircraft and accessories - 25dB noise reduction
			Retail trade - apparel and accessories - max FAR of 0.28, 25dB noise reduction	Retail trade - apparel and accessories - 25dB noise reduction
			Retail trade - furniture, home, furnishings and equipment - max FAR of 0.28, 25dB noise reduction	Retail trade - furniture, home, furnishings and equipment - 25dB noise reduction
				Retail trade - eating and drinking establishments - 25dB noise reduction
			Other retail trade - max FAR of 0.16, 25dB noise reduction	Other retail trade - 25dB noise reduction
	<u>Services</u>	<u>Services</u>	<u>Services</u>	<u>Services</u>
			Finance, insurance and real estate services - max FAR of 0.28, 25dB noise reduction	Finance, insurance and real estate services - 25dB noise reduction
			Personal services - max FAR of 0.22, office uses only, 25dB noise reduction	Personal services - 25dB noise reduction
		Cemeteries - no chapels, 25dB noise reduction in public/quiet areas	Cemeteries - no chapels, 25dB noise reduction in public/quiet areas	Cemeteries - no chapels, 25dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB			Business services (credit reporting; mail, stenographic, reproduction; advertising) - max FAR of 0.22, 25dB noise reduction	Business services (credit reporting; mail, stenographic, reproduction; advertising) - 25dB noise reduction
		Warehousing and storage - max FAR of 1.0, 25dB noise reduction in public/quiet areas	Warehousing and storage - max FAR of 2.0, 25dB noise reduction in public/quiet areas	Warehousing and storage - 25dB noise reduction in public/quiet areas
		Repair services - max FAR of 0.11, 25dB noise reduction in public/quiet areas	Repair services - max FAR of 0.22, 25dB noise reduction in public/quiet areas	Repair services - 25dB noise reduction in public/quiet areas
			Professional services - max FAR of 0.11, 25dB noise reduction	Professional services - 25dB noise reduction
				Hospitals, other medical - 30dB noise reduction
				Nursing home - 30dB noise reduction, discouraged
		Contract construction services - max FAR of 0.11, 25dB noise reduction	Contract construction services - max FAR of 0.22, 25dB noise reduction	Contract construction services - 25dB noise reduction
			Government services - max FAR of 0.24, 25dB noise reduction	Government services - max FAR of 0.24, 25dB noise reduction
				Education services - 30dB noise reduction
			Miscellaneous services - max FAR of 0.22, 25dB noise reduction	Miscellaneous services - 25dB noise reduction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB	<u>Cultural entertainment and recreational</u>	<u>Cultural entertainment and recreational</u>	<u>Cultural entertainment and recreational</u>	<u>Cultural entertainment and recreational</u>
				Cultural activities and churches - 30dB noise reduction
				Auditoriums and concert halls - 30dB noise reduction
				Outdoor sports arenas - special sound reinforcement system
			Amusements, fairgrounds, miniature golf, driving ranges, amusement parks, etc.	Amusements, fairgrounds, miniature golf, driving ranges, amusement parks, etc.
		Recreational activities (including golf courses, riding stables, water recreation) - max FAR of 0.11, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Recreational activities (including golf courses, riding stables, water recreation) - max FAR of 0.22, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Recreational activities (including golf courses, riding stables, water recreation) - 25dB noise reduction
				Resorts and group camps - 25dB noise reduction
		Parks - max FAR of 0.11, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Parks - max FAR of 0.22, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Parks - 25dB noise reduction
		Other cultural, entertainment and recreation - max FAR of 0.11, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Other cultural, entertainment and recreation - max FAR of 0.22, low intensity (no tot lots, meeting places, etc.), 25dB noise reduction	Other cultural, entertainment and recreation - 25dB noise reduction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>
	Agriculture (except livestock) - no above ground structures	Agriculture (except livestock) - no activities that attract concentration of birds, no residential buildings	Agriculture (except livestock) - no activities that attract concentration of birds, residential buildings 30dB noise reduction	Agriculture (except livestock) - residential buildings 30dB noise reduction
		Livestock farming and breeding - no activities that attract concentration of birds, no residential buildings	Livestock farming and breeding - no activities that attract concentration of birds, residential buildings 30dB noise reduction	Livestock farming and breeding - residential buildings 30dB noise reduction
70-74dB		Agriculture related activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential buildings	Agriculture related activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, residential buildings 30dB noise reduction	Agriculture related activities - residential buildings 30dB noise reduction
		Forestry activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no residential buildings	Forestry activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, residential buildings 30dB noise reduction	Forestry activities - residential buildings 30dB noise reduction
		Fishing activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives	Fishing activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives	Fishing activities
		Mining activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives	Mining activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives	Mining activities

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
70-74dB		Other resource production or extraction - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction
	<u>Other</u>	<u>Other</u>	<u>Other</u>	<u>Other</u>
	Vacant land	Vacant land	Vacant land	Vacant land
	Cities with this Combination	Cities with this Combination	Cities with this Combination	Cities with this Combination
	None	Fort Worth - north, south	Fort Worth - north, south	Fort Worth
		Lake Worth	Lake Worth	Lake Worth
		White Settlement		Westworth Village
				White Settlement
	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>
				Transient lodgings - 35dB noise reduction, discouraged
75-79dB	<u>Manufacturing</u>	<u>Manufacturing</u>	<u>Manufacturing</u>	<u>Manufacturing</u>
			Food & kindred products - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Food & kindred products - 30dB noise reduction in public/quiet areas
			Textile mill products - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Textile mill products - 30dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB				Apparel and other finished products; products made from fabrics, leather and similar materials - 30dB noise reduction in public/quiet areas
		Lumber and wood products (except furniture) - max FAR of 0.28, 30dB noise reduction in public/quiet areas	Lumber and wood products (except furniture) - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Lumber and wood products (except furniture) - 30dB noise reduction in public/quiet areas
		Furniture and fixtures - max FAR of 0.28, 30dB noise reduction in public/quiet areas	Furniture and fixtures - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Furniture and fixtures - 30dB noise reduction in public/quiet areas
		Paper and allied products - max FAR of 0.28, 30dB noise reduction in public/quiet areas	Paper and allied products - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Paper and allied products - 30dB noise reduction in public/quiet areas
		Printing, publishing and allied industries - max FAR of 0.28, 30dB noise reduction in public/quiet areas	Printing, publishing and allied industries - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Printing, publishing and allied industries - 30dB noise reduction in public/quiet areas
				Chemicals and allied products - 30dB noise reduction in public/quiet areas
				Petroleum and allied products - 30dB noise reduction in public/quiet areas
				Rubber and misc. plastic products - 30dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB			Stone, clay and glass products - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Stone, clay and glass products - 30dB noise reduction in public/quiet areas
			Primary metal products - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Primary metal products - 30dB noise reduction in public/quiet areas
			Fabricated metal products - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Fabricated metal products - 30dB noise reduction in public/quiet areas
				Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks - 30dB noise reduction in public/quiet areas
				Miscellaneous manufacturing - 30dB noise reduction in public/quiet areas
	<u>Transportation, communications & utilities</u>	<u>Transportation, communications & utilities</u>	<u>Transportation, communications & utilities</u>	<u>Transportation, communications & utilities</u>
		Railroad, rapid rail transit, and street railway transportation - max FAR of 0.28, no passenger terminals, 30dB noise reduction in public/quiet areas	Railroad, rapid rail transit, and street railway transportation - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Railroad, rapid rail transit, and street railway transportation - max FAR of 0.56, 30dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB		Motor vehicle transportation - max FAR of 0.28, no passenger terminals, 30dB noise reduction in public/quiet areas	Motor vehicle transportation - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Motor vehicle transportation - 30dB noise reduction in public/quiet areas
		Aircraft transportation - max FAR of 0.28, no passenger terminals, 30dB noise reduction in public/quiet areas	Aircraft transportation - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Aircraft transportation - 30dB noise reduction in public/quiet areas
		Marine craft transportation - max FAR of 0.28, no passenger terminals, 30dB noise reduction in public/quiet areas	Marine craft transportation - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Marine craft transportation - 30dB noise reduction in public/quiet areas
		Highway and street right-of-way	Highway and street right-of-way	Highway and street right-of-way
		Auto parking - max FAR of 0.28, no passenger terminals, 30dB noise reduction in public/quiet areas	Auto parking - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Auto parking - 30dB noise reduction in public/quiet areas
		Communication - max FAR of 0.28, no above ground transmission lines, 30dB noise reduction if project is noise sensitive	Communication - max FAR of 0.56, 30dB noise reduction if project is noise sensitive	Communication - 30dB noise reduction if project is noise sensitive
		Utilities - max FAR of 0.28, no above ground transmission lines, 30dB noise reduction in public/quiet areas	Utilities - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Utilities - 30dB noise reduction in public/quiet areas
				Solid waste disposal (landfills, incineration, etc.)

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB		Other transport, comm. and utilities - max FAR of 0.28, no passenger terminals, no above ground transmission lines, 30dB noise reduction if project is noise sensitive	Other transport, comm. and utilities - max FAR of 0.56, 30dB noise reduction if project is noise sensitive	Other transport, comm. and utilities - 30dB noise reduction if project is noise sensitive
	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>
		Wholesale trade - max FAR of 0.28, 30dB noise reduction in public/quiet areas	Wholesale trade - max FAR of 0.56, 30dB noise reduction in public/quiet areas	Wholesale trade - 30dB noise reduction in public/quiet areas
		Retail trade - building materials, hardware and farm equipment - max FAR of 0.12, 30dB noise reduction in public/quiet areas	Retail trade - building materials, hardware and farm equipment - max FAR of 0.24, 30dB noise reduction in public/quiet areas	Retail trade - building materials, hardware and farm equipment - 30dB noise reduction in public/quiet areas
			Retail trade - shopping centers, home improvement store, discount club, electronics superstore - max FAR of 0.16, 30dB noise reduction	Retail trade - shopping centers, home improvement store, discount club, electronics superstore - 30dB noise reduction
		Retail trade - automotive, marine craft, aircraft and accessories - max FAR of 0.14, 30dB noise reduction	Retail trade - automotive, marine craft, aircraft and accessories - max FAR of 0.28, 30dB noise reduction	Retail trade - automotive, marine craft, aircraft and accessories - 30dB noise reduction
			Retail trade - apparel and accessories - max FAR of 0.28, 30dB noise reduction	Retail trade - apparel and accessories - 30dB noise reduction
			Retail trade - furniture, home, furnishings and equipment - max FAR of 0.28, 30dB noise reduction	Retail trade - furniture, home, furnishings and equipment - 30dB noise reduction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB				Retail trade - eating and drinking establishments - 30dB noise reduction
			Other retail trade - max FAR of 0.16, 30dB noise reduction	Other retail trade - 30dB noise reduction
	<u>Services</u>	<u>Services</u>	<u>Services</u>	<u>Services</u>
			Finance, insurance and real estate services - max FAR of 0.22, 30dB noise reduction	Finance, insurance and real estate services - 30dB noise reduction
			Personal services - max FAR of 0.22, office uses only, 30dB noise reduction	Personal services - 30dB noise reduction
		Cemeteries - no chapels, 30dB noise reduction in public/quiet areas	Cemeteries - no chapels, 30dB noise reduction in public/quiet areas	Cemeteries - 30dB noise reduction in public/quiet areas
			Business services (credit reporting; mail, stenographic, reproduction; advertising) - max FAR of 0.22, 30dB noise reduction	Business services (credit reporting; mail, stenographic, reproduction; advertising) - 30dB noise reduction
		Warehousing and storage - max FAR of 1.0, 30dB noise reduction in public/quiet areas	Warehousing and storage - max FAR of 2.0, 30dB noise reduction in public/quiet areas	Warehousing and storage - 30dB noise reduction in public/quiet areas
		Repair services - max FAR of 0.11, 30dB noise reduction in public/quiet areas	Repair services - max FAR of 0.22, 30dB noise reduction in public/quiet areas	Repair services - 30dB noise reduction in public/quiet areas
			Professional services - max FAR of 0.22, 30dB noise reduction	Professional services - 30dB noise reduction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB		Contract construction services - max FAR of 0.11, 30dB noise reduction	Contract construction services - max FAR of 0.22, 30dB noise reduction	Contract construction services - 30dB noise reduction
			Government services - max FAR of 0.24, 30dB noise reduction	Government services - 30dB noise reduction
			Miscellaneous services - max FAR of 0.22, 30dB noise reduction	Miscellaneous services - 30dB noise reduction
	<u>Cultural, entertainment and recreational</u>	<u>Cultural, entertainment and recreational</u>	<u>Cultural, entertainment and recreational</u>	<u>Cultural, entertainment and recreational</u>
		Recreational activities (including golf courses, riding stables, water recreation) - max FAR of 0.11, low intensity (no tot lots, meeting places, etc.), 30dB noise reduction	Recreational activities (including golf courses, riding stables, water recreation) - max FAR of 0.22, low intensity (no tot lots, meeting places, etc.), 30dB noise reduction	Recreational activities (including golf courses, riding stables, water recreation) - 30dB noise reduction
	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>	<u>Resource production & extraction</u>
	Agriculture (except livestock) - no above ground structures	Agriculture (except livestock) - no activities that attract concentration of birds, no residential	Agriculture (except livestock) - no activities that attract concentration of birds, no residential	Agriculture (except livestock) - no residential
		Agriculture related activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential	Agriculture related activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential	Agriculture related activities - no residential

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
75-79dB		Forestry activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives, no residential	Forestry activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives, no residential	Forestry activities - no residential
		Fishing activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Fishing activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Fishing activities
		Mining activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Mining activities - max FAR of 0.56 no activity which produces smoke/glare/ involves explosives	Mining activities
		Other resource production or extraction - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction
	<u>Other</u>	<u>Other</u>	<u>Other</u>	<u>Other</u>
	Vacant land	Vacant land	Vacant land	Vacant land
	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>
	Fort Worth - north, south	Fort Worth - north, south	Fort Worth - north, south	Fort Worth
		Lake Worth	Lake Worth	Lake Worth
		White Settlement		Westworth Village
			White Settlement	

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
	Manufacturing	Manufacturing	Manufacturing	Manufacturing
			Food & kindred products - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Food & kindred products - 35dB noise reduction in public/quiet areas
			Textile mill products - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Textile mill products - 35dB noise reduction in public/quiet areas
				Apparel and other finished products; products made from fabrics, leather and similar materials - 35dB noise reduction in public/quiet areas
80-84dB		Lumber and wood products (except furniture) - max FAR of 0.28, 35dB noise reduction in public/quiet areas	Lumber and wood products (except furniture) - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Lumber and wood products (except furniture) - 35dB noise reduction in public/quiet areas
		Furniture and fixtures - max FAR of 0.28, 35dB noise reduction in public/quiet areas	Furniture and fixtures - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Furniture and fixtures - 35dB noise reduction in public/quiet areas
		Paper and allied products - max FAR of 0.28, 35dB noise reduction in public/quiet areas	Paper and allied products - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Paper and allied products - 35dB noise reduction in public/quiet areas
		Printing, publishing and allied industries - max FAR of 0.28, 35dB noise reduction in public/quiet areas	Printing, publishing and allied industries - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Printing, publishing and allied industries - 35dB noise reduction in public/quiet areas
				Chemicals and allied products - 35dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
80-84dB				Petroleum and allied products - 35dB noise reduction in public/quiet areas
				Rubber and misc. plastic products - 35dB noise reduction in public/quiet areas
			Stone, clay and glass products - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Stone, clay and glass products - 35dB noise reduction in public/quiet areas
			Primary metal products - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Primary metal products - 35dB noise reduction in public/quiet areas
			Fabricated metal products - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Fabricated metal products - 35dB noise reduction in public/quiet areas
		Miscellaneous manufacturing - max FAR of 0.28, 35dB noise reduction in public/quiet areas	Miscellaneous manufacturing - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Miscellaneous manufacturing - 35dB noise reduction in public/quiet areas
	<u>Transportation, Communication & Utilities</u>	<u>Transportation, Communication & Utilities</u>	<u>Transportation, Communication & Utilities</u>	<u>Transportation, Communication & Utilities</u>
		Railroad, rapid rail transit, and street railway transportation - max FAR of 0.28, no passenger terminals, 35dB noise reduction in public/quiet areas	Railroad, rapid rail transit, and street railway transportation - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Railroad, rapid rail transit, and street railway transportation - 35dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
80-84dB		Motor vehicle transportation - max FAR of 0.28, no passenger terminals, 35dB noise reduction in public/quiet areas	Motor vehicle transportation - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Motor vehicle transportation - 35dB noise reduction in public/quiet areas
		Aircraft transportation - max FAR of 0.28, no passenger terminals, 35dB noise reduction in public/quiet areas	Aircraft transportation - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Aircraft transportation - 35dB noise reduction in public/quiet areas
		Marine craft transportation - max FAR of 0.28, no passenger terminals, 35dB noise reduction in public/quiet areas	Marine craft transportation - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Marine craft transportation - 35dB noise reduction in public/quiet areas
		Highway and street right-of-way	Highway and street right-of-way	Highway and street right-of-way
		Auto parking - max FAR of 0.28, no passenger terminals, 35dB noise reduction in public/quiet areas	Auto parking - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Auto parking - 35dB noise reduction in public/quiet areas
		Utilities - max FAR of 0.28, no above ground transmission lines, 35dB noise reduction in public/quiet areas	Utilities - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Utilities - 35dB noise reduction in public/quiet areas
				Solid waste disposal (landfills, incineration, etc.)
	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>	<u>Trade</u>
		Wholesale trade - max FAR of 0.28, 35dB noise reduction in public/quiet areas	Wholesale trade - max FAR of 0.56, 35dB noise reduction in public/quiet areas	Wholesale trade - 35dB noise reduction in public/quiet areas

