

# HURON COUNTY MEMORIAL AIRPORT ZONING ORDINANCE



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## HURON COUNTY, MICHIGAN

**Administrative Agency:**

**Huron County Building & Zoning Department**

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**November 2014**

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**HURON COUNTY MEMORIAL AIRPORT ZONING ORDINANCE**  
**State of Michigan – County of Huron**

**ORDINANCE NO. 2014-04**

FOREWORD

The Huron County Memorial Airport Zoning Ordinance was adopted on September 23, 2014 and became effective November 14, 2014. The principal objective of this ordinance is to provide additional safety and protection to the users of the airport and to the people who live and work in its vicinity.

The Ordinance establishes regulations on land within a 10 mile radius of the Huron County Memorial Airport excluding the area not within the limits of Huron County (see Appendix Map Sheets). This Ordinance establishes a bowl with a minimum height limitation of 35' feet above ground off airport property at some locations in the approaches to the runways immediately adjacent to the airport increasing to a maximum height limitation of 500' feet above the established elevations of the airport as the distance from the airport is increased.

Structures and trees which project above the height limitations may be considered hazards to flying and may endanger lives and property. The prescribed land use guidance zones and height limits are based on past experience and studies made by the Michigan Aeronautics Commission and by the Federal Aviation Administration. Height limits are based upon the established elevation of the airport or upon the elevation of the end of the nearest runway.

This Ordinance does not affect existing structures, the height of which exceeded the limits imposed by this Ordinance at the time it became effective. This ordinance does not affect the use of land that was zoned prior to the effective date of MCL 125.3203 and the Airport Approach Plan of the now rescinded City/Village, Township and County Zoning Acts. New construction, and construction increasing the height of existing structures, within the airport area, must conform to the provisions on height. The Ordinance also restricts such uses of land within the vicinity of the airport as would unreasonably interfere with radio communication systems and other navigational aids or devices used by the airport and aircraft, or would reduce visibility, or would create confusing lights, or endanger lives and property.

The Huron County Planning Commission was tasked by the Huron County Board of Commissioners pursuant to Resolution 11-198C, with the purpose of establishing and recommending airport zoning regulations. The Huron County Board of Commissioners is charged with adoption of and amending of the Airport Zoning Ordinance. The Huron County Board of Commissioners has charged the Huron County Building & Zoning Department with the responsibility of administering and enforcing the provisions of this ordinance, with the understanding that the Agency would seek the close cooperation and work through the local City, Village and Township Boards.

To effectively administer the Ordinance, the Board of Commissioners established application heights which are below the allowable height limits of the Ordinance. This was done to make it easier for the local Zoning Boards and the general public to decide whether an application for permit must be filed with the Administrative Agency. This was also done to give added insurance to those who are constructing the higher, more costly structures. The establishment of application heights reduces the number of those who must make application.

This Ordinance contains provisions for the variance of the regulations in the event of practical difficulty or unnecessary hardship if the relief granted would not be contrary to the public interest and safety. It is the intent of the Airport Zoning Board, with the cooperation of the public, to have the Ordinance administered in a reasonable and just manner in keeping with the responsibilities involved.

The preceding is by way of explanation only and is not to be considered a part of the Ordinance. Information regarding height limits and copies of the Ordinance are available at the office of the Administrative Agency. A copy of the Ordinance is on file with the County Clerk of Huron County.

HURON COUNTY MEMORIAL AIRPORT  
ZONING ORDINANCE

GENERAL

An Ordinance establishing airport zoning regulations restricting the height of structures and objects of natural growth and otherwise regulating the use of property in the vicinity of the Huron County Memorial Airport; providing for the allowance of variances from such regulations; designating the Administrative Agency charged with the administration and enforcement of such regulations; establishing an airport zoning board of appeals; providing for enforcement; and imposing penalties for violation of this Ordinance.

Pursuant to the authority conferred by the provisions of the Airport Zoning Act, being Act No. 23 of the Public Acts of the State of Michigan for the year 1950 (Extra Session) and for the purpose of promoting the health, safety, and general welfare of the inhabitants of the County of Huron by preventing the establishment of the airport hazards and thereby protecting the general public, users of the Huron County Memorial Airport, and occupants of land in its vicinity, and preventing the destruction and impairment of the utility of said airports and the public investment therein.

The Board of Commissioners of the County of Huron under the provisions of Section 13, M.C.L. 259.443, of Act No. 23 of the Public Acts of the State of Michigan for the year 1950 (Extra Session), does hereby ordain as follows:

## ARTICLE 1 PURPOSE AND LIMITATIONS

### 1.1 Title

This Ordinance includes all airport zoning plans attached hereto and is to be known and may be cited as the “Huron County Memorial Airport Zoning Ordinance.”

### 1.2 Objective

The principle objective of this Ordinance is to prevent the creation or establishment of airport hazards and thereby to provide additional safety and protection to the users of the airport and to the people who live and work in its vicinity.

### 1.3 Hazard Area

The Ordinance establishes regulations on land within a 10 mile radius of the Huron County Memorial Airport excluding the area outside the political boundaries of Huron County (see Appendix Sheet 3). This Ordinance establishes a conical circle with a maximum height limitation of 500’ feet above the established elevation of the airport at the outer edge and has a minimum height limitation of 35’ feet above the ground at some locations in the approaches to the runways immediately adjacent to the airports. The height limitations of this Ordinance become less severe as the distance from the airport is increased.

### 1.4 Hazards

Structures and trees which project above the height limitations under this Ordinance are considered hazards to flying and endanger lives and property. The prescribed height limits are not arbitrarily set, but are based on past experience and studies made by the Michigan Aeronautics Commission and by the Federal Aviation Administration. Height limits are based upon the established elevation of the airport or upon the elevation of the end of the nearest runway.

### 1.5 Existing Non-Conforming Objects

The Ordinance does not affect existing structures, the height of which exceeded the limits imposed by this Ordinance at the time it became effective. New construction, and construction increasing the height of existing structures, within the hazard area, must conform to the provisions on height limitations. The Ordinance also restricts such uses of land within the vicinity of the airport as will unreasonably interfere with radio communications systems, navigational aids, or other devices used by the airport and aircraft, or would reduce visibility or would create confusing lights, or would be subject to undesirable effects that may be caused by the operation of aircraft.

## 1.6 Administration

The Huron County Building and Zoning Department, serving as the Administrative Agency, shall administer and enforce the provisions of the Ordinance. The Director of the Building and Zoning Department, or his or her designee, is specifically authorized to issue and serve civil infraction citations on persons that he or his designee has reasonable cause to believe have violated the Huron County Airport Zoning Ordinance. Civil infraction citations shall be issued through the authority and procedures set forth in the Huron County Civil Infraction Ordinance.

