

ZONE	LOCATION	IMPACT ELEMENTS	MAXIMUM DENSITIES ⁶		
			Residential ¹	Other Uses (people/ac) ²	
				In Structures	Total in and out of Structures ³
A ⁶	Runway Protection Zone and Primary Surface	- High risk - High noise levels - Low overflights below 50' AGL	0	0	10
B	Inner Approach/Departure Zone	- Substantial risk - High noise levels - Low overflights below 100' AGL	0	10	25
C	Approach/Departure Zone	- Moderate risk - Substantial noise - Low overflight below 300' AGL	0	50	75
D	Common Traffic Pattern	- Moderate risk - Frequent noise intrusion - Routine overflights below 1,000' AGL	0	100	150
E	Other Airport Environs	- Low risk - Overflight annoyance	See Note 7		

1. Residential land use and zoning designations are considered incompatible uses within the traffic pattern area (Zones A, B, C, and D) where aircraft overflights are frequent and at low altitude. The residential restrictions do not apply to residential uses allowable under agricultural land use and zoning designations.
2. The use should not attract more than the indicated number of persons per net acre. Net acreage is the total site area inclusive of parking areas and landscaping, less the area dedicated for streets. These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Clustering of development within the density parameters should be encouraged to protect and provide open land/safety areas. However, in Zones A, B, and C the density on any one acre of a parcel should not exceed twice the indicated number of people per acre.
3. Dedication of an avigation or overflight easement or deed notice is required as a condition for new development within all zones. Also, height limit restrictions are applicable to structures and trees in all zones in accordance with Federal Aviation Regulation Part 77 and local ordinances. Uses which may be hazardous to flight are prohibited in all zones.
4. These uses typically can be designed to meet the density requirements and other development conditions listed.
5. These uses typically do not meet the density requirements and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and if mitigation measures (i.e., noise attenuation) are incorporated that will minimize potential conflicts.
6. NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure. Noise level reduction measures may be required in areas with high single-event noise levels and where noise-sensitive users (schools, libraries, etc.) are proposed. Refer to Appendix C for criteria and noise attenuation measures.
7. Maximum residential densities in accordance with local adopted General Plans and zoning designations. Consideration should be given to the proximity of flight patterns, frequency of overflight, terrain conditions, and type of aircraft in determining acceptable location of residential uses. Referral to the ALUC for review of development plans prior to approval is recommended.
8. The purpose of these criteria is to provide a basis for determining those land uses which are compatible with airport activities. Specific land uses will be allowed only if they are also consistent with applicable General Plan policies and zoning ordinances.
9. All lands in Zone A are either within the Airport's boundaries or designated for acquisition in the Airport Master Plan.
10. Includes objects that penetrate FAR Part 77 surfaces, uses that would attract large numbers of birds (e.g., landfills), and uses that would create smoke, glare, distracting lights, or electronic interference.
11. Avigation easements will be required in lieu of overflight easements or deed notices where there is an appropriate public agency to review them.

Table 3-2

Airport Vicinity Land Use Compatibility Criteria Napa County Airport

ZONE	PROHIBITED USES	OTHER DEVELOPMENT ⁹ CONDITIONS	EXAMPLES OF NORMALLY ACCEPTABLE USES ⁴	EXAMPLES OF USES NOT NORMALLY ACCEPTABLE ⁵
A	<ul style="list-style-type: none"> - All residential uses - Any assemblage of people - Any new structure which exceeds height limits - Noise sensitive uses - Uses hazardous to flight¹⁰ 	<ul style="list-style-type: none"> - Avigation easement required 	<ul style="list-style-type: none"> - Pasture, open space - Aircraft tiedowns - Auto parking - Most agricultural uses 	<ul style="list-style-type: none"> - Heavy poles, signs, large trees, etc. - Ponds
B	<ul style="list-style-type: none"> - All residential uses - Any noise-sensitive uses - Schools, libraries, hospitals, nursing homes, daycare centers - Uses hazardous to flight¹⁰ 	<ul style="list-style-type: none"> - Avigation easement required - Structures to be as far as possible from extended runway centerline - Clustering is encouraged to maximize open land areas - Minimum NLR of 25 dBA in office buildings⁹ - Building envelopes and approach surfaces required on all subdivision maps and development plans 	<ul style="list-style-type: none"> - All uses from Zone A - Parks with low-intensity uses, golf courses - Nurseries - Mini-storage 	<ul style="list-style-type: none"> - Retail uses - Office uses (except as accessory uses) - Hotels, motels, resorts - Theaters, assembly halls, and conference centers - Ponds
C	<ul style="list-style-type: none"> - All residential uses - Schools, libraries, hospitals, nursing homes, daycare centers - Uses hazardous to flight¹⁰ 	<ul style="list-style-type: none"> - Avigation easement required - Structures to be set back as far as possible from extended centerline - Clustering is encouraged to maximize open land areas - Building envelopes and approach surfaces required on all subdivision maps - NLR measures may be required for noise-sensitive uses (offices) 	<ul style="list-style-type: none"> - All uses from Zone B - Warehousing and low-intensity light industrial - Small retail uses - Outdoor recreation uses; marina, ball-park - Office uses 	<ul style="list-style-type: none"> - Large retail buildings - Hotels, motels, resorts, health club - Restaurants, bars - Multi-story buildings - Theaters, assembly halls, and conference centers - Ponds
D	<ul style="list-style-type: none"> - All residential uses - Uses hazardous to flight¹⁰ 	<ul style="list-style-type: none"> - Overflight easement or deed notice required¹¹ - Building envelopes and approach surfaces required on all development plans within 100' of approach zones - Clustering is encouraged to maximize open land areas - NLR measures may be required for noise-sensitive uses⁹ 	<ul style="list-style-type: none"> - All uses from Zone C - Most non-residential uses - Accessory day care centers 	<ul style="list-style-type: none"> - Schools, libraries, hospitals, nursing homes - Large shopping malls - Amphitheaters - Ponds
E	<ul style="list-style-type: none"> - Noise-sensitive outdoor uses 	<ul style="list-style-type: none"> - Overflight easement or deed notice required¹¹ 	<ul style="list-style-type: none"> - Any permitted use 	<ul style="list-style-type: none"> - Amphitheaters - Landfills - Ponds

Table 3-2, Continued