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
80-84dB		Retail trade - building materials, hardware and farm equipment - max FAR of 0.12, 35dB noise reduction in public/quiet areas	Retail trade - building materials, hardware and farm equipment - max FAR of 0.24, 35dB noise reduction in public/quiet areas	Retail trade - building materials, hardware and farm equipment - 35dB noise reduction in public/quiet areas
	<u>Services</u>	<u>Services</u>	<u>Services</u>	<u>Services</u>
		Cemeteries - no chapels, 35dB noise reduction in public/quiet areas, discouraged	Cemeteries - no chapels, 35dB noise reduction in public/quiet areas, discouraged	Cemeteries - 35dB noise reduction in public/quiet areas, discouraged
		Warehousing and storage - max FAR of 1.0, 35dB noise reduction in public/quiet areas	Warehousing and storage - max FAR of 2.0, 35dB noise reduction in public/quiet areas	Warehousing and storage - 35dB noise reduction in public/quiet areas
		Repair services - max FAR of 0.11, 35dB noise reduction in public/quiet areas	Repair services - max FAR of 0.22, 35dB noise reduction in public/quiet areas	Repair services - 35dB noise reduction in public/quiet areas
	<u>Resource Production & Extraction</u>	<u>Resource Production & Extraction</u>	<u>Resource Production & Extraction</u>	<u>Resource Production & Extraction</u>
	Agriculture (except livestock) - no above ground structures	Agriculture (except livestock) - no activities that attract concentration of birds, no residential, discouraged	Agriculture (except livestock) - no activities that attract concentration of birds, no residential, discouraged	Agriculture (except livestock) - no residential, discouraged
		Agriculture related activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential, discouraged	Agriculture related activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential, discouraged	Agriculture related activities - no residential, discouraged

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
80-84dB		Forestry activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives, no residential, discouraged	Forestry activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives, no residential, discouraged	Forestry activities - no residential, discouraged
		Fishing activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Fishing activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Fishing activities
		Mining activities - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Mining activities - max FAR of 0.56, no activity which produces smoke/glare/ involves explosives	Mining activities
		Other resource production or extraction - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction - max FAR of 0.28, no activity which produces smoke/glare/ involves explosives	Other resource production or extraction
	<u>Other</u>	<u>Other</u>	<u>Other</u>	<u>Other</u>
	Vacant land	Vacant land	Vacant land	Vacant land
	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>
	Fort Worth - north, south	Fort Worth - north, south	None	Westworth Village
	White Settlement	Lake Worth		White Settlement
	White Settlement			
85+dB	<u>Services</u>	<u>Services</u>	<u>Services</u>	<u>Services</u>
		Cemeteries - no buildings, discouraged	Cemeteries - no buildings, discouraged	Cemeteries - no buildings, discouraged

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
	<u>Resource Production & Extraction</u>	<u>Resource Production & Extraction</u>	<u>Resource Production & Extraction</u>	<u>Resource Production & Extraction</u>
	Agriculture (except livestock) - no above ground structures	Agriculture (except livestock) - no activities that attract concentration of birds, no residential, discouraged	Agriculture (except livestock) - no activities that attract concentration of birds, no residential, discouraged	Agriculture (except livestock) - no residential, discouraged
		Agriculture related activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential, discouraged	Agriculture related activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, no activities that attract concentration of birds, no residential, discouraged	Agriculture related activities - no residential, discouraged
85+dB		Forestry activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives, no residential, discouraged	Forestry activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives, no residential, discouraged	Forestry activities - no residential, discouraged
		Fishing activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives	Fishing activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives	Fishing activities
		Mining activities - max FAR of 0.28, no activity which produces smoke/glare/involves explosives	Mining activities - max FAR of 0.56, no activity which produces smoke/glare/involves explosives	Mining activities
		Other resource production or extraction - max FAR of 0.28, no activity which produces smoke/glare/involves explosives	Other resource production or extraction - max FAR of 0.56, no activity which produces smoke/glare/involves explosives	Other resource production or extraction

JOINING FORCES

NORTH TEXAS

	Clear Zone	APZ I	APZ II	Outside Safety Zone
85+dB	<u>Other</u>	<u>Other</u>	<u>Other</u>	<u>Other</u>
	Vacant land	Vacant land	Vacant land	Vacant land
	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>	<u>Cities with this Combination</u>
	None	None	None	Fort Worth
				White Settlement

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 8**

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Residential				
Single units: de-tached	House Detached - Single Family Dwelling	Single Family Dwellings	Single-Family De-tached	Dwellings, single-family, de-tached
			Single-Family Zero Lot/Tract Line/Patio Home	Dwellings, single-family, zero lot line
Single units, semi-detached				
Single units: at-tached row		Single Family At-tached		Dwellings, single-family, at-tached
			Single-Family Townhouse (At-tached)	
Two units, side-by-side	House Attached - Two Family Dwelling		Duplex/Two-Family	Duplex (two-family)
Two units, one above the other	House Attached - Two Family Dwelling			
Apartments: walk-up	Multi-Dwelling Structure MAX: 25 DU/Ac			
	Multi-Dwelling Structure DU/Ac >25			
		Multifamily dwellings	Multifamily (apartments)	Apartment (multi-family)
Apartments: elevator	Multi-Dwelling Structure MAX: 25 DU/Ac			
	Multi-Dwelling Structure DU/Ac >25			
		Multifamily dwellings	Multifamily (apartments)	Apartment (multi-family)

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Group quarters	Group Home	Group Home		Group home for the disabled or disadvantaged
		Boarding Home/ Coliving	Rooming/Board Home	
		Community Home	Community Home	
		Halfway House		
		Shelter		
			Retirement Home/ Home for the Aged	
			Family Home Adult Care	
			Family Home Child Care	
			Rectory/Parsonage	Parish house or parsonage
				Convent or monastery
Residential Hotels			Extended Stay Hotels/Motels (residence hotels)	
Mobile home parks or courts	Manufactured Home	Manufactured/ Mobile Home	HUD-Code Manufactured Home	Dwelling, manufactured housing or mobile home
				Manufactured housing park or subdivision
	RV Camping Area		Travel Trailer/RVs (Short-Term Stays)	Recreation vehicle park
		Modular Home		
Transient lodgings		hotel, motel, inn	Hotel/Motel	Hotel
				Motel
			Bed & Breakfast	Bed and breakfast
Other residential	Three or Four Family Dwelling		Four-Family (Quadraplex)	
			Three-Family (Triplex)	
			Single-Family Industrialized Home	Dwelling, industrialized housing

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Other residential	Accessory Use as a Primary Use, Residential	Accessory bldg; Residential	Accessory Building/Structure (Residential)	
		ADO - Accessory dwelling unit	Accessory Dwelling	Dwelling, accessory
				Dwelling, cluster
			Caretaker's/ Guard's Residence	
			Private Street Sub-division	
				Apartment, garage
				Apartment, house
Manufacturing				
Food & kindred products		Food processing		
				Creamery, milk and ice cream processing
				Meat product processing
		Packing plant		
			Feed Mill	
			Feed Mill, Yeast Plant	
			Micro Brewery (on-site mfg. & sales)	
				Bottling works
Textile mill products			Textile or Garment Manufacturing	
Apparel and other finished products; products made from fabrics, leather and similar materials				
Lumber and wood products (except furniture)			Planing Mill	
			Wood, Plastic Container Manufacturing	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Furniture and fixtures			Cabinet Shop (manufacturing)	
			Furniture Manufacture	
			Woodworking Shop (ornamental)	
Paper and allied products				
Printing, publishing and allied industries			Book Binding	
			Newspaper or Job Printing	
Chemicals and allied products			Chemical Products Manufacturing & Storage (indoors)	
			Processing of Chemicals or Mineral Extraction	Processing of chemicals or mineral extractions, not elsewhere classified
		Biotech buildings		
				Pharmaceutical plant
Petroleum and allied products			Petroleum Products Manufacturing & Storage	
Rubber and misc. plastic products				
Stone, clay and glass products			Stone/Clay/Glass Manufacturing	
				Brick kiln or tile plant
				Ceramic products with kiln
				Stone monument works
Primary metal products			Foundry, Forge Plant, Rolling Mill	Foundry, metal fabrication

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Fabricated metal products			Aircraft, Aircraft Hardware or Parts Manufacture	Aircraft, aircraft hardware or parts manufacture
			Automobile, Mobile Home, Heavy Equipment Manufacturing	Manufactured home or pre-fab home manufacturing
			Electrical Equipment or Appliance Manufacturing	
			Electronic Assembly	Electrical equipment assembly
			Electroplating	
			Galvanizing, Hot-Dip Metal Process	
			Kitchen Equipment Manufacturing	
			Metal Fabrication Plant	
			Machine Shop	Machine Shop
			Oil Well Tools, Oil Well Equipment Manufacturing	
		Welding Shop	Welding or machine shop	
Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks			Laboratory Equipment Manufacturing	
Miscellaneous manufacturing	Manufacturing and Production	Manufacturing buildings		
		Flex building (industrial)		
		Light manufacturing		Manufacturing or assembly facility (light)
			Sign manufacturing	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Miscellaneous manufacturing			Motion Picture Studio, Commercial Film	
				Assembly plant
				Manufacturing or assembly plant (heavy)
Transportation, Communications & Utilities				
Railroad, rapid rail transit, and street railway transportation			Railroad or Bus Passenger Terminal	Bus, train or taxi station or terminal
				Terminal, passenger
				Terminal, railroad or motor freight
Motor vehicle transportation		Terminal, truck, freight, or water		Motor freight terminal
			Ambulance Service (Private)	Ambulance stations
			Limousine/Taxi Service	
				Parking lot (truck)
Aircraft transportation			Heliport	Heliport
			Helistop	Helistop
				Airfield
Marine craft transportation				
Highway and street right-of-way				
Auto parking	Parking, Commercial	Parking garage or lot (private)	Public Garage/ Parking Structure	Parking, garage
		Parking garage or lot (commercial)		Parking lot (commercial)
Communication	Telecommunication Facilities		Phone Exchange/ Switching Station	Telephone Exchange
		Antennae and towers < or = to max height in district		
		Antennae and towers > max. height in district		

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Communication			Antenna (Noncommercial)	
			Antenna (Commercial)	
			Broadcast Towers (Commercial)	
			Cellular Communication Tower/PSS	
			Radio/Television Tower (Commercial)	Television, radio, microwave, telecommunication towers or facilities
		Telecom/data hosting center	Electronic Data Processing	
			Studio for Radio or Television (without tower)	Radio or television studio
			Broadcast Station (with Tower)	
Utilities	Minor expansions of existing facilities			
	New or major expansions			
		Utility installations owned by City, County, State, or Public Utility		Public utility facilities
			Electrical Generating Plant	Electric generating station
			Electrical Substation	Electrical substation
			Electrical Transmission Line	Electric transmission lines
			Franchised Private Utility (not listed)	
			Gas Transmission Line (Regulating Station)	Gas regulator station
			Utility distribution line	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Utilities			Water Supply Facility (Private)	
			Water Supply Facility (Elevated Water Storage)	
			Water/Wastewater Treatment Plant (Public)	
Solid waste disposal (landfills, incineration, etc.)	Landfill		Transfer Station (Refuse/Pickup)	
			Sewage Pumping Station	
Other transport, comms, and utilities				
Trade				
Wholesale trade	Wholesale sales			Wholesale establishment
			Livestock - Wholesale	
				Auto auction
				Bakery and confectionery, wholesale
				Medical equipment, sales, rental, and leasing
				Recycling collection center
				Recycling plant
				Salvage yard
				Tire processing facility, scrap
				Tire recycling center or storage
Retail trade - building materials, hardware and farm equipment	Farm Implement Sales and Service	Farm implement sales/service		
			Building Material Sales	Building material sales

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Retail trade - building materials, hardware and farm equipment			Hardware Store	Hardware store
			Sand/Gravel Sales (Storage)	
			Mobile home, modular home, and manufactured home sales and display facilities	Manufactured, industrial or pre-fab home sales or rental
				Paint and wallpaper store
				Domestic goods, rental yard
Retail trade - shopping centers, home improvement store, discount club, electronics superstore		Hardware/home improvement	Home Improvement Center	
		Showroom warehouse		
		Warehouse store (e.g. Costco)		
			Computer Sales	
			Department Store	Department store
				Factory outlet retail or wholesale store
Retail trade - food		Caterer or wedding service		Catering establishment
		Convenience store, no fuel	Convenience Store without gas sales	Convenience store
		Grocery stores, specialty market	Food or Grocery Store	Grocery store
			Bakery (Retail)	Bakery and confectionery, preparation and retail sales
			Confectionery Store (Retail)	
				Farmer's market, outdoor
				Market, meat

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Retail trade - automotive, marine craft, aircraft and accessories	Auto Sales and Rental	Vehicle sales and rentals		
			All-Terrain (go-carts) Dealer/Sales	
			Auto Dealer (Primarily New/Used Auto Sales as accessory use only)	Auto sales, new and used
			Auto Dealer, New/Used Auto Sales	
			Auto Financing & Leasing	
		Auto parts, retail store	Auto Supply Store for New & Rebuilt Parts	Auto parts and accessory sales
				Auto parts sales (with outside storage)
			Motorcycle Dealer (primarily new/used/repair)	
			Motor home, trailer and recreational vehicle sales, rental, and display facilities	Recreational vehicle sales, rental and/or storage
			Personal Watercraft Sales (primarily new/repair/rental)	Boat and accessory sales, rental and service
			Auto Repair as an Accessory Use to Retail Sales	
				Trailer rental or sales
		Convenience store and fuel station	Automotive Gasoline or Motor Fuel Service	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Retail trade - apparel and accessories			Needlework Shop	
			Tailor Shop	Tailor/seamstress or alteration shop
				Furrier shop
Retail trade - furniture, home, furnishings and equipment		Appliance store, supply, repair	Major Appliance Sales (indoor)	Appliance sales and repair, household
		Furniture and furnishings	Furniture Sales (indoor)	Furniture or appliance store
		Music instruments and/or lessons		Music store
			Drapery Shop/ Blind Shop	Window covering store
			Upholstery Shop (Non-Auto)	Cabinet and upholstery shop
			Vacuum Cleaner Sales and Repair	
				Floor covering shop
Retail trade - eating and drinking establishments	Food Truck Park	Food truck; food truck park		
		Bar, tavern, private club	Tavern/Bar	Bar or tavern
		Restaurant, café, cafeteria with drive-through	Restaurant (Drive-In/Drive through)	Restaurant, drive-in/drive-through
		Restaurant, café, cafeteria	Restaurant	Restaurant
				Restaurant with alcohol
				Restaurant, refreshment stand (temporary or seasonal)
				Cigar lounge
				Nightclub or dance halle

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Other retail trade	Retail Sales and Service		Retail Store (Misc.)	General retail
	Sexually Oriented Business	Sexually oriented business	Sexually Oriented Business	Sexually oriented business
		Antique shop	Antique Shop (household items; no outside storage)	Antique shop
		Bicycle shop, repair	Bike Sales and/or Repair	
		Book store, stationary	Book Store	
		Cigar, tobacco or vape stores		Tobacco shop
		Drug stores/pharmacy	Pharmacy	Pharmacy or drug-stores
		Ice storage/dispensing		
		Liquor/package store	Alcoholic Beverage Retail Sales, Beer Barns, Bars, Liquor Stores, etc. (No drive-through)	Package liquor store
		Merchandise, general		
		Merchandise, specialty		
		Nursery for retail sales	Plant Nursery (Retail Sales/Outdoor Storage)	Greenhouse or plant nursery
			Garden Shop (Inside only; no outside storage)	
		Sporting goods; gun sales/service		
		Outdoor sales and storage		
			Art Dealer/Gallery	
			Consignment Shop	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Other retail trade			Feed & Grain Store	
			Gravestone/Tombstone Sales	Stone monument sales
			Handicraft Shop	
			Lawnmower Sales and/or Repair	
			Market (Public, Flea)	
			Pet Shop/Supplies	Pet shop
			Temporary Outdoor Retail Sales/ Commercial Promotion (30-day time limit; permit required)	
			Used Merchandise/Furniture Store	
			Video Rental/Sales (Non Sexually Oriented Business)	Video and video game rental store
			Pawn Shop	Pawn shop
			Propane Sales	
			Florist	Florist shop/gift shop
				Art supply store
				Auction house
				Auto service/ restaurant or convenience store
				Ceramic products
				Collectibles shop
				Leather and luggage store
				Medical, dental and optical sales
				Office machine sales and service
			Office supply store	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Other retail trade				Optical sales and service
				Rental store
Services				
Finance, insurance and real estate services		Bank/financial institutions	Bank	Bank, savings and loan, financial institutions
			Savings and Loan	
			Credit Unions	
			Financial Services (Advice/Invest)	
		Nondepository financial institution		
		Office, real estate sales; leasing	Real Estate Office	
			Temporary Model Home Sales Office, No Outside Storage Including Vehicles (Only with Model Home Permit)	
			Check Cashing Service	
			Insurance Agency Offices	
			Offices (Brokerage Services)	
Personal services		Barber/beauty shops salon	Barber/Beauty Shop (non-college)	Beauty, barber, or other personal service shop
		Spa - beauty, health, massage		
			Permanent Cosmetics	Tattoo establishments, cosmetic
			Studio Tattoo or Body Piercing	Tattoo Parlor
		Tailor and cobbler	Shoe Repair	Shoe repair
				Custom personal service shops

