

**TABLE 4B  
Safety Criteria Matrix  
Half Moon Bay Airport**

Zone	Maximum Densities/Intensities/Required Open Land			Additional Criteria	
	Dwelling Units per Acre <sup>1</sup>	Maximum Non-residential Intensity <sup>2</sup>	Required Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
RPZ	None	None	All unused	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Natural gas &amp; petroleum pipelines<sup>10</sup></li> <li>Dumps or landfills, other than those consisting entirely of earth &amp; rock.</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airport disclosure notice required</li> </ul>
IADZ	1 d.u. per 10 acres	60 persons per acre	30%	<ul style="list-style-type: none"> <li>Residential, except for very low residential and infill in developed areas</li> <li>Hazardous uses (e.g., aboveground bulk fuel storage)</li> <li>Natural gas &amp; petroleum pipelines<sup>10</sup></li> <li>Office buildings greater than 3 stories</li> <li>Labor-intensive industrial uses</li> <li>Children’s schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Places of worship</li> <li>Schools</li> <li>Recreational uses, athletic fields, playgrounds, &amp; riding stables</li> <li>Theaters, auditoriums, &amp; stadiums</li> <li>Dumps or landfills, other than those consisting entirely of earth &amp; rock.</li> <li>Waterways that create a bird hazard</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airport disclosure notice required</li> <li>Locate structures maximum distance from extended runway centerline</li> <li>Airspace review required for objects &gt; 35 feet tall<sup>8</sup></li> </ul>
ITZ	1 d.u. per 2 acres	100 persons per acre	20%	<ul style="list-style-type: none"> <li>Residential, except for low residential and infill in developed areas</li> <li>Hazardous uses (e.g., aboveground bulk fuel storage)</li> <li>Natural gas &amp; petroleum pipelines<sup>10</sup></li> <li>Buildings with more than 3 aboveground habitable floors</li> <li>Children’s schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Places of worship</li> <li>Schools</li> <li>Recreational uses, athletic fields, playgrounds, &amp; riding stables</li> <li>Theaters, auditoriums, &amp; stadiums</li> <li>Dumps or landfills, other than those consisting entirely of earth &amp; rock.</li> <li>Waterways that create a bird hazard</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Same as IADZ zone</li> </ul>

**TABLE 4B (Continued)**  
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**Half Moon Bay Airport**

Zone	Maximum Densities/Intensities/Required Open Land			Additional Criteria	
	Dwelling Units per Acre <sup>1</sup>	Maximum Non-residential Intensity <sup>2</sup>	Required Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
OADZ	1 d.u. per 2 acres	150 persons per acre	20%	<ul style="list-style-type: none"> <li>Children’s schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Bldgs. with &gt;3 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses<sup>7</sup></li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airport disclosure notice required</li> <li>Airspace review required for objects &gt;70 feet tall<sup>9</sup></li> </ul>
SSZ	1 d.u. per 2 acres	100 persons per acre	30%	Same as IADZ zone	Same as IADZ zone
APZ	None	No Limit	No Requirement	<ul style="list-style-type: none"> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airport disclosure notice required</li> <li>Airspace review required for objects &gt;70 feet tall<sup>9</sup></li> </ul>
AIA	No Limit	300 persons per acre	10%	<ul style="list-style-type: none"> <li>Hazards to flight<sup>6</sup></li> <li>Outdoor stadiums and similar uses with very high intensity uses</li> </ul>	<ul style="list-style-type: none"> <li>Airport disclosure notice required</li> <li>Airspace review required for objects &gt;100 feet tall<sup>9</sup></li> <li>New structures are prohibited on existing terrain that penetrates 14 CFR Part 77 surfaces<sup>11</sup></li> <li>New structures require additional airspace analysis required within the 50-foot terrain penetration buffer<sup>12</sup></li> </ul>

**Notes:**

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre (d.u./ac). Clustering of units is encouraged. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands.
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside. Multiplier bonus for Special Risk-Reduction Bldg. Design is 1.5 for IADZ Zone and 2.0 for ITZ, OADZ, SSZ, and AIA Zones. (Appropriate risk reduction measures are specified in the California Code of Regulations, Title 24, Part 2.)
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria. Also see Sections 4.1.6 and 4.2.2.5 for policies on similar uses and special conditions.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheatres and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Objects up to 35 feet in height are permitted. However, the FAA may require Form 7460-1, marking, and lighting of certain objects.
- This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport (See examples 1, 2 & 3 on Exhibit 4C). Taller objects may be acceptable if determined not to be obstructions. Developers proposing structures that could penetrate 14 CFR Part 77 elevations must file Form 7460 with the FAA.
- Natural gas & petroleum pipelines less than 36 inches below the surface.

RPZ - Runway Protection Zone  
 APZ - Airport Property

OADZ Outer Approach/Departure Zone  
 ITZ -Inner Turning Zone

IADZ - Inner Approach/Departure Zone  
 SSZ - Sideline Safety Zone

AIA - Airport Influence Area