

1 **New - Sec. 4.3.29 – Private Airports**

2 A new or expanded (defined as a modification to the existing layout and/or an increase in the
3 types or intensities of existing or previously approved Airport Facilities, and/or a geographic
4 expansion beyond the limits of a previously approved Private Airport) Private Airport listed as
5 a Special Use in a zoning category, or as deemed by the Growth Services Director to be
6 permissible in a zoning category, must be approved through a Special Use Permit process
7 meeting all requirements of Article 2, Division 8 except as modified below. Alternatively, a
8 Private Airport may be approved through a Planned Unit Development process in
9 accordance with Article 4, Division 2, Section 4.2.31, except as modified below.

10 Heliport facilities for hospitals and first responder government agencies are exempt from the
11 Special Use Permit requirements.

12 A. A Special Use Permit application must additionally include the following items:

13 (1) A formal written application for a Special Use Permit on a form provided by the Growth
14 Services Department is submitted to the Planning/Zoning Manager, indicating that a
15 Private Airport, or Private Airport of Public Interest, Special Use Permit is sought
16 and stating the grounds on which it is requested.

17 (2) A fee in the amount established by resolution of the Board shall accompany the
18 application. The fee schedule is available at the Growth Services Department.

19 (3) A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an
20 appropriate scale showing:

21 a. The limits of the proposed Private Airport Special Use Permit boundary in
22 relation to adjacent properties.

23 b. A conceptual site plan for the Private Airport Special Use depicting the
24 general layout of Airport Facilities, aviation support buildings, and onsite
25 automobile circulation and parking.

26 c. The proposed buffers, setbacks, and structure heights for uses within the
27 Private Airport.

28 d. Provisions for ingress and egress

29 e. Provisions for utilities, with reference to locations, availability, and
30 compatibility.

31 f. Provisions for screening and buffering of dissimilar uses and of adjacent
32 properties

1 g. Provisions for general compatibility with adjacent properties, and other
2 properties in the surrounding area

3 ~~h. Provisions for meeting any special requirements required by the site~~
4 ~~analysis for the Private Airport Special Use.~~

5 ~~i.h. Only the geographic property boundary beyond the limits of a previously~~
6 ~~approved Private Airport property boundary shall be required to obtain~~
7 ~~SUP approval. If there is a geographic property expansion that would~~
8 ~~require an SUP, the County may only review the expanded area and may~~
9 ~~not condition the previously approved Private Airport.~~

10 (4) A Zoning Compatibility Analysis addressing potential impacts to surrounding
11 properties and how the Special Use Permit application is designed to mitigate any
12 such impacts. The Analysis shall address:

13 a. Noise

14 b. Type of aircraft and expected aircraft volumes

15 c. Expected air traffic patterns

16 d. Hours of operation

17 e. Lighting levels at the Special Use Permit boundary

18 f. Provisions for meeting any other special conditions identified by the
19 Zoning Compatibility Analysis.

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