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Personal services			Photo Studio	
		Carpet cleaning		Carpet and rug cleaning
	Crematory			
		Mortuaries, funeral homes	Funeral Home	Funeral home/mortuary or crematorium
			Locksmith	Locksmith shop
		Laundry service, dry cleaner	Laundry/Dry Cleaning (Drop Off/Pick Up)	Laundry, dry cleaning, full service
				Laundry, dry cleaning pickup and receiving station
				Laundry, dry cleaning, self service
				Laundry, dry cleaning, commercial
				Laundry, dry cleaning and dyeing plant
Cemeteries			Cemetery and/or Mausoleum	Cemetery, mausoleum or crematorium
Business services (credit reporting; mail, stenographic, reproduction; advertising)	Printing Services (Commercial)	Copy store and services; no offset printing	Photocopying/Duplicating	Copy shop
		Photofinishing, offset printing, lithography		Print shop, copy shop, lithography
			Auto Rental	
		Heavy industrial equipment sales/auction		Equipment rental yard, commercial and heavy
				Rental yard, commercial and heavy equipment
			Tool Rental (Indoor Storage Only)	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Business services (credit reporting; mail, stenographic, reproduction; advertising)			Tool Rental (with Outdoor Storage)	
			Credit Agency	
			Maintenance & Re- pair Service for Buildings	
			Security Monitor- ing Company (No Outside Storage)	
			Telemarketing Agency	
			Travel Agency	Travel bureau or consultant
				Ticket agency
			Exterminator ser- vice (no outdoor sales or storage)	Extermination services
			Mail Service (Pri- vate)	
		Research and de- velopment	Research Lab (Non-Hazardous)	
Warehousing and storage	RV Storage			Vehicle storage, recreational (com- mercial)
	Self-Service Stor- age			
	Warehouse and Freight Movement			Warehousing and freight office and storage
		Mini-warehouse; no outside storage	Mini-Warehouse/ Self Storage	Miniwarehouse
		Mini-warehouse; outside storage		
		Warehouse/distri- bution		
			Warehouse/Office	
			Outside Storage	Storage yard
				Warehousing and storage establish- ment

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Warehousing and storage				Repackaging
	Frozen Food Lockers	Refrigeration/cold storage building		
Repair services	Vehicle Repair	Vehicle repair, paint/body shop	Auto Repair (General)	Auto repair garage
	Vehicle Service, Limited		Quick Lube/Oil Change/Minor Inspection	Auto service station/light maintenance
			Auto Glass Repair/Tinting (no outside storage)	
			Auto Paint/Body Repair	Auto paint and body shop
			Auto Tire Repair/Sales (Indoor - no outside storage)	
			Engine Repair/Motor Manufacturing, Re-Manufacturing and/or Repair	
			Auto Interior Shop/Upholstery	
			Auto Muffler Shop	
			Auto Wrecker Service	Auto impound lot with wrecker business
				Auto service specialty shop
		Car wash	Car Wash (Self-Service; Automated)	Auto car wash
			Full-Service Car Wash (Detail Shop)	
		Furniture repair		Furniture refinishing
	Industrial Service			
			Electrical Service Shop	
		Appliance Repair		

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Repair services			Communication Equipment (installation and/or Repair - No outdoor sales or storage)	
			Taxidermist	Taxidermist shop
				Machinery repair, sales, storage and service
				Picture framing shop
				Spray painting and paint mixing
				Watch and jewelry repair
Professional services	Office	Office, professional	Offices (Professional)	Office, professional
	Office, Temporary Residential Sales			Office, real estate development tract or field office
			Office (Legal Services)	
			Artist Studio	Studio
Hospitals, other medical	Health Care Facility	Medical care facilities, clinics, hospitals	Offices (Medical Office)	
		Office, health services	Offices (Health Services)	Health service facility (outpatient)
			Clinic (Medical)	Clinic, medical
			Emergency Care Clinic	
			Hospital (Acute Care/Chronic Care)	Hospital
				Laboratory, medical or dental
				Rehabilitation care facility (criminal-psychiatric, mental disorders, substance abuse)

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Hospitals, other medical				Sanitarium
Nursing home	Convalescent Home (considered as residential)		Nursing/Convalescent Home	Medical care facility, nursing and care home
		Assisted living; nursing home	Assisted Living Facility	Assisted living facility
			Hospice	
Contract construction services		Contract construction services		
			Contractor's Office/Sales, with Outside Storage including Vehicles	Contractor's business (with outside storage)
			Contractor's Temporary On-Site Construction Office (only with permit)	
				Contractor's business (no outside storage)
				Contractor's storage and equipment yard
				Interior decorating shop
			Plumbing Shop (no outside storage)	
			Heating & Air Conditioning Sales/Services (no outside storage)	
Government services	Government Installations	Government offices - local, state or federal	Government Building (Municipal, State or Federal)	Public admin. Buildings
	Safety Services	Public safety facilities, civil defense centers	Fire Station	Public safety, fire and police
			Police Station	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Government services		Independent school district offices/buildings		
			Armed Services Recruiting Center	
			Offices (Parole - Probation)	
			Post Office (Governmental)	
				Correctional facility (including pre-parole centers)
Educational services	College	Colleges and universities		School, college or university
		Business/trade school	School, Vocational (Business/Commercial Trade)	School, business college
				School, commercial instruction
				School, commercial trade
			Barber/Beauty Shop/College (barber or cosmetology school or college)	
	Daycare	Day care center (child or adult)	Child Day Care (Business)	Day care center, adult
				Day care center, child
				School, nursery
		Day care center, religious institution		Day care center in a church
			Group Day Care Home	Day care center in the home
	Schools	Early education, elementary and secondary schools	School, K through 12 (Private)	
			School, K through 12 (Public)	School, primary or elementary

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Educational services				School, home
				School, home day
				School, institution, rehabilitation, and training center (private)
				School, vocational
			Martial Arts School	
			Automobile Driving School (including Defensive Driving)	
			Dance/Drama/Music Schools (Performing Arts)	
Miscellaneous services	Community Service		Philanthropic Organization	
			Civic Club	
			Nonprofit Activities by Church	
		Private club, fraternity, lodge	Fraternal Organization	Fraternal, philanthropic club, lodge, and charitable uses
			Country Club (Private)	Private club
			Kiosk (providing a service)	
Cultural, entertainment and recreational				
Cultural activities and churches	Religious Institutions	Religious institutions, churches	Church/Place of Worship	Religious institutions
		Museums, libraries, community centers, private or non-profit organizations	Library (Public)	Library
			Museum (Indoord Only)	Museum, fine arts center, or art gallery

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Cultural activities and churches				Art gallery or museum
Nature exhibits				
Public assembly				
Auditoriums, concert halls		Auditorium, theater, cinema	Motion Picture Theater (indoors)	Theater, indoor, motion picture
			Theater (Non-Motion Picture, Live Drama)	
			Exhibition Hall	
			Dinner Theater	
			Dance Hall/Dancing Facility	
				Assembly hall, auditorium, gymnasium
Outdoor music shells, amphitheaters				
Outdoor sports arenas, spectator sports				
Amusements - fairgrounds, miniature golf, driving ranges, amusement parks, etc.	Amusement Arcade, Indoors	Amusement/Event center (indoor)	Amusement Services (Indoors)	Amusement, commercial (indoors)
				Amusement center, teen club
		Amusement Center - Game Room	Amusement Devices/Arcade (Four or more Devices)	
			Amusement Services (Outdoors)	Amusement, commercial (outdoors)
	Batting Cages, Outdoors			
	Golf Driving Range, Outdoor		Driving Range	Golf course, driving range
	Miniature Gold, Outdoor		Golf Course (Miniature)	Golf course, miniature
			Fairground	
			Rodeo Grounds	
				Amusement park

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Recreational activities (including golf courses, riding stables, water recreation)		Golf courses, driving range, miniature golf		
			Golf Course (Private)	Golf club, private
			Golf Course (Public)	Golf course, public
		Health/fitness facility	Health Club (Physical Fitness, Indoors Only)	Health club or recreation facility
	Recreation and Entertainment, Outdoor	Entertainment venue (outdoor)		
	Riding Arena			Stable, commercial
				Stable, private
	Skating Rinks			Skating rink
			Bowling Center	Bowling alley
			Community Center (Municipal)	Community center
			Swimming Pool (Private; Membership)	Swimming pool (commercial)
			Swimming Pool (Public)	
			Tennis Court (Lighted)	
			Tennis Court (Private/Lighted)	
			Tennis Court (Private/Not Lighted)	
				Athletic field and play field
				Recreation facility
				Recreation facility, gaming
Resorts and group camps			Day Camp	

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Parks	Parks and Open Areas		Park and/or Playground (Private)	Parks
			Park and/or Playground (Public)	
Other cultural, entertainment and recreation			Billiard/Pool Facility (Three of More Tables)	Pool or billiard hall
			Bingo Facility	Bingo facility
				Shooting range, skeet, or target range, outdoor
Resource Production & Extraction				
Agriculture (except livestock)	Farming Crop Production	Agriculture or vacant land		
Livestock farming and breeding	Animal Confinements - Commercial			
	Animal Confinements - Private greater than 10 acres			
	Animal Confinements - Private less than 10 acres			
	Animal Pasturing greater than 10 acres			
	Animal Pasturing Less than 10 acres			
		Veterinary, outdoor kennels	Veterinarian (Outdoor Kennels or Pet)	Veterinarian hospital (with outside pens)
		Veterinary, no outdoor kennels	Veterinary/Small Animal Clinic (Indoor Kennels)	Veterinarian hospital (without outside pens)
				Kennel
		Pet boarding kennel, day camp	Pet Grooming (Indoor Kennels)	Animal grooming shop
Agriculture related activities		Agriculture or vacant land		

JOINING FORCES

NORTH TEXAS

Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
Forestry activities				
Fishing activities				
Mining activities	Natural Gas Gathering Station			
Other resource production or extraction				
Other				
Vacant land		Agriculture or vacant land		
Unknown how to categorize				
		Accessory bldg; Non-residential	Accessory Building/Structure (nonresidential)	Accessory building (nonresidential)
		Carport		
		Temporary bldg for construction/office trailer		
		Home Occupations		Customary home occupation
		Outdoor sales/display (temporary)		
		Temp. outdoor seasonal sales		
		Geothermal heat pump systems (Closed-Loop)		
		Ground-mounted solar system and solar water heater (less than 1,000 sq ft)		
		Ground-mounted solar system and solar water heater (greater than 1,000 sq ft)		

JOINING FORCES

NORTH TEXAS

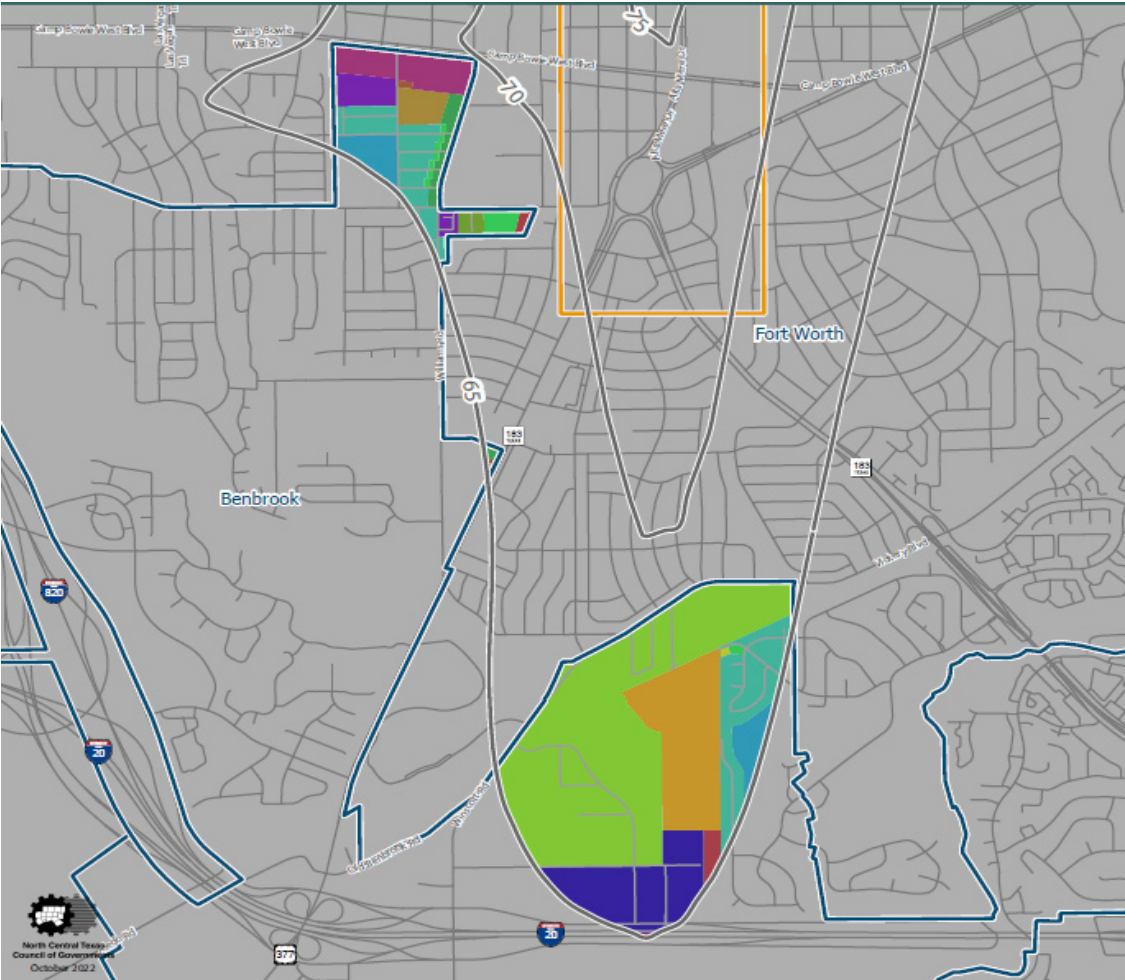
Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
		Roof-mounted solar system and solar water heater (less than 1,000 sq ft)		
		Roof-mounted solar system and solar water heater (greater than 1,000 sq ft)		
		Wind energy systems		
			Electric Vehicle Charging Station	
			Recycling Kiosk	Recycling containers
			Earth Satellite Dish (Private, less than 3' in diameter)	

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 9**

JOINING FORCES

NORTH TEXAS

ZONING: BENBROOK - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Benbrook
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 488.12 (6.89% of Benbrook's total land area)
 Population: 1,112 (Estimated)
 Property Value: \$178,717,493 (Estimated)

Zoning

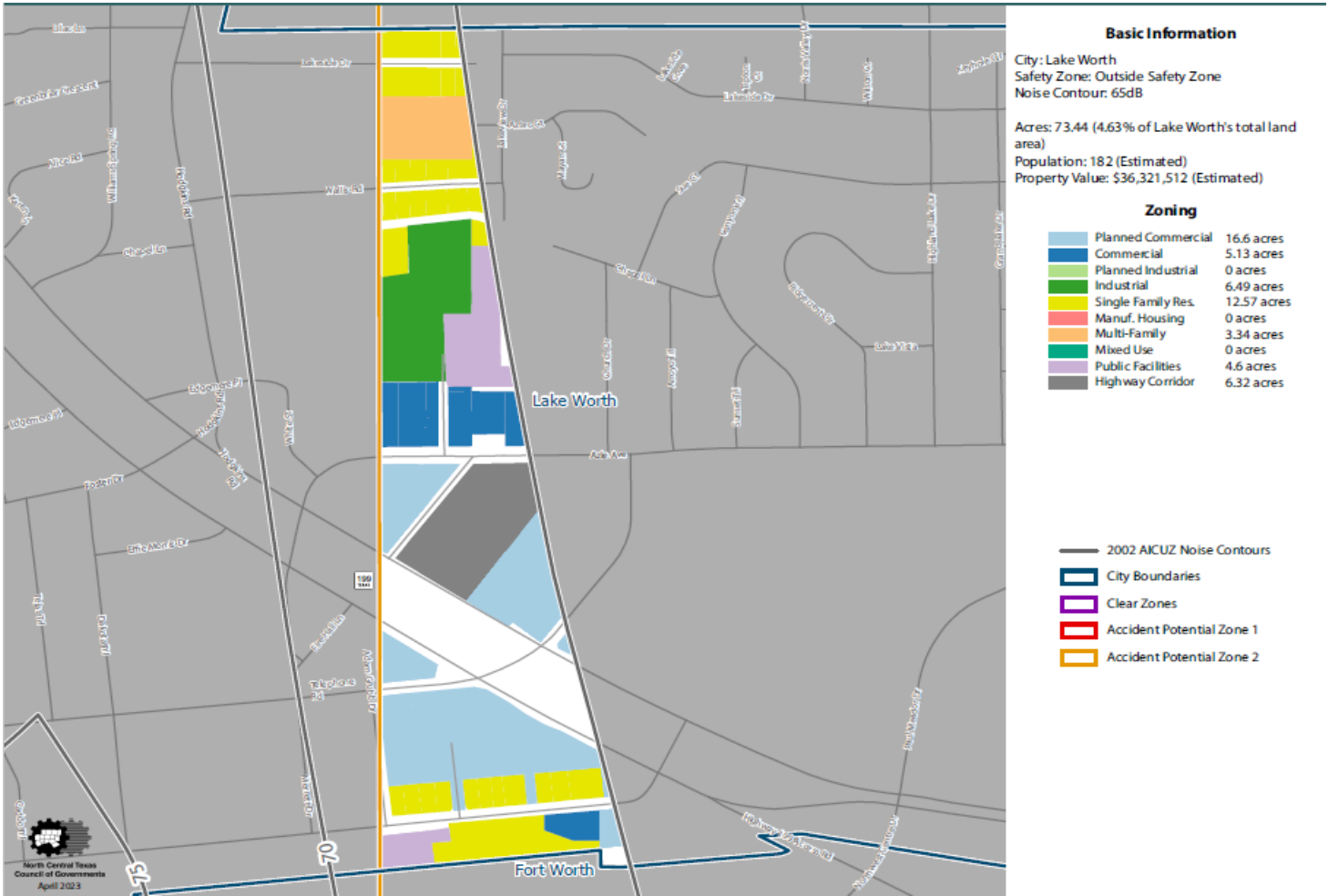
A	70.52 acres
B-PD	0.42 acres
C	7.65 acres
CF	9.1 acres
CF-PD	23.21 acres
D	6.68 acres
D-PD	13.71 acres
E	0.34 acres
E-PD	9.32 acres
F	24.79 acres
F-PD	1.3 acres
G	56.5 acres
H	198.3 acres
HC	0.01 acres
PD	6.36 acres
SD	62.52 acres

