Land Use Compatibility

- Development on/around NAS Oceana is subject to land use criteria deemed compatible with aircraft/airfield operations
  - U.S. Navy AICUZ Program
  - City of Virginia Beach Zoning Ordinance
  - U.S. government-owned development rights

Air Installations Compatible Use Zones

- Structure height may also be limited by FAA height and obstruction criteria
Land Use Compatibility

- AICUZ - Two considerations
  - Noise Zone
  - Accident Potential Zone
Harpers Road Parcels

- APZ-1 and APZ-2
- >75 dB DNL

Some Manufacturing – Warehousing & Storage – Repair Services
Wholesale – Retail (Hardware, Automotive, Marine)
Commissary Parcels

- >75 dB DNL
- No APZ

Manufacturing
Wholesale Trade & Retail
Service Industry

But not
Residential
Hospitals or Medical
Nursing Homes
Educational Services
Outdoor Activities

- Nuance

Adjacent Easements