

**Table 5.1 Generalized Existing Land Use Within DNL 65 dB and Greater Noise Exposure Area (Off Installation)**

<b>Category</b>	<b>Acreage</b>
Residential	1,065
Commercial	172
Industrial	256
Public/Quasi-public	161
Recreational	0
Open/Agricultural/Low Density	2,612
<b>Total</b>	<b>4,266</b>

The analysis also includes land use within the Tinker AFB CZs and APZs. Inclusion of the CZs and APZs in the evaluation shows 479 acres of residential land within the Tinker AFB CZs and APZs. Table 5.2 reflects the land use (outside the Tinker AFB boundaries) within the Tinker AFB CZs and APZs.

**Table 5.2 Generalized Existing Land Use within the Tinker AFB Clear Zones and Accident Potential Zones (Off-Installation)**

<b>Category</b>	<b>Acreage</b>
Residential	441
Commercial	118
Industrial	83
Public/Quasi-public	145
Recreational/Open/Agricultural/Low Density	1,771
<b>Total</b>	<b>2,558</b>

### **5.3 CURRENT ZONING**

The vast majority of land adjacent to Tinker AFB is zoned. Figure 5.2 overlays the 2006 noise contours, CZs, and APZs on a map displaying the current generalized zoning in the vicinity of Tinker AFB. As described in the preceding existing land use section, the area of influence includes the cities of Midwest City, Del City, Oklahoma City, and unincorporated areas of Oklahoma County.

Zoning within the AICUZ area of influence generally reflects existing land use patterns. The vast majority of land in the Tinker AFB environs is zoned for various densities of residential uses. Commercially zoned land exists along the major corridors of Interstate 40, 29th Street, 15th Street, Air Depot Boulevard, and Midwest City Boulevard. Significant amounts of land are zoned industrial along Interstate 240, southwest of the Base. Large areas of land are zoned as agricultural district to the east and to the far south of the installation.

Midwest City implements a conventional zoning ordinance that contains a supplement, “Tinker Air Force Base Zoning Ordinance.” This ordinance regulates development within

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APZ I. Del City also implements a conventional zoning ordinance and has recently incorporated a section, “Airport Zoning”, that controls development within APZ I. Oklahoma City’s zoning ordinance contains a section (Oklahoma City Airports Zoning Ordinance) that regulates height restriction zones around airports and airport environs zones created by the existing and future potential noise impact. Oklahoma City requires sound proofing new construction within noise contour levels above DNL 60 dB. The city also restricts incompatible uses within noise zones above DNL 65 dB. The overlay zoning in the vicinity of Tinker AFB is based on the noise contours published in the 1983 AICUZ study. These contours are shown on Figure D-1 in Appendix D. In 2002, Oklahoma County passed a Bond Issue dedicating 53 acres that were purchased by Oklahoma County between Interstate 40 and the Base to security of the base and aircraft flight safety/noise by removing homes in this area.