- 2002 AICUZ Noise Contours
- City Boundaries
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

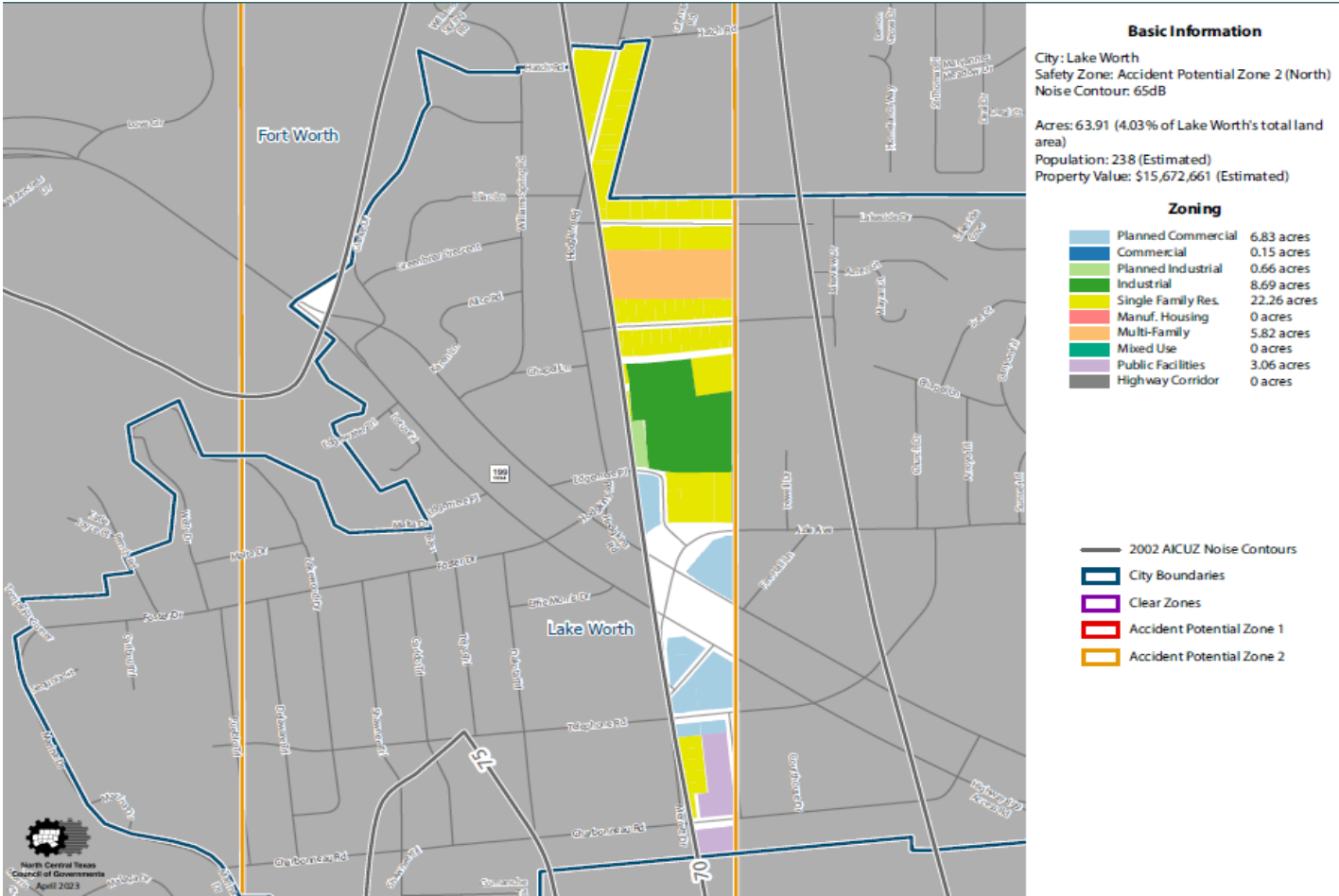
ZONING: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

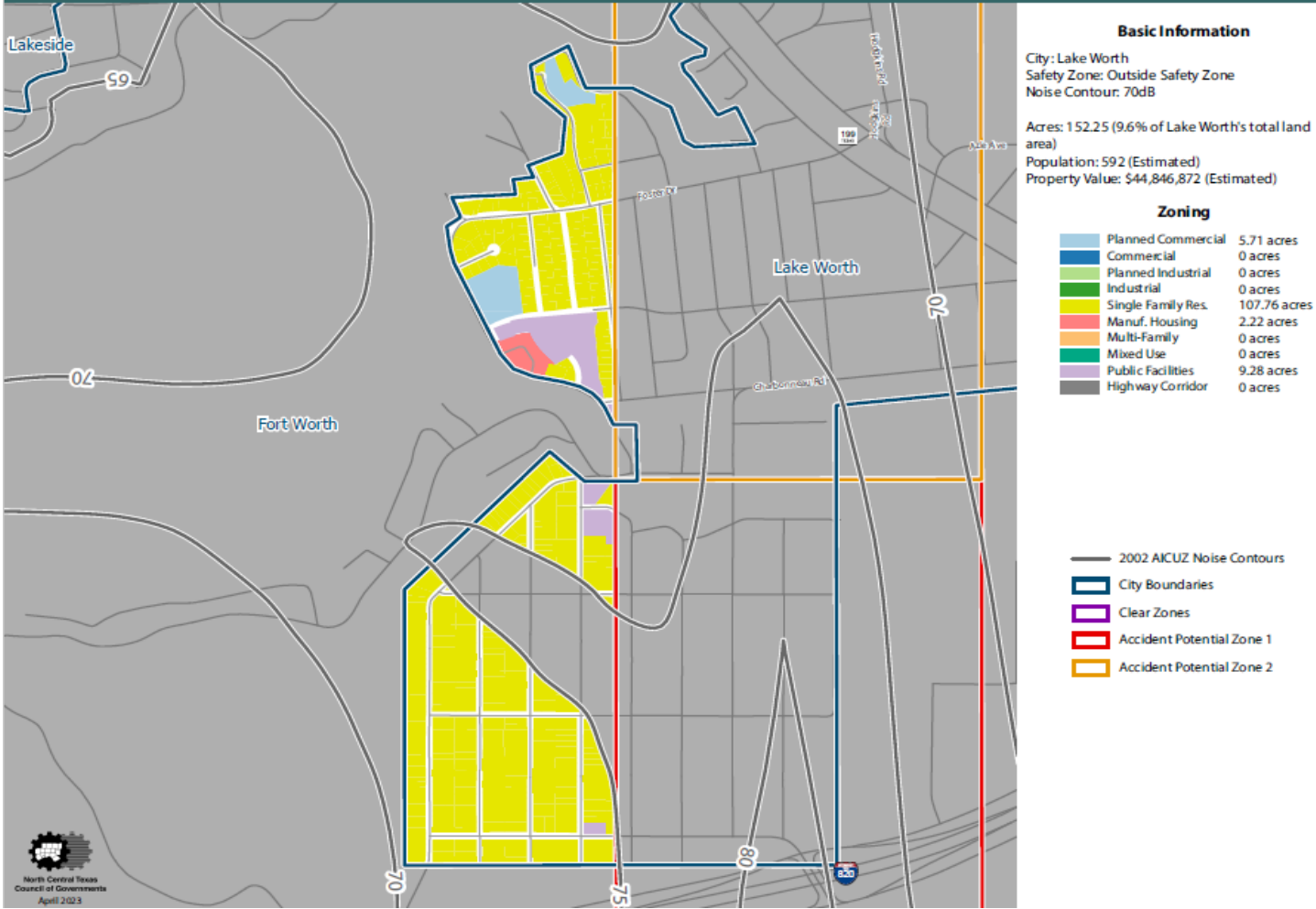
XONING: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

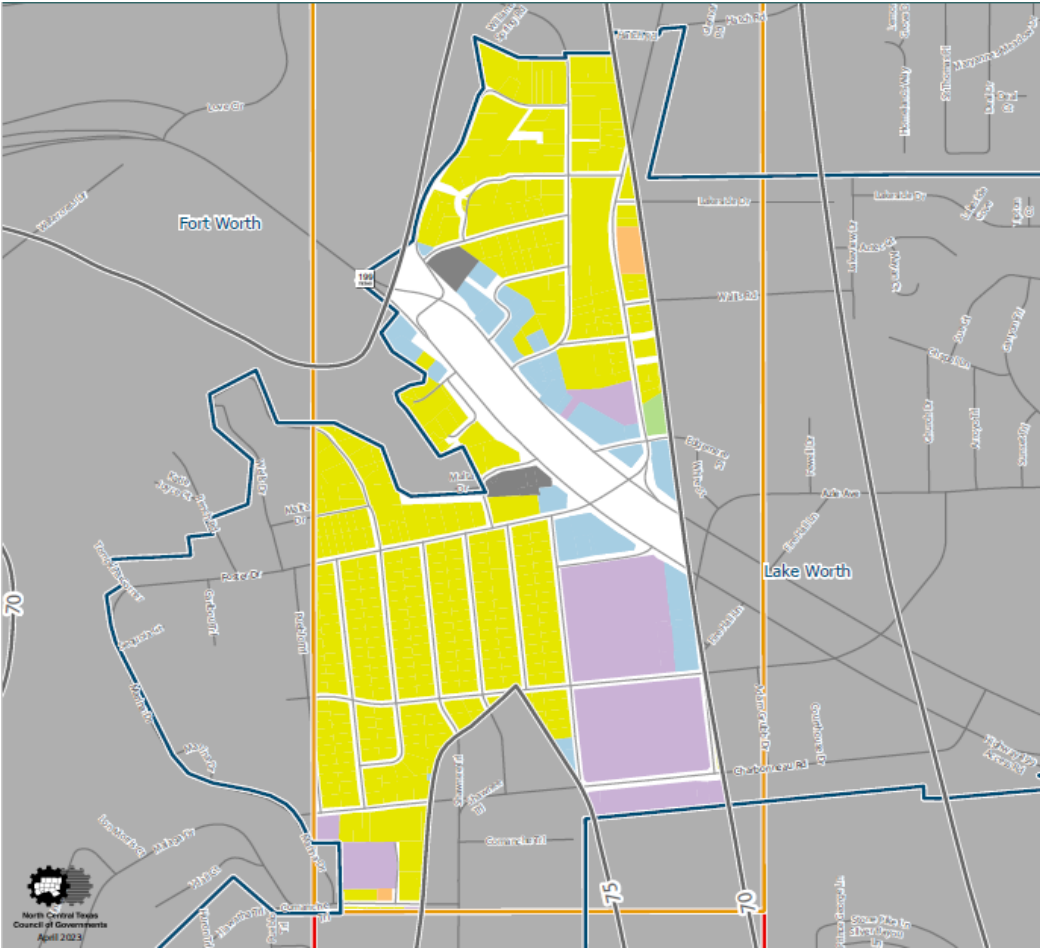
ZONING: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

ZONING: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 70dB

Acres: 234.6 (14.8% of Lake Worth's total land area)
 Population: 1,076 (Estimated)
 Property Value: \$76,306,199 (Estimated)

Zoning

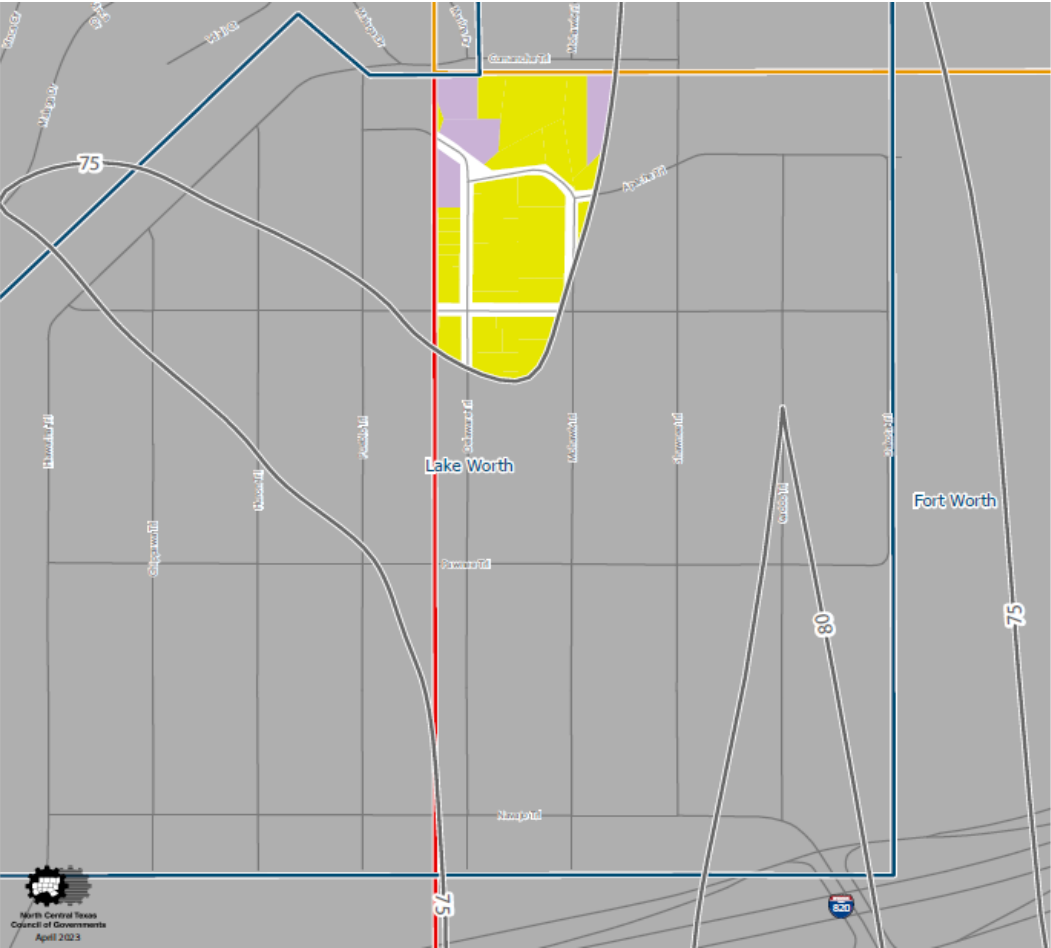
Planned Commercial	16.45 acres
Commercial	0 acres
Planned Industrial	0.91 acres
Industrial	0 acres
Single Family Res.	115.19 acres
Manuf. Housing	0 acres
Multi-Family	1.53 acres
Mixed Use	0 acres
Public Facilities	34.44 acres
Highway Corridor	2.97 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

ZONING: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 70DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 70dB

Acres: 16.98 (1.07% of Lake Worth's total land area)
 Population: 46 (Estimated)
 Property Value: \$3,989,736 (Estimated)

