

Title 10 Section 10.11.260. Airpark Zone.

Ordinance # _____ - _____ -2022.

Dated _____ - _____ -2022.

Created _____, 2022..

Section 10.11.260. Airpark Zone.

A. Any use not specifically permitted in this chapter shall be prohibited.

B. Purpose. Allow for a compatible mixture of aviation-related recreational activities with aviation-related commercial and light industrial uses and areas for residential that will enhance and encourage tourism and recreational opportunities as well as to provide business services, public safety platforms for Life Flight, firefighting, wildlife protections and employment opportunities to Town residents.

C. Permitted Uses.

- Aircraft, Construction, Manufacturing, Service, and Sales
- Aircraft Parking
- Aircraft Repair and Paint
- Accessory Structure, unoccupied
- Condominium (non-residential) facilities: i.e, billeting quarters
 - Condominium (non-residential) facilities for purposes of this section shall be defined as “Separate spaces within a condominium project owned by separate entities for the purposes of conducting business or providing apartment space for short-term stays for persons while temporarily working or attending school in the vicinity”.
- Engine Repair
- Fueling Facilities for Aircraft
- Fuel Tanks
- Gated Areas
- Hangars for Aircraft
- Helipads
- Landing Strip
- Office/business parks
- Single Family Residential Hangar Home Dwellings
- Restaurants, Cafes, Diners
- Schools, Public and Private
- Security Gates
- Storage Containers
- Tavern, Bar
- Taxiways and Taxi Lanes

D. Conditional Uses. (see Title 10, Standards for Conditional Use)

1. Master Planned Development.
2. Special Events.

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3. HOA or Through the Fence Agreement.

3. Self-Storage.

4. Caretaker Dwelling.

- a. In addition to the Standards found in Title 10, Standards for Conditional Use, the aggregate square footage of separate hangar storage buildings owned and rented out by the company will count toward the minimum square footage needed for the approval of a caretaker dwelling.

5. Crew Rest Facilities - as pertaining to this chapter, Crew Rest Facilities (CRF) shall be defined as non-residential construction located inside an aircraft hangar as an accessory to the storage of aircraft for the rest, recuperation, and enjoyment of hangar occupants. Crew Rest Facilities are allowed with the following conditions:

- a. To provide for sanitation, crew rest, and to prevent the parking of recreational vehicles around hangars, a CRF may include:
 - i. Kitchen facility;
 - ii. No more than one separate room to be utilized as a sleep or office;
 - iii. A restroom or wash facility; and
 - iv. Shall not include more than a total aggregate of three hundred (300) square feet.
- b. Approval from the Fairfield Fire Authority;
- c. Approval from the Utah County Health Department;
- d. Shall be constructed and reside entirely within an Aircraft Storage Hangar;
- e. Shall not exceed three hundred (300) square feet;
- f. No person shall be permitted to stay longer than 72 hours or three (3) consecutive nights.

E. Runway(s). There shall be one primary improved landing surface not to exceed FAA safety standards for design pertinent to the accepted critical aircraft.

- 1. Design. The runway, taxiways, apron, and all other aircraft movement areas shall be designed as detailed in the FAA Advisory Circular AC 150/5300-13A, (https://www.faa.gov/documentLibrary/media/Advisory_Circular/150-5300-13A-chg1-interactive-201907.pdf), including any subsequent changes or updates to such circular. The runway, and all other aircraft movement areas, taxiways, and apron shall be designed as per Federal Aviation Administration design guidelines for small aircraft:

- a. AC 150/5300-13A, Appendix 7. Runway Design Standards Matrix, Table A7-1, A/B-I Small Aircraft.

F. **Traffic Pattern.** Appropriate airpark traffic patterns and altitudes to avoid overflight of hazards, obstructions, or densely populated areas shall be published for airpark residents and Transient aircraft through proper FAA publications.

G. **Aircraft.** All aircraft operators shall check applicable published NOTAMS and chart supplements prior to landing at the airpark. Safety considerations must be taken for pavement strength, aircraft weight, runway length, and safe stopping distance and takeoff roll.

H. **Development.** All developments in this zone shall be required to submit a master site plan that includes maps and descriptions of construction, landscaping, Health Department requirements, and uses. All stormwater must be retained on-site in accordance with an engineered plan. Yards around buildings shall be kept in compliance with the Fairfield Town Nuisance Ordinance.

I. **Landscaping.** The landscaping requirements shall be determined by the Master Plan Development and shall not have fewer area requirements than that found in 10.19.00. In cases where aircraft requirements or FAA design standards would conflict with certain landscaping elements, the Planning Commission may approve requirements different than those listed in Title 10.19.00 if, in its opinion, such alternate requirements provide for a safer and more efficient use of the property.

