



# Airport Land Use Guidelines

## IDAHO AIRPORT LAND USE GUIDELINES

AIRPORT WORKSHOP - IAMA 2009 SPRING CONFERENCE - McCALL, IDAHO

### What are the main airport land use compatibility issues?

Incompatible land uses can threaten and limit airport operations

1. *Development pressures (encroachment upon airports)* – Can obstruct the future expansion and development of the airport
2. *Conversion of open space/greenfields* – May be the most compatible uses near airports (Golf courses, parks, open land, etc)
3. *Noise complaints* – Nearby residents or operations are impacted by noise levels of overhead airplanes
4. *Growing problem nationally* – Land use encroachment and incompatibility needs to be tackled at the local level
5. *Multi-jurisdictional problem* – Cooperation is key for functional outcomes

### Audience - Who will the guidelines target?

1. *Smaller GA airports*
2. *Local Planning and Zoning Commissions*

### What is the purpose of airport land use planning?

1. *Improved safety of airport operations and nearby residents*
2. *Encourage capital investment in airports* – Outlook for operations must be feasible
3. *Future economic benefits* - tourism, recreation, airport expansion, etc
4. *Vital emergency services regional access* – Regional access to limited areas
5. *Quality of life for residents* – Less noise impacts equal less complaints and smoother operations

### What areas need to be protected?

1. *Airport Influence Areas; Runway Protection Zones; Critical Zones* – Areas within direct influence of airport operations

### What are some of the ways to protect airports?

1. *Local Zoning Ordinances* – Airport Zones, Airport planning areas
2. *Overlay Areas* – Implementation of restrictions and conditions in existing zones
3. *Disclosures* – Noise Easements; Avigation Easements; Real Estate Disclosure
4. *Multi-jurisdictional Cooperation* – Involvement is often required from cities, counties, and airport administrators

### Who is responsible for protecting airports?

1. *Airport Sponsors* – Airline operators, administrators, etc
2. *Local & Regional Planning and Zoning Commissions* – Multi-jurisdictional Cooperation
3. *Metropolitan Planning Organizations*

The FAA does not have jurisdiction over land issues near airports!



# Airport Land Use Guidelines

## What can be used for guidance?

1. *Airport Master Plans and Airport Layout Plans* – Responsibility of the airport
2. *Local Zoning Laws and Comprehensive Plans*– Responsibility of planning and zoning
3. *State Codes* – i.e. **Idaho Code: Title 21, Aeronautics, Chapter 5 Airport Zoning Act**
4. *Federal Guidance* – FAA is a great resource
5. *Airport land use plans, policies and guidelines in other states and jurisdictions*

## Example Bibliography from Idaho Land Use Guidelines

(Arapahoe  
Cnty, 2004)

Arapahoe County. Public Works and Development Department. Part 1: Section 3400. Overlay District Zoning Regulations: Airport Influence Area. *Land Development Code*.

(FAA, 1983)

Department of Transportation. Federal Aviation Administration. 1983 (August). *Noise Control and Compatibility Planning for Airports*. Advisory Circular 150/5020-1.

(FAA, 1987)

Department of Transportation. Federal Aviation Administration. 1987 (December). *A Model Zoning Ordinance to Limit Height of Objects Around Airports*. Advisory Circular 150/5190-4A.

(ODOT, 1994)

The Oregon Department of Transportation. 1994 (November). *Airport Land Use Compatibility Guidelines*. Prepared by The Airport Technology and Planning Group, Inc.

(FDOT, 1994)

The Florida Department of Transportation. 1994. *Airport Compatible Land Use Guidance for Florida Communities*.

(AOPA, 1999)

Airplane Owners and Pilots Association. (1999). *AOPA's Guide to Airport Noise and Compatible Land Use*.  
[http://www.aopa.org/asn/land\\_use/](http://www.aopa.org/asn/land_use/)

(FAA, 2000)

Department of Transportation. Federal Aviation Administration. 2000 (August). *Construction or Establishment of Landfills Near Public Airports*. Advisory Circular 150/5200-34.

(Caltrans, 2002)

State of California, Department of Transportation – Division of Aeronautics. 2002 (January). *California Airport Land Use Planning Handbook*.



# Airport Land Use Guidelines

- (Burbank, 1999) City of Burbank, California. Airport Information. Easement Deed and Agreement (Aviation Rights).  
<http://www.ci.burbank.ca.us/airport/current/aveas.html>
- (FAA, 2002) Department of Transportation. Federal Aviation Administration. 2002 (April). *Estimated Airplane Noise Levels in A-Weighted Decibels*. Advisory Circular 36-3H.
- (FAA, 2007) Department of Transportation. Federal Aviation Administration. 2007 (August). *Hazardous Wildlife Attractants On Or Near Airports*. Advisory Circular 150/5200-33B.
- (AOPA, 2008) Airplane Owners and Pilots Association. (2008). *AOPA's Guide for Airport Advocates: Participating in the Planning Process*.
- (TRB, 2008) Transportation Research Board. (2008) Understanding Airspace, Objects, and Their Effects on Airports. ACRP 03-13
- (WSDOT, 2009) Aviation Planning. (2009) Aviation Land Use Compatibility Program - Example Scope of Work.  
<http://www.wsdot.wa.gov/aviation/Planning/ScopeOfWork.htm>
- (MDOT, 2000-2009) Minnesota Department of Transportation. Aeronautics and Aviation. 2000-2009. Airport Land Use Compatibility Manual.  
<http://www.dot.state.mn.us/aero/avoffice/planning/airportcompmanual.html>
- (IRC, 1993) Airport Zoning Ordinance. Indian River County Land Development Regulation, Chapter 911.17. Prepared by Indian River County, 1993.
- (IOWADOT, 2008) Iowa Department of Transportation. Iowa Airport Land Use Guidebook, Appendix F: Noise Easement. January 2008.  
<http://www.iawings.com/airports/2008LandUseGuidebook/PDF%20Color/Appendix%20F%20Noise%20Easement.pdf>
- (IDOT, 2001) Illinois Department of Transportation. Miscellaneous Aeronautics' Forms and Samples. Sample Through the Fence License Agreement. Revised July 2001.  
<http://www.dot.state.il.us/aero/miscaeroforms.html>
- (MDOT, 2006) Michigan Department of Transportation. Aeronautics. Avigation Easement and Runway Protection Zone Resources. Avigation Easement – Inside RPZ. Updated



# Airport Land Use Guidelines

October 2006. [http://www.michigan.gov/aero/0,1607,7-145-6772\\_30342-143177--,00.html](http://www.michigan.gov/aero/0,1607,7-145-6772_30342-143177--,00.html)

(Great Falls) City of Great Falls. Official Code of the City of Great Falls, Montana. Title 17 Land Development Code. Appendix D – Sample Hold Harmless Agreement.  
[http://www.greatfallsmt.net/city\\_codes/title-17-appD.pdf](http://www.greatfallsmt.net/city_codes/title-17-appD.pdf)

(Idaho Statutes) State of Idaho Legislature. Idaho Statutes, Title 21, Aeronautics .

Prepared by:

Karen Doherty, P.E., Vice President  
Karen.doherty@hdrinc.com

**HDR Engineering, Inc.**

River Quarry at Parkcenter  
412 E Parkcenter Blvd  
Suite 100  
Boise, ID 83706-6659

Phone: (208) 387-7000  
Fax: (208) 387-7100  
[www.hdrinc.com](http://www.hdrinc.com)