## 1.7 Heights Requiring Permits

To effectively administer the Ordinance, the Board of Commissioners hereby establishes application heights which are below the allowable height limits of the Ordinance. This is done to make it easier for the local Zoning Boards and the general public to decide whether an application for permit must be filed with the Administrative Agency. This was also done to give added insurance to those who are constructing the higher, more costly structures. The establishment of application heights reduces the number of those who must make application. See Appendix Sheet 2 “Permit Required Map”.

## 1.8 Land-Use Types Requiring Permits

To promote the general purpose and objectives of this Ordinance and its effective administration, all persons making use of land within the areas shown on Appendix Map Sheet 2 and Sheet 3 of the zoning plans are advised to consult Section 3.7 of this Ordinance as to undesirable land uses within designated airport land-use guidance zones.

## 1.9 Provisions for Variance

The Ordinance contains provisions for the variance of the regulations in event of practical difficulty or unnecessary hardship if the relief granted would not be contrary to the public interest and safety. It is the intent of the Administrative Agency, with the cooperation of the public, to have the Ordinance administered in a reasonable and just manner in keeping with the responsibilities involved.

## 1.10 Where to Obtain Copies of this Ordinance

Information regarding the application and copies of the Ordinance are available by contacting the Clerk of Huron County or the Huron County Building and Zoning Department.

## ARTICLE 2 DEFINITIONS

### 2.1 Words and Phrases

For the purposes of this Ordinance, the words, terms and phrases set forth in Sections 2.2 through 2.12 inclusive, shall have the meanings prescribed in those sections.

## 2.2 Above Mean Sea Level

The term “above mean sea level” when used in this ordinance or on accompanying maps, denotes elevations above sea level based upon and determined by reference to National Geodetic Survey datum.

## 2.3 Administrative Agency

“Administrative Agency” means the Huron County Building and Zoning Department.

## 2.4 Airport

The term “Airport” means the Huron County Memorial Airport and all appurtenances used or acquired for airport buildings or other airport facilities, and all other appurtenant rights of way or other interests either heretofore or hereafter established.

## 2.5 Airport Hazard

The term “Airport Hazard” means any structure or tree within the airport hazard area which exceeds the height limitations established by this Ordinance, or any use of land or appurtenances thereto contrary to the provisions of this ordinance within an airport hazard area.

## 2.6 Airport Hazard Area

The term “Airport Hazard Area” means any area of land or water, or both, lying within a ten mile radius from the established center of the Huron County Memorial Airport in which an airport hazard might be established if not prevented as provided in this Ordinance. The Airport Hazard Area shall not include lands that are outside of the political boundaries of Huron County.

## 2.7 Airport Zoning Act

The term “Airport Zoning Act” refers to Public Act 23 of 1950 (Ex. Sess.), as amended, known as the Airport Zoning Act.

## 2.8 Board

The term “Board” means the Huron County Zoning Board of Appeals as hereinafter created and designated below.

## 2.9 Non-Conforming Use

The term “Non-Conforming Use” means any structure, tree or use of land which does not conform to a regulation prescribed in this Ordinance or any amendment as of the effective date of such regulation.

## 2.10 Person

The term “person” means any individual, firm, partnership, corporation, company, association, joint stock association, municipal corporation or other body politic, including any trustee, receiver, assignee or other similar representative.

## 2.11 Structure

The term “structure” means any object constructed or installed by man, including but without limitation, buildings, towers, smokestacks, overhead transmission lines, and radio and television aerials and antennae, but not including highways and their appurtenances.

## 2.12 Tree

The term “tree” means any object of natural growth.

# ARTICLE 3 ZONES

## 3.1 Airport Hazard Areas

An airport hazard area is established, which area or zone consists of all the lands within Huron County lying beneath the approach, transitional, 150 feet horizontal, conical and 500 feet horizontal surfaces, said land being located within a circle having a radius extending horizontally 10 miles (see Appendix Sheet 3) from the established center of the usable landing areas of the airport, known as the airport reference point. The boundaries of the hazard areas are shown on the airport zoning plan maps numbered Sheet 1 through Sheet 6, which maps are attached hereto and made part hereof. The several “surfaces” referred to herein are defined as follows:

- I. Approach Surfaces. The approach is an inclined plane located directly above the approach area; the length is measured beginning 200’ feet from the end of each runway, on a centerline to the desired length. The width of the approach surface is symmetrically located with respect to the extended runway centerline and flares uniformly to its terminus. The slope of the approach surface is on a predetermined ratio.
- II. Inner Horizontal Surface. The inner horizontal surface is a plane with its height 150 feet above the established airport elevation as specified for the airport in this ordinance.
- III. Conical Surface. The conical surface extends upward and outward from the periphery of the horizontal surface at a slope of 50 feet horizontal to 1 foot vertical.
- IV. Transitional Surface. Transitional surfaces are inclined planes with a slope of 7 feet horizontal to 1 foot vertical, measured at right angles to and located symmetrically about the centerline of the runway.
- V. Outer Horizontal Surface. The outer horizontal surface is a plane 500 feet above the established airport elevation as specified for the airport in this ordinance.

### 3.2 Height Limitations

The height limitations shown on the attached airport zoning plans are imposed on the lands in the airport hazard areas, the same being based upon the elevations above mean sea level at the ends of the respective airport runways and the established elevation of the airport, which elevations are shown on Appendices Sheet 3 and Sheet 4 of the zoning plans.

### 3.3 Unlawful to Exceed Height Limitations

From and after the effective date of this ordinance, it shall be unlawful for any person to erect any structure to a height in excess of the limitations prescribed by the terms of this Ordinance and the attached airport zoning maps, or a height determined by the FAA that would affect an instrument approach or departure procedure; or to plant or allow any tree to grow to a height in excess of the limitations prescribed by the terms of this Ordinance and the attached maps; or to establish any use of lands contrary to the provisions of this Ordinance.

### 3.4 Electric Interference, Lights and Smoke

Notwithstanding any other provisions of this Ordinance, it shall be unlawful to put any lands within any airport hazard to any use which:

- (a) Could create electrical interference with radio communications between the airport and aircraft or create interference with navigational aids employed by aircraft;
- (b) Could make it difficult for flyers to distinguish between airport lights and others or result in glare to the eyes of flyers using the airport;
- (c) Could create air pollution in such amounts as to impair the visibility of flyers in the use of the airport;
- (d) Would locate or permit the operation of a dump, waste disposal site, sanitary landfill, hazardous waste facility, solid waste transfer station or recycling facility within 10,000 feet of any runway at the airport, unless the construction, location and operation of the site is approved or authorized by the Federal Aviation Administration as not being in violation of its orders, rules or regulations applicable to the airport, or unless a waiver is issued by the Federal Aviation Administration.

