

Land Use Compatibility Matrix

FINAL - 03/09/11

Land Uses	Tier 1 ¹	Tier 2 ¹	Tier 3 ¹
Residential Dwellings (Single Family or Multi-Family)			
A: Enlargement of existing single family structures	CONDITIONAL ²	YES	YES
B: Renovation of existing single family structures	YES	YES	YES
C: Replacement of existing single family structures after casualty ³	CONDITIONAL ²	YES	YES
D: Enlargement, renovation or replacement of existing multi-family structures	CONDITIONAL ²	CONDITIONAL ²	YES
E: New Multi-family development	NO	CONDITIONAL ²	YES
F: New mobile home parks or subdivisions	NO	NO	YES
G: New single family construction, including demolition, in existing developed residential areas	CONDITIONAL ²	CONDITIONAL ²	YES
H: New construction in undeveloped or non-residential areas	NO	CONDITIONAL ²	YES
Sensitive and Public Assembly Uses (e.g. Hospitals, Nursing Homes, Assisted Living Centers, K-12 Schools, Higher Educational Institutions, Day Care Centers, Places of Worship, Movie Theaters, Amphitheatres)			
A: Enlargement or renovation of existing structures	CONDITIONAL ²	CONDITIONAL ²	YES
B: New construction	CONDITIONAL ²	CONDITIONAL ²	YES
Lodging			
A: Enlargement or renovation of existing structures	CONDITIONAL ²	CONDITIONAL ²	YES
B: New construction	CONDITIONAL ²	CONDITIONAL ²	YES
Commercial and Employment Uses (Retail, Restaurants, Offices, Warehouses, Industrial Uses)			
A: Enlargement or renovation of existing structures	YES	YES	YES
B: New construction	YES	YES	YES

NOTES:

1. Must meet certain notification requirements.
2. Subject to conditions including sound insulation and execution of an avigation easement. For enlargement, conditions will apply if enlargement of the structure is more than 51% of the appraised value of the livable area.
3. "Casualty" means destruction by accidental or natural causes.

Legend:

 Compatible

 **Compatible Only With Sound Insulation Measures**
(May be subject to further conditions or exceptions)

 Not Compatible