

AIRPORT OVERLAY ZONE

Middletown Planning Board Public Workshop

April 7, 2021

AGENDA



Process and Background



Review of draft



Planning Board discussion



Public comments and questions

PROCESS



Receive public input
tonight



Additional revisions
as necessary



Planning Board
recommendation to
Town Council



Town Council public
hearing



Additional revisions
as necessary before
considering adoption

BACKGROUND

State Law RIGL § 1-3-5

- Town shall adopt, administer, and enforce zoning regulations to prevent airport hazards

Middletown Comprehensive Plan

- Action Item: L-I.D.1. *Develop and adopt an Airport Hazard Area Overlay District*

Planning Board Work

- Planning Board subcommittee
- Reviewed regulations near other RI airports
- Full board discussion tonight

DRAFT REGULATIONS

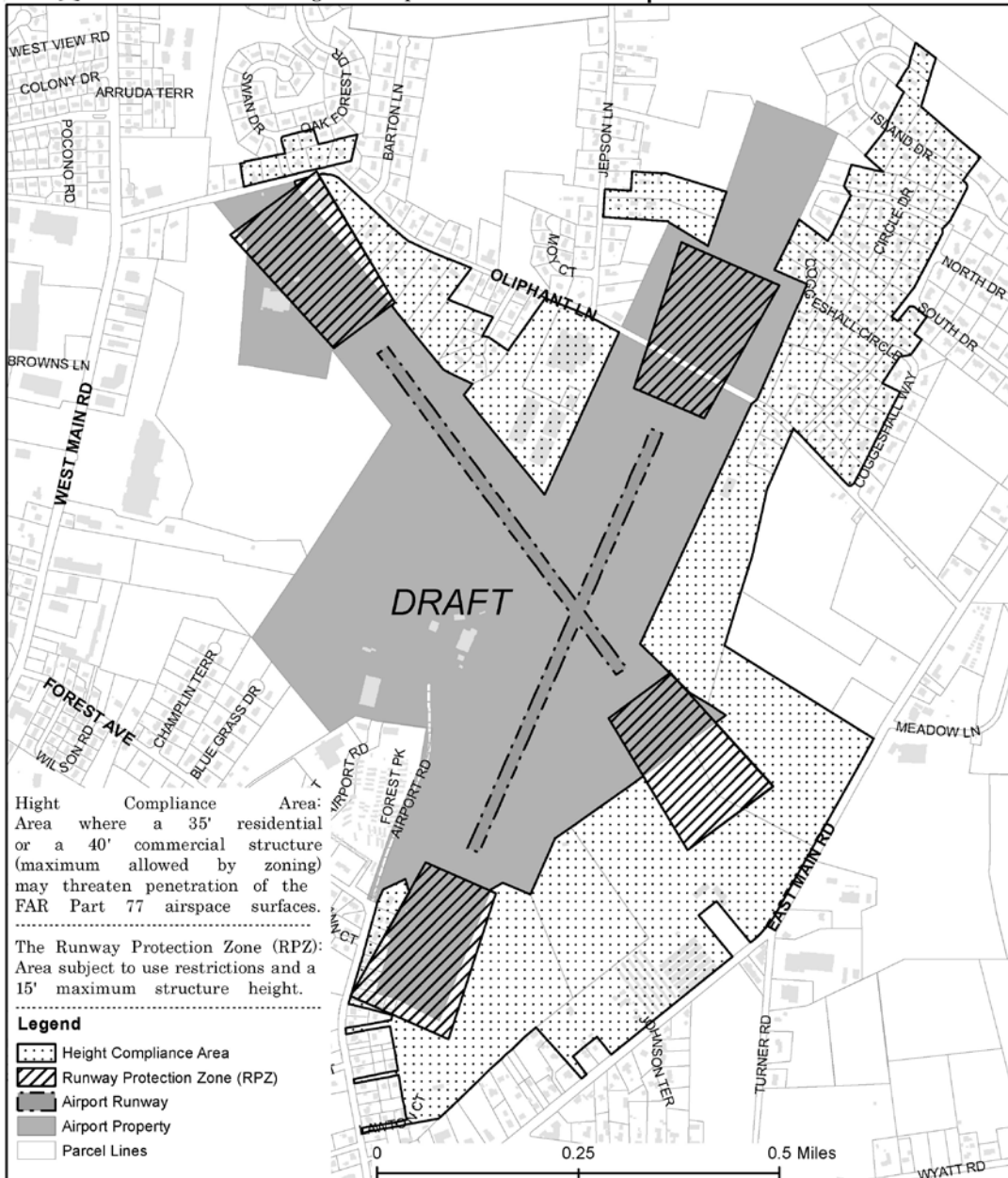
ARTICLE I I A



Town of Middletown

Airport Hazard Area Overlay District:
RPZ and Height Compliance Area

The information on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation or parcel-level analysis.
Data: Town of Middletown, RIAC, RIGIS
Author: RL Date: 10/4/2019



Overview of Draft

- Creates an overlay zone with two areas (described more on next slide)
- Requires Development Plan Review (DPR) by the Middletown Planning Board and Technical Review Committee
- Federal Aviation Administration approval of plan required as part of DPR
- Pre-existing structures may remain

