

TITLE 9

DIVISION 6: AIRPORT ZONING

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CHAPTER 1: TITLE AND DEFINITIONS & ZONE CLASSIFICATIONS

CHAPTER 2: RESERVED FOR FUTURE USE

**CHAPTER 1: TITLE AND DEFINITIONS & ZONE CLASSIFICATIONS**

§ 90601.00	TITLE
§ 90601.01	DEFINITIONS
§ 90601.02	PURPOSE
§ 90601.03	APPLICABILITY
§ 90601.04	ZONE CLASSIFICATIONS CREATED
§ 90601.05	RUNWAY PROTECTION ZONES
§ 90601.06	REGULATIONS WITHIN EACH SPECIFIED ZONE
§ 90601.07	APPLICABILITY OF REGULATIONS
§ 90601.08	GENERAL PLAN

**§ 90601.00 TITLE**

This Division shall be known as the "Airport Zoning Law". It is adopted pursuant to the Airport Zoning Law, Government Code, Sections 50485-50485.14, and shall be liberally construed in support of the purposes and provisions thereof. Proceedings for additions or amendments to the official plan of airports shall conform to this Division.

**§ 90601.01 DEFINITIONS**

As used in this Division, unless the context otherwise requires, the following words and phrases have the meaning herein set forth:

1. "Airport" means any area of land or water designed and set aside for the landing and taking off of aircraft and utilized or to be utilized in the interest of the public for such purposes.
2. "Airport hazard" means any structure or tree or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off of aircraft.
3. "Airport hazard area" means any area of land or water upon which an airport hazard might be established if not prevented as provided in this Division.
4. "Airport Zoning Commission" shall mean and refer to the Airport Land Use Commission of the County of Imperial, that adopts the "Airport Land Use Compatibility Plan".
5. "Non-conforming use" means any structure, tree, or use of land which does not conform to a regulation prescribed in this Division or an amendment thereto, as of the effective date of such regulation.
6. "Person" means any individual, firm, co-partnership, corporation, company, association, joint stock association, city or county, or district, and includes any trustee, receiver, assignee, or other similar representative thereof.
7. "Structure" means any object constructed or installed by man, including, but without limitation to, buildings, towers, telecommunication towers, smokestacks, and overhead lines.
8. "Tree" means any object of natural growth.

9. "Landing area" means the area of the airport used for the landing, take-off, or taxiing of aircraft.

**§ 90601.02 PURPOSE**

The purpose of this Division is to protect the health and safety of the general public, near and around airports and to provide for regulations governing land use compatibility between private lands and those lands regulated within the latest adopted "Airport Land Use Compatibility Plan".

**§ 90601.03 APPLICABILITY**

This Division is applicable to all lands (private/public) within the sphere of an airport, or as designated in the Airport Land Use Compatibility Plan, and shall govern all projects to be located within said areas.

**§ 90601.04 ZONE CLASSIFICATIONS CREATED**

For the purpose of this Division, all of the land outside the boundaries of an airport and lying within an area as shown on the Official Map of the airport within the Airport Master Plan and/or the Airport Land Use Compatibility Plan is hereby divided into zones as follows:

1. Runway Protection Zone (Zone A)
2. Approach/Departure Zone (Zone B1)
3. Extended Approach/Departure Zone (Zone B2)
4. Common Traffic Patterns (Zone C)
5. Other Airport Environs (Zone D)

**§ 90601.05 RUNWAY PROTECTION ZONE**

PROTECTION ZONES: A trapezoidal area (and the air above it) which extends outward in a graduated width and height within the above zones and may include property consisting of airport property and private property adjacent thereto.

**§ 90601.06 REGULATIONS WITHIN EACH SPECIFIED ZONE**

1. Except as otherwise provided in this Division, no structure or tree shall be erected, altered, allowed to grow, or maintained in any zone created by this Division to a height in excess of the height limit hereby established for such zone. The datum plane for measurement of such heights, except as otherwise specified, shall be the elevation based on the nearest airport reference point on the center line of the nearest runway.
2. The height limit for each type of zone is hereby established and shown within the adopted Airport Land Use Compatibility Plan.
3. Notwithstanding any other provisions of this Division, no use may be made of land within any zone, in such a manner as to create electrical interference with radio communication between the airport and aircraft; make it difficult for flyers to distinguish between airport lights and other lights, result in glare in the eyes of the flyers using the airport; impair visibility in the vicinity of the airport, or otherwise endanger the landing, take-off or maneuvering of aircraft.

**§ 90601.07 APPLICABILITY OF REGULATIONS**

1. The provisions of this Division shall only apply and be in force over areas within the airport zones, within the County of Imperial.
2. The extent of any zone with relation to any particular airport shall be established by a map for each airport as found in the Airport Land Use Compatibility Plan relating to such airport and need not be the same for different airports.

**§ 90601.08 GENERAL PLAN**

1. The requirements and map for each Airport identified within the Airport Land Use Compatibility Plan hereby adopted and incorporated within this Title as though fully set forth herein.
2. The map of any airport enumerated or any amendment thereto, is hereby approved as the official map for the zoning purposes of this Division and shall be on file in the office of the Planning & Development Services Department; and the same shall be a part of this Division, subject to the amendments thereof from time to time as may be necessary.

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