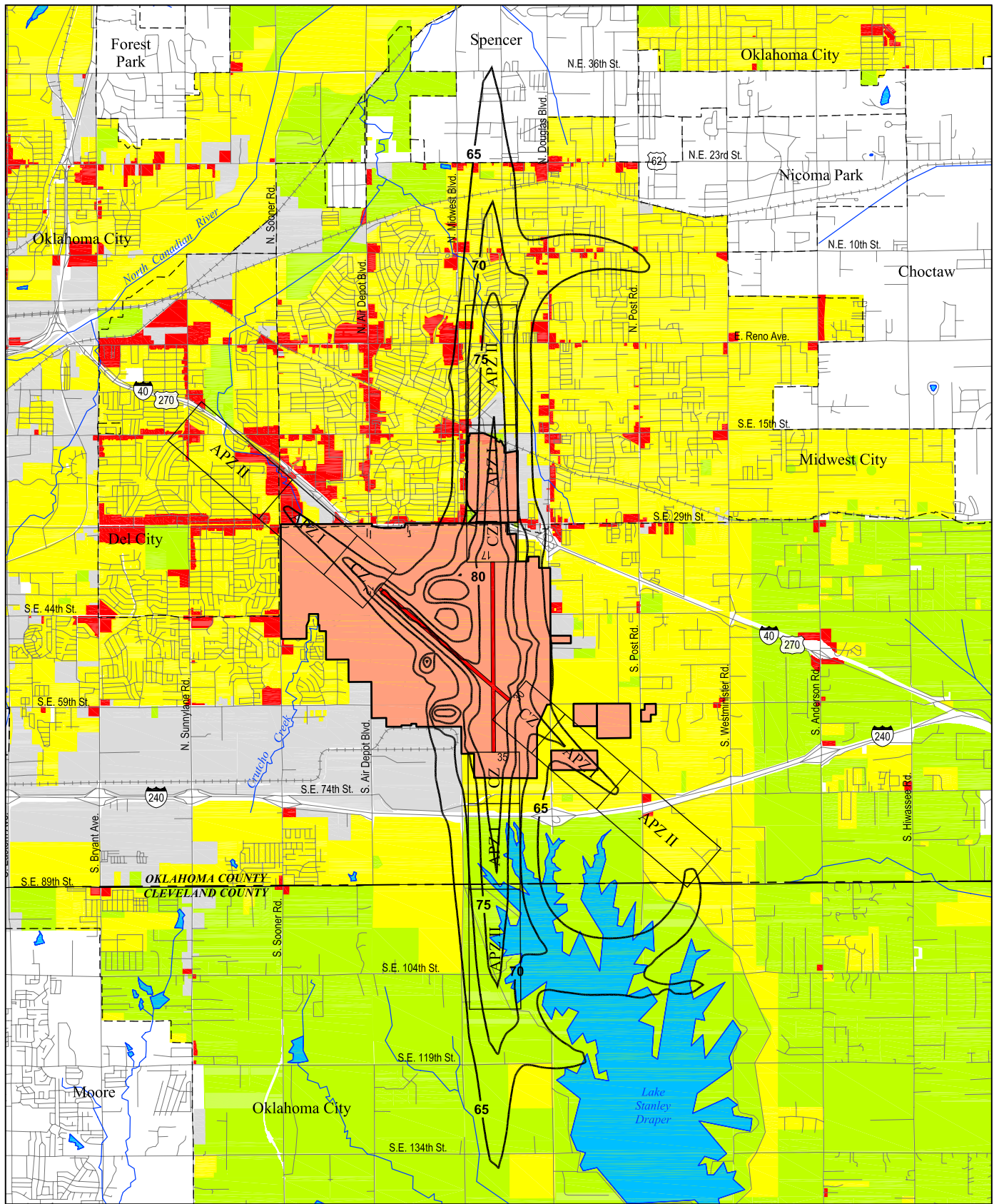
Analysis of the current zoning maps for these jurisdictions was performed to determine the acreage of each zoning designation within the DNL 65 dB and greater noise area. For this analysis, zoning designations were generalized into residential, commercial, industrial, public/quasi-public, and recreational/open/agricultural/low density categories. Several areas surrounding Tinker AFB are zoned as Planned Unit Developments (PUDs), which can be developed with varying mixed land uses. Generally, these areas are depicted as residential, although the actual zoning categories are used if specific development plans are known. Figure 5.2 shows the results of the compilation, and Table 5.3 provides a breakdown of the generalized zoning (areas outside Tinker AFB only and outside CZs and APZs) within the DNL 65 dB and greater noise area.

**Table 5.3 Generalized Zoning within DNL 65 dB and Greater Noise Exposure Area (Off-Installation outside CZs and APZs)**

<b>Category</b>	<b>Acreage</b>
Residential	1,385
Commercial	141
Industrial	255
Public/Quasi-public	0
Recreational/Open/Agricultural/Low Density	934
<b>Total</b>	<b>2,715</b>

Source: Association of Central Oklahoma Governments, Midwest City Zoning Maps, Oklahoma City Zoning Maps

A similar analysis was performed to determine the acreage of each generalized zoning category within the Tinker AFB CZs and APZs and is shown on Table 5.4.

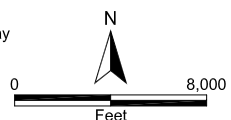


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**Tinker Air Force Base 2006 AICUZ**

**LEGEND**

- |             |                              |                      |
|-------------|------------------------------|----------------------|
| Tinker AFB  | Open/Agriculture/Low Density | 2006 DNL dB Contours |
| Residential | Not Zoned                    | Runway               |
| Commercial  | City Limits                  | Roadway              |
| Industrial  |                              |                      |



**Generalized Zoning with 2006 Noise Contours**

Figure 5.2

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