

**SECTION XXXV – AIRPORT DISTRICT AP**

(All Sections 3/3/2006 )

**35.01 PURPOSE:**

An Airport District and its regulations are established in order to achieve, among others, the following purposes:

- A. To provide an Airport District at the location on the Zoning Map by permitting such uses which are appropriate and necessary to the optimum and safe operation of the airport facility, or which provide related and suitable retail and services to the Airport District. (Amended 1/6/2012)
- B. To permit as conditional uses certain additional types of principal uses which have the potential to enhance the Airport District, but which require additional development controls and requirements; and
- C. To maintain and protect the surrounding area, and protect it in the best interest of the community.

**35.02 PERMITTED USES:**

The following land uses shall be allowed in the Airport District:

- A. Runways and landing pads
- B. Aircraft hangars and tiedowns
- C. Aircraft-related wholesale and retail
- D. Aircraft sales and service
- E. Aircraft training and instruction
- F. Sales, service and manufacturing of aircraft, engines, parts, accessories, avionics, instruments, navigation, guidance, aeronautical systems.
- G. Fuel handling facilities
- H. Emergency medical flight services
- I. General offices for uses listed above
- J. Agricultural activities
- K. Sexually oriented business, in conformance with the licensing and other requirements of Section XXIII of this Resolution. (1/6/2012)

**35.03 ACCESSORY USES:**

- A. Warehousing and Storage related to permitted uses.
- B. Fire, Police, Security and service departments.
- C. Service establishments including postal and overnight mail and package delivery services.
- D. Aviation related businesses including, but not limited to photography, insurance, paint and upholstery shops, publications, building systems, weather services.
- E. Residence for airport caretaker or security officer.
- F. Lunchrooms or cafeterias in association with a permitted use and located in the same building as the permitted use.

**35.04 CONDITIONALLY PERMITTED USES:**

The following land uses should be permitted in the Airport District through the conditional use permitting process with public input and a determination that the

proposed use is consistent with applicable land use regulations and the character of the neighborhood:

A. Restaurants

35.05 NUISANCES:

The above uses shall be permitted only providing such use is not injurious, dangerous or offensive by reason of emission of odor, dust, smoke gas, fumes, flame or vibration.

35.06 LOT WIDTH:

A 100 ft. minimum contiguous frontage on the right-of-way sideline of a dedicated road shall be required in an AP District.

35.07 SETBACK BUILDING LINE:

Any building or structure shall be erected or located at least eighty (80) feet from the centerline of any road or street upon which it fronts or fifty (50) feet from the right-of-way sideline of said road, whichever is greater.

35.08 SIDE AND REAR LOT CLEARANCES:

Side and rear lot clearances for any structure shall be thirty (30) feet from property lines or buffer strip.

35.09 BUFFER STRIP: A minimum buffer strip of fifty (50) feet shall be required when said AP District abuts an R-1, R-2, R-3 or R-4 District.

35.10 HEIGHT REQUIREMENTS: The height requirements of any building or structure shall not exceed 40 feet, except that the necessary control tower and beacon light may be built to a height not to exceed seventy five (75) feet above the established airport elevation above sea level. Federal Aviation Administration (FAA) and the Ohio Department of Transportation, Division of Aviation guidelines and height limitations shall supersede the height regulations of this Zoning Resolution.

35.11 ACCESSORY USE REGULATIONS:

- A. Off-street parking shall conform to the minimum parking setback requirements specified in Section 29.12.
- B. Signs shall be in compliance with regulations in Section XXX.
- C. Waste receptacles. All solid waste products resulting from any permitted use, conditionally permitted use or permitted accessory use shall either be disposed of or stored in buildings or completely enclosed containers. Such building, container or dumpster may be located in a side or rear yard and shall comply with the minimum parking setbacks and shall be concealed by a fence or shrubbery.

35.12 PARKING REQUIREMENTS:

Parking shall be regulated according to Section XXIX pertaining to individual uses of structures, with hangars treated as warehousing for space computation.