

## 2.29 Airport Development District (AD)

### 2.29:1 Purpose and Intent

The purpose of the airport development district is to provide for the establishment and development of public use airports including associated facilities, and airport-dependent uses. The intent of this district is to insure compatibility with adjacent properties, and to enhance economic development.

### 2.29:2 Permitted Uses

1. Airport facilities, including terminal buildings, hangars, navigational improvements, landing strips, taxi ways, aircraft sales, fuel storage/dispensing directly related to aircraft, air freight services/warehousing, airlines offices, charter services
2. Manufacturing of aircraft, aircraft parts, navigational equipment, and other products used solely for airport facilities and/or aircraft.
3. Aviation research and development
4. Aviation schools
5. Roadways, parking areas and storage yards directly related to airport operation and maintenance
6. Signs, in accordance with Section 4.5.
7. Agriculture uses that are not incompatible with airport operations

### 2.29:3 Conditional Uses

1. Offices not solely relating to airport management and operation
2. Restaurants
3. Caretaker residence
4. Commercial recreation
5. Public utility facilities, such as telephone exchanges, sewerage or water pumping stations, electrical distribution substations, water storage reservoirs or tanks necessary for the distribution of services including business offices,

warehousing, storage buildings or yards, or service yards.

6. Outdoor storage of equipment not directly related to airport operation and/or maintenance
7. Fire and police stations.
8. Manufacturing and warehousing for which a majority of products are dependent on air transportation.
9. Retail sales of agricultural and horticultural products grown on the premises.
10. Light industrial uses that are dependent on air transportation.
11. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

#### 2.29:4 Master Plan and Binding Site Plan

As an alternative to a case-by-case review of proposed uses, an FAA approved Master Plan, and a binding site plan, may be submitted for review and approval. Such review and approval may be processed concurrently. Such plans may allow for non-airport related uses. Once a Master Plan and binding site plan have been adopted by the Board of County Commissioners, uses and improvements in accordance with the Plans shall be deemed as permitted, subject to applicable state and local requirements.

#### 2.29:5 Master Plan and Binding Site Plan Review Process

The Master Plan and Binding Site Plan applications shall be evaluated and acted upon in accordance with the following procedures. It is the purpose of the Master Plan and Binding Site Plan review process to incorporate the requirements for binding site plan approval; and, permit concurrent processing of the Mater Plan with the Binding Site Plan.

##### 1. Filing of Application

A Master Plan and Binding Site Plan, shall be submitted by the applicant on forms provided by the Planning Department.

## 2. Public Review

After the Master Plan and Binding Site Plan applications are deemed by the Planning Department to be complete, a public hearing shall be scheduled before the Planning Commission. At the hearing, the Planning Commission shall not recommend approval of the Plans unless the following findings have been made:

- A. The proposed uses are consistent with the purpose of the zone.
- B. The proposed uses will not create excessive traffic congestion, noise, glare from lights, or other conditions that may be hazardous to navigation.
- C. The proposed uses will not overburden the public services of water, sewer, storm drainage, electrical service, fire protection, and law enforcement.
- D. The site is suitable to accommodate the proposed uses (with regard to topography, soils).
- E. The proposed uses will not interfere with uses permitted on adjacent or nearby parcels.
- F. Proposed uses will not create electrical interference with navigational signals or radio communication between airport and aircraft.
- G. Proposed uses will not make it difficult for pilots to distinguish between airport lights or other light sources.
- H. Proposed uses will not impair visibility.

## 3. Final Approval

The record of the Planning Commission's hearing and recommendation shall be transmitted to the Board of County Commissioners within 14 days of the final hearing. The Board may summarily accept the recommendation, or modify or reject the recommendation after holding a public hearing to consider facts and/or new information. After approval of the Binding Site Plan, the binding site plan shall be recorded with the County

Auditor. All subsequent development shall be in accordance with the Plans as approved. Minor deviations may be permitted, subject to the Planning Director's discretion.

4. Amendments

The Master and/or Site Plan may be amended in accordance with the procedures outlined above.

2.29:6 Special Provisions

1. All improvements shall conform to applicable federal regulations concerning dimensional restriction on air operations including height restrictions and required setbacks from air operations areas.
2. There shall not be dumped, placed or allowed to remain on any property in an AD zone any refuse, trash, rubbish, wrecked vehicles, building materials or equipment, or other waste material outside of a permanent building, except in nonflammable, covered or enclosed containers.
3. No building or structure shall exceed thirty-five feet in height, and shall be in compliance with FAA regulations
4. No electronic signals or smoke-producing uses which interfere with air traffic operations shall be permitted.
5. Fencing shall be utilized where necessary to ensure public safety and/or security.

2.29:7 Minimum Lot area

In an AD zone, no new specific minimum lot size is required. Lot size shall be determined by applicable health and safety requirements.