### 3.5 Applicability to Existing Uses

The provisions of Section 3.3 of this Ordinance shall not apply to structures, trees or other non-conforming uses existing in an airport hazard area on the effective date of this Ordinance, unless subsequent thereto the Agency determines it to be abandoned, or 80% torn down, destroyed, deteriorated, or decayed.

### 3.6 Applicability to Changes to or Alterations in Existing Uses.

The provisions of Section 3.3 of this Ordinance shall apply to changes or alterations which increase the height of existing structures, trees or other non-conforming uses after the effective date of this Ordinance, with the same force and effect as though the same were new uses.

### 3.7 Permit Required.

An airport zoning permit shall be obtained before any new structure or use may be constructed or established and before any existing use or structure may be substantially changed, substantially altered or substantially repaired, in any airport hazard area, except as otherwise provided in Section 3.5.

3.8 Non-Conforming Uses. Nothing in this ordinance except the provisions of Section 3.7 hereof and except the conditions of a variance granted under Section 4.3 hereof, shall require the removal, lowering or other change or alteration of any structure or tree not conforming to this ordinance and the Zoning maps when adopted or amended, or otherwise interfere with the continuance of any non-conforming use.

### 3.9 Exception for Emergency Utility Repairs.

No permit shall be required for the emergency repair or replacement of non-conforming public utility structures, other than buildings, when the height of such structures will not be increased by such emergency repairs or replacements. It is intended that is the application of this provision any combination of circumstances calling for the immediate action or remedy in repair or replacement of such non-conforming public utility structures shall be deemed an emergency.

## ARTICLE 4 ORDINANCE ADMINISTRATION

### 4.1 Approach Standards

The approach, transitional, conical and inner horizontal surfaces which establish the height limitations under this Ordinance are denoted on Appendices Sheet 3 and Sheet 4 of the zoning plans, and are established in conformance with approach standards or regulations of the Michigan Aeronautics Commission or the Federal Aviation Administration. In acting upon applications for permits the Administrative Agency will arrive at proper height limitations by interpolating between contours shown on the zoning plans.

### 4.2 Administrative Agency Permit Procedure

The Huron County Building & Zoning Department shall act as the “Administrative Agency” referred to in the Airport Zoning Act. Applications for Huron County Memorial Airport Zoning Permits shall be made upon a form furnished by said Agency, and the Agency shall issue within fifteen (15) days from the filing thereof determine whether the height limitations and/or land use

guidelines as designated by the Airport Zoning Maps and this ordinance would or would not be violated if such application be granted, shall thereupon grant or deny said application accordingly and advise the applicant of its action within five (5) business days after the same has been taken. The force and effect of denial shall be to leave the applicant free to apply to the Board of Appeals for a variance. The issuance of a permit shall not be construed to permit a use that violates any other general zoning ordinance or regulation applicable to the same area.

#### 4.3 Board of Appeals

There is hereby created a Board of Appeals that shall be the Huron County Zoning Board of Appeals.

- (a) Official Name: The Huron County Board of Appeals shall be officially known as the Huron County Memorial Airport Zoning Board of Appeals.
- (b) Compensation: The Board of Appeals shall receive such compensation and expense reimbursement for attendance at meetings and hearings, and may employ such necessary personnel, as may be provided for by resolution of the Board of Commissioners.
- (c) Rules and Procedures: The Board of Appeals shall adopt rules concerning its organization and procedure, including appeal forms, and other authorized matters, consistent with the provisions of the Airport Zoning Act and this Ordinance. Such rules shall include, but not be limited to, providing a reasonable period of time from which appeal may be taken to it from an action of the Zoning Administrator. Meetings of the Board shall be held at the call of the Chair and at such other times as the Board may determine, and notice of all meetings shall be given to all members. The Chair, or in his or her absence the Vice-Chair, may administer oaths or affirmations and issue subpoenas to compel the attendance of witnesses. All hearings of the Board of Appeals shall be public, and it shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, then so indicating, and the Board shall keep records of its examinations and other official acts, all of which shall be immediately filed in the offices of the Board and shall be a public record.
- (d) Powers: The Board of Appeals, by the concurring vote of a majority of its members, shall have the power to issue certificates of variance under the provisions of this Ordinance, or to otherwise decide appeals from any order, requirement, rule, regulation, decision or determination made by the Administrative Agency under the powers conferred upon it by this Ordinance.
- (e) Who May Appeal: Any person, including the governing body of any political subdivision, aggrieved by any decision of the Administrative Agency made in the administration of this Ordinance, may appeal to the Board of Appeals.

- (f) Appeal Procedure: All appeals from actions of the Administrative Agency shall be taken within the time and in the manner provided by the rules of the Board of Appeals, by filing with the Administrative Agency and with the Board a notice of appeal specifying the grounds of appeal. The Administrative Agency shall promptly transmit to the Board all the papers constituting the record upon which the action appealed was taken. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Administrative Agency certifies to the Board, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in the Administrative Agency's opinion, cause imminent peril to life or irreparable damage to property. In that case, proceedings shall not be stayed otherwise than by order of the Board and on due cause shown. The Board shall fix a time for the hearing of the appeal, give public notice and due notice to the parties in interest, and decide the appeal within a reasonable time. At the hearing any party may appear in person or by agent or by attorney. The Board may, in conformity with the provisions of this Ordinance, reverse, affirm or modify, wholly or partly, the order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the Administrative Agency.
- (g) Certificates of Variance: An application for certificate of variance is to be submitted on the form provided for by the rules of the Board of Appeals. If the application is granted, the applicant will receive a certificate of variance in the form prescribed by such rules. The certificate shall provide that it is not effective for a period of thirty (30) days following the date of its issuance. Immediately upon issuance, copies of the certificate shall be filed with the Administrative Agency, the Michigan Aeronautics Commission and each political subdivision affected by the certificate. In acting upon applications for variance, variances shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest and approach protection, but would do substantial justice and be in accordance with the spirit of the regulations of this Ordinance; provided, however, that any variance may be allowed subject to any reasonable condition or conditions subsequent that the Board of Appeals may deem necessary to effectuate the purpose of this Ordinance. Nothing in this section shall be construed to permit a use which would conflict with any general zoning ordinance or regulation of any political subdivision applicable to the same area.
- (h) Appeals to Circuit Court: Any person, including the Michigan Aeronautics Commission, on behalf of and in the name of the State, aggrieved by any decision of the Board of Appeals, may appeal to the Circuit Court, as provided in P.A. 23 of 1950, Section 30, M.C.L. 259.260, as amended, known as the Airport Zoning Act.