J. **Area Requirement.** In order to encourage and preserve the rural characteristics of Fairfield, development in the AP Zone allows for clustering of residential lots with dedicated expanses of open space. The development requirements shall be based upon a percentage of the area included in a Master Planned Development.

1. Each residential lot shall be of sufficient size to assure compliance with Fairfield Town parking, landscaping, utilities, Utah County Health Department requirements, sanitation, building codes, and other land development regulations that may govern all or a portion of each project.
2. Residential lots shall not encompass an area greater than twenty five (25) percent of the land located within the Master Planned Development.
3. Open space shall include a minimum of thirty (30) percent of the land located within the Master Planned Development.
 - a. Open space areas shall be located on separate tract(s) and shall be developed for passive or active recreational uses or set aside for farming, ranching or open space in general.
 - b. Public Access. Where feasible, open space parcels shall be designed to be utilized by and made available for public uses.
 - c. Parking areas, private driveways, and yards within individual lots shall not be

included as open space.

4. Lot sizes other than for residential use shall be determined by the size of the building and shall be of sufficient size to assure compliance with Fairfield Town parking, landscaping, utilities, sanitation, building codes, fire codes, and other land development regulations that may govern all or a portion of each project.

K. Frontage.

1. The frontage of each lot in this zone shall be determined as set by the Master Plan Development. Each lot shall have adequate access by emergency vehicles.
2. Access to the interior of the Airpark. All dwellings, hangars, commercial establishments or other facilities occupied by humans shall gain access from an official state, county or town road which has been paved under the direction of the unit of government having jurisdiction.

L. Setback Requirements. All buildings in the Airpark Zone are required to maintain a minimum distance from property lines as set in the Master Planned Development.

1. Setbacks in Master Plan will be determined by fire and building code and will meet minimum standards.

M. Building Height. The maximum building height shall be thirty-five (35) feet. No building in this zone shall be placed in the runway protection zone, obstruction-free areas, or penetrate FAA established Part 77 surfaces.

N. Noise Abatement. Noise Abatement procedures shall be as follows:

1. Except when necessary for takeoff or landing, no person may operate an aircraft below one thousand (1,000) feet above the highest obstacle within a two thousand (2,000) foot horizontal distance of the aircraft over any congested area; and

2. Planes constantly circling over a Fairfield residential dwelling for a period of five (5) minutes will be considered a nuisance, and the FAA will be notified.

3. Preferred runway will be noticed as Runway 17.

- a. When winds are calm, aircraft landing and departing will be instructed do so to the South.

4. Aircraft departing to the North will be instructed to make their crosswind turn as soon as practical and will avoid overflight of Fairfield Town's established residential area to the North of the Airpark.

O. Water Requirements.

1. All residential development within the AP Zone shall receive drinking and secondary water service from a town-approved water system.
2. Required Water Rights, Water Sources, and Waterworks. The water rights, water sources, and waterworks shall be designed and detailed in the Master Plan Development and shall be sufficient to satisfy the existing and future uses and occupants of all Airpark Zone Properties, and shall abide by Fairfield Town's water ordinances found in Title 6.1.00 Public Utilities

10.11.260. Effective Date.

This ordinance will take effect upon its passage by majority vote of the Fairfield Town Council and posting in three public places.

Approved and passed this _____ day of _____, 2022.

Attested by: _____
Stephanie Shelley
Fairfield Town Recorder

Fairfield Town

Brad Gurney, Mayor

Councilman RL Panek	Voted _____	Int. _____
Councilman Tyler Thomas	Voted _____	Int. _____
Councilwoman Hollie McKinney	Voted _____	Int. _____
Councilwoman Heidi Brunner	Voted _____	Int. _____

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the ____day of _____ 2022.

“AIRPARK ZONE ORDINANCE” for the Town of FAIRFIELD.

IN WITNESS WHEREOF, have hereunto set my hand and affixed the Corporate Seal of Fairfield Town Utah this ____day of _____ 2022.

Stephanie Shelley
Fairfield Town Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
)
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the _____ day of _____ 2022 and herein referred to as "AIRPARK ZONE ORDINANCE" for Fairfield Town.

SUMMARY.

The above named ordinance was enacted to define and describe the requirements, limitations and restrictions for development in the Airpark Zone in the Town of Fairfield.

The three places are as follows:

1. Town Hall
2. Old School
3. Utah State Public Notice Website

Stephanie Shelley
Fairfield Town Recorder

Date of Posting _____ day of _____ 2022.

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