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## ARTICLE

13

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## AIRPORT DISTRICT

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### **SECTION 1300** **AIRPORT (A)**

The purpose of this article is to provide a specific zoning classification for aviation, industrial, service and commercial uses related to or compatible with Airport operations. In addition, it is the intent of the Airport zone to ensure compatibility between airport facilities and operations and the surrounding land uses. It is furthermore the intent of this Article that the Airport notify the Commission of any proposed development or construction within this zoning district in order to determine the type of review and its associated impact.

### **SECTION 1305** **Permitted Uses**

The following uses are permitted:

1. Private and public airports, including runways and landing fields for aircraft and helicopters;
2. Terminals (including retail and commercial uses), hangars, and other facilities necessary for the safe and efficient operation of the Airport;
3. Commercial, office and industrial uses and facilities serving the needs of airport users;
4. Postal services and related storage, distribution and transfer activities;
5. Vehicle rental/leasing businesses;
6. Hotels and motels;
7. Farming uses;
8. Outdoor recreation uses such as athletic fields, golf courses, golf driving ranges, bike trails and open space areas but excluding outdoor theaters and outdoor music amphitheaters.
9. Principally Permitted uses of the I-1 District numbered 1-24 (applies to the City of Florence and Unincorporated Boone County only).

### **SECTION 1310** **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Parking lots and garages;
2. Fences and walls;

3. Maintenance facilities;
4. Signage;
5. Recreational trails.
6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
7. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
8. Recycling collection containers.

### **SECTION 1320**

#### **Conditional Uses and Criteria**

The following uses and appropriate accessories are subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: A) the activity is an integral and subordinate function of an Airport district or zone but not directly related to an Airport, B) the proposed activity will further add to, not detract from, the creation of a multi-purpose transportation modal system, and C) the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Nursery and child care centers;
2. Recreational uses such as batting cages, miniature golf, go-cart tracks and indoor recreational centers;
3. Eating and drinking places, including alcoholic beverages and with drive-thru facilities;
4. Convenience stores;
5. Banking services;
6. Private commercial parking lots;
7. Gasoline filling stations;
8. Cemeteries;
9. Kennels for household pets;
10. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

### **SECTION 1325**

#### **Intensity**

There are no maximum building intensities for Airport related uses. Any industrial, commercial, recreational and office uses not related to the Airport have a maximum building intensity and other dimensional standards based upon the corresponding I-1, C-2 and R zoning district requirements.

**SECTION 1330**

**Minimum Size**

The minimum size of an Airport district is 50 acres.

**SECTION 1340**

**Minimum Standards**

See Article 31 for Performance Standards. Site Plan Review required for all non-Airport related uses. (See Article 30.)

**SECTION 1350**

**Kentucky Airport Zoning Commission**

Airports are also under the jurisdiction of the Kentucky Airport Zoning Commission as authorized in Chapter 183 of the Kentucky Revised Statutes as it pertains to the safe and proper use of an airport.