

Proposed Zoning Ordinance Amendments Air Installations Compatible Use Zones (AICUZ)



NO.26-0071

Adoption of 2020 AICUZ Maps & Related Ordinance Updates

Planning Commission

March 19, 2026



BACKGROUND

This item follows the release of the June 2020 Air Installations Compatible Use Zones (AICUZ) Study for Joint Base Langley-Eustis (JBLE).

The City previously briefed Council in 2021 regarding updated noise contours and accident potential zones.

This amendment implements the required updates to:

- Zoning Map

PURPOSE



- Adopt updated AICUZ noise contours and accident potential zones
- Maintain land use compatibility around Joint Base Langley-Eustis
- Support long-term mission sustainability



WHAT IS AICUZ?

Air Installations Compatible Use Zones (AICUZ)

A Department of Defense planning program that:

- Identifies areas affected by military flight operations
- Establishes:
 - Clear Zones (CZ)
 - Accident Potential Zones (APZ I & II)
 - Noise Contours (65 dB, 70-75 dB, 75+ dB Day-Night Average Sound Level, DNL)
 - Provides land use compatibility guidance



2020 AICUZ UPDATE

Key Changes from 2020 Study

- Revised 65 dB and 75 dB noise contours
- Adjusted accident potential zone boundaries
- Reflects operational changes (F-22 Formal Training Unit)
- Requires corresponding zoning map amendment

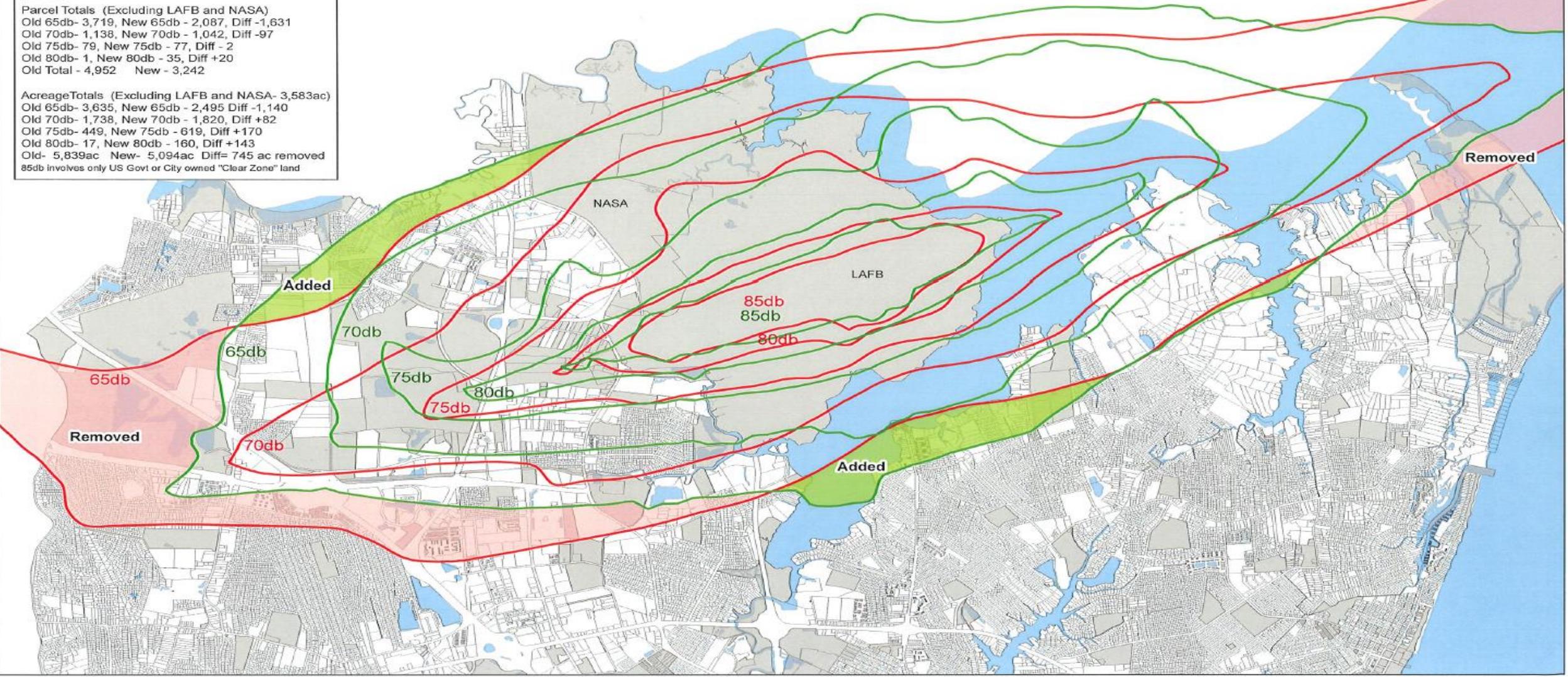
AICUZ Noise Contour Comparison



- New Noise Contours March 2021
- Old Noise Contours
- Added to Noise Contour Footprint
- Removed
- US Govt or City of Hampton Ownership

Parcel Totals (Excluding LAFB and NASA)
 Old 65db- 3,719, New 65db - 2,087, Diff -1,631
 Old 70db- 1,138, New 70db - 1,042, Diff -97
 Old 75db- 79, New 75db - 77, Diff -2
 Old 80db- 1, New 80db - 35, Diff +20
 Old Total - 4,952 New - 3,242

AcreageTotals (Excluding LAFB and NASA- 3,583ac)
 Old 65db- 3,635, New 65db - 2,495 Diff -1,140
 Old 70db- 1,738, New 70db - 1,820, Diff +82
 Old 75db- 449, New 75db - 619, Diff +170
 Old 80db- 17, New 80db - 160, Diff +143
 Old- 5,839ac New- 5,094ac Diff= 745 ac removed
 85db involves only US Govt or City owned "Clear Zone" land





WHY THIS MATTERS

- JBLE is a major regional economic driver
- Incompatible development creates long-term conflict
- Proactive planning protects:
 - Public safety
 - Military mission
 - Property owners



CITY'S REGULATORY FRAMEWORK

Existing Compatibility Tools

- Zoning Overlay Districts
- Langley Flight Approach (LFA) Districts
- Noise contour construction standards
- Height and emission restrictions



NOISE ZONE STANDARDS

Noise District Requirements

- Noise Areas:
 - 65-69 dB
 - 70-75 dB
 - 75+ dB

Standards Include:

- Enhanced Sound Transmission Control (STC) ratings
- Building material requirements
- Development intensity limitations



ACCIDENT POTENTIAL ZONES (APZ)

Accident Potential Zones

- Clear Zone (CZ) - Most restrictive
- APZ I - Significant development limitations
- APZ II - Controlled development

Purpose:

- Minimize risk to people and property.

LANGLEY FLIGHT APPROACH (LFA) DISTRICTS



LFA-1 through LFA-5 Overlays

- Height limits (30'-60')
- Emission restrictions
- Limited residential continuation
- Industrial and mixed-use controls



RECOMMENDED ACTION

To implement the 2020 AICUZ Study:

- Adopt Zoning Map Amendment

CONCLUSION



- Public Hearing Action
- Staff recommends **APPROVAL** of ZOA26-0052