

B. General Transportation Standards for Aviation-Related Uses

All Airports, Heliports, Landing Strips, and Seaplane Facilities not owned and operated by the State of Florida, PBC, or a Hospital shall comply with the following standards:

1. Setbacks

- a. No structure or navigation aid shall be located within 50 feet of any property line.
- b. There shall be a 100-foot setback between the edge of the landing area, as defined by the FDOT, and the property line.

2. Structure Height

A Variance shall not be required for a structure to exceed the height limit for the zoning district in which the use is located, if the additional height is required by Federal law or Florida Statutes.

3. Hangars

Storage buildings for aircraft shall be allowed as principal structures. Hangars accessory to an Agriculturally Classified Use as established by State Statutes shall be located on parcels containing a minimum of 20 acres.

4. FAA and FDOT Requirements

DRO and Class A Conditional Use approvals as related to FAA and FDOT requirements shall be in accordance with F.S. § 125.022(4), Development Permits.

C. Definitions and Supplementary Use Standards for Specific Uses

1. Airport

a. Definition

Any facility designed to accommodate landing or take-off operations of aircraft.

2. Heliport or Vertiport

a. Definition

A facility designed to accommodate helicopter operations or other vertical take-off and landing rotorcraft, including facilities and structures, needed for heliport businesses to function. [Ord. 2017-025]

b. Accessory Uses

Except where otherwise allowed as a principal or collocated use, a Heliport limited to landing and take-off of helicopters, tilt rotors, or rotorcraft may be allowed as an accessory use, as follows:

- 1) Accessory to an Agriculturally Classified Use as established by State Statutes, in the AGR, AR, AP, and RE Zoning Districts, located on parcels containing a minimum of ten acres, shall be Permitted by Right.
- 2) Accessory to Single Family in the AR, RE, and RM Zoning Districts, subject to Class A Conditional Use approval.
- 3) Accessory to a residential subdivision, as a Neighborhood Recreation Facility, or within the Recreation or Civic Pod of a PDD or TDD, subject to Class A Conditional Use approval.
- 4) Accessory to a Public Park as follows:
 - a) Subject to Class A Conditional Use approval if located within 1,000 feet from a parcel of land with a residential use or FLU designation. A Heliport shall be Permitted by Right if located more than 1,000 feet from a parcel of land with a residential use or FLU designation. Measurement shall be made from the edge of the helipad to the property line of a parcel of land with a residential FLU designation or use; or
 - b) Permitted by Right if limited to a helipad for emergency purposes.
- 5) A helipad accessory to Data and Information Processing, and Research and Development subject to Class A Conditional Use approval.
- 6) Accessory to Government Services or Government Facilities, subject to Class A Conditional Use approval. A Heliport shall be Permitted by Right if located more than 1,000 feet from a parcel of land with a residential FLU designation or use. Measurement shall be made from the edge of the helipad to the property line of a parcel of land with a residential FLU designation or use.
- 7) Accessory to a Hospital may be Permitted by Right.