Zoning

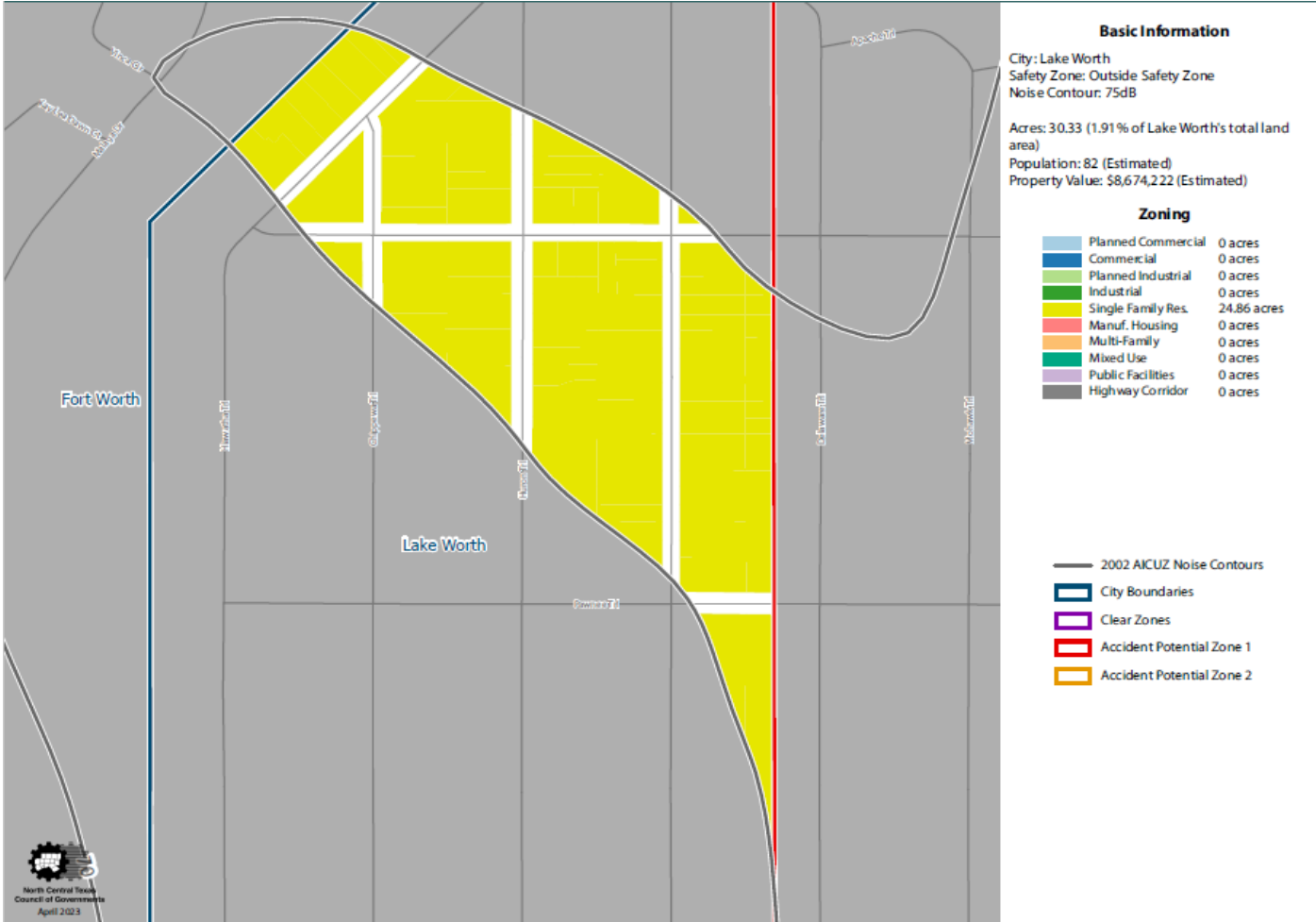
Planned Commercial	0 acres
Commercial	0 acres
Planned Industrial	0 acres
Industrial	0 acres
Single Family Res.	11.57 acres
Manuf. Housing	0 acres
Multi-Family	0 acres
Mixed Use	0 acres
Public Facilities	2.59 acres
Highway Corridor	0 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

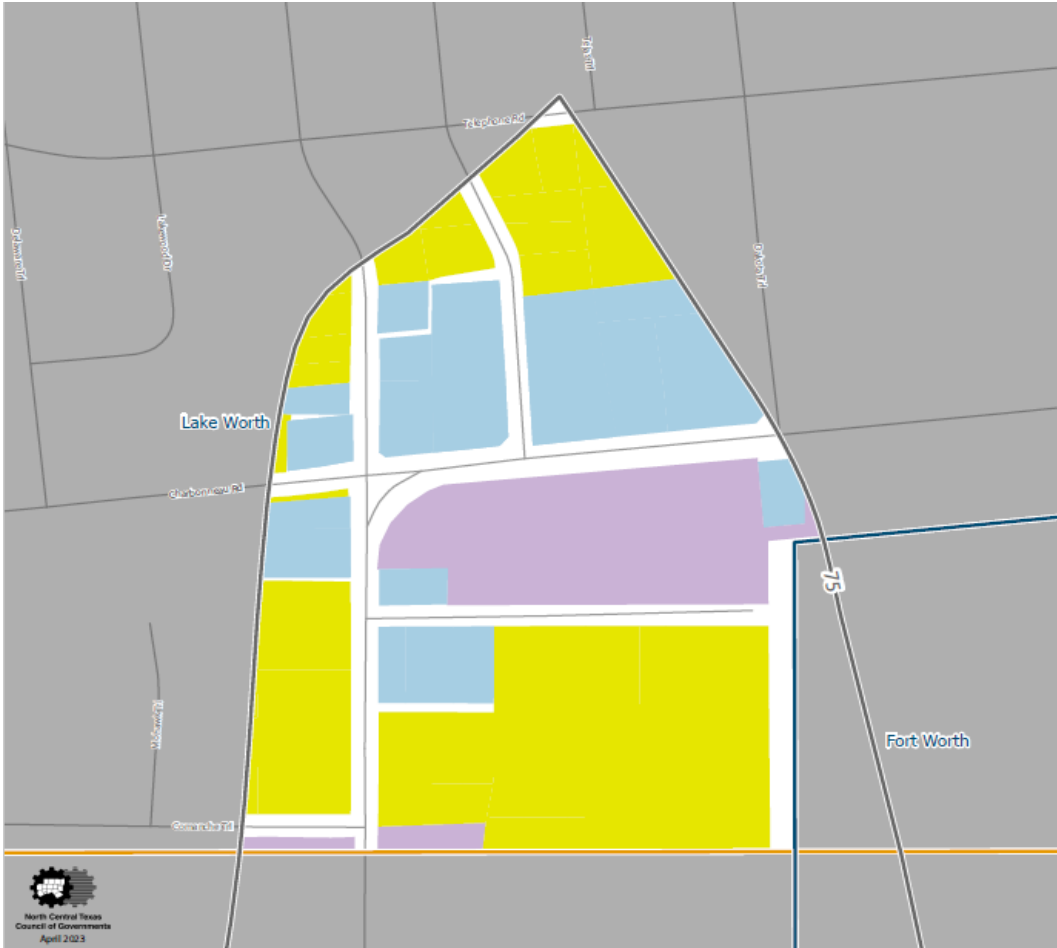
XONING: LAKE WORTH - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

ZONING: LAKE WORTH - ACCIDENT POTENTIAL ZONE 2 (NORTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 2 (North)
 Noise Contour: 75dB

Acres: 30.27 (1.91% of Lake Worth's total land area)
 Population: 109 (Estimated)
 Property Value: \$11,826,700 (Estimated)

Zoning

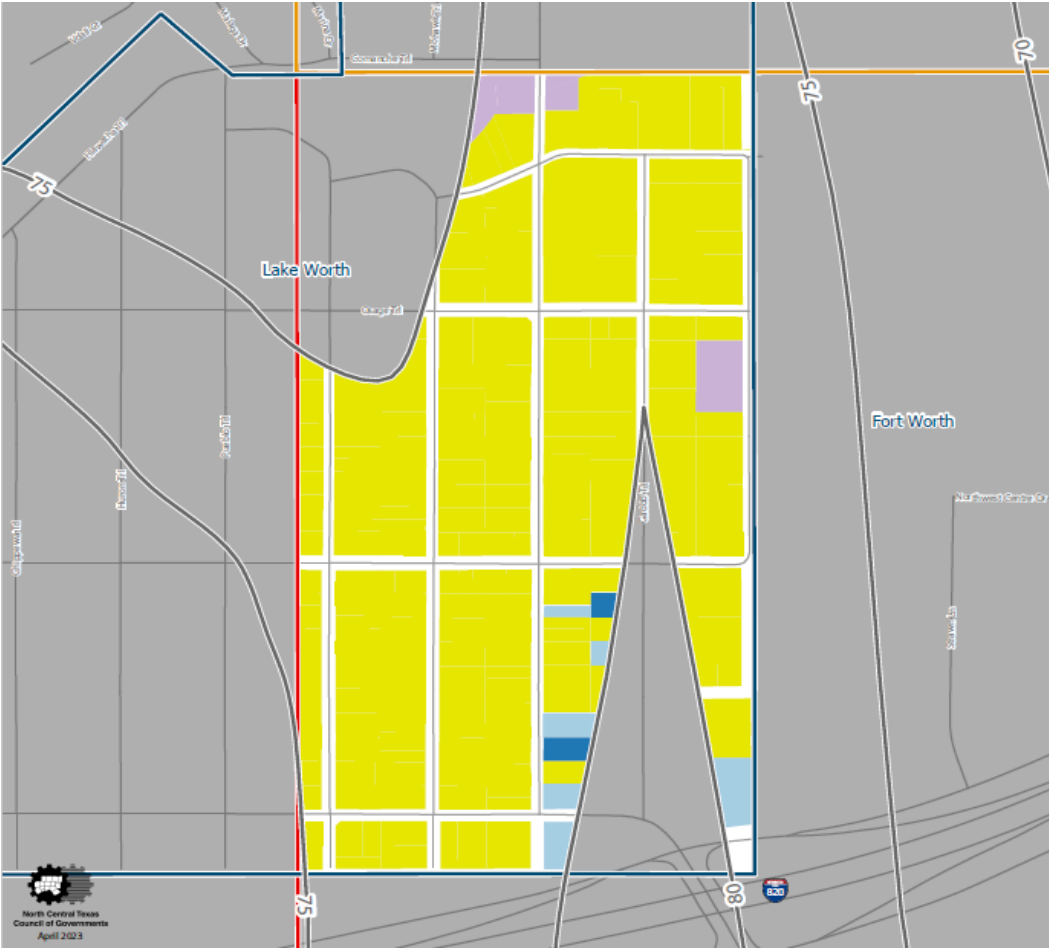
Planned Commercial	7.13 acres
Commercial	0 acres
Planned Industrial	0 acres
Industrial	0 acres
Single Family Res.	12.37 acres
Manuf. Housing	0 acres
Multi-Family	0 acres
Mixed Use	0 acres
Public Facilities	4.9 acres
Highway Corridor	0 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

ZONING: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: Lake Worth
 Safety Zone: Accident Potential Zone 1 (North)
 Noise Contour: 75dB

Acres: 107.94 (6.81% of Lake Worth's total land area)
 Population: 293 (Estimated)
 Property Value: \$25,887,719 (Estimated)

Zoning

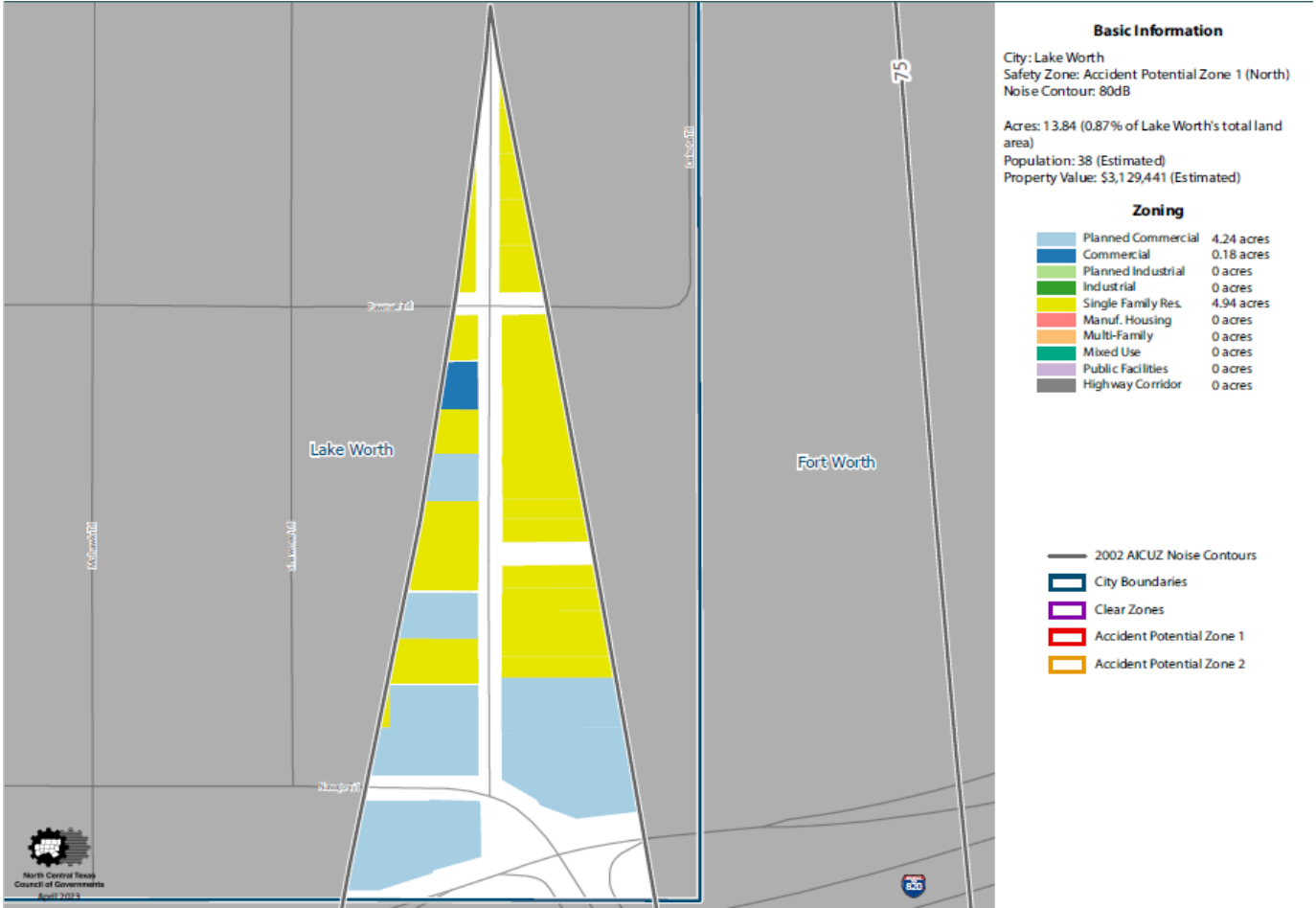
Planned Commercial	2.64 acres
Commercial	0.7 acres
Planned Industrial	0 acres
Industrial	0 acres
Single Family Res.	81.7 acres
Manuf. Housing	0 acres
Multi-Family	0 acres
Mixed Use	0 acres
Public Facilities	2.87 acres
Highway Corridor	0 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

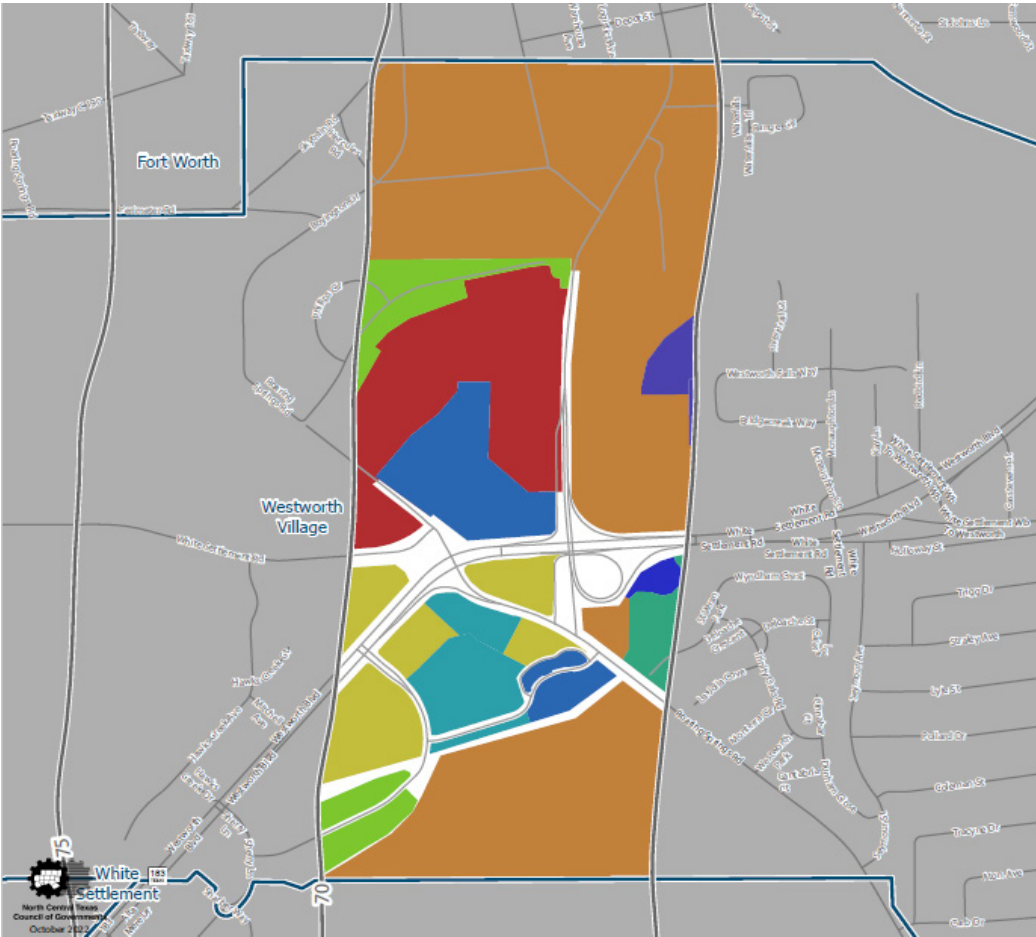
ZONING: LAKE WORTH - ACCIDENT POTENTIAL ZONE 1 (NORTH) - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