ARTICLE 5  
JUDICIAL ACTION

5.1 Penalties

Any person who violates this Ordinance or any regulations, orders or rulings made pursuant to this Ordinance, shall be responsible for a civil infraction, and upon entry of judgment, shall be subject to a fine of not more than five hundred dollars (\$500.00) and the costs of prosecution. Each day a violation continues to exist after notice shall constitute a separate offense. Such notice may be given by the Administrative Agency by certified mail, return receipt requested, addressed to the person maintaining the violation at the last known address.

5.2 Civil Infraction Citation Authorization

Unless prohibited by state law, the following persons are empowered to issue and serve civil infraction citations for violations of this Ordinance, pursuant to MCL 259.431, et seq, MCL 46.11(j), MCL 46.10b, and MCL 600.8701, et seq, the Director of the Huron County Building and Zoning Department, or his or her designee.

5.3 Civil Action Available

The Huron County Board of Commissioners, on behalf of and in the name of the County of Huron, may, in addition to any civil infraction enforcement action taken, institute in the Circuit Court of Huron County, an action to prevent, restrain, correct or abate any violation of this Ordinance or the Airport Zoning Act, or of airport zoning regulations adopted under this Ordinance or under the Airport Zoning Act, or of any order or ruling made in connection with their administration or enforcement, and the court shall adjudge to the plaintiff such relief, by way of injunction (which may be mandatory) or otherwise, as may be proper under all the facts and circumstances of the case, in order to effectuate fully the purposes of this Ordinance or the Airport Zoning Act and the regulations adopted and orders and rulings made pursuant thereto.

ARTICLE 6  
FEDERAL LAWS  
FEDERAL AVIATION REGULATIONS

6.1 Federal Laws (Part 77, 14 C.F.R. §77.1 et seq.)

The airport zoning ordinance is not intended to conflict with existing federal approach protection laws. The Federal Aviation Administration requires that it be given notice of any construction or alteration:

- (a) That would be more than 200 feet above ground level at its site.

- (b) That would be above an imaginary surface extending outward and upward at 100:1 slope within 20,000 feet of the nearest point of a runway more than 3200 feet in length.
- (c) That would be above an imaginary surface extending outward and upward at 50:1 slope within 10,000 feet of the nearest point of a runway less than 3200 feet in length.

ARTICLE 7  
SEVERABILITY OF PROVISIONS

7.1 Severability of Provisions

If any of the provisions of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications of the Ordinance, and to that end the provisions of this Ordinance are declared to be severable.

ARTICLE 8  
AMENDMENTS

8.1 Amendments

This Ordinance, and the regulations prescribed herein, may be amended by the Board of Commissioners after a public hearing is held in relation to the proposed amendment, pursuant to Section 19 of the Airport Zoning Act.

ARTICLE 9  
EFFECTIVE DATE

9.1 Effective Date

As provided for in Act 18, Public Acts of 1994, as amended, this ordinance shall take effect 50 days after notice of the adoption is published in a newspaper of general circulation in the County. The Clerk of the County Board of Commissioners shall engross this ordinance and it shall be signed by the Chairman of the County Board of Commissioners and certified by the Clerk of the County Board of Commissioners.

1. Date of Adoption by County Board of Commissioners: September 23, 2014
2. Date of Publication in a newspaper: September 25, 2014
3. Date Ordinance shall take effect: November 14, 2014

This Ordinance is adopted by action of Huron County Board of Commissioners this 23<sup>rd</sup> day of September, 2014.

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Clark Elftman, Chairman  
Huron County Board of Commissioners

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Lori Neal-Wonsowicz, Clerk  
Huron County Board of Commissioners

CERTIFICATION

I, Lori Neal-Wonsowicz, Clerk of the County of Huron, do hereby certify that this is a true and correct copy of the Ordinance duly adopted by the Huron County Board of Commissioners on the 23<sup>rd</sup> day of September, 2014.

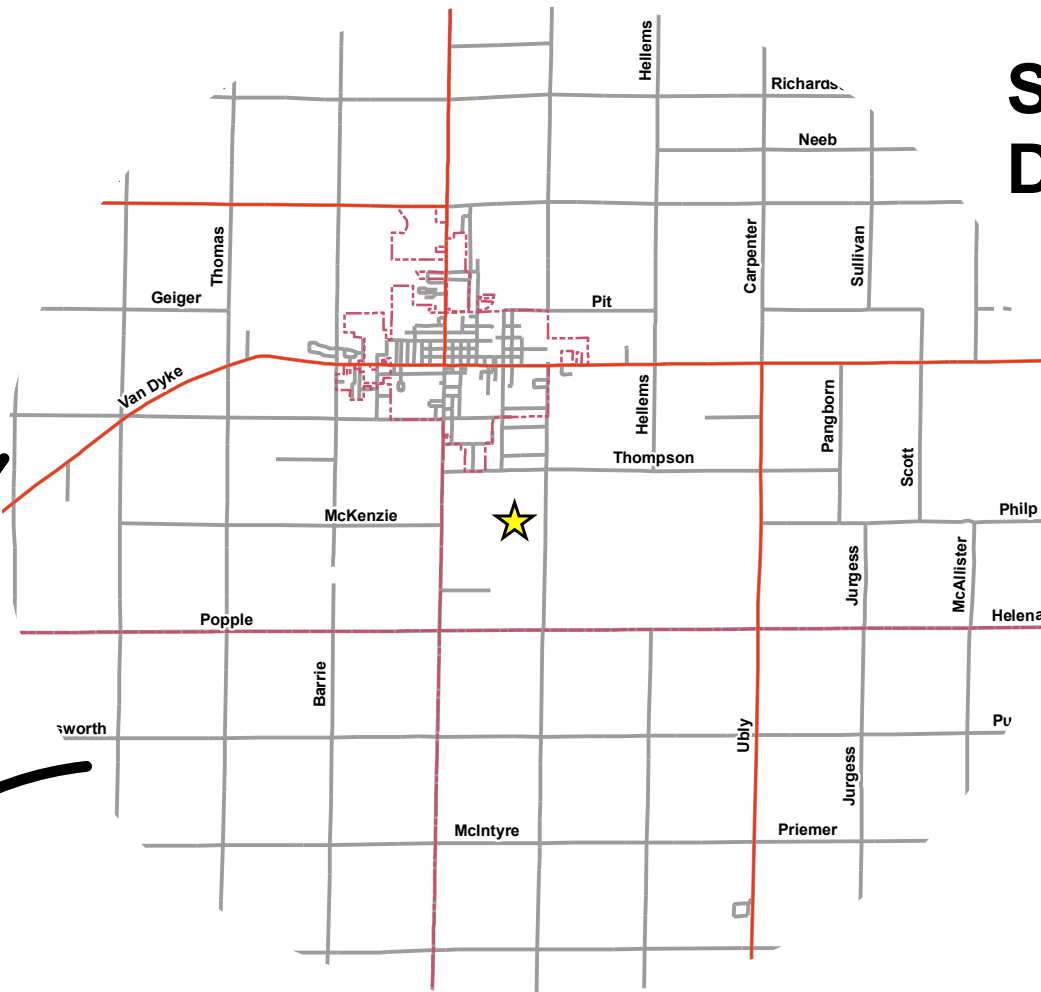
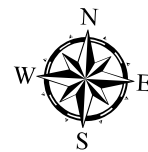
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Lori Neal-Wonsowicz, Clerk  
Huron County Board of Commissioners

