

Chapter 17

AIRPORT OVERLAY ZONE (AOZ)

16-17-030 Development Restrictions and Standards Within the AOZ

1. Future petitions for rezoning that will not be favorably considered:

- a. Beneath the Approach Surfaces on both ends of the runway starting at the runway ends and extending out, on the south end, to "Old Highway Road," and on the North end, for 2,500 feet, any residential rezoning to any higher residential density than was approved and in place at the time this LUMC change was implemented.
- b. Within the same areas described in a., above, any type of rezoning that would result in high concentrations of people (e.g., schools, churches, medical facilities, etc).
- c. Beneath the Approach Surfaces, extending from the outer boundaries established in a., above, and on out to 5,000 feet, any residential rezoning to a more dense concentration than RR-5 shall only be approved if the development proposal clusters the home locations outside of the Approach Surface.
- d. Along the Northwest perimeter of the airport, rezoning from MD to residential any of the land within the following described area: A strip starting at the runway centerline and extended centerline, and extending laterally outward for 500 feet, and of a length such that each end of this strip coincides with the outer end of the Runway Protection Zones (RPZ) on either end.

2. Building restrictions within the Runway Protection Zones (RPZ)

No structures shall be erected within either RPZ additional to those already in place, unless, at the time this LUMC change was implemented, either the erection of such structure had been previously approved, or upon lots within the Cottonwood Commercial Park as approved by Conditional Use Permit in conformance with the LUMC.

3. Construction Standards upon the airport:

No person may construct, erect, remodel, or rehabilitate any structure upon the Morgan County Airport except in compliance with all applicable codes; FAR Part 77; and the approved Airport Master Plan. The County Building Inspector shall interpret and apply these standards. Aircraft hangars and associated uses, and any other buildings as may be erected upon the airport, shall conform to the following standards: Buildings will be metal clad; Buildings will be off-white in color with green trim; Metal clad roof will be white in color to match the rest of the building; Roof lines will be a 4/12 pitch; Wall heights on buildings will be 14 feet; Building must conform to the building code adopted by Morgan County.