

**NOTICE OF PUBLIC HEARING
AMENDMENT TO DUBUQUE COUNTY ORDINANCE**

OFFICIAL NOTICE IS HEREBY GIVEN in accordance with the provisions of Section 331.302(9), 2001 Code of Iowa, to all interested citizens of Dubuque County, Iowa that the Dubuque County Board of Supervisors will hold a public hearing concerning proposed amendments to Chapter 1 - Zoning Ordinance, Dubuque County Code of Ordinances on March 14, 2005 at 9:00 a.m. in the Supervisors Office at the Dubuque County Court House

At the hearing, interested citizens will be invited to comment on the following proposed amendments:

1. Add to Section 1-11:

“AO” Airport Operations District
“AC” Airport Commercial District
“AA” Airport Influence Area Agricultural District

2. Add Section 1-15.13:

1-15.13 “AO” AIRPORT OPERATIONS DISTRICT

This is a restricted district for land located on-airport as designated on the District Zoning Map for the Dubuque Regional Airport Influence Area, and is established to protect airport operations from any encroachments or land use conflicts.

a **PERMITTED PRINCIPAL USES AND STRUCTURES**

- (1) Runways and taxiways
- (2) Navigational aids
- (3) Federal Aviation Administration (FAA) approved operational aids
- (4) Utilities (underground) subject to review/approval by Airport Commission

b **PERMITTED ACCESSORY USES AND STRUCTURES**

All uses customarily incidental to the principal permitted uses and with such accessory uses are operated and maintained in conjunction with the principal use, but not to include commercial use outside the principal building.

c **HEIGHT AND SETBACK REGULATIONS**

No structure or buildings may be constructed in this zone at a height other than those specifically required or permitted by Federal Aviation Administration (FAA) for operational purposes. A 30' setback is required from adjoining properties for any structure placed along the perimeter of the Dubuque Regional Airport Influence Area.

3. Add Section 1-15.14:

1-15.14 "AC" AIRPORT COMMERCIAL DISTRICT

This district as designated on the District Zoning Map for the Dubuque Regional Airport Influence Area, is created to provide for on-airport land uses, which are not involved in direct flight operations, but are related to airport support activities and light commercial and industrial uses.

a PERMITTED PRINCIPAL USES AND STRUCTURES

- (1) Terminal operations, to include related ticketing and office uses, baggage, handling and restaurants.
- (2) Fixed base operations, including charter, agricultural spraying, and flying school operations and similar and compatible land uses.
- (3) Airport hangars, maintenance and storage buildings.
- (4) The following retail businesses and offices where all activity is inside a building and which emit no electrical or radio interference.
 - (a) Hotels and motels
 - (b) Retail sales and/or service
 - (c) Professional office developments
 - (d) Restaurants
 - (e) Vehicle sales, service, washing and repair stations, garages, taxi stands and storage garages and service stations.
- (5) Post secondary public or private schools, colleges and universities.
- (6) The following light industrial or manufacturing operations where the entire operation is confined within a building and provides no noxious or offensive vibration, noise, dust, fumes, gas, radio interference, odor or smoke.
 - (a) Distributors
 - (b) Laboratories
 - (c) Machine shops
 - (d) Manufacture and bottling of nonalcoholic beverages
 - (e) Painting and printing
 - (f) Publishing
 - (g) Trade and contractors offices
 - (h) Warehousing and wholesaling
 - (i) Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles and wood.
 - (j) Manufacturing, fabrication, processing, packaging and packing of confections, cosmetics, pharmaceuticals, electrical appliances, electronic devices, food except cabbage, fish and fish products, meat and meat products, and pea vining, instruments, jewelry.
 - (k) Bus depots and similar public transportation passenger facilities
 - (l) Contractors and construction offices.
 - (m) Fuel sales, office only

b PERMITTED ACCESSORY USES AND STRUCTURES

All uses customarily incidental to the principal permitted uses and with which such accessory uses are operated and maintained in conjunction with the

principal use, but not to include a commercial use outside the principal building.

c **HEIGHT AND SETBACK REGULATIONS**

Maximum height for structures shall be regulated by the Dubuque County Airport Height and Hazard Zone (AH) and Federal Part 77 Airspace requirements. A 30' setback is required from adjoining properties for any structure placed along the perimeter of the Dubuque Regional Airport Influence Area.

d **SPECIAL PERMIT USES AND STRUCTURES**

Same as "M-1" District - See Section 1-15.10c

e **SPECIAL REQUIREMENTS**

In addition to all other requirements, all uses and structures shall be and remain in compliance with all applicable FAA regulations, as well as all regulations and restrictions imposed by the Dubuque Airport Commission, including those related to setback, parking, and signs.

4. Add Section 1-15.15:

1-15.15 "AA" Airport Influence Area Agriculture District

This district as designated on the District Zoning Map for the Dubuque Regional Airport Influence Area, is established to provide for agricultural land uses of off-airport property, which is located in the Dubuque Regional Airport Influence Area.

a **PERMITTED PRINCIPAL USES AND STRUCTURES**

- (1) Agricultural uses including farm dwellings and accessory buildings.
- (2) Public utilities (underground)
- (3) Public parks and recreation areas
- (4) Cemeteries
- (5) Riding stables
- (6) Quarries

b **PERMITTED ACCESSORY USES AND STRUCTURES**

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c **HEIGHT AND SETBACK REGULATIONS**

Maximum height for structures shall be regulated by the Dubuque County Airport Height and Hazard Zone (AH) and Part 77 Airspace requirements. A 30' setback is required from adjoining properties for any structure placed along the perimeter of the Dubuque Regional Airport Influence Area.

By order of the Dubuque County Board of Supervisors on this 28th day of February 2005.

Denise M. Dolan