# State of Michigan Department of Transportation

Airports Division

Lansing



## Huron County Memorial Bad Axe, Michigan Established Airport Elevation 766'

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#### HURON COUNTY BOARD OF COMMISSIONERS

Adopted \_\_\_\_\_ Date \_\_\_\_\_  
 Chairperson \_\_\_\_\_  
 Effective \_\_\_\_\_ Date \_\_\_\_\_  
 Chairperson \_\_\_\_\_

#### MICHIGAN DEPARTMENT OF TRANSPORTATION AIRPORTS DIVISION



Approved: Michael G. Trout \_\_\_\_\_ Date 9/11/2013  
 Director of MDOT Office of Aeronautics \_\_\_\_\_

Prepared By:



1403 S. Valley Center Dr., Bay City, MI 48706

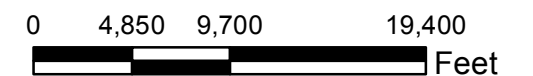
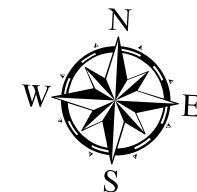
# Permit Map For Huron County Memorial Airport

Established Airport  
Elevation 766'

## Permit Requirements

- A** Permit Required for Structures and Objects Exceeding Airport Elevation +35'\*
- B** Permit Required for Structures and Objects Exceeding Airport Elevation +50'
- C** Permit Required for Structures and Objects Exceeding Airport Elevation +100'
- D** Permit Required for Structures and Objects Exceeding Airport Elevation +200'

\*An Airport Zoning Permit shall be required for land uses that underly "Zone A" that require a rezoning request by the local zoning agency. If a zoning change is not required by the local zoning agency, a permit shall only be required by the airport zoning administrator for new objects that exceed 35' above airport elevation. If no local zoning exist, then all uses in "Zone A" require a permit from the airport zoning administrator regardless of height.



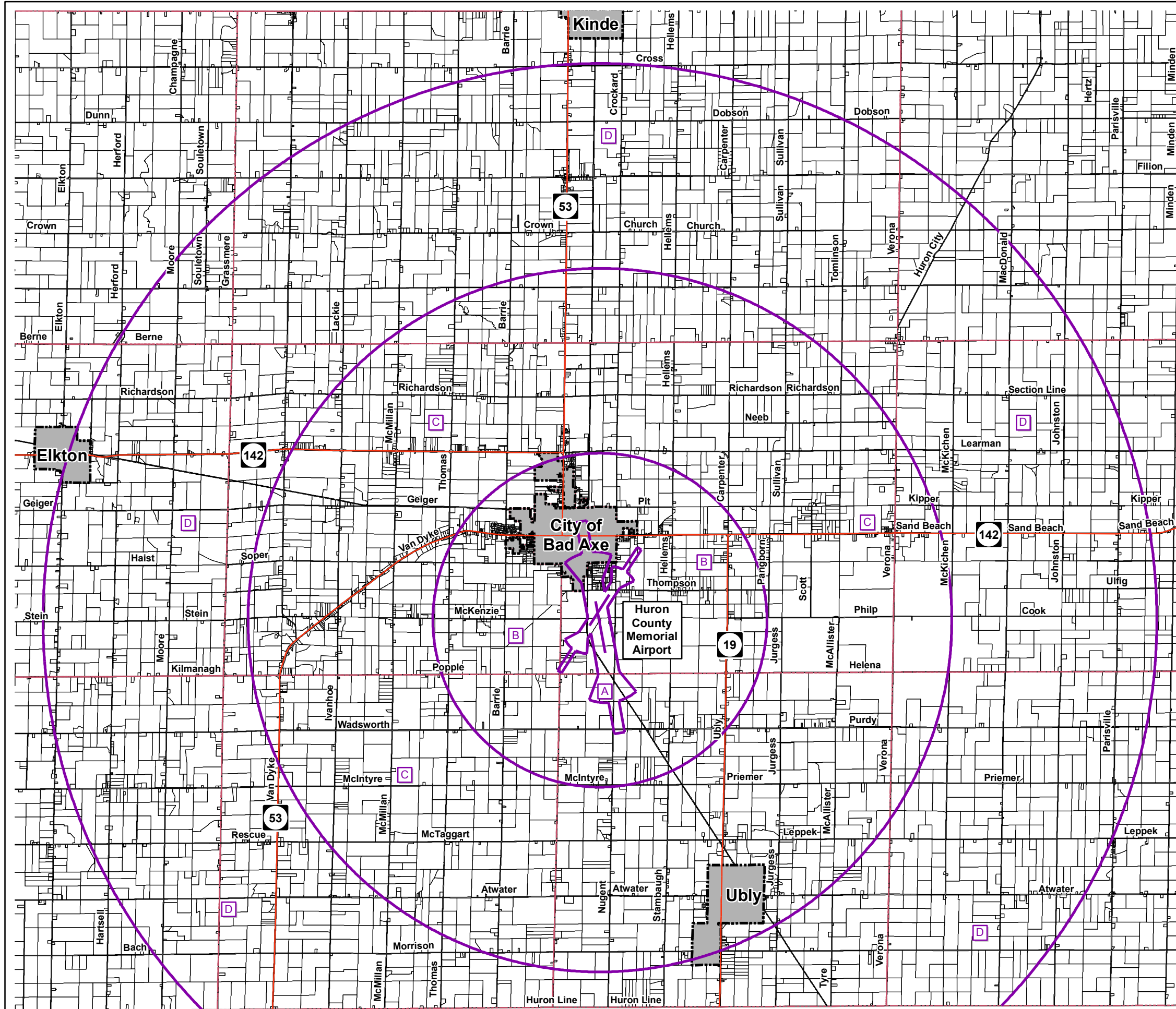
1 inch = 9,500 feet

Adopted: September 23, 2014  
Effective: November 14, 2014

Prepared By:

