

ARTICLE 8: AIRPORT ZONING REGULATIONS

2-8.1. LOCATION, BOUNDARIES, ZONES, AND HEIGHT RESTRICTIONS.

The vicinity of the Antelope County Airport, is located in the central part of Antelope County in Neligh.

- A. Airport Hazard Area Description. Airport Hazard Area consists of any area of land or water upon which an airport hazard might be established if not prevented and that such area may not extend in any direction in excess of the limits provided for Approach, Operation, Transition, and Turning Zones.
- B. Airport Hazard. An Airport Hazard means any structure or tree or use of land that affects any Approach, Operation, or Turning Zone.
- C. Zone Description.

- 1. The Operation Zones shall be located along each existing or proposed runway, landing strip, or other portion of the airfield used regularly, or to be used regularly, for the landing or taking off of airplanes and shall extend two hundred (200) feet beyond the ends of each existing or proposed runway. The Operation Zone is one thousand (1,000) feet wide, or five hundred (500) feet on either side of the runway centerline for each instrument runway or landing strip. The Operation Zone for all other runways and landing strips shall be five hundred (500) feet in width and two hundred and fifty (250) feet on either side of center line.
- 2. The Approach Zones shall extend from the end of each Operation Zone and is centered along the extended runway centerlines. The Approach Zone extend ten (10) miles from the Operation Zone, is one thousand (1,000) feet wide at the end of the zone nearest the runway and expands uniformly, at a rate of thirty (30) feet of width for each one hundred (100) feet of horizontal length, to the extent of sixteen thousand eight hundred forty (16,840) feet wide at the farthest end of the zone.

The Inner and Outer Areas of each Approach Zone shall be that portion of the Approach Zone beginning at the end of the respective or proposed Operation Zone and extending as far as three (3) miles from the respective Operation Zone. The Inner Area of the Approach Zone shall be the area extending seven thousand five hundred (7,500) feet from the Operation Zone to reach the maximum height of one hundred fifty (150) feet at the one foot vertical and for every fifty feet horizontal 1:50 slope. The Outer Area of the Approach Zone shall begin at the end of the Inner Area of the Approach Zone and extend as far as three (3) miles.

The Extended Area of each Approach Zone shall be the area between the outer limit of the Outer Area of the Approach Zone extending seven (7) miles from the Outer Area of the Approach Zone to create a total extension of ten (10) miles for the Approach Zone.

- 3. The Transition Zone shall be a zone that extends outward, at a right angle to the runway centerline. The Transition Zone shall extend seven (7) feet horizontally for every one (1) foot vertically and shall end at a height of one hundred fifty feet (150) above the highest elevation on the existing or proposed runway. The Transition Zone begins at the height limit of the adjacent Approach or Operation Zone.
 - 4. The Turning Zones shall comprise all portions of the Airport Hazard Area not contained in the Operation Zones, Approach Zones, or Transition Zones. The outer limits of the Turning Zones shall be a series of points forming a line which is the horizontal distance of three (3) statute miles from the nearest points along the airport property lines.
- D. Height Restrictions. No building, transmission line, communication line, pole, tree, smoke-stack, chimney, wires, tower or other structure or appurtenance thereto of any kind or character shall hereafter be erected, constructed, repaired or established, nor shall any tree or other object of natural growth be allowed to grow:
 - 1. The Operation Zone height limit is the same as the height of the runway centerline elevation on an existing or proposed runway, or the surface of the ground, whichever is higher.