ZONING: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



Basic Information

City: Westworth Village
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB

Acres: 242.13 (18.26% of Westworth Village's total land area)
 Population: 534 (Estimated)
 Property Value: \$61,861,158 (Estimated)

Zoning

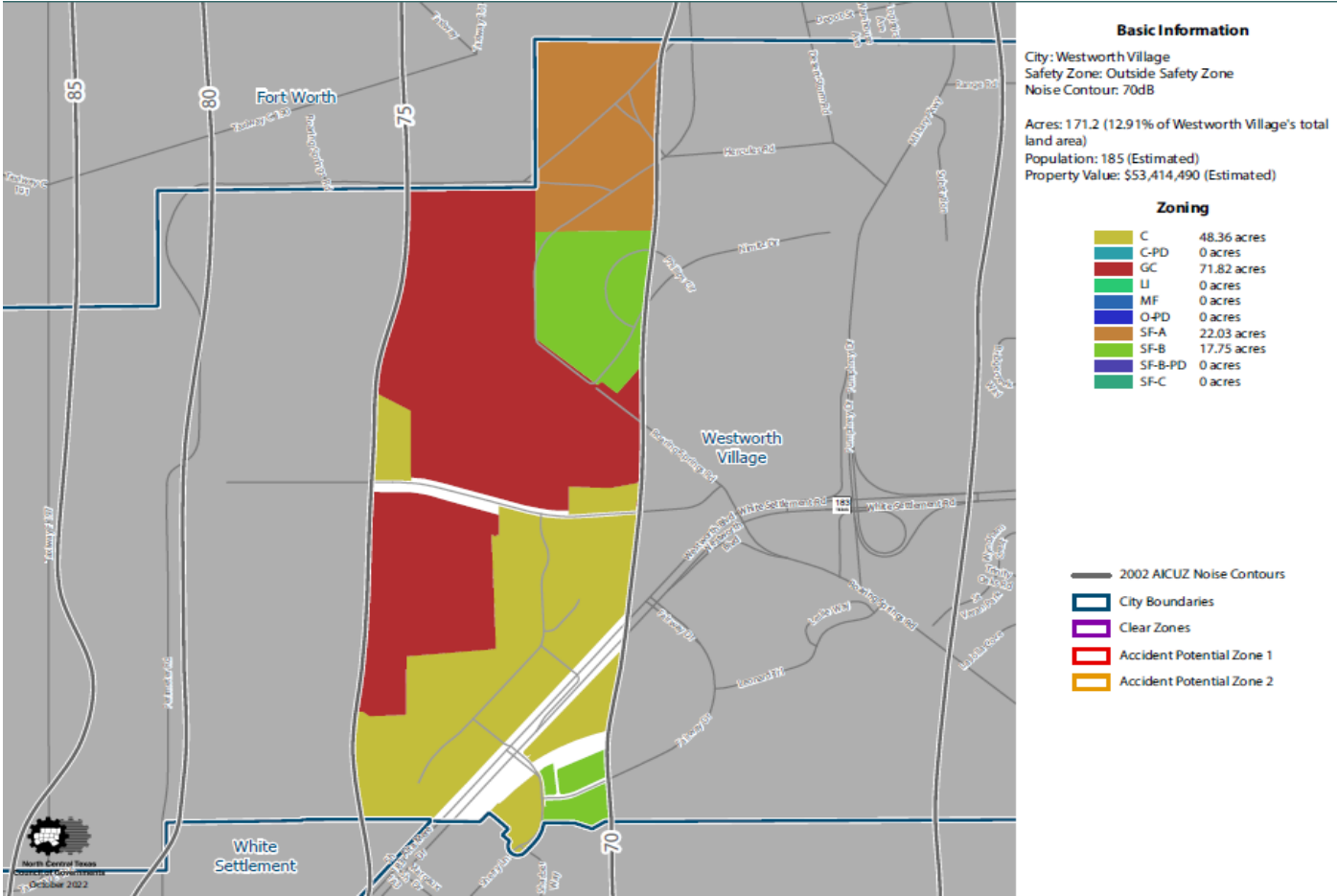
C	17.03 acres
C-PD	9.88 acres
GC	29.07 acres
LI	0 acres
MF	15.7 acres
O-PD	1.18 acres
SF-A	122.15 acres
SF-B	11.99 acres
SF-B-PD	2.91 acres
SF-C	3.68 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

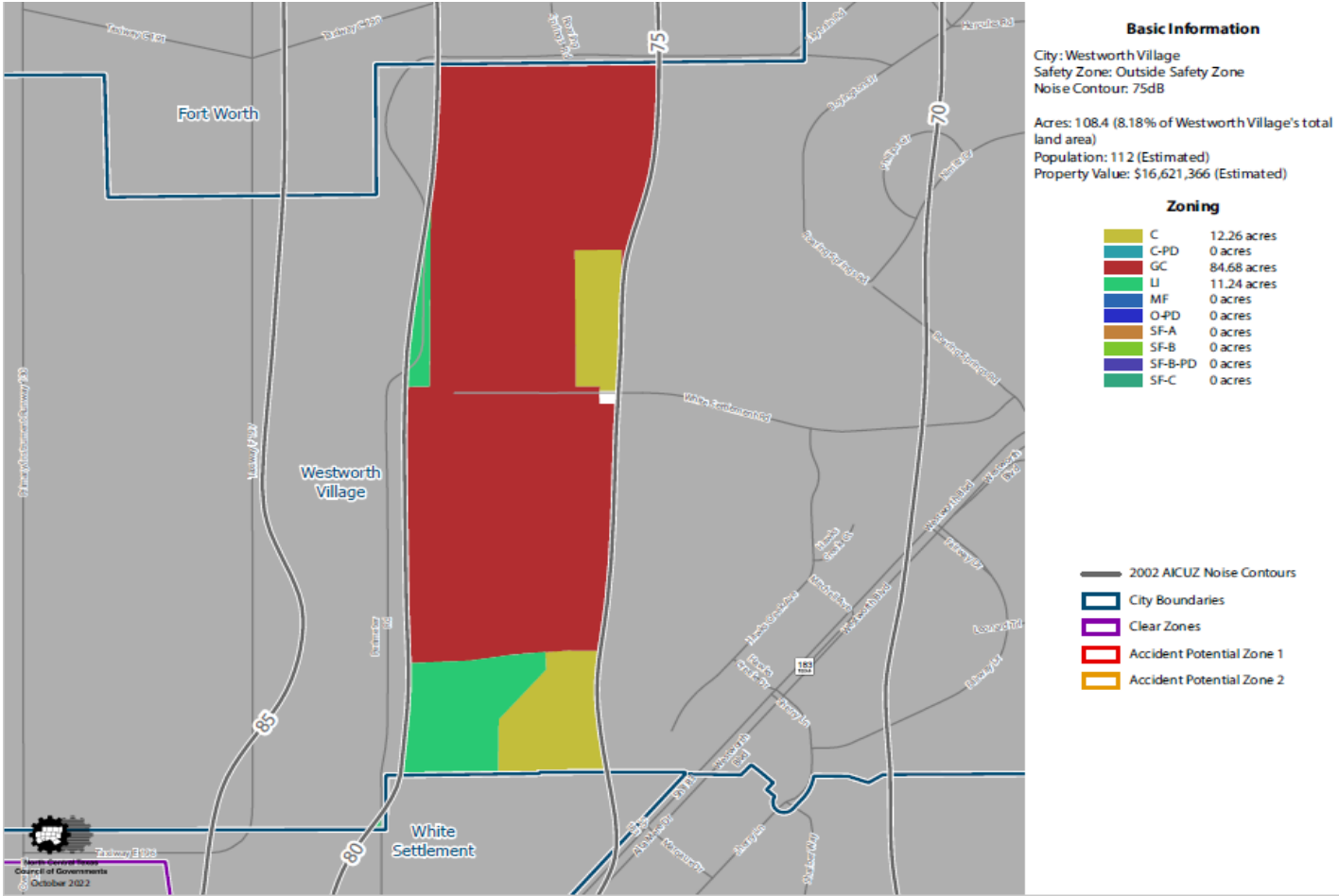
ZONING: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

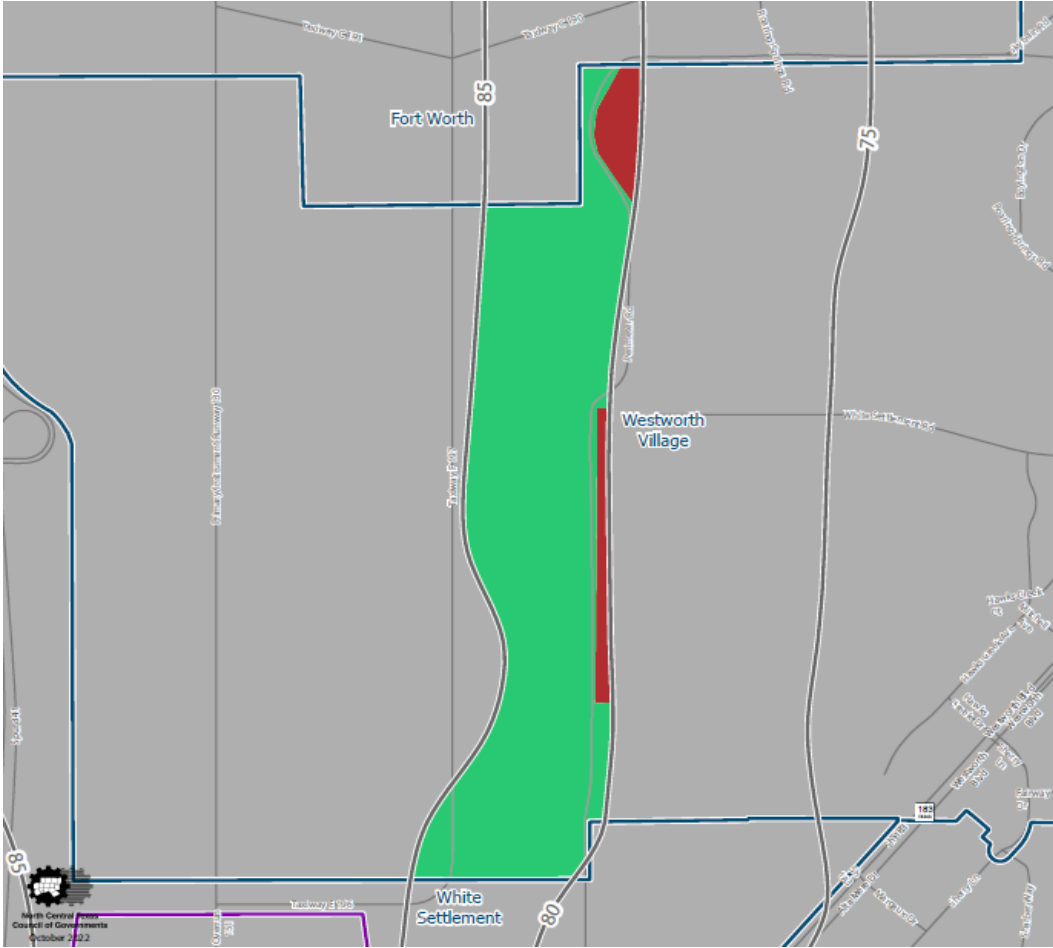
ZONING: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

ZONING: WESTWORTH VILLAGE - OUTSIDE SAFETY ZONE - INSIDE 80DB NOISE CONTOUR



Basic Information

City: Westworth Village
 Safety Zone: Outside Safety Zone
 Noise Contour: 80dB

Acres: 68.86 (5.19% of Westworth Village's total land area)
 Population: 69 (Estimated)
 Property Value: \$3,388,273 (Estimated)

Zoning

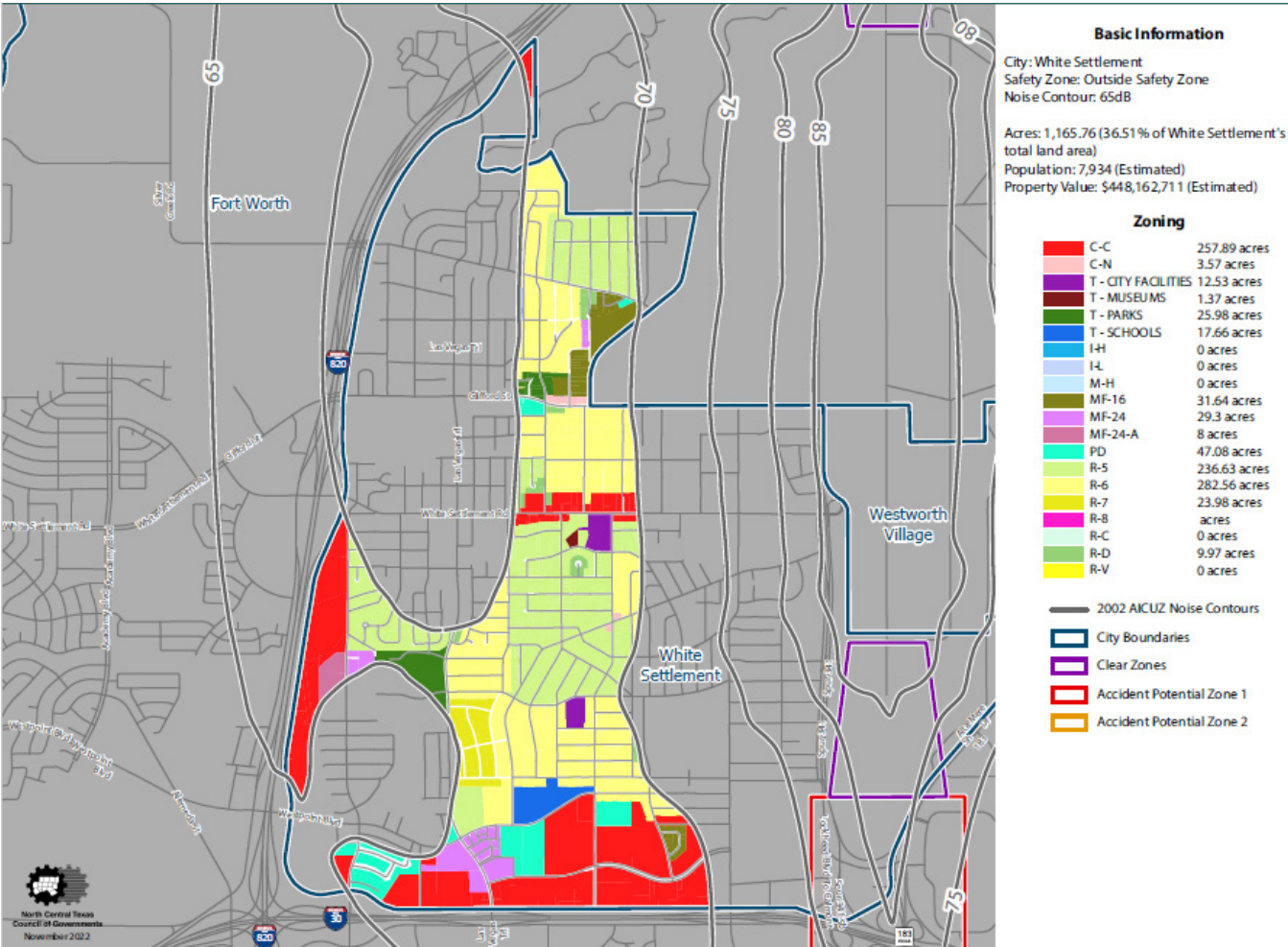
C	0 acres
C-PD	0 acres
GC	5.84 acres
LI	62.97 acres
MF	0 acres
O-PD	0 acres
SF-A	0 acres
SF-B	0 acres
SF-B-PD	0 acres
SF-C	0 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

