

Applicable Airport Planning Documents

Yolo County Zoning codes (see other side);

Yolo County Airport Master Plan, and EIR, May 1998, by P&D Aviation (covers the Airport's future planned development);

Yolo County Airport Comprehensive Land Use Plan, October 1999 (governs land use in the Airport Area of Influence);

Airport Layout Plan – Narrative June 2009, and drawings. Latest update conditionally approved by FAA March 2012 (this is a key document. Showing existing and future development);

Market analysis and target industry Identification, October 2000, ADE;

Airport Drainage Plan Update, Dec 2005, Wood Rogers (planned storm water improvements);

Yolo County General Plan – November 2009;

Yolo County Economic Development Strategy – adopted November 2009, updated August 2010 (includes initiative for airport development and sustainability).



Yolo County Airport
(KDWA)



Zoning and Planning in and Around the Airport

CONTACT INFORMATION

EMERGENCY

911

Davis Flight Support

On-Airport assistance
530-759-8766

West Plainfield Fire Department

From a cell
530-666-6612

Yolo County Sheriff

Non-emergency crime
530-666-8282

Airport Manager

All other matters
530-666-8114 or 8066

See also

<http://www.yolocounty.org/Index.aspx?page=1350>



Description of Zoning Regulations For On-Airport and Surrounding Properties

July 2013

ACTIVITIES ON THE AIRPORT PROPERTY

Article 21. Airport Zone (AV)

Sec. 8-2.2101. Purpose (AV).

The Airport Zone (AV) classification is intended to be applied on properties used, or planned to be used, as airports and where special regulations are necessary for the protection of life and property.

Sec. 8-2.2102. Principal permitted uses (AV).

The following principal uses shall be permitted in the AV Zone, subject to conformity with Federal Aviation Agency safety standards applicable to the particular airport property:

- (a) Accessory structures and facilities, including aircraft and aviation accessory sales;
- (b) Aircraft fueling facilities;
- (c) Aircraft storage, service, and repair hangars;
- (d) Lighting, radio, and radar facilities;
- (e) Runways, taxiways, landing strips, and aprons, grassed or paved; and
- (f) Terminal facilities for passengers and freight.

Sec. 8-2.2103. Conditional uses (AV).

The following conditional uses shall be permitted in the AV Zone:

- (a) Agricultural uses;
- (b) Dwellings which are incidental or accessory to other permitted uses;
- (c) Industrial, manufacturing, and processing uses;
- (d) Recreational uses;
- (e) Sales and service, commercial; and
- (f) Public and quasi-public uses subject to a finding the proposed use is consistent with the Yolo County Airport Master Plan and/or grant deed from the United States government, if applicable.

Sec. 8-2.2104. Height regulations (AV).

Federal Aviation Agency height safety standards shall apply in the AV Zone; provided, however, heights in excess of thirty (30') feet may be permitted only upon the securing of a use permit. (§ 22.04, Ord. 488)

ACTIVITIES OFF THE AIRPORT, WITHIN THE AIRPORT AREA OF INFLUENCE

It is the policy of the county to ensure that all activities within the airport's area of influence comply with existing zoning, the adopted Airport Land Use Plan, and all pertinent County, state and federal codes.

Article 22. Special Height Combining Zone (-H)

Sec. 8-2.2201. Purpose (-H).

The Special Height Combining Zone (-H) classification is intended to be applied to land areas where existing or proposed development indicates a need for different height limitations than otherwise provided in the zone with which the H Zone is combined.

Sec. 8-2.2202. Height regulations (-H).

(a) *Applicability.* In any zone with which the H Zone classification is combined, the special height regulations set forth in this section shall apply.

(b) *Height of structures.* A maximum height in feet of any structure may be adopted and shall be indicated by the number following the "-H" symbol.

(c) *Height of structures and vegetation in areas adjacent to airports.* A maximum height in feet of any structure or vegetation in areas adjacent to airports may be adopted and shall be indicated by the number following the "H" symbol. Federal Aviation Agency safety standards shall constitute the basis for height regulations on land areas adjacent to airports.

Article 26

Sec. 8-2.2605. Height regulations.

The maximum height limitation regulations set forth in this Chapter for each particular zone shall be modified as follows:

(a) In any zone, other than the Agricultural Preserve zone (A-P), the Agricultural General Zone (A-1), the Agricultural Exclusive Zone (AE), the Agricultural Industry Zone (AGI), the Airport Zone (AV) and Special Height Combining Zone (H), and other than properties adjacent to an AV Zone within a designated aviation safety zone and/or which are regulated by an applicable airport master or land use plan, the following structures may extend not more than thirty (30') feet above the height limits set forth in such zone; provided, however, applicable State and Federal regulations shall govern wherever conflicts occur: chimneys, church

spires, flagpoles