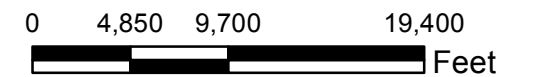
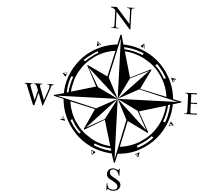
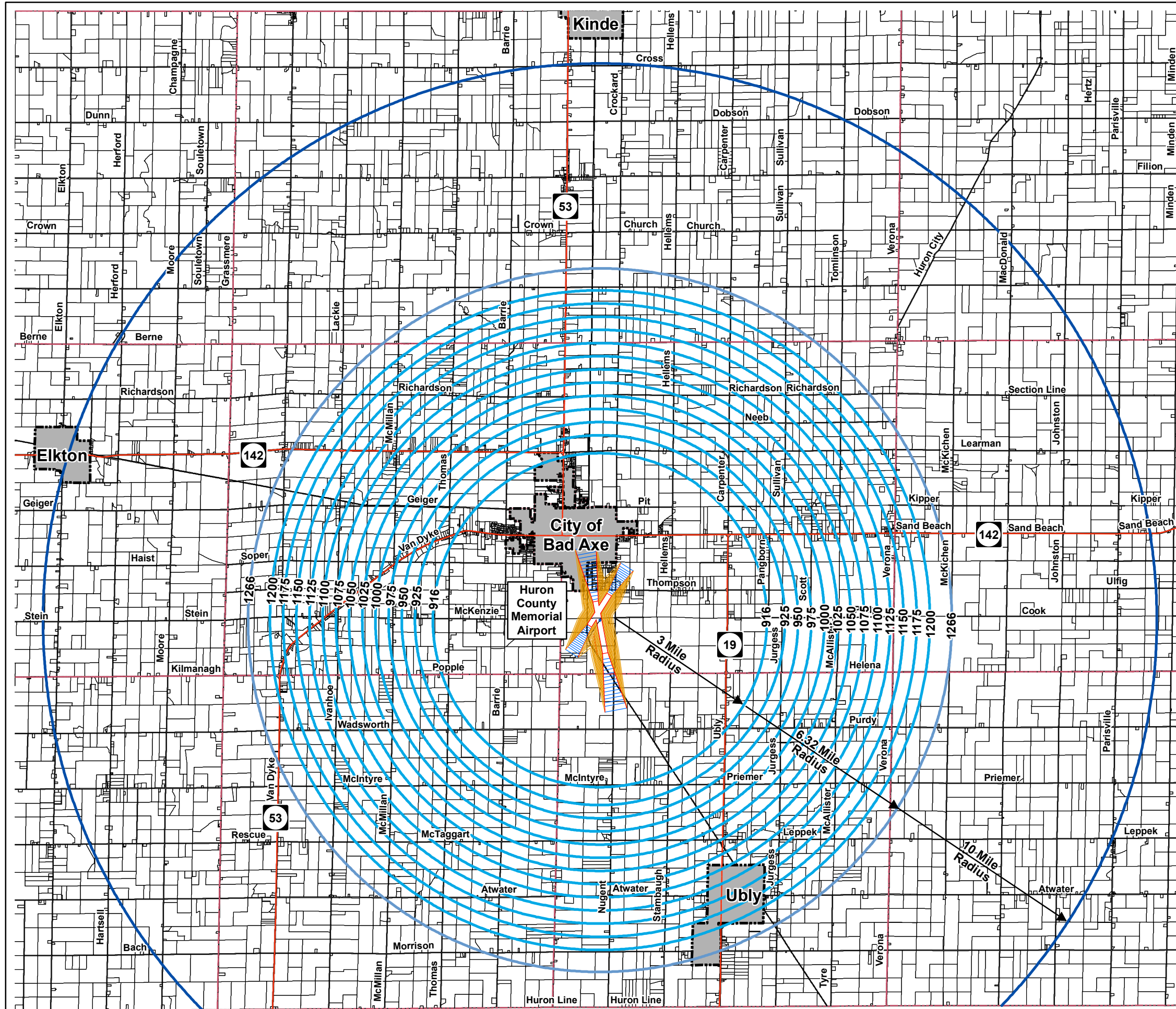


1403 S. Valley Center Dr., Bay City, MI 48706



# Height Map 10 Mile Radius For Huron County Memorial Airport

Established Airport  
Elevation 766'



1 inch = 9,500 feet

Adopted: September 23, 2014  
Effective: November 14, 2014

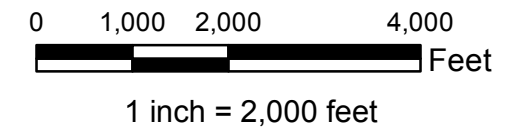
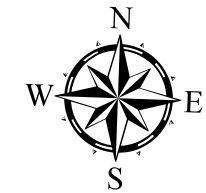
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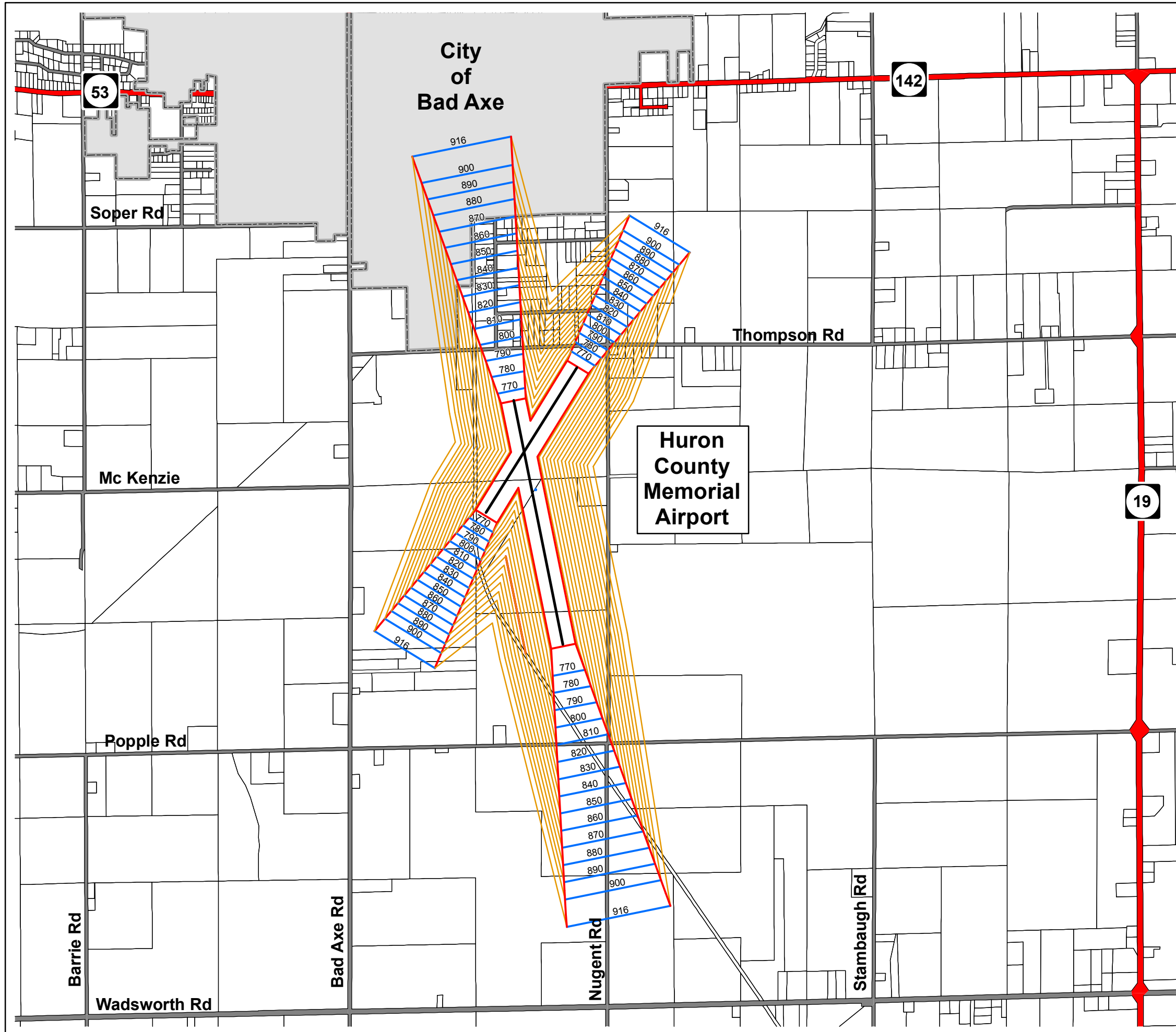
1403 S. Valley Center Dr., Bay City, MI 48706