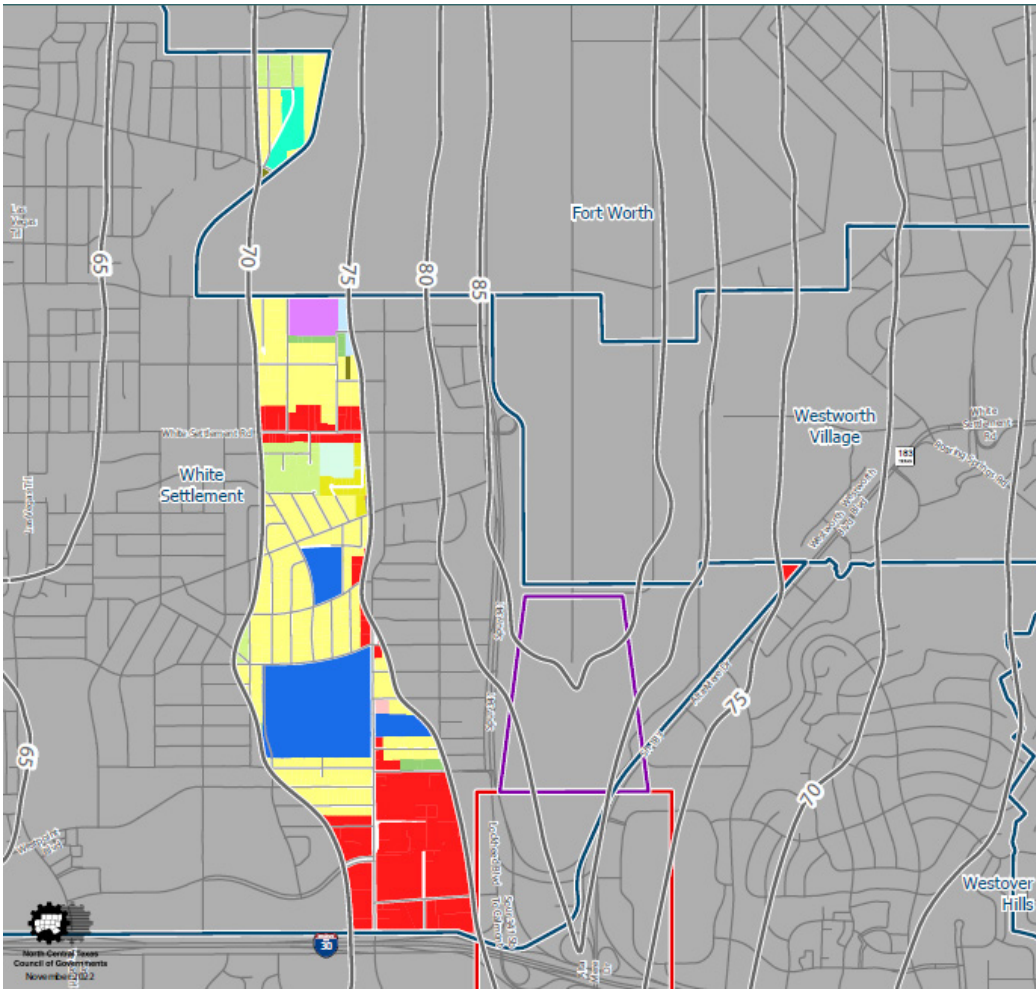
ZONING: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 65DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

ZONING: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 70DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 70dB

Acres: 477.26 (14.95% of White Settlement's total land area)
 Population: 2,685 (Estimated)
 Property Value: \$198,346,266 (Estimated)

Zoning

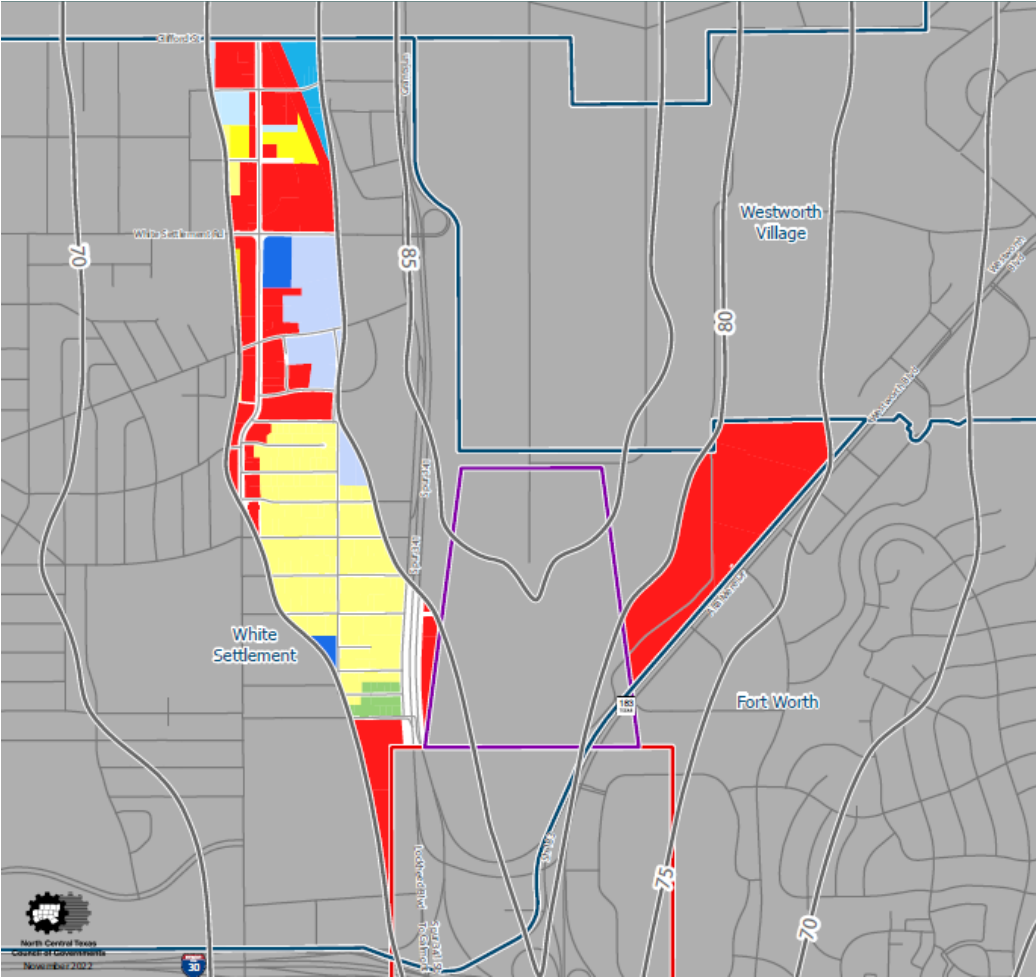
C-C	116.4 acres
C-N	1.01 acres
T - CITY FACILITIES	0 acres
T - MUSEUMS	0 acres
T - PARKS	0 acres
T - SCHOOLS	72.56 acres
I-H	0 acres
I-L	0 acres
M-H	3.16 acres
MF-16	1.48 acres
MF-24	10.17 acres
MF-24-A	0 acres
PD	9.19 acres
R-5	24.16 acres
R-6	154.1 acres
R-7	6.81 acres
R-8	acres
R-C	6.31 acres
R-D	5.27 acres
R-V	0 acres

— 2002 AICUZ Noise Contours
 City Boundaries
 Clear Zones
 Accident Potential Zone 1
 Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

ZONING: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 75DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 75dB

Acres: 277.45 (8.69% of White Settlement's total land area)
 Population: 814 (Estimated)
 Property Value: \$124,440,380 (Estimated)

Zoning

C-C	128.98 acres
C-N	0 acres
T - CITY FACILITIES	0 acres
T - MUSEUMS	0 acres
T - PARKS	0 acres
T - SCHOOLS	5.11 acres
I-H	5.88 acres
I-L	20.69 acres
M-H	4.36 acres
MF-16	0 acres
MF-24	0 acres
MF-24-A	0 acres
PD	0 acres
R-5	0 acres
R-6	59.72 acres
R-7	1.02 acres
R-8	acres
R-C	0 acres
R-D	3.3 acres
R-V	4.82 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

ZONING: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 75DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Accident Potential Zone 1 (South)
 Noise Contour: 75dB

Acres: 60.62 (1.9% of White Settlement's total land area)
 Population: 49 (Estimated)
 Property Value: \$14,091,217 (Estimated)

Zoning

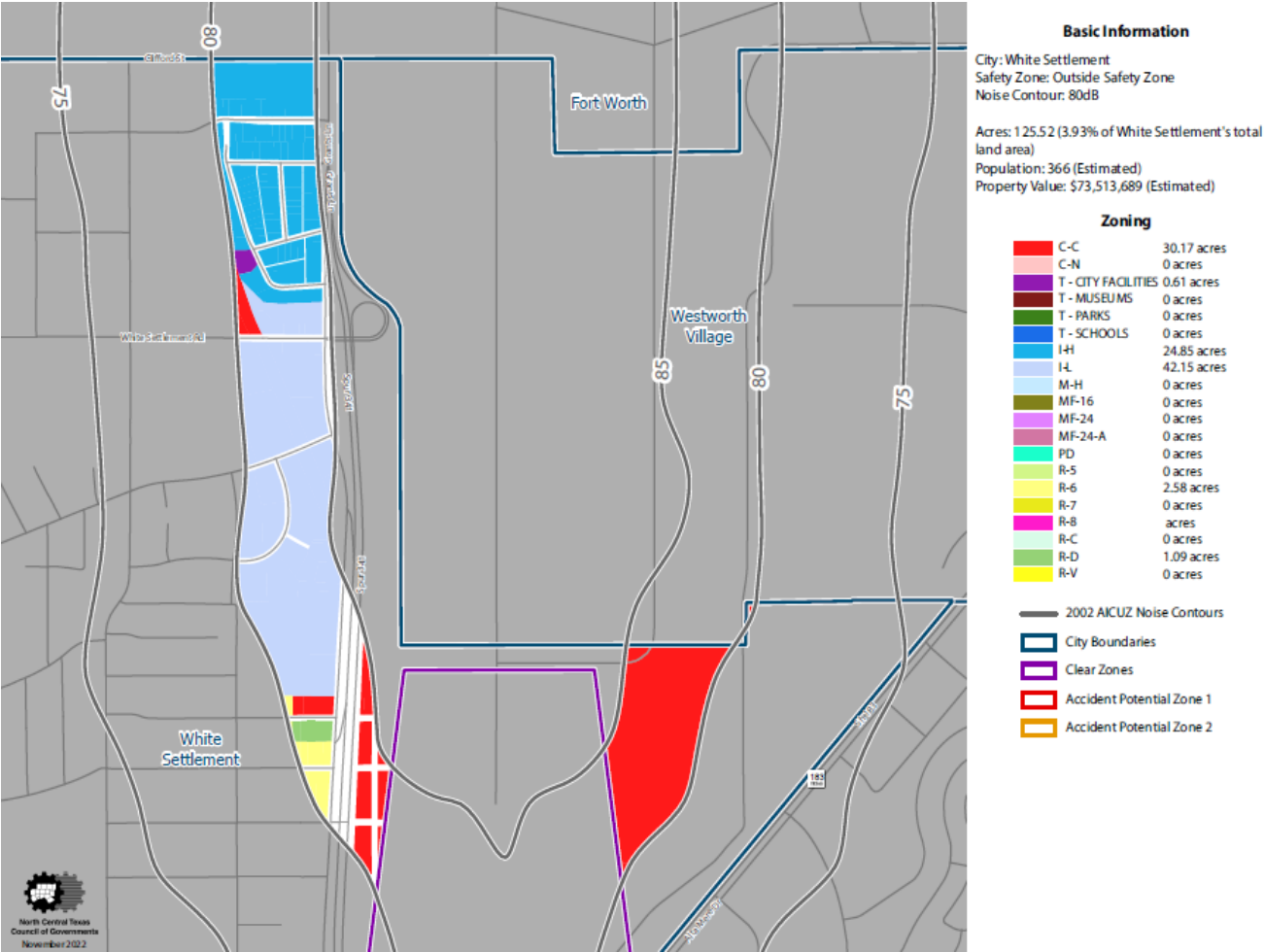
C-C	32.27 acres
C-N	0 acres
T - CITY FACILITIES	0 acres
T - MUSEUMS	0 acres
T - PARKS	0 acres
T - SCHOOLS	0 acres
I-H	0 acres
I-L	0 acres
M-H	0 acres
MF-16	0 acres
MF-24	0 acres
MF-24-A	0 acres
PD	0 acres
R-5	0 acres
R-6	0 acres
R-7	0 acres
R-8	0 acres
R-C	0 acres
R-D	0 acres
R-V	0 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

JOINING FORCES

NORTH TEXAS

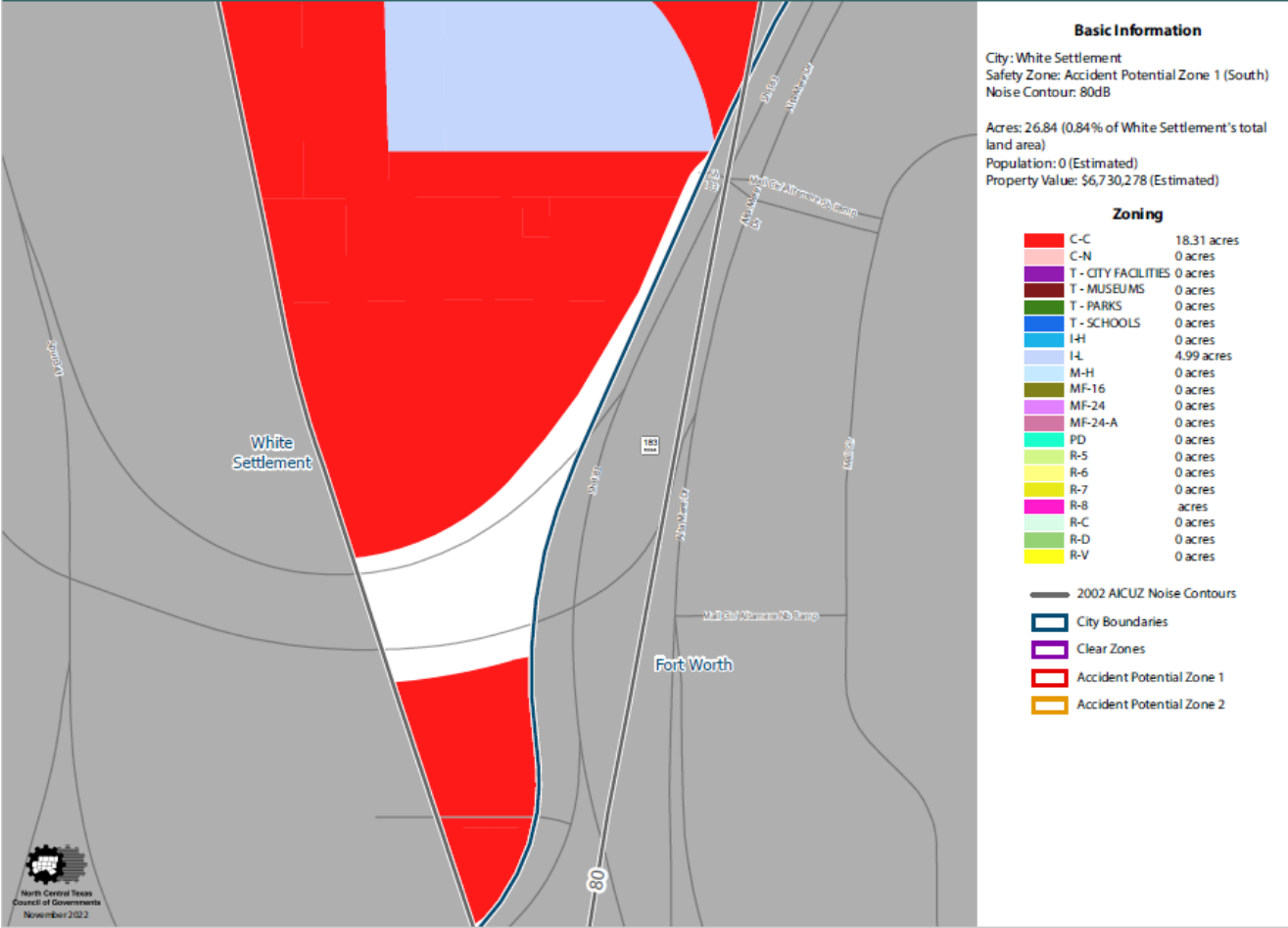
ZONING: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

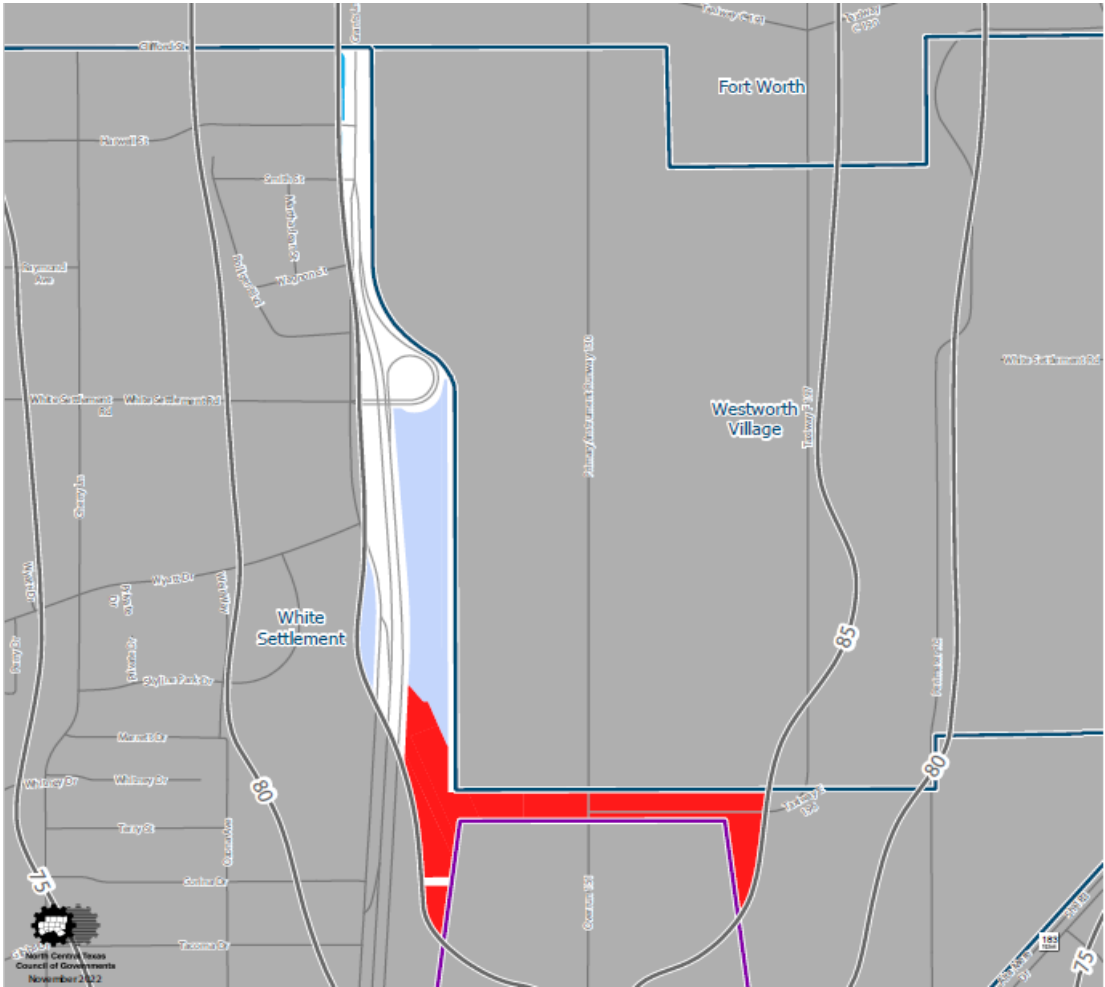
ZONING: WHITE SETTLEMENT - ACCIDENT POTENTIAL ZONE 1 (SOUTH) - INSIDE 80DB NOISE CONTOUR