2. The Inner Area Approach Zone height limit begins at the elevation of the runway end for which it is the approach and rises one foot vertically for every fifty feet horizontally (1:50 slope) to a maximum of one hundred fifty (150) feet above the nearest existing or proposed instrument runway end elevation.
 3. The Outer Area Approach Zone height limit is one hundred fifty (150) feet above the nearest existing or proposed instrument runway end elevation and remains at that height limit until the three (3) mile horizontal distance.
 4. The Extended Area Approach Zone height limit begins at one hundred fifty (150) feet at the end of the Outer Area Approach Zone and continues to rise one foot vertically for every fifty feet horizontally (1:50 slope) until the ten (10) mile extent limit.
 5. The Transition Zone's height limit rises one foot vertically for every seven feet horizontally (1:7 slope). The height limit begins at the height limit of the adjacent Operation and Approach Zones and ends at a height of one hundred fifty (150) feet above the highest elevation on the existing or proposed runway.
 6. The Turning Zone has a height limit of one hundred fifty (150) feet above the height elevation on the existing or proposed runway.
- E. Location Sketch and Zoning Map. Boundaries, operation zones, approach zones, transition zones, and turning zones of said airport are as indicated on the Airport Zoning Map, which accompanies and is hereby made a part of these regulations, a copy of which shall at all times be on file in the Office of the Village Clerk, Clearwater, Nebraska.
- F. Permit Required, Exceptions, Application Forms and Permit Fees.
1. **Permit Required.** It shall hereafter be unlawful to erect, construct, reconstruct, repair, or establish any building, transmission line, communication line, pole, tower, smoke-stack, chimney, wires, or other structure or appurtenance thereto of any kind or character or to plant or replant any tree or other object of natural growth, within the boundary of the zoned area of said airport without first obtaining a "permit" from the Administrative Agency.
 2. **Exceptions.** In the Outer Area of Approach Zones and within the Turning Zones, no permit shall be required for any construction or planting which is not higher than seventy-five (75) feet above the elevation of the end of the nearest runway or landing strip.
 3. **Application Forms.** Application for a permit as required under these regulations shall be made upon a form to be available in the Village Office of the Village of Clearwater, and shall indicate the approximate location, ground elevation with reference to the elevation at the end of the nearest runway or landing strip, and height of the proposed structure or planting. (Mean Sea Level Elevation)
- G. Non-Conforming Structures. Within the zoned area as herein before defined, no non-conforming building, transmission line, communication line, pole, tree, smoke-stack, chimney, wires, tower, or other structure or appurtenance thereto of any kind or character or object of natural growth shall hereafter be replaced, substantially reconstructed, repaired, altered, replanted or allowed to grow, as the case may be, to a height which constitutes a greater hazard to air navigation than existed before these regulations were adopted nor above the heights permitted by these regulations if such structures or objects of natural growth have been torn down, destroyed, have deteriorated or decayed to an extent of thirty (30) percent or more of their original condition, or abandoned for a period of twelve months or more. Transmission lines and communication lines as referred to in these regulations shall be interpreted to mean all poles, wires, guys and all other equipment necessary for the operation and maintenance of same within the zone regulated.

- H. Marking of Non-Conforming Structures. Whenever the Administrative Agency shall determine, or shall be notified by the Nebraska Department of Aeronautics, that a specific non-conforming structure or object exists and has existed prior to the passage of these regulations and within the zoned area herein before described at such a height or in such a position as to constitute a hazard to the safe operation of aircraft landing at or taking off from said airport, the owner or owners and lessor or lessors of the premises on which such structure or object is located shall be notified in writing by the said Administrative Agency and shall within a reasonable time, permit the marking thereof by suitable lights or other signals designated by the Administrative Agency and based on the recommendations of the Nebraska Department of Aeronautics. The cost of such marking shall not be assessed against the owner or lessor of said premise.
- I. Administrative Agency. The Village Board of the Village of Clearwater, Nebraska shall administer and enforce these regulations, and shall be the Administrative Agency provided for in Section 3-319, of the Nebraska Revised State Statutes, and shall have all the powers and perform all the duties of the Administrative Agency as provided by the Airport Zoning Act.
- J. Board of Adjustment. The Board of Adjustment of the Village of Clearwater, Nebraska, shall be the Board of Adjustment with respect to these regulations, to have and exercise the powers conferred by Section 3-320, of the Nebraska Revised State Statutes, and such other powers and duties as are conferred and imposed by law.