

SUMMARY OF THE PROVISIONS OF THE TUSCOLA AREA AIRPORT ORDINANCE

1. The Hazard Area covers the area within the circumference of a circle having a center at the reference point of the Tuscola Area Airport and a radius of ten (10) miles. This area was selected by the County Board of Commissioners to allow the County to adequately protect the airport, its pilots and passengers and yet have the opportunity to have a positive influence on FAA and MAC Variance procedures for those structures that would rise above the various FAA and MAC height limits that surround the airport. See attached map for a footprint of the various zones.
2. Permit Threshold Heights are established to protect the various zones around the airport. Zones A and B are not circular but are drawn following the criteria of the Michigan Tall Structures Act 259 of 1959.
 - a. **Zone A (Inner Horizontal Zone)** (closest to the airport and about 12,000 ft in radius) Permit threshold - 25 feet for the areas adjacent to and at the ends of the runways 35 feet for the remainder of the zone. **Note:** Land Use guidelines are also in place for the areas adjacent to and at the ends of the runway. The strict restrictions of this zone are established to provide the greatest protection possible for the airport, which is a valuable asset for the county.
 - b. **Zone B (Conical Zone)** (an area extending outward in a circular manner from the inner horizontal zone to about 27,500 feet. Think donut.) Permit threshold - 125 feet. Even though the zone's height limit rises as it approaches the outer edge, it is believed that these various heights, coupled with an uneven terrain, make it necessary for each case to be examined carefully regardless of its height over 125 feet and its distance from the airport.
 - c. **Zones C and D (Approach and Transitional Zones)** (areas extending from the ends of the runway outward.) (Only Indianfields and Juniata Townships are affected.) Permit threshold – 25 feet.. Because this is the flight path, a close look will be taken for structures to be built in this area to insure safety for flights approaching and leaving the airport.
 - d. **Zone E (Outer Horizontal Zone)** (The area lying between the outer edge of Zone B, approx 4 1/2 miles from the airport and the 10 mile circumference areas.) Permit threshold – 499 feet. This high threshold creates the least amount of restriction on this area and yet allows the county to have an input into the State and Federal Variance procedure. This should be of significant assistance to those wishing to pursue alternative Energy, communication towers etc.
3. Height Limitations are established for various zones around the airport to provide air safety. No use or structure may exceed these limits without a variance from the Airport Zoning Board of Appeals. These heights are listed below. Actual limitations in Zones B, C, D will be calculated by the airport zoning administrator using the ratios below on a case by case basis.

Zone A. 150 feet.

Zone B. 150 to 500 feet on a 50:1 slope. Height depends on the distance from the nearest airport runway

Zone C. 34 to 1 slope for 10,000 feet.

Zone D. 7:1 slope starting at the edge of the primary surface or approach surface and perpendicular to the center line of the runway of runway centerline extended.

Zone E. 500 feet

4. The Administration of the Ordinance may lie with the municipalities that have all or part of the Airport Hazard Area within their boundaries. They may choose to administer the ordinance by adopting the County Airport Ordinance as it is written. If a municipality chooses not to administer the ordinance, the Tuscola Airport Zoning Administrative Agency, an individual, appointed by and answerable to the Tuscola County Board of Commissioners, will be the alternative. The individual municipalities have the veto of any project seeking an Airport Permit as a land use permit from the local municipality is the first requirement for a permit.

5. The Airport Zoning Board of Appeals is an independent 5-person panel appointed by the County Board of Commissioners. This board and only this board may issue a variance to the requirements of this ordinance.