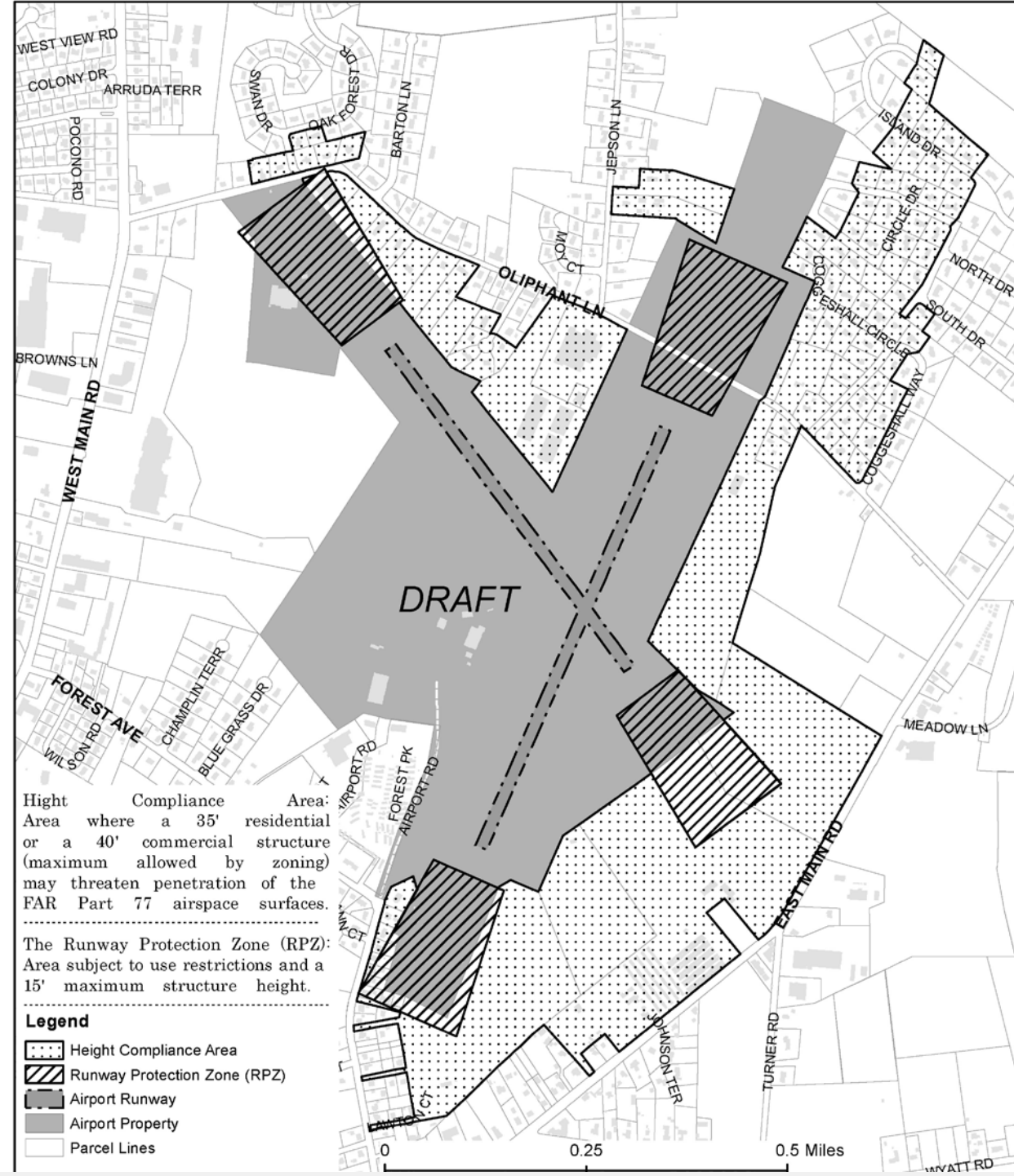
PROPOSED ZONING ORDINANCE AMENDMENT ARTICLE IIA

RUNWAY PROTECTION ZONE (RPZ)

- Closest to runway
- Limited allowable uses: parking lots or agriculture
- 15' height limit for structures and vegetation
- Development Plan Review (DPR) required for all new developments

HEIGHT COMPLIANCE AREA

- Slightly further from runway
- Area where new development under current maximum building heights may threaten regulated airspace and therefore requires additional evaluation
- Exact allowable height determined by a professional who would perform a vertical survey and calculations based on the FAA airspace angles
- No vegetation height limits
- Development Plan Review (DPR) required for all new developments
 - EXCEPT: single-family dwellings



Height Compliance Area:
 Area where a 35' residential or a 40' commercial structure (maximum allowed by zoning) may threaten penetration of the FAR Part 77 airspace surfaces.

The Runway Protection Zone (RPZ):
 Area subject to use restrictions and a 15' maximum structure height.

- Legend**
-  Height Compliance Area
 -  Runway Protection Zone (RPZ)
 -  Airport Runway
 -  Airport Property
 -  Parcel Lines

0 0.25 0.5 Miles

DISCUSSION

Send Comments to:

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