

The following are red-lined changes to the version presented at the Planning Commission public hearing on March 15, 2016. The proposed changes reflect comments from a meeting with Grove Field pilots and the Camas-Washougal Port on March 24, 2016.

Chapter 18.34 - Airport Overlay Zoning

18.34.01 PURPOSE. It is the purpose of this ordinance to regulate the use of property and to regulate and restrict the height of structures and objects of natural growth in the vicinity of the Grove Field Airport, to promote the public health, safety, convenience and general welfare to increase safety in the use of the airport and to protect persons and property within the airport affected area and zoning.

- A. STATUTORY AUTHORIZATION. This ordinance, designed to protect the approaches, airspace and hazard areas of the Grove Field Airport is adopted pursuant to RCW 36.70A.510 and RCW 36.70.547.
- B. APPLICABILITY. The jurisdiction of this ordinance shall extend over all lands and waters within one (1) statute mile from the end of the runways at the Grove Field Airport. (Airport Affected Area), or as depicted on the Camas Zoning Map, whichever offers greater protection.
- C. DEFINITIONS. All distances, unless otherwise specified, shall be measured horizontally.
 - 1. "Airport." The Grove Field Airport located in Clark County, WA, owned and managed by the Port of Camas-Washougal.
 - 2. "Airport Affected Area." The area located within one (1) statute mile of the end of the runways of the airport.
 - 3. "Airport Hazard." Any structure or object, whether man-made or natural, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at the airport or is otherwise hazardous to such landing and taking off.
 - 3-4. "Avigation Easement." An easement or right of overflight in the airspace above or in the vicinity of a particular property. It also includes the right to create such noise or other effects as may result from the lawful operation of aircraft in such airspace.
 - 4-5. "Construction." The erection or alteration of any structure or objects either of permanent or temporary character.
 - 5-6. "Runway." A portion of the airport having a surface specifically developed and maintained for the taxiing, landing and taking off of aircraft.
 - 6-7. "Variance." An authorization granted by the Board of Adjustments to construct, alter, or use a building or structure in a manner that deviates from the standards of this chapter.

18.34.02 GENERAL PROVISIONS. Use Restrictions.

- A. Notwithstanding any other provisions of this ordinance, no use may be made of the land or water within any zones established by these zoning regulations in such a manner as to create electrical or electronic interference with navigational signals or radio or radar communication between the airport and aircraft; or use of which emit or discharge smoke or which would otherwise be detrimental or injurious to the health, safety and welfare of the public in use of the airport.

- B. Within Airport Overlay Zones an aviation easement notice recorded on the title/disclosure statement is required for new or substantial redevelopment of lots, buildings, structures, and activities. The notice-aviation easement should will indicate provide notice that the property is located adjacent within an air traffic area, and is near to Grove Airfield, and as such and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

18.34.03 VARIANCES ~~AND APPEALS~~.

- A. Applications for variances shall be made-submitted to the Director. Major variance applications and shall be forthwith transmitted to the Airport Manager Port of Camas- Washougal and Washington State Department of Transportation, Aviation Division for review and comment. The city will allow 14 days for receipt of comments prior to issuance of decision.
- B. Variances shall be handled in accordance with CMC Chapter 18.45 Variances.

18.34.04 HEIGHT OF STRUCTURES.

- A. No person, firm or corporation shall erect or cause to be erected any structure over 150 feet in height, as measured at the highest point at the object site, within all airport overlay zones, unless otherwise specified in this chapter. Any structure proposed over 100-feet must provide an approved 7460-1 from the FAA.
- B. A non-conforming structure may be repaired, rebuilt, altered or extended provided the structure will not be higher than the limits established on the effective date of this ordinance.

18.34.05 AIRPORT OVERLAY ZONES.

- A. Purpose. Mapping of the overlay zone takes into account the need to protect the approaches to the airport from incompatible land uses that would limit or adversely affect the airport's ability to serve its present and future air transportation needs.
- B. For the purpose of this ordinance, the lands and waters within one (1) statute mile from the end of the runways of the airport and divided into the following zoning airport overlay zone-Location and extent of Airport Overlay Zones within city limits as depicted on the Camas Zoning Map.
 - 1. Airport Overlay Zone A is a pie-shaped area that includes lands that are within a 2,000 foot radius from the end of the runway. The vertex of the radius is 1,000 feet east of the end of the runway and the pie-shaped arc encompasses a 30-degree central angle.
 - 2. Airport Overlay Zone B generally includes lands that are 3,000 feet west of Zone A, and is 750 feet wide for the first 500 feet, then 500 feet wide for the remaining length of 2,500 feet.
 - 3. Airport Overlay Zone C generally includes lands that are within one (1) statute mile from the end of the runway, and extends to include lands to the northern city limits and east of Lacamas Lake.