# Height Map Approaches For Huron County Memorial Airport

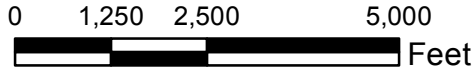
Established Airport Elevation 766'



Adopted: September 23, 2014  
Effective: November 14, 2014

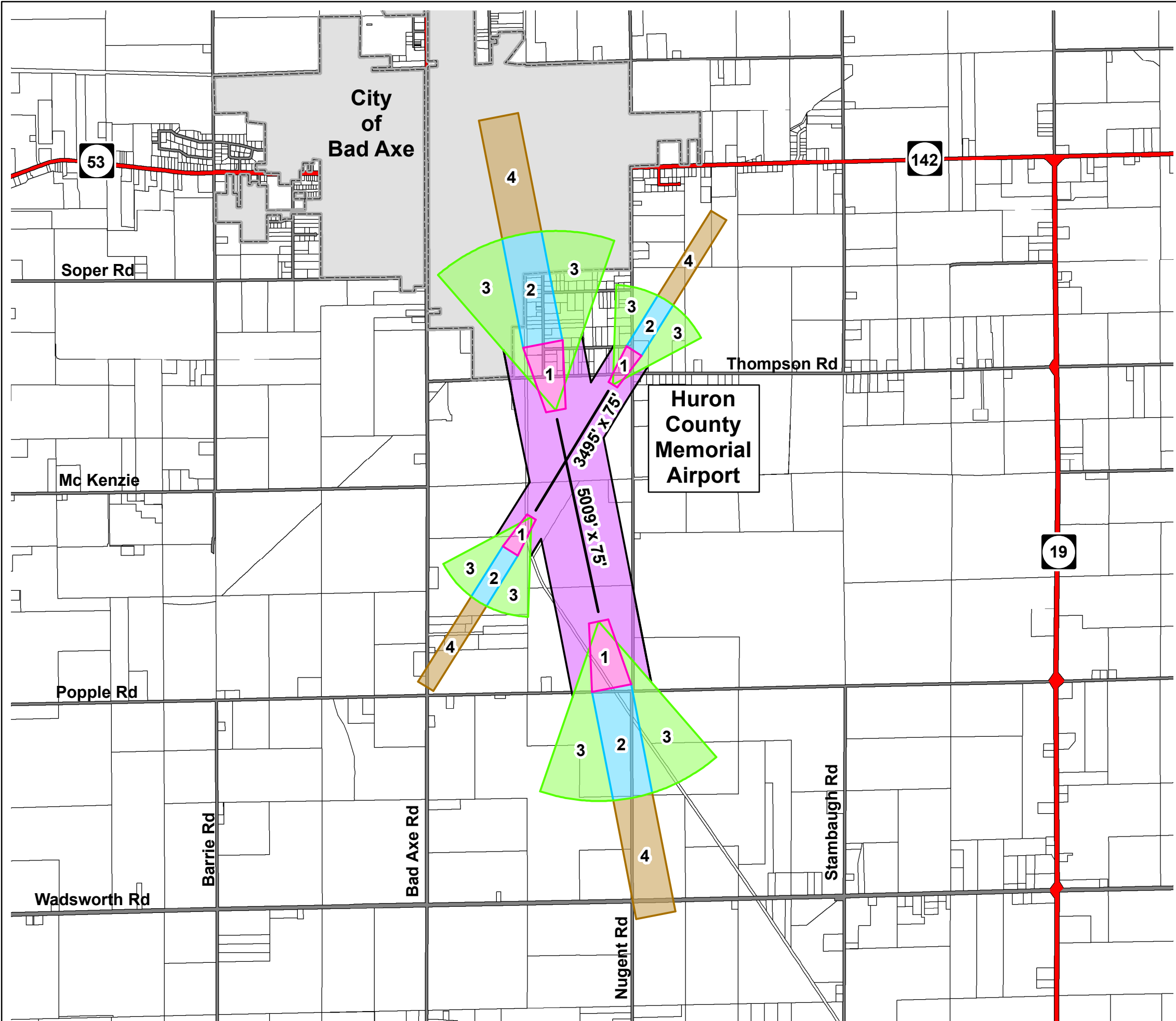


# Land Use Zoning For Huron County Memorial Airport



1 inch = 2,500 feet

Adopted: September 23, 2014  
Effective: November 14, 2014



APPENDIX B

**ACCIDENT SAFETY ZONES, LAND USE GUIDELINES AND PLANNING STRATEGIES FOR NEW DEVELOPMENT**

<b>Accident Safety Zone</b>	<b>Land Use Characteristics</b>	<b>Land Use Guidelines</b>	<b>Land Use Planning Strategies</b>  *All aviation uses are acceptable
<b>Zone 1</b> (See Special Note)	<p><b>Population Density</b></p> <p><b>Residential vs. Non-Residential Land Use</b></p> <p><b>Special Function Land Use</b></p>	<p>Avoid land uses which concentrate people indoors or outdoors.</p> <p>Prohibit all residential land uses. All non-residential land uses permitted outright subject to the Population Density and Special Function Land Use guidelines.</p> <p>Prohibit all Special Function Land Uses.</p>	<p>1. 0-5 people/acre.</p> <p>2. Airport sponsor should purchase property if possible.</p> <p>3. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</p> <p>1. Create a height hazard overlay ordinance around the airport.</p> <p>2. Airport sponsor should purchase property if possible.</p> <p>3. Airport sponsor should obtain aviation and obstruction easements.</p> <p>4. During the site development process, shift all structures away from the runway centerlines if possible.</p> <p>5. Landscaping requirements shall establish only low growing vegetation.</p> <p>6. Prohibit high overhead outdoor lighting.</p> <p>7. Require downward shading of lighting to reduce glare.</p> <p>8. Evaluate all possible permitted conditional uses to assure compatible land use.</p> <p>1. Prohibit overhead utilities and all noise sensitive land uses.</p> <p>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</p> <p>3. Limit storage of large quantities of hazardous or flammable material.</p> <p>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</p>

**Special Note:** Since the dimensions of Zone 1 are similar to the dimensions of the Runway Protection Zone (RPZ), those airports receiving federal grant dollars from the FAA's Airport Improvement Program, should strongly consider purchasing the RPZ or otherwise acquire rights to the property for the RPZ..

APPENDIX B

COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
Zone 2	<p><b>Population Density</b></p> <p><b>Residential vs. Non-Residential Land Use</b></p> <p><b>Special Function Land Use</b></p>	<p>Avoid land uses which concentrate people indoors or outdoors.</p> <p>Prohibit all residential land uses. All non-residential land uses permitted outright subject to the Population Density and Special Function Land Use guidelines.</p> <p>Prohibit all Special Function Land Uses.</p>	<p>1. 0-5 people/acre.</p> <p>2. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</p> <p>1. Create a height hazard overlay ordinance around the airport.</p> <p>2. Obtain avigation and obstruction easements.</p> <p>3. During site development process, shift all structures away from the runway centerlines if possible.</p> <p>4. Prohibit mobile home parks.</p> <p>5. Landscaping requirements shall establish only low growing vegetation.</p> <p>6. Prohibit high overhead outdoor lighting.</p> <p>7. Require downward shading of lighting to reduce glare.</p> <p>8. Evaluate all possible permitted conditional uses to assure compatible land use.</p> <p>1. Prohibit overhead utilities and all noise sensitive land uses.</p> <p>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</p> <p>3. Limit storage of large quantities of hazardous or flammable material.</p> <p>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</p>

APPENDIX B

COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
<p><b>Zone 3</b></p>	<p><b>Population Density</b></p>	<p>Avoid land uses which concentrate people indoors or outdoors.</p>	<ol style="list-style-type: none"> <li>1. &lt; 25 people/acre.</li> <li>2. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</li> </ol>
