

Chapter 19.70 AOZ AIRPORT OVERLAY ZONE

19.70.200 Airport restriction zones--Incompatible uses.

A. Except as provided for in this chapter, no structure or use of land shall be erected, altered or utilized in any airport restriction zone so as to create an incompatible use, as hereinafter established for such zones. In addition, any development within Airport Restriction Zones A, B, C, D or E requires an aviation easement.

B. For this purpose, “development” means and is defined as subdivision of property and as construction of buildings on vacant property, except on improved subdivided property recorded as of the effective date of the ordinance codified in this chapter.

C. Airport Restriction Zone A. The following uses are incompatible in this zone:

1. Residential uses;
2. Commercial uses, except those constructed with air circulation systems and at least twenty-five db of sound attenuation;
3. Institutional uses, such as schools, hospitals, churches and rest homes;
4. Hotels and motels, except those constructed with air circulation systems and at least thirty db of sound attenuation in sleeping areas, and at least twenty-five db of sound attenuation elsewhere.

D. Airport Restriction Zone B. The following uses are incompatible in this zone:

1. Residential uses, except residences in agricultural zones with air circulation systems, and at least twenty-five db of sound attenuation;
2. Institutional uses such as schools, hospitals, churches and rest homes, except those constructed with air circulation systems and at least twenty-five db of sound attenuation;
3. Hotels and motels, except those constructed with air circulation systems and at least twenty-five db of sound attenuation in sleeping areas.

E. Airport Restriction Zone C. The following uses are incompatible in this zone:

1. Residential uses, except those constructed with air circulation systems;
2. Mobile homes, except those constructed with air circulation systems and at least twenty db of sound attenuation;
3. Institutional uses such as schools, hospitals, churches and rest homes, except those constructed with air circulation systems.

F. Airport Restriction Zone D. The following uses are incompatible in this zone:

1. Low-density residential and school uses except those constructed with air circulation systems.

G. Airport Restriction Zone E. The following uses are incompatible in this zone:

1. No restrictions, except aviation easements are required. (§ 1 (part) of Ord. passed 8/22/84: prior code § 22-30A-19)