18.34.06 Zone A HEIGHT/NOISE/APPROACH AND DEPARTURE ZONE.

A. Permitted uses. In addition to the limitations on development and uses contained in the underlying zone, following additional development standards are required:

1. ~~Residential construction must provide a minimum of five (5) decibel noise reduction over the industry standard for similar structures.~~
2. 1. All enclosed office, sales and work areas that will be subject to a minimum of four (4) hours of continuous human occupancy per workday, must utilize construction techniques that provide a minimum of twenty (20) decibels noise reduction over the industry standards ~~for similar projects of 50 decibels.~~
2. Density. New lots shall be a minimum of one (1) acre in size, with the exception of lots in existence prior to the date of this ordinance.
3. Landscaping (e.g. trees and bushes) for new development may not include plant species that will exceed a height of 45 feet when mature.

Commented [SF1]: Building Official provided decibel information that indicated that a 5dBA noise reduction would not offer a discernable difference. If provisions is kept, then it should provide protection from 110 dBA levels. Refer to Attachment D.

B. Uses specifically prohibited are:

1. Churches, hospitals, schools, theaters, amphitheaters, stadiums, campgrounds, wireless communication towers or structures (cell towers) and wildlife hunting facilities.
2. Places of public assembly and any other use, which may be susceptible to being adversely affected by loud and extensive noise or would interfere in the operation of the airport.
3. Landfills, garbage dumps, offal dump sites and other similarly licenses or titled facilities used for operations to process, bury, store or otherwise dispose of waste, trash, and refuse that would attract birds or rodents. Any facility, that would when ignited, discharge smoke and be considered to be a hazard to navigation of aircraft in taking off and landing phases of flight at the airport.
4. Signs Prohibited. Use or installation of flashing or illuminated advertising or business signs, billboards, lights, or other types of illuminated structures, which would be hazardous for pilots in distinguishing between airport lights and others, or which result in glare in the eyes of pilots using the airport, thereby impairing visibility in the vicinity of the airport or endangering the landing, taking off, or aircraft operations.

18.34.07 Zone B HEIGHT/OVERFLIGHT/NOISE.

A. Zone B shall be mapped to include areas subject to noise levels resulting from frequent overflights of aircraft and to encourage land uses which, with proper noise reduction techniques incorporated into construction, will not be adversely affected by such noise and are compatible with the airport's activities and operations.

B. ~~Prohibited Permitted u~~Land Uses. All uses ~~permitted in prohibited in~~ Zone A ~~shall be are~~ permitted-prohibited in Zone B.

C. Permitted uses. In addition to the limitations on development and uses contained in the underlying zone, the following additional development standards are required in Zone B: with the following additional development standards:

1. Commercial activity that is allowed within the underlying zoning including: manufacturing, transportation facilities, retailing services, utilities, warehousing and wholesaling, provided the following criteria is met;

Commented [SF2]: Zone A and Zone B regulations are essentially the same. Suggest combining them into one section

- a. Density. New lots shall be minimum of one (1) acre in size, with the exception of lots in existence prior to the date of this ordinance.
 - b. All enclosed office, sales and work areas that will be subject to a minimum of four (4) continuous hours of human occupancy per working day is suggested that construction techniques provide a minimum of ~~five~~ twenty (520) decibel noise reduction over the industry standard ~~for similar structures of~~ 50 decibels.
2. Industries that meet the use requirements must be one (1) acre lot size minimum.

18.34.08 Zone C NOISE

~~A. Zone C includes Zones A and B.~~

~~B.~~ Whenever a property owner within ~~one (1) statute mile~~ Zone C applies for a building permit, it is recommended that the owner be informed of construction or remodeling techniques that would decrease the noise associated with the airport operation and heavy air traffic areas.

~~C.~~ B. Permitted uses. All uses permitted in the underlying zone.