

**ZONING ORDINANCE TEXT AMENDMENT (TA-24-03)
Helicopter Landing Area Use and Prohibition of Private and Public Airstrips and Airports
Adopted by the Board of Supervisors on July 16, 2024**

Description:

Proposed text amendment to add “helicopter landing area” as a new special use in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC) Districts per Section 5.2E (Uses, Definitions, and Use Regulations – Public and Miscellaneous Uses) of the Zoning Ordinance. The purpose is to require a special use permit for departures and landings of non-commercial helicopters for personal use. Use regulations are proposed for the protection or benefit of owners and occupants of neighboring lots including a prohibition on takeoffs and landings between the hours of 10:00PM and 6:00AM. The text amendment also clarifies that helicopter landing areas for commercial use and private or public airstrips or airports for aircraft other than helicopters are prohibited.

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

<i>HELICOPTER LANDING AREA</i>	
<i>Permitted Use</i>	<i>None</i>
<i>Accessory Use</i>	<i>None</i>
<i>Special Use</i>	<i>AOC, FOC</i>

Definition:

An area designated exclusively for the takeoff and landing of helicopters for the personal use by the property owner and their guests.

Use Regulations:

- 1. Helicopter landing areas shall be accessory to a residential use located on the same lot.***
- 2. The minimum lot size for a helicopter landing area is 50 acres. Minimum setback distances are as follows:***
 - From all property lines – 300 feet***
 - From overhead utility lines – 300 feet***
 - From structures on the same lot – 100 feet***
 - From residences on adjacent lots – 500 feet***
- 3. Helicopter landing areas shall not be used for commercial purposes. Helicopter landing areas do not include private or public airstrips or airports for aircraft other than helicopters as these are prohibited uses.***
- 4. Helicopter landing areas shall conform to all State and Federal regulations.***

5. *Helicopter landing areas may be hard surfaced and at a minimum shall be stabilized with grass or gravel to prevent erosion. Improvements shall be limited only to markings, lighting, or other equipment required by State or Federal law. Any use of required lighting shall be limited to takeoffs and landings and all lights shall be turned off when the landing area is not in use.*
6. *Takeoffs and landings of helicopters are prohibited between the hours of 10:00PM and 6:00AM*

Required Review Processes:

1. *Special Use Permit Review is required per Section 6.3.1.*