JOINING FORCES

NORTH TEXAS

ZONING: WHITE SETTLEMENT - OUTSIDE SAFETY ZONE - INSIDE 85DB NOISE CONTOUR



Basic Information

City: White Settlement
 Safety Zone: Outside Safety Zone
 Noise Contour: 85dB

Acres: 50.2 (1.57% of White Settlement's total land area)
 Population: 53 (Estimated)
 Property Value: \$1,736,020 (Estimated)

Zoning

C-C	14.97 acres
C-N	0 acres
T - CITY FACILITIES	0 acres
T - MUSEUMS	0 acres
T - PARKS	0 acres
T - SCHOOLS	0 acres
I-H	0.46 acres
I-L	11.57 acres
M-H	0 acres
MF-16	0 acres
MF-24	0 acres
MF-24-A	0 acres
PD	0 acres
R-5	0 acres
R-6	0 acres
R-7	0 acres
R-8	0 acres
R-C	0 acres
R-D	0 acres
R-V	0 acres

- 2002 AICUZ Noise Contours
- City Boundaries
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 10**

JOINING FORCES

NORTH TEXAS

COMPATIBILITY RECOMMENDATIONS

BENBROOK

Confirm or specify that convalescent home and group quarters fall under the noise reduction for multifamily dwellings.

Add the following uses to the noise reduction requirement:

- Health care facility
- Daycare
- Government Installations
- Safety Services

If feasible, add the following uses to the noise reduction requirement:

- Recreation and Entertainment, Outdoor (for any office or indoor facilities that receive the public)
- Riding Arena (for any office or indoor facilities that receive the public)
- Skating Rink
- Parks and Open Area (for any office or indoor facilities that receive the public)

JOINING FORCES

NORTH TEXAS

COMPATIBILITY RECOMMENDATIONS

LAKE WORTH

Recommend an overlay covering the noise contours. Approach could either be a building code similar to Fort Worth or zoning ordinance requirement for noise reduction similar to Benbrook. The target should be to achieve an indoor noise level of 45dB DNL. The chart below gives general guidelines of noise reduction levels for types of uses (see spreadsheets for more specific recommendations).

Use	65-69	70-74	75-79	80-84
Residential	25	30	NR	NR
Hotels/Transient Lodging	25	30	35	NR
Medical + Assisted Living	25	30	NR	NR
Education	25	30	NR	NR
Government	25	25	30	NR
Cultural	25	30	NR	NR
Auditorium	25	30	NR	NR
Cultural/Churches + Auditorium + Recreation	25	30	NR	NR
Public/Office Areas for Most Manufacturing	0	25	30	35
Public/Office Areas for Most Transport/Communications	0	25	30	35
Most Retail Trade	0	25	30	NR
Public/Office Areas for Wholesale/Building Trade	0	25	30	35
Most Services	0	25	30	NR
Public/Office Areas for Warehouse/Repair	0	25	30	35
Amusements	0	0	NR	NR

Note that some uses become incompatible in the 75+ noise contours. Consider rezoning those areas to compatible uses.

In APZ I and APZ II, as feasible utilize FAR recommendations.

Move away from connecting noise reduction requirements to the APZ I and APZ II. Some uses don't require noise reduction in sections of APZ II that are in the 65-69dB noise contour.

In APZ II, multifamily is not considered compatible. Consider rezoning MF areas to single family with a

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lower dwelling unit/acre.

The APZ I overlay does an excellent job of bringing compatibility to future land use changes in that area. Consider also prohibiting accessory residential buildings and auditorium/theater uses within APZ I.

Consider adding an overlay for APZ II that would prohibit incompatible uses.

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COMPATIBILITY RECOMMENDATIONS

WESTWORTH VILLAGE

The recommendation for noise mitigation is great. Consider codifying it in the zoning ordinance similar to Benbrook. Though, Benbrook limits it to several uses that require noise mitigation, so it could also be a blanket statement as worded on the website now.

There are some uses that become incompatible in the 75-79dB noise contour, so consider prohibiting these uses within that area (note that only uses allowed in zoning districts within this area are included):

- Extended stay hotels
- Medical
- Nursing home
- Education
- Cultural
- Auditoriums
- Ballparks
- Amusements
- Other cultural/recreation
- Pet grooming/veterinarian

In addition to those listed above, other uses become incompatible in the 80-84dB noise contour, so consider prohibiting these uses within that area (note that only uses allowed in zoning districts within this area are included):

- Laboratory equipment manufacturing
- All retail except wholesale and building trade
- All services except cemetery, warehouse and repair services
- All recreation

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COMPATIBILITY RECOMMENDATIONS

WHITE SETTLEMENT

Recommend an overlay covering the noise contours. Approach could either be a building code similar to Fort Worth or zoning ordinance requirement for noise reduction similar to Benbrook. The target should be to achieve an indoor noise level of 45dB DNL. The chart below gives general guidelines of noise reduction levels for types of uses (see spreadsheets for more specific recommendations).

Use	65-69	70-74	75-79	80-84
Residential	25	30	NR	NR
Hotels/Transient Lodging	25	30	35	NR
Medical + Assisted Living	25	30	NR	NR
Education	25	30	NR	NR
Government	25	25	30	NR
Cultural	25	30	NR	NR
Auditorium	25	30	NR	NR
Cultural/Churches + Auditorium + Recreation + Outdoor Sports Arenas + Parks + Other Cultural/Entertainment	25	30	NR	NR
Public/Office Areas for Most Manufacturing	0	25	30	35
Public/Office Areas for Most Transport/Communications	0	25	30	35
Most Retail Trade	0	25	30	NR
Public/Office Areas for Wholesale/Building Trade	0	25	30	35
Most Services	0	25	30	NR
Public/Office Areas for Warehouse/Repair	0	25	30	35
Amusements	0	0	NR	NR
Pet Grooming/Boarding + Veterinarian	0	0	NR	NR

Note that some uses become incompatible in the 75+ noise contours. Consider rezoning those areas to compatible uses.

In APZ I, as feasible utilize FAR recommendations.

Consider adding an overlay for APZ I that would prohibit incompatible uses.

**CITY PLANNING, ZONING AND BUILDING CODE
RECOMMENDATIONS: APPENDIX 11**

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COMPREHENSIVE PLAN FOLLOW-UP: BENBROOK

SUMMARY AND ACTION ITEMS

November 28, 2022

Downtown plans have changed following traffic analysis on Winscott – can't be taken down to 1 lane in each direction – still looking at on-street parking – taken road diet off CIP

US 377 – biggest challenge is the movement from northbound US 377 to eastbound IH 20 – should be a free right turn – in addition to traffic going straight in the right lane, there is a Starbucks close to the intersection that queues into the main lanes

Bike trail/pedestrian tunnel – off the table – there is a need for an E-W connection near the high school – no interest in overpass

Not much bike/ped traffic on US 377

Based on the zoning ordinance, if a home in the 65dB noise contour/overlay needed to be rebuilt, it would have to go to the ZBA

Will the noise contours change? A new noise study costs about \$300,000 – the base is waiting until the F-35s and Chinooks are in place – the current lines are based on more aircraft – new study could be done within 24 months, and areas are expected to shrink but not by much – F-35s may be mandatory to use afterburner for takeoff to get higher faster to lessen the impact further away from the base – Benbrook may be outside the noise contours in the new AICUZ

Does the base get a lot of noise complaints? No – a few people call frequently – most are from Comanche area where there are sonic booms in the MOAs

ACTION ITEM: Check the spreadsheets to make sure that the zoning ordinance prohibited uses are taken into consideration

There is expected to be an ~18 month reduction in operations at the base when the F-16s phase out, then a ramp up when the F-35s begin operations as 12% more sorties are expected

Discussion on issues affecting Community Noise Mitigation Program

Bike/ped – new parks plan – a new subdivision will have two more connections to the Trinity Trails – NCTCOG is looking at revisiting an area bike plan – Benbrook would like to see trails on Oncor right-of-way

ACTION ITEM: Could there be an update on the Dallas air show crash at the next RCC meeting?

No stormwater issues – have previously done a lot of channelization – big concern is upstream development and erosion

Good schools in Benbrook, definitely a draw for new residents

CDBG – only have a small number of projects left in eligible areas

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EMS/Fire/PD – great response times, city focuses on core services

Heritage Fest

Would like more commercial tax base – Walmart is the largest

Library & EDC combine for 1% of sales tax

Concerned about Open Door or similar companies buying houses and converting to rentals

Industrial development started north of IH 20 – same developer has rights to property south of IH 20 and bought into the town center vision – will need new zoning, possibly move power lines

Looking at some ordinance cleanup, so likely to include the new recommendations

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COMPREHENSIVE PLAN FOLLOW-UP: WHITE SETTLEMENT

SUMMARY AND ACTION ITEMS

December 5, 2022

March 2024 Update

Lockheed: lots of line workers live in White Settlement

IH 820 – part of 199/820 interchange is working on consensus (2028 letting date), this is in process, 2045 forecasts saw a need for widening from 199-35W – TxDOT has a study from 35W to 30 (AECOM is the consultant) – a feasibility study is likely starting in 2023 and it is unclear how they will be blending improvements with 820/30 interchange – west side of IH 820 at White Settlement Rd/Clifford/Silver Creek, lots of warehouses are being built (Hickman family), expect more commercial trucks. WS would like Texas U-Turns at interchanges (Clifford especially). A concern is to not give up any existing entrances or exits to IH 820, especially since the new Hickman development will mean greater traffic demand.

ACTION ITEM: Dan will check with Ricardo on the status of the IH 820 project

3/2024 ACTION: A meeting was held in February 2024 to coordinate between White Settlement and TxDOT

WS is working on ways to encourage less residential development except closer to IH 30

ACTION ITEM: Are there interim IH 820/IH 30 interchange access improvements? – a concern is that if there's no money for IH 820 then it could be 15 years before it can go forward

3/2024 ACTION: A meeting was held in February 2024 to coordinate between White Settlement and TxDOT

NCTCOG likely looking at bike/ped plan in full base area

Focus on inside the 80dB area – funding for economic development to purchase homes from landlords

ACTION ITEM: Look at institutional property outside/75 – this is a halfway house that should show as incompatible (this is currently certified for 40 beds)

3/2024 ACTION: This parcel has been manually updated in maps

Residences in 80dB contributing very little tax revenue – looking at what is being spent for crime control in the area – possible upside down on tax revenue

Want to say it's a redevelopment area and the reason to do it is to be a good neighbor to the base – LM/Base is an economic engine – landowners aren't taking care of the property, renters deserve quality of life – idea is to rezone to industrial

ACTION ITEM: What can we provide? Census, housing values, look over time

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ACTION ITEM: There will be a need for economic development funding

ACTION ITEM: Need a follow-up meeting on this in ~6 months

3/2024 ACTION: This information has been provided to White Settlement and follow-up meetings held.

School bond – remodel of some of the schools in WS, but new school west of IH 820 – rebuilding fine arts academy but in FW, new middle school or something going in

81 churches

ACTION ITEM: What is the acreage in the city that is non-taxable

3/2024 ACTION: This information has been provided to White Settlement

ACTION ITEM: Analysis of # of acres that we're talking about – redevelopment area

3/2024 ACTION: This information has been provided to White Settlement

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COMPREHENSIVE PLAN FOLLOW-UP: LAKE WORTH

SUMMARY AND ACTION ITEMS

December 19, 2022

March 2024 Update

Money still in place for SH 199, possible letting of 2028 – first priority is 820 project

Does LW want to invite NCTCOG to TxDOT meeting?

ACTION ITEM: Talk to base more about operational rules (course rules) to fly more over the lake than the city

3/2024 ACTION: This was presented to the base but it is not possible due to the type of approach made by aircraft landing at the base.

ACTION ITEM: when Chinooks move, make sure they go in/out over the lake

3/2024 ACTION: This has been noted and is on a list to discuss with the Texas Military Department as this move takes place.

ACTION ITEM: when were the APZs originally designated?

3/2024 ACTION: The original AICUZ for Carswell AFB has not been able to be located, but there are references to this document being completed in 1978 in the 1994 final EIS on the disposal and reuse of Carswell.

ACTION ITEM: IH 820 – old radar station, park, city can sell land to Home Depot, had to identify land for parks – 15 acres – have to send report to BLM – all that's left are in the APZs (3 in APZ I) – 3-4 of the parks have been built – can we help connect OLDCC and BLM on conflicting federal requirements – LW will send all the documents – they would like to get rid of some existing parks – LW would have to hold an election to take park land out as park – what is the use that LW would want on those parcels?

ACTION ITEM: Quantify the impact of moving the flight operations

ACTION ITEM: Look at the compatibility of the comprehensive plan

Theory behind noise mitigation in homes were people aren't home most of the day but most flights occur during the day

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COMPREHENSIVE PLAN FOLLOW-UP: WESTWORTH VILLAGE

SUMMARY AND ACTION ITEMS

December 19, 2022

March 2024 Update

Possibility of project getting cancelled because timing may be working against the deal (new clubhouse) – could need financial help – project is to renovate the clubhouse, build a restaurant and 2-story top golf like place – Mill House and Superintendent House are being removed by mid-January

Koldin/Casstevens Lane – TxDOT said no, no temporary measures, WWV considering closing the street – TxDOT said SH 183 wouldn't be able to handle the amount of traffic that is now going through WWV

ACTION ITEM: WWV police chief to send traffic counts

ACTION ITEM: DK will talk to Ricardo

3/2024 ACTION: This discussion is being included in the SH 183 project.

Can't get a crossing guard at Burton Hill Elementary because contractor says it can only be in Fort Worth city

ACTION ITEM: DK will call Dana

Looking at updating the zoning ordinance in the next 12-24 months and will consider including recommendations

No discussion lately on a comprehensive plan

Status of PLMC? – JLUS grant being extended through EOY 2023, looking at second grant – transportation work is ongoing plus the new bike/ped effort, stormwater/flooding

Is there an estimate of the cost to clean up the golf course after the storm?

Stormwater study almost a year ago - \$14 million needed just to take care of problem in city (nothing in natural basin or coming from outside the city – this would be to double the capacity at the Elementary School, close the storm drain – Magnolia West requirement to put in storm drain system was waived

ACTION ITEM: Brandy will send the study

3/2024 ACTION: The study has been reviewed

An option could be to expand the water ponds on the golf course and clean out silt

City owns by deed some of the houses on the base – base is going to build retention wall, could be another area for a water feature – USACE has been involved

New develop can't contribute to stormwater problem or has to have underground drainage system

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ACTION ITEM: Invite WWV to meeting on cleanup of TxDOT right-of-way stormwater maintenance plan – can debris be gathered up before it goes into drains – some issue is code enforcement of branches/leaves

3/2024 ACTION: An initial meeting was held in July 2023, a follow-up meeting is being held in April 2024. Additionally, this is the subject of a FEMA BRIC Direct Technical Assistance project.

Part of Airfield Falls isn't developed – owned by TRWD, open spaces – could be more “park-like”

Old fish hatchery – idea to convert to state park

Resilience – “city” services provided to base and security of cities to provide

- Oncor – doing an upgrade – WWV is on same grid as base
- M199 – Fort Worth takes care of sewer – goes around outer edge of WWV – project is going on now – get 36” pipe outside of levees, serves the base, city has easements, construction in two phases

ACTION ITEM: Get more information from Stephen

3/2024 ACTION: Information is available of the City of Fort Worth's website

Cyber: what services could be interrupted by cyber attack in supporting city

Kite Farm, Trinity Terrace – development plans submitted – 30 cottages, garden homes, 1 4-story building by the river

One developer has 50 lots and usually does 3-4 houses at the same time – value for new homes is \$800,000-1 million

One WWV employee lives in town

Lots of rental property – mixed bag of some not taking care of it versus lots just renting out until the home gets renovated

City supported by sales tax from Sam's and Walmart (doing \$300 million in renovations) – restaurants on SH 183 not doing great

Ridgmar – regional jail/court – 9-1-1 cost to each dispatch center (need area offices for next-gen dispatch)

Majority of kids in WWV go to private school