	<p><b>Residential vs. Non-Residential Land Use</b></p>	<p>Limit residential development to Low Density housing standards. All non-residential land uses permitted outright subject to the Special Function Land Use guidelines.</p>	<ol style="list-style-type: none"> <li>1. Create a height hazard overlay ordinance around the airport.</li> <li>2. Obtain avigation and obstruction easements.</li> <li>3. During site development process, shift all structures away from the runway centerlines if possible.</li> <li>4. Prohibit mobile home parks.</li> <li>5. Landscaping requirements shall establish only low growing vegetation.</li> <li>6. Prohibit high overhead outdoor lighting.</li> <li>7. Require downward shading of lighting to reduce glare.</li> <li>8. Evaluate all possible permitted conditional uses to assure compatible land use.</li> </ol>
	<p><b>Special Function Land Use</b></p>	<p>Prohibit all Special Function Land Uses.</p>	<ol style="list-style-type: none"> <li>1. Prohibit overhead utilities and all noise sensitive land uses.</li> <li>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</li> <li>3. Limit storage of large quantities of hazardous or flammable material.</li> <li>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</li> </ol>

APPENDIX B

COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
<p><b>Zone 4</b></p>	<p><b>Population Density</b></p> <p><b>Residential vs. Non-Residential Land Use</b></p>	<p>Limit population concentrations.</p> <p>Limit residential development to Low Density housing standards. All non-residential land uses permitted outright subject to the Special Function Land Use guidelines.</p>	<p>1. &lt; 40 people/acre in buildings, &lt; 75 persons/acre outside buildings.</p> <p>1. Create a height hazard overlay ordinance around the airport.</p> <p>2. Obtain avigation easements.</p> <p>3. Clustered development to maintain density as long as open space remains unbuilt. Place clustered development away from extended runway centerline.</p> <p>4. Prohibit mobile home parks.</p> <p>5. Require downward shading of lighting to reduce glare.</p> <p>6. Evaluate all possible permitted conditional uses to assure compatible land use.</p>
	<p><b>Special Function Land Use</b></p>	<p>Prohibit all Special Function Land Uses.</p>	<p>1. Evaluate noise sensitive land uses in light of aircraft noise contour lines (if available) when establishing new zoning.</p> <p>2. Prohibit high overhead utilities and all noise sensitive land uses.</p> <p>3. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</p> <p>4. Limit storage of large quantities of hazardous or flammable material.</p> <p>5. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</p>

APPENDIX B

COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
<b>Zone 5</b>	<p><b>Population Density</b></p> <p><b>Residential vs. Non-Residential Land Use</b></p> <p><b>Special Function Land Use</b></p>	<p>Avoid land uses which concentrate people indoors or outdoors.</p> <p>Prohibit all residential land uses. All non-residential land uses permitted outright subject to the Population Density and Special Function Land Use guidelines.</p> <p>Prohibit all Special Function Land Uses.</p>	<p>1. 0-5 people/acre.</p> <p>2. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</p> <p>1. Airport sponsor should purchase property if possible.</p> <p>2. Create a height hazard overlay ordinance around the airport.</p> <p>3. Obtain aviation and obstruction easements.</p> <p>4. During site development process, shift all structures away from the runway centerlines if possible.</p> <p>5. Landscaping requirements shall establish only low growing vegetation.</p> <p>6. Prohibit high overhead outdoor lighting.</p> <p>7. Require downward shading of lighting to reduce glare.</p> <p>8. Evaluate all possible permitted conditional uses to assure compatible land use.</p> <p>1. Prohibit overhead utilities and all noise sensitive land uses.</p> <p>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</p> <p>3. Limit storage of large quantities of hazardous or flammable material.</p> <p>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</p>