



E CITY AND COUNTY ORDINANCES

E.1 YAKIMA COUNTY ZONING ORDINANCE

15.08.070 Airport Special Definitions contributing to ASO

- 2) **Airspace Hazard:** Structures, trees, or use of land compromising public safety or obstructs the airspace required for the safe operation of aircraft in or around an airport, as determined by the Reviewing Official under this title.
- 4) **Airspace Obstructions:** Structures, trees, land mass, smoke or steam penetrating the approach, transitional, horizontal or conical surface of an airport.
- 5) **Civil Airport Imaginary Surfaces:** Primary, approach, transitional, horizontal and conical surfaces designated by FAR Part 77.

15.45.045 Height of Buildings and Structures

- 2(a) **Height Limitations:** Zones MR, VR, RT, R-1 and R-2 – 35ft.
- 2(b) **Height Limitations:** Zones R-3, RS, B-1, B-2, C and HC – 45ft.
- 2(f) **Height Limitations:** Buildings or structures within 500 ft. of the end or 100 ft. of the side must be less than 35 ft. tall. (public or private airports)

15.55.20 Application of Airport Safety Overlay Provisions

- 2(a) **Airport safety area** addresses land use compatibility with airport operations and structure height. It is bounded by the limits of the Runway Protection Zone and FAA approach and transitional surfaces within the conical surface.
- 2(b) **Structure height** where a structure may constitute a potentially incompatible land use as defined in 15.08.070. It is bounded by the exterior of the conical surface area and the approach and transitional approach surfaces extending beyond the conical surface.

15.55.060 Height Limitations and Additional Requirements

- 1(a) **The ground level** above sea level plus the height of any building, structure, tower, use or tree at its proposed location shall not penetrate FAR Part 77 designated imaginary surfaces of an airport.

I(b) Structures 35 ft. or more may penetrate the imaginary surface if a Reviewing Official in conjunction with WSDOT or the Airport Manager can determine that it is not an airspace hazard.

I(d) FAA distinguished hazards to air navigation cannot be approved by the Reviewing Official.

2) The more stringent of height limitations between another local ordinance or regulation shall be used.

15.55.70 Special provisions for new airports, heliports and landing fields.

Air traffic shall not exceed 55 Decibels as measured at the property line or be located in close proximity to incompatible land uses. Proponents shall show that adequate controls or measures will be taken to reduce noise, vibrations, dust, and bright lights as required by federal, state and county regulation.

E.2 CITY OF YAKIMA ZONING ORDINANCE

15.50.030 Application of airport safety overlay provisions

B(1) Airport safety area addresses land use compatibility with airport operations and structure height. It is bounded by the limits of the Runway Protection Zone and FAA approach and transitional surfaces within the conical surface.

B(2) Structure height where a structure may constitute a potentially incompatible land use as defined in 15.08.070. It is bounded by the exterior of the conical surface area and the approach and transitional approach surfaces extending beyond the conical surface.

15.50.070 Height Limitations and Additional Requirements

A(1) The ground level above sea level plus the height of any building, structure, tower, use or tree at its proposed location shall not penetrate FAR Part 77 designated imaginary surfaces of an airport.

(2) Structures 35ft. or more may penetrate the imaginary surface if a Reviewing Official in conjunction with WSDOT or the Airport Manager can determine that it is not a likely airspace hazard.

A(4) FAA distinguished hazards to air navigation cannot be approved by the Reviewing Official.

B) The more stringent of height limitations between another local ordinance or regulation shall be used.

15.30.080 Special provisions for new airports, heliports and landings fields.

Air traffic shall not exceed 55 decibels as measured at the property line or be located in close proximity to incompatible land uses. Proponents shall show that adequate controls or measures will be taken to reduce noise, vibrations, dust, and bright lights as required by federal, state and county regulation.

