

SECTION 26 - AA AIRPORT APPROACH ZONE DISTRICT

26.1 This zoning district is created to be appended to a primary zoning district and provides for restrictive land uses occurring under all heliports, airports, or airfield flight approach zones extended out along either side of the runways.

26.2 ZONING DISTRICT BOUNDARIES

Zoning district boundaries shall meet the requirements of the federal and state regulations and statutes governing airport approach areas.

26.3 HEIGHT LIMIT

Except as otherwise provided in this regulation, height requirements shall meet the latest federal and state regulations and statutes governing airport approach areas.

26.4 PRINCIPAL PERMITTED USES

The following principal uses are permitted In the Airport Approach District (AA):

26.4.1 Agricultural and public underground utilities.

26.4.2 Public utility main transmission lines or pipelines, including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.

26.4.3 No use of land will be allowed which the Director of Planning finds will:

- (A) Promote the gathering of people for assembly, occupancy, business occupancy, educational occupancy, institutional occupancy, mercantile occupancy, and residential occupancy classifications as defined by the Uniform Building Code involving civic, political, travel, religious, social, recreational, business, professional, educational instruction, medical care, and living or habitable accommodations; including, but not limited to, assembly halls, auditoriums, churches, club rooms, lodges, gymnasiums, theaters, museums, institutional buildings, educational buildings, hospitals, nursing homes, apartments, motels, and outdoor areas.
- (B) Create large public assemblies.
- (C) Release into the air any substance which would impair visibility, such as steam, dust, and smoke -- except smoke from existing heating plants, incinerators, and fireplaces.
- (D) Light emissions which might interfere with or impair pilot vision.
- (E) Electrical emissions that interfere with aircraft communications systems or navigational equipment.
- (F) Dumping of garbage, maintenance of feeding stations, or facilities attractive to birds.
- (G) The erection of permanent structures unless they comply with the clearance, smoke, light, and electronic emission requirements and are for uses compatible with airfield operations.

26.5 PERMITTED SPECIAL USES

Permitted special uses shall be evaluated as to their design, sound attenuation, human density, compatibility to aircraft noise, and compatibility to surrounding land uses. The following special uses are permitted in the Airport Approach District (AA) with the issuance of a special use permit:

- 26.5.1 Auto and machinery repair.
- 26.5.2 Construction and demolition waste disposal sites.
- 26.5.3 Light Manufacturing.
- 26.5.4 Outside Storage.
- 26.5.5 Public parks and recreation areas.
- 26.5.6 Public overhead and local distribution utilities.
- 26.5.7 Sludge disposal and storage sites.
- 26.5.8 Truck Terminals.
- 26.5.9 Warehouses.
- 26.5.10 Wholesale merchandising.

26.6 **PERFORMANCE STANDARDS**

No use of land or the erection of permanent structures will be allowed which the Director of Planning finds will:

- 26.6.1 Create large public assemblies.
- 26.6.2 Release into the air any substance which would impair visibility, such as steam, dust and smoke -- except smoke from existing heating plants, incinerators, and fireplaces.
- 26.6.3 Create light emissions which might interfere with or impair pilot vision.
- 26.6.4 Create electrical emissions that interfere with aircraft communications systems or navigational equipment.
- 26.6.5 Allow the dumping of garbage or maintenance of feeding stations or facilities which are attractive to birds.
- 26.6.6 Not comply with the clearance, smoke, light and electronic emission requirements and are for uses not compatible with airfield operations.