

**Table 2-2**  
**Safety Criteria**

**Legend: Land Use Compatibility**

(A detailed explanation of each land use acceptability category is provided on pg. 2-46 of this table)

Normally Compatible Land Use	Conditional Land Use (FAR)					Incompatible Land Use
<ul style="list-style-type: none"> <li>A yellow cell indicates a use that is conditionally compatible provided it satisfies the maximum intensity limits and/or other listed conditions.</li> <li>Numbers in yellow cells indicate the Floor Area Ratio (FAR) limit for the use. The FAR limit is based on the common occupancy load factor [approx. number of square feet per person] indicated for that use. The FAR and/or the common occupancy load factors can be used to calculate the intensity (number of people per acre) of the proposed development (see <b>Policy S2c</b>). Up to 10% of the total FAR of a building may be devoted to an ancillary use and excluded from the single-acre intensity calculations, but not the average sitewide intensity limits.</li> </ul>						
Land Use Category <sup>1</sup>	Safety Zone <sup>2</sup>					Criteria for Conditional Uses
<i>Note: Multiple land use categories and compatibility criteria may apply to a project</i>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<i>Note: The numbers below indicate zone in which condition applies.</i>
<b>Max Sitewide Average Intensity (people/acre)</b>	<b>10</b>	<b>60</b>	<b>100</b>	<b>160</b>	<b>160</b>	<ul style="list-style-type: none"> <li>Nonresidential development must satisfy both forms of intensity limits.</li> <li>Maximum intensity criteria apply to Normally Compatible as well as Conditional land uses</li> </ul>
<b>Max Single-Acre Intensity (people/acre)</b> <i>applicable to all nonresidential development</i>	<b>20</b>	<b>120</b>	<b>250</b>	<b>400</b>	<b>400</b>	
<b>Outdoor Uses</b> (limited or no activities in buildings)						
Natural Land Areas: desert, brush lands <sup>3</sup>						1: Objects above runway elevation not allowed in Object Free Area (OFA)
Water: flood plains, wetlands, lakes, reservoirs <sup>3</sup>						1-5: Objects above runway elevation not allowed in Object Free Area (OFA)
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land <sup>3</sup>						1-5: Not allowed in Object Free Area (OFA)
Livestock Uses: feed lots, stockyards, breeding, fish hatcheries, horse stables <sup>3</sup>						
Outdoor Major Assembly Facilities: <sup>4</sup> spectator-oriented outdoor stadiums, amphitheaters, fairgrounds, zoos						
Group Recreation (limited spectator stands): athletic fields, water recreation facilities, picnic areas						3,4: Allowed only if alternative site outside zone would not serve intended function
Small/Non-Group Recreation: golf courses, tennis courts, shooting ranges <sup>3</sup>						2-4: Allowed only if alternative site outside zone would not serve intended function and intensity criteria met
Local Parks: children-oriented neighborhood parks, playgrounds						3-5: Allowed only if alternative site outside zone would not serve intended function and intensity criteria met
Camping: campgrounds, recreational vehicle/ motor home parks						3,4: Allowed only if intensity criteria met
Cemeteries (except chapels)						
<b>Residential and Lodging Uses</b>						

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Land Use Category <sup>1</sup>	Safety Zone <sup>2</sup>					Criteria for Conditional Uses
<i>Note: Multiple land use categories and compatibility criteria may apply to a project</i>	1	2	3	4	5	<i>Note: The numbers below indicate zone in which condition applies.</i>
<b>Max Sitewide Average Intensity (people/acre)</b>	10	60	100	160	160	<ul style="list-style-type: none"> <li>Nonresidential development must satisfy both forms of intensity limits.</li> <li>Maximum intensity criteria apply to Normally Compatible as well as Conditional land uses</li> </ul>
<b>Max Single-Acre Intensity (people/acre)</b> <i>applicable to all nonresidential development</i>	20	120	250	400	400	
Residential (<8 d.u./acre): individual dwellings, townhouses, mobile homes, bed & breakfast inns <sup>5</sup>						
Residential (≥8 d.u./acre) <sup>5</sup>						
Long-Term Lodging (>30 nights): extended-stay hotels, dormitories						
Short-Term Lodging (≤ 30 nights): hotels, motels, other transient lodging (except conference/assembly facilities) [approx. 200 s.f./person]			0.46	0.74		3, 4: FAR limits as indicated
Congregate Care: retirement homes, assisted living, nursing homes, intermediate care facilities						
<b>Educational and Institutional Uses</b>						
Family day care homes (≤14 children) <sup>5</sup>						
Children's Schools: K-12, day care centers (>14 children); school libraries						4: No new sites or land acquisition; Bldg replacement/expansion allowed for existing schools; expansion limited to ≤50 students

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Adult Education classroom space: adult schools, colleges, universities [approx. 40 s.f./person]			0.09	0.15		3, 4: FAR limits as indicated; also see individual components of campus facilities (e.g., assembly facilities, offices, gymnasiums)
Community Libraries [approx. 100 s.f./person]			0.23	0.37		3, 4: FAR limits as indicated
Major Indoor Assembly Facilities <sup>4</sup> : auditoriums, conference centers, concert halls, arenas						
Large Indoor Assembly Facilities <sup>4</sup> : movie theaters, places of worship, cemetery chapels, mortuaries [approx. 15 s.f./person]			0.03	0.06		3, 4: FAR limits as indicated
Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios [approx. 60 s.f./person]			0.14	0.22		3, 4: FAR limits as indicated
In-Patient Medical: hospitals, mental hospitals						3, 4: No new sites or land acquisition; replacement/expansion of existing facilities limited to existing size
Out-Patient Medical: health care centers, clinics [approx. 240 s.f./person]			0.55	0.88		3, 4: FAR limits as indicated
Penal Institutions: prisons, reformatories						
Public Safety Facilities: police, fire stations						3-5: Allowed only if alternative site outside zone would not serve intended public function 5: Allowed only if airport serving
<b>Commercial, Office, and Service Uses</b>						
Major Retail: regional shopping centers, 'big box' retail [approx. 110 s.f./person]			0.25	0.40		3, 4: FAR limits as indicated; evaluate eating/drinking areas separately if >10% of total floor area
Local Retail: community/neighborhood shopping centers, grocery stores [approx. 170 s.f./person]			0.39	0.62		3, 4: FAR limits as indicated; evaluate eating/drinking areas separately if >10% of total floor area

