

Chapter 19.21 - AIRPORT COMMERCIAL DISTRICT

Section 19.21.010 - Purpose and Intent.

The purpose of the Airport Commercial District is to provide an area and minimum standards for commercial airport operations and aviation-related commercial uses.

(Revised 3/24/03, Ordinance # 060953)

Section 19.21.020 - Permitted Uses.

1. All uses and accessory structures necessary for the storage, servicing and sales of aircraft and aviation supplies; control of air traffic; and the provision of facilities and services for aircraft passengers.

2. Eating establishments primarily serving air terminal passengers and personnel.

3. Any use permitted in Section 19.30.020 (Light Industrial District) provided it is demonstrated such use requires access to air transportation.

4. Small-Antenna facilities and Antenna Support Structures up to 40 feet in height in conformance with the requirements of Chapter 19.51 - Airport Landing Zone Overlay District and Chapter 19.58 - Communication and Utility Facilities.

5. Vehicle parking. (Revised 3/24/03, Ordinance # 060953)

6. Home-based businesses (when a residence has been allowed by conditional use in a particular HC zone) utilizing only those accessory buildings and structures permitted under this chapter, and which from the premises' property line cannot be seen or heard or felt or smelled and will not have customer visits. (For more information on home-based businesses permitting, see Chapter 19.56.) (Revised April 21, 2008; Resolution No. 068024)

Section 19.21.030 - Lot Size Requirements.

The minimum lot size for principal uses permitted in this district shall be the minimum necessary to comply with the provisions of this title and the minimum necessary to safely accommodate water supply and, if necessary, on-site sewage disposal systems as approved by the Whitman County Department of Environmental Health.

Section 19.21.040 - Yard Requirements.

1. The minimum front yard setback for all principal and accessory uses from a public right-of-way shall be fifteen 15 feet. On corner lots, this setback shall apply to both streets.

2. The minimum side and rear-yard setbacks for all principal and accessory uses shall be 10 feet. (Revised 3/24/03, Ordinance # 060953)

Section 19.21.050 - Height of Buildings.

Maximum height of buildings and structures shall be governed by the limits defined in the Airport Landing Hazard Overlay Zone.

Section 19.21.055 – General Provisions

1. Landing strips and helicopter-pads shall be surrounded by an area that is free from obstructions.

2. Noise levels resulting from airplane and helicopter activity may conflict with surrounding land uses. The County may require the operator to provide buffer zones or restrict operations in order to minimize conflicts, except during emergency conditions.

3. Airports and landing strips shall be appropriately located in agricultural and industrial zones.

Section 19.21.060 - Approach Requirements. (Revised 3/24/03, Ordinance # 060953)

1. All Airport Commercial uses shall have direct access to a Class I-IV road as defined in the Comprehensive Plan. Access may be shared with adjacent commercial uses.

2. Access shall be designed to Whitman County standards.

3. A complete Level of Service (LOS) traffic and heavy vehicle weight analysis shall be submitted to and approved by the County Engineer for each proposed development prior to issuance of any permit and/or approval. If a development will cause the LOS on a County road to fall below adopted standards, the development shall be denied unless and until improvements can be made to support the development. Anticipated damage shall be mitigated according to Whitman County Development Standards in effect on the date of the damage. If no Development Standards are in effect, the anticipated impact to the LOS shall be mitigated at the direction of the County Engineer.

4. No person shall create any access without first obtaining an approach permit and meeting the approach general provisions.

5. Compliance with Chapter 19.52 – Transportation shall be completed prior to issuance of permits. (This section was revised 10/15/01, Ordinance # 058775)

Section 19.21.070 - Screening and Maintenance Requirements.

1. The purpose of this section is to establish landscape, screening and property maintenance standards to enhance the aesthetic appearance of property throughout the County.

2. Screening shall provide a filtered view and may be provided by existing vegetation, landscaped areas, including the use of berms, fencing, trees and shrubs or a combination thereof. The use of drought tolerant vegetation is encouraged.

3. Perimeter screening shall be provided as follows:

- a. At the front, side and rear of all commercial and industrial sites to provide an all season visual separation between adjacent land uses. Perimeter landscaping shall shield the views of industrial and commercial land uses, including outdoor storage, service, parking and loading areas, from roads and adjacent uses. If, however, the rear of the site is adjacent to an agricultural use, no rear yard perimeter screening is required.

- b. Avoid obstructing views of crosswalks, intersections and streetlights.
- c. In the case of conditional uses, these screening requirements shall be subject to the decision of the Board of Adjustment, which may adjust the requirements according to the needs of the specific locale.
- d. All yards shall be maintained such that there will be no accumulation of silt, mud or standing water causing unsightly or hazardous conditions either within the yard or on adjacent properties
- e. All yards and buildings shall be maintained in a neat, tidy manner, including trimming and upkeep of all landscaped areas, and the removal of debris and unsightly objects.
- f. All undeveloped land areas shall be maintained in permanent vegetative cover, farmed, or be landscaped with an approved combination of materials to control runoff. (This section was revised 3/24/03, Ordinance # 060953)

Section 19.21.080 - Conditional Uses.

1. Because of considerations of traffic, noise, lighting, hazards, health and environmental issues, the following uses shall not be permitted in the Airport Commercial District unless a Conditional Use Permit authorizing such use has been granted by the Board of Adjustment; provided, however, that in situations described herein where an Administrative Use Permit may be granted in lieu of a Conditional Use Permit, the use of the land shall not be permitted until such time as an Administrative Use Permit has been granted by the County Planning Office:

- a. One single-family dwelling unit or mobile home to be occupied only by an employee or owner of a permitted use.
- b. Hotels, Motels, or RV Parks. (Revised 3/24/03, Ordinance # 060953)
- c. Any use permitted in Section 19.20.020 provided it is demonstrated that such use requires access to air transportation, and that the use will not create adverse impacts on existing or planned airport uses, nor create safety hazards.
- d. Cemeteries. (Revised 3/24/03, Ordinance # 060953)
- e. Antenna Support Structure facilities greater than 40 feet in height in conformance with the requirements of Chapter 19.58 - Communication and Utility Facilities. Antenna Support Structures greater than 130 feet are allowed in this District by Conditional Use as long as the site is located more than 1/2 mile from any incorporated city or town or Rural Community District, and in conformance with the requirements of Chapter 19.58 - Communication and Utility Facilities. (Revised 3/24/03, Ordinance # 060953)
- f. Inert materials (earth, concrete and asphalt) of more than 2,000 cubic yards of material, excepting fill materials designed within reclamation plans of permitted quarries and/or mines. [For earth fills less than 2,000 cubic yards, see Section 19.05.020(4)];

