

CHAPTER 18
AIRPORT ENVIRONS
OVERLAY ZONE, AE

18.1

PURPOSE

It is the purpose of the Airport Environs Overlay Zone to notify and assure land owners and airport users that Box Elder County intends to plan the development around the airport for safe and appropriate use. Since it is unlikely the airport will ever be relocated from this area of the County, and is considered to be a great asset to the County and future economic development, the airport should be protected and maintained to conserve its value. It is believed that through negotiations between the various land owners and the Planning Commission that proper safe development will occur. Therefore, all uses located within the boundaries of this overlay zone are made conditional to assure early consultation with the Planning Commission so that developers will be made aware of the constraints to development around the airport.

18.2

REGULATIONS

All uses permitted or conditional in an underlying zoning district are conditional uses when included in the Airport Environs Overlay Zone, and thus require conditional use permits. Such uses shall conform to both the general plan and specific plans adopted for either the airport or its environs by the Planning Commission.

18.3

LOCATION OF AIRPORT ENVIRONS OVERLAY ZONE

All land within 1/4 mile of the sides of existing or planned runways and within 1 mile of the ends of such runways is included in the Airport Environs Overlay Zone.