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Eating/Drinking Establishments: restaurants, fast-food dining, bars <span style="background-color: #FFFF00;">[approx. 60 s.f./person]</span>			0.14	0.22	0.22	3-5: FAR limits as indicated
Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries <span style="background-color: #FFFF00;">[approx. 250 s.f./person]</span>		0.34	0.57			2, 3: FAR limits as indicated; design site to place parking inside and bldgs outside of zone if possible
Offices: professional services, doctors, finance, civic; radio, television & recording studios, office space associated with other listed uses <span style="background-color: #FFFF00;">[approx. 215 s.f./person]</span>		0.30	0.49	0.79	0.79	2-5: FAR limits as indicated
Personal & Miscellaneous Services: barbers, car washes, print shops <span style="background-color: #FFFF00;">[approx. 200 s.f./person]</span>		0.28	0.46	0.74	0.74	2-5: FAR limits as indicated
Vehicle Fueling: gas stations, trucking & transportation terminals						5: Allowed only if airport serving
<b>Industrial, Manufacturing, and Storage Uses</b>						
Hazardous Materials Production: oil refineries, chemical plants (≥ 6,000 gallons)						
Heavy Industrial						3, 4: Avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Light Industrial, High Intensity: food products preparation, electronic equipment <span style="background-color: #FFFF00;">[approx. 200 s.f./person]</span>		0.28	0.46	0.74		2-4: FAR limits as indicated; avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft

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Light Industrial, Low Intensity: machine shops, wood products, auto repair [approx. 350 s.f./person]		0.48	0.80	1.29		2-4: FAR limits as indicated 5: Single story only; max. 10% in mezzanine 2-5: Avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Research & Development [approx. 300 s.f./person]			0.69	1.10		3, 4: FAR limits as indicated; avoid bulk storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft
Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses [approx. 1,000 s.f./person]						2: Single story only; max. 10% in mezzanine
Outdoor Storage: public works yards, automobile dismantling						
Mining & Extraction <sup>6</sup>						
<b>Transportation, Communication, and Utilities</b>						
Airport Terminals: airline, general aviation						
Rail & Bus Stations						2: Allowed only if alternative site outside zone would not serve intended public function 5: Allowed only if airport serving
Transportation Routes: road & rail rights-of-way, bus stops						1: Not allowed in Object Free Area <sup>3</sup>
Auto Parking: surface lots, structures						1: Not allowed in Object Free Area <sup>3</sup>
Communications Facilities: emergency communications, broadcast & cell towers <sup>7</sup>						3-5: Allowed only if alternative site outside zone would not serve intended public function; not allowed within ½ mile of runway
Power Plants <sup>7</sup>						3, 4: Primary plants not allowed; peaker plants only

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Electrical Substations <sup>7</sup>						2, 5: Allowed only if alternative site outside zone would not serve intended public function
Wastewater Facilities: treatment, disposal <sup>3</sup>						2, 5: Allowed only if alternative site outside zone would not serve intended public function
Solid Waste Disposal Facilities: landfill, incineration <sup>3</sup>						2: Allowed only if alternative site outside zone would not serve intended public function
Solid Waste Transfer Facilities, Recycle Centers <sup>3</sup>						

Land Use Acceptability	Interpretation/Comments
<b>Normally Compatible</b>	Normal examples of the use are compatible under the presumption that usage intensity criteria will be met. Atypical examples may require review to ensure compliance with usage intensity criteria. Noise, airspace protection, and/or overflight limitations may apply.
<b>Conditional</b>	Use is compatible if indicated Floor Area Ratio (FAR) and/or other listed conditions are met.
<b>Incompatible</b>	Use should not be permitted under any circumstances.

**Notes**

- <sup>1</sup> Land uses not specifically listed shall be evaluated using the criteria for similar uses.
- <sup>2</sup> Safety zones for ONT lie entirely within the limits of the City of Ontario. Avigation easement dedication required as condition of approval for all properties within safety zones.
- <sup>3</sup> Although these uses may satisfy the Safety criteria, they may be inconsistent with the Airspace Protection criteria as these uses may attract birds or other wildlife that could pose hazards to flight (see **Policy A3**).
- <sup>4</sup> A *Major Assembly Facility* is defined as having a capacity of  $\geq 1,000$  people, while a *Large Assembly Facility* has a capacity of 300 to 999 people. Source: International Building Code.
- <sup>5</sup> Construction of a single-family home, including a second dwelling unit as defined by state law, allowed on a legal lot of record if such use is permitted by local land use regulations. A family day care home (serving  $\leq 14$  children) may be established in any dwelling. See **Policy S1**.
- <sup>6</sup> These uses may generate dust or other hazards to flight. See **Policy A3** for applicable policies.
- <sup>7</sup> Power lines or other tall objects associated with these uses may be hazards to flight.
- <sup>8</sup> Common occupancy load factors source: Mead & Hunt, Inc. based upon information from various sources including the international building code.