

Compatibility Guidelines for Specific Land Uses

The compatibility evaluations listed below for specific types of land uses can be used by affected jurisdictions as guidelines in implementation of the general compatibility criteria listed in Table 2A. These evaluations are not regarded as adopted ALUC policies or criteria. In case of any conflicts between these evaluations of specific land uses and the policies and criteria in Chapter 2 of this document, the contents of Chapter 2 shall prevail.

Land Use	Compatibility Zones					
	A	B1	B2	C	D	E
Agricultural Uses						
Truck and Specialty Crops	0	+	+	+	+	+
Field Crops	0	+	+	+	+	+
Pasture and Rangeland	0	+	+	+	+	+
Vineyards	0	+	+	+	+	+
Orchards	-	0	0	+	+	+
Dry Farm and Grain	0	+	+	+	+	+
Tree Farms, Landscape Nurseries and Greenhouses	-	0	0	+	+	+
Fish Farms	-	0	0	+	+	+
Feed Lots and Stockyards	-	0	0	+	+	+
Poultry Farms	-	0	0	0	+	+
Dairy Farms	-	0	0	+	+	+
Natural Uses						
Fish and Game Preserves	0	0	0	0	0	0
Land Preserves and Open Space	0	+	+	+	+	+
Flood and Geological Hazard Areas	0	+	+	+	+	+
Waterways: Rivers, Creeks, Canals, Wetlands, Bays, Lakes	0	0	0	0	0	+
Residential						
Rural Estate (2.0-10.0 acre parcels)	-	-	-	0	0	+
Rural Residential (0.5-1.0 du / acre)	-	-	-	-	-	+
Low-Density Residential (1.1-5.0 du / acre)	-	-	-	-	-	+
Medium-Density Residential (5.1-15.0 du / acre)	-	-	-	-	+	+
High-Density Residential (> 15.0 du / acre)	-	-	-	-	+	+
Mobile Home Parks	-	-	-	-	0	+

- Generally incompatible
- 0 Potentially compatible with restrictions (see Table 2A)
- + Generally compatible

Land Use	Compatibility Zones					
	A	B1	B2	C	D	E
<i>Institutional</i>						
Schools, Colleges and Universities	-	-	-	-	0	+
Day Care Centers	-	-	-	-	+	+
Hospitals and Residential Care Facilities	-	-	-	-	0	+
Churches	-	-	-	0	0	+
Memorial Parks / Cemeteries	-	0	+	+	+	+
<i>Recreational</i>						
Golf Courses (except clubhouse)	0	0	0	+	+	+
Golf Course Clubhouses	-	0	0	0	+	+
Parks low intensity; no group activities	0	+	+	+	+	+
Playgrounds and Picnic Areas	-	0	0	0	+	+
Athletic Fields (with small or no bleachers)	-	0	0	0	+	+
Spectator-Oriented Sports Complexes or Stadiums	-	-	-	-	-	0
Riding Stables	-	0	0	+	+	+
Marinas and Water Recreation	-	0	0	+	+	+
Health Clubs and Spas	-	-	0	0	0	+
Tennis Courts	-	0	0	+	+	+
Swimming Pools	-	0	0	0	0	+
Fairgrounds and Race Tracks	-	-	-	-	-	0
Resorts and Group Camps	-	-	-	0	0	+
Shooting Ranges	-	0	0	0	0	+
<i>Industrial</i>						
Research and Development Laboratories	-	0	0	0	+	+
Warehouses and Distribution Facilities	-	0	+	+	+	+
Manufacturing and Assembly	-	0	0	0	+	+
Cooperage and Bottling Plants	-	0	+	+	+	+
Printing, Publishing and Allied Services	-	0	+	+	+	+
Chemical, Rubber and Plastic Products	-	-	0	0	0	+
Food Processing	-	-	0	0	0	+
<i>Commercial Uses</i>						
Low-Intensity Retail (e.g., auto, furniture sales)	-	0	0	+	+	+
Retail Stores (1 floor)	-	0	0	0	+	+
Retail Stores (2 or 3 floors)	-	-	-	0	0	+
Large Shopping Malls (500,000+ sq. ft.)	-	-	-	-	0	+
Restaurants and Drinking Establishments (no drive-thru)	-	0	0	0	+	+
Fast Food Restaurants	-	-	0	0	0	+
Auto and Marine Services	-	0	0	+	+	+
Building Materials, Hardware and Heavy Equipment	-	0	0	+	+	+
Office Buildings (1 or 2 floors)	-	0	0	+	+	+
Office Buildings (3 floors)	-	-	-	0	0	+
Banks and Financial Institutions (1 or 2 floors)	-	0	0	+	+	+
Repair Services	-	0	0	+	+	+

- Generally incompatible
- 0 Potentially compatible with restrictions (see Table 2A)
- + Generally compatible

Land Use	Compatibility Zones					
	A	B1	B2	C	D	E
Commercial Uses, continued						
Gas Stations	-	0	0	0	+	+
Government Services / Public Buildings (1 or 2 floors)	-	0	0	0	+	+
Motels (1 or 2 floors)	-	-	-	0	+	+
Hotels and Motels (3 floors)	-	-	-	0	0	+
Theaters, Auditoriums, Large Assembly Halls	-	-	-	-	0	0
Outdoor Theaters	-	-	-	-	0	0
Truck Terminals	-	0	+	+	+	+
Any Uses with more than 3 habitable floors aboveground	-	-	-	-	0	+
Transportation, Communications and Utilities						
Aircraft Storage	0	+	+	+	+	+
Automobile Parking	0	+	+	+	+	+
Highway and Street Right-of-Ways	0	+	+	+	+	+
Railroad and Public Transit Lines	0	+	+	+	+	+
Taxi, Bus, and Train Terminals	-	0	0	+	+	+
Electrical Substations	-	0	0	0	0	+
Power Plants	-	-	-	0	0	+
Power Lines	-	0	0	0	0	+
Reservoirs	-	0	0	0	0	+
Sewage Treatment and Disposal Facilities	-	0	0	0	0	+
Sanitary Landfills	-	-	-	-	-	0

- Generally incompatible
- 0 Potentially compatible with restrictions (see Table 2A)
- + Generally compatible