



Memorandum

To: Planning and Zoning Commission
From: Kelly Fry, City Clerk
Date: 9/8/2022
Re: Airport Approach Regulations

The Southeast Iowa Regional Airport is asking the City to adopt a new Code Section to address Airport Approach Regulations. It will be a new Code Section outside of the Zoning and Subdivision regulations. Since the regulations would restrict some types of development that could interfere with air traffic and would place a height restriction in certain parts of West Burlington, the P&Z Commission has been asked to review it and make a recommendation to City Council regarding the approval.

Zach Norris, with Southeast Iowa Regional Planning Commission, will be at the Planning & Zoning meeting to give a presentation on the proposal and answer any questions you may have.

The new Airport Approach Zone Map will be a stand-alone map outside of the Zoning Ordinance. The attached diagram gives you a little better idea of how the zones would look on the City's Zoning map. The proposed regulations for development in the airport approach zones will not have a huge impact on development in West Burlington. Zach will be able to explain it in more detail.

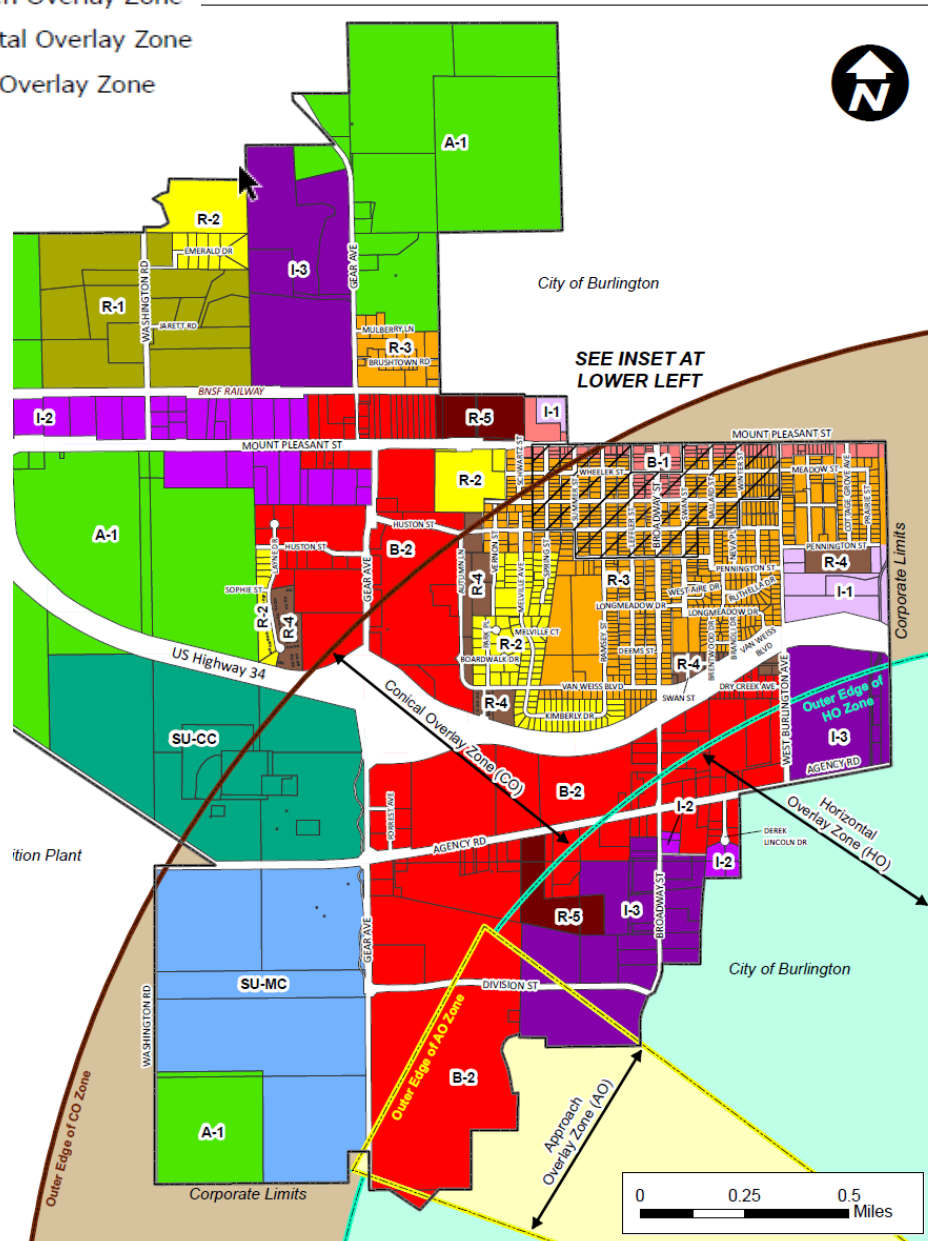
The chart below shows the current Maximum Height Restrictions in each of our zoning districts, The regulations proposed by the Airport Approach regulations would not be more restrictive than what we already allow. The type of development within the zones may be impacted as described in section 163.06 "General Zone Regulations" and are related to development that would create a hazard to air traffic (ie. Smoke, wildlife, lighting devices)

Zoning District	Maximum Height
A-1 Agricultural District	2½ stories or (30 ft.)
R-1 Rural Estate Residence District	3 stories (45 ft.)
R-2 Single-Family Residence District	2.5 stories (30 ft.)
R-3 Single and Two-Family Residence District	2.5 stories (30 ft.)
R-4 Multi-Family Residence District	6 stories (75 ft.)
B-1 Limited Retail Business District	3 stories (45 ft.)
B-2 General Business District	3 stories (45 ft.)

I-1 Limited Industrial District	6 stories (75 ft.)
I-2 General Industrial District	6 stories (75 feet)
I-3 Heavy Industrial District	6 stories (75 feet)
SU-CC Specific Use: Community College District	4 stories (56 feet)
SU-MC Specific Use: Medical Center District	4 stories (56 feet)

Airport Overlay Zones

- AO - Approach Overlay Zone
- HO - Horizontal Overlay Zone
- CO - Conical Overlay Zone



Recommendation:

Review proposed regulations and make recommendations for modifications or forward to City Council for approval.