

§ 256.8

32 CFR Ch. I (7-1-99 Edition)

§ 256.8 Land use compatibility guidelines for accident potential.

ZONES AND FOOTNOTES—LAND USE CATEGORY—Continued
[See footnotes at end of table]

ZONES AND FOOTNOTES—LAND USE CATEGORY
[See footnotes at end of table]

	Compatibility ¹		
	Clear zone	APZ I	APZ II
Residential:			
Single family	No	No	Yes. ²
2 to 4 family .....	.....do	.....do	No.
Multifamily dwellings .....	.....do	.....do	Do.
Group quarters .....	.....do	.....do	Do.
Residential hotels .....	.....do	.....do	Do.
Mobile home parks or courts .....	.....do	.....do	Do.
Other residential .....	.....do	.....do	Do.
Industrial manufacturing: ³			
Food and kindred products .....	.....do	.....do	Yes.
Textile mill products .....	.....do	.....do	Do.
Apparel .....	.....do	.....do	No.
Lumber and wood products .....	.....do	Yes	Do.
Furniture and fixtures .....	.....do	.....do	Do.
Paper and allied products .....	.....do	.....do	Do.
Printing, publishing .....	.....do	.....do	Do.
Chemicals and allied products .....	.....do	No	No.
Petroleum refining and related industries. ....	.....do	.....do	Do.
Rubber and miscellaneous plastic goods. ....	.....do	.....do	Do.
Stone, clay, and glass products .....	.....do	Yes	Yes.
Primary metal industries .....	.....do	.....do	Do.
Fabricated metal products .....	.....do	.....do	Do.
Professional, scientific and controlling instruments. ....	.....do	No	No.
Miscellaneous manufacturing .....	.....do	Yes	Yes.
Transportation, communications and utilities: ⁴			
Railroad, rapid rail transit (ongrade).	Yes	Yes ⁴ ..	Yes.
Highway and street ROW .....	.....do	Yes	Do.
Auto parking	No .....	.....do	Do.
Communication	Yes .....	.....do	Do.
Utilities .....	.....do	Yes ⁴ ..	Do.
Other transportation, communications and utilities. ....	.....do	Yes	Do.
Commercial/retail trade:			
Wholesale trade	No .....	.....do	Do.
Building materials—retail .....	.....do	.....do	Do.
General merchandise—retail .....	.....do	No	Do.
Food—retail .....	.....do	.....do	Do.
Automotive, marine, aviation—retail. ....	.....do	Yes	Do.

	Compatibility ¹		
	Clear zone	APZ I	APZ II
Apparel and accessories—retail .....	.....do	No	Do.
Furniture, homefurnishing—retail .....	.....do	.....do	Do.
Eating and drinking places .....	.....do	.....do	No.
Other retail trade .....	.....do	.....do	Yes.
Personal and business services: ⁵			
Finance, insurance and real estate. ....	.....do	.....do	Do.
Personal services .....	.....do	.....do	Do.
Business services .....	.....do	.....do	Do.
Repair services .....	.....do	Yes	Do.
Professional services .....	.....do	No	Do.
Contract construction services .....	.....do	Yes	Do.
Indoor recreation services .....	.....do	No	Do.
Other services .....	.....do	.....do	Do.
Public and quasi-public services:			
Government service .....	.....do	.....do	Yes. ⁵
Educational services	No	No	No.
Cultural activities .....	.....do	.....do	Do.
Medical and other health services. ....	.....do	.....do	Do.
Cemeteries .....	.....do	Yes ⁶ ..	Yes. ⁶
Nonprofit organization including churches. ....	.....do	No	No.
Other public and quasi-public services. ....	.....do	.....do	Yes.
Outdoor recreation:			
Playground's neighboring parks .....	.....do	.....do	Yes.
Community and regional parks .....	.....do	Yes ⁷ ..	Yes. ⁷
Nature exhibits .....	.....do	Yes	Yes.
Spectator sports including arenas. ....	.....do	No	No.
Golf course, ⁸ riding stables ⁹ .....	.....do	Yes	Yes.
Water based recreational areas .....	.....do	.....do	Do.
Resort and group camps .....	.....do	No	No.
Entertainment assembly .....	.....do	.....do	Do.
Other outdoor recreation .....	.....do	Yes ⁷ ..	Yes.
Resource production and extraction and open land:			
Agriculture ¹⁰	Yes	Yes	Do.
Livestock farming, animal breeding ¹¹	No .....	.....do	Do.
Forestry activities ¹²	No ¹³ ..	Yes	Do.
Fishing activities and related services ¹⁴	No ¹⁵ ..	Yes ¹⁴	Do.
Mining activities	No	Yes	Do.
Permanent open space	Yes .....	.....do	Do.
Water areas ¹⁴ .....	.....do	.....do	Do.

Footnotes.

¹A "Yes" or "No" designation for compatible land use is to be used only for gross comparison. Within each, uses exist where further definition may be needed as to whether it is clear or normally acceptable/unacceptable owing to variations in densities of people and structures.

²Suggested maximum density 1–2 DU/AC, possibly increased under a planned unit development where maximum lot covered less than 20 percent.

³Tactics to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution.

⁴No passenger terminals and no major above ground transmission lines in APZ I.

⁵Low intensity office uses only. Meeting places, auditoriums, etc., not recommended.

⁶Excludes chapels.

⁷Facilities must be low intensity.

⁸Clubhouse not recommended.

⁹Concentrated rings with large classes not recommended.

¹⁰Includes livestock grazing but excludes feedlots and intensive animal husbandry.

¹¹Includes feedlots and intensive animal husbandry.

¹²No structures (except airfield lighting), buildings or above ground utility/communication lines should be located in the clear zone. For further runway safety clearance limitations pertaining to the clear zone see AFM 86-6 TM 5-803-4 and NAVFAC P-80.²

¹³Lumber and timber products removed due to establishment, expansion or maintenance of clear zones will be disposed of in accordance with DoD Instruction 4170.7, "Natural Resources—Forest Management," June 21, 1965 (32 CFR 233) and DoD Instruction 7310.1, "Accounting and Reporting for Property Disposal and Proceeds from Sale of Disposable Personal Property and Lumber or Timber Products," July 10, 1970.¹

¹⁴Includes hunting and fishing.

¹⁵Controlled hunting and fishing may be permitted for the purpose of wildlife control.

§ 256.9 Real estate interests to be considered for clear zones and accident potential zone.

(a) The right to make low and frequent flights over said land and to generate noises associated with:

- (1) Aircraft in flight, whether or not while directly over said land,
- (2) Aircraft and aircraft engines operating on the ground at said base, and,
- (3) Aircraft engine test/stand/cell operations at said base.

(b) The right to regulate or prohibit the release into the air of any substance which would impair the visibility or otherwise interfere with the operations of aircraft, such as, but not limited to, steam, dust and smoke.

(c) The right to regulate or prohibit light emissions, either direct or indirect (reflective), which might interfere with pilot vision.

(d) The right to prohibit electrical emissions which would interfere with aircraft and aircraft communications systems or aircraft navigational equipment.

(e) The right to prohibit any use of the land which would unnecessarily attract birds or waterfowl, such as, but not limited to, operation of sanitary landfills, maintenance of feeding stations or the growing of certain types of

vegetation attractive to birds or waterfowl.

(f) The right to prohibit and remove any buildings or other non-frangible structures.

(g) The right to top, cut to ground level, and to remove trees, shrubs, brush or other forms of obstruction which the installation commander determines might interfere with the operation of aircraft, including emergency landings.

(h) The right of ingress and egress upon, over and across said land for the purpose of exercising the rights set forth herein.

(i) The right to post signs on said land indicating the nature and extent of the Government's control over said land.

(j) The right to prohibit land uses other than the following:

- (1) Agriculture.
- (2) Livestock grazing.
- (3) Permanent open space.
- (4) Existing water areas.
- (5) Rights of way for fenced two lane highways, without sidewalks or bicycle trails and single track railroads.
- (6) Communications and utilities rights of way, provided all facilities are at or below grade.

(k) The right to prohibit entry of persons onto the land except in connection with activities authorized under paragraphs (a), (b), (c), and (f) of this section.

(l) The right to disapprove land uses not in accordance with § 256.8.

(m) The right to control the height of structures to insure that they do not become a hazard to flight.

(n) The right to install airfield lighting and navigational aids.

§ 256.10 Air installations compatible use zone noise descriptors.

(a) Composite Noise Rating (CNR) and Noise Exposure Forecast (NEF) values as previously required by Sections III., IV., and V. of DoD Instruction 4165.57, "Air Installations Compatible Use Zones," July 30, 1973¹ will no longer be used.

¹ Filed as part of original. Copies available in the Office of the Assistant Secretary of Defense (Installations and Logistics)—IO, Washington, DC 20301.