

New - Sec. 4.3.29 – Private Airports

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

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

- A. A Special Use Permit application must additionally include the following items:
- (1) A formal written application for a Special Use Permit on a form provided by the Growth Services Department is submitted to the Planning/Zoning Manager, indicating that a Private Airport, or Private Airport of Public Interest, Special Use Permit is sought and stating the grounds on which it is requested.
 - (2) A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Growth Services Department.
 - (3) A Conceptual Plan prepared in accordance with the provisions of Article 6 and at an appropriate scale showing:
 - a. The limits of the proposed Private Airport Special Use Permit boundary in relation to adjacent properties.
 - b. A conceptual site plan for the Private Airport Special Use depicting the general layout of Airport Facilities, aviation support buildings, and onsite automobile circulation and parking.
 - c. The proposed buffers, setbacks, and structure heights for uses within the Private Airport.
 - d. Provisions for ingress and egress
 - e. Provisions for utilities, with reference to locations, availability, and compatibility.
 - f. Provisions for screening and buffering of dissimilar uses and of adjacent properties

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

- h.

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

- a. Noise
- b. Type of aircraft and expected aircraft volumes
- c. Expected air traffic patterns
- d. Hours of operation
- e. Lighting levels at the Special Use Permit boundary
- f. Provisions for meeting any other special conditions identified by the Zoning Compatibility Analysis.