



Airport Zoning Ordinance Height and Use Restrictions

Section IV-B. HEIGHT RESTRICTIONS

Except as otherwise provided in the Ordinance, or except as necessary and incidental to airport operations, no structure or tree shall be constructed, altered, maintained, or allowed to grow in any airspace created in Subsection IV-A (below) so as to project above any of the imaginary airspace surfaces described in said Subsection IV-A hereof. Where an area is covered by more than one height limitation, the more restrictive limitations shall prevail.

Section IV-A. HORIZONTAL SURFACE: All that land which lies directly under an imaginary horizontal surface 150 feet above the established airport elevation, or a height of 1580 feet above mean sea level, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is 10,000 feet for Runways 9-27 and 3-21.

Section V-B. USE RESTRICTIONS

1. GENERAL: Subject at all times to the height restrictions set forth in Subsection IV-B, no use shall be made of any land in any of the safety zones defined in Subsection V-A which creates or causes interference with the operations of radio or electronic facilities on the airport or with radio or electronic communications between the airport and aircraft, makes it difficult for pilots to distinguish between airport lights and other lights, results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking off, or maneuvering of aircraft.

2. ZONE A: Subject at all times to the height restrictions set forth in Subsection IV-B and to the general restrictions contained in Subsection V-B-1, areas designated as Zone A shall contain no buildings, temporary structures, exposed transmission lines, or other similar above-ground land use structural hazards, and shall be restricted to those uses which will not create, attract, or bring together an assembly of persons thereon. Permitted uses may include, but are not limited to, such uses as agriculture, horticulture, wildlife habitat, animal husbandry, raising of livestock, light outdoor recreation, cemeteries, auto parking, open space, and natural areas.

3. ZONE B: Subject at all times to the height restrictions set forth in Subsection IV-B, and to the general restrictions contained in subsection V-B-1, areas designated as Zone B shall be restricted in use as follows:

- a. Each use shall be on a site whose area shall not be less than two-and-one-half acres.
- b. Each use shall not create, attract, or bring together a site population that would normally exceed 15 times that of the site acreage at any one time. (see below "Procedure for Determining Site Populations")
- c. Each site shall have no more than one building plot upon which any number of structures may be erected.
- d. A building plot within a land parcel shall be a single, uniform and non-contrived area, whose shape is uncomplicated and whose developed area shall not exceed the following minimum ratios with respect to the total site area:

Site Area At Least (Acres)	But less Than (Acres)	Ratio of Site Area to Bldg. Plot Area	Max. Site Population to Acreage Ratio (15 persons/Acre)
2.5	4	12:1	15:1
4	6	10:1	15:1
6	10	8:1	15:1
10	20	6:1	15:1
20	and up	4:1	15:1

(EXAMPLE – Total Site Acreage is 5 acres, then total building plot size is .5 acres (21,780 square feet) based on 10:1 ratio. Type of use shall not normally attract a population in excess of 75 people at one time based on 15:1 population ratio.)

e. The following uses are specifically prohibited in Zone B: churches, synagogues, hospitals, nursing homes, schools, lodges, theaters, stadiums, hotels and motels, trailer courts, campgrounds, amusement parks, auditoriums, libraries, sports arenas and other places of frequent public or semipublic assembly. A place of public or semi-public assembly is defined as a building or portion of a building used for the gathering together of persons for such purposes as deliberations, education, instruction, worship, entertainment, amusement, drinking, dining, or awaiting transportation.

4. ZONE C: Zone C is subject only to height restrictions set forth in Subsection IV-B, and to the general restrictions contained in Subsection V-B-1.

Procedure for Determining Site Population

1) The determination of the normal site population for a proposed use shall be made by the Deputy Zoning Administrator and shall be based on the seating capacity for those areas with fixed seats or on the following standards whichever is appropriate:

(i) For uses involving fixed booths, benches or pews, the occupant load shall be not less than the number of seats available based on one person for each 18 inches of length of pew or bench. Where booths are used in dining areas, the occupant load shall be based on one person for each 24 inches of booth length or major portion thereof.

(ii) For all other uses, the site population shall be determined by dividing the floor area of all structures on the site expressed in square feet divided by the appropriate "Use Factor" set forth below.

Table of Use Factors (Source: Uniform Building Code)

<u>Use:</u>	<u>Use Factor:</u>
Aircraft Hangars	500
Auction Rooms	7
Assembly Areas, Concentrated Use (without fixed assets)	7
Auditorium	
Bowling Alleys (assembly areas)	
Churches and Chapels	
Dance Floors	
Lodge Rooms	
Reviewing Stands	
Stadiums	
Assembly Areas, Less Concentrated Use	15
Conference Rooms	
Dining Rooms	

Drinking Establishments	
Exhibit Rooms	
Gymnasiums	
Lounges	
Stages	
Children's Home and Homes for the Aged	80
Classrooms	20
Dormitories	50
Dwellings	300
Garage, Parking	200
Hospitals and Sanitariums / Nursing Homes	80
Hotels and Apartments	200
Kitchen – Commercial	200
Library Reading Rooms	50
Locker Rooms	50
Mechanical Equipment Room	300
Nurseries for Children (Day-care)	35
Offices	100
School Shops and Vocational Rooms	50
Skating Rinks	50 on the skating area; 15 on the deck
Stores – Retail Sales Rooms	
Basement	20
Ground Floors	30
Upper Floors	50
Swimming Pools	50 for the pool area; 15 on the deck
Warehouses	300
Lobby Accessory to Assembly Occupancy	7
Malls (see Appendix Chapter 7 U.B.C.)	
All Others	100

Example: To determine normal occupancy of 2400 square foot office building;
 $2400/100 = 24$ (normal occupancy load)

2) Where an intended use is not listed, the Deputy Zoning Administrator shall establish an occupant load factor based on a listed use which most nearly resembles the intended use.

Excerpted from: Duluth International Airport Zoning Ordinance, June 1988, Created by the Duluth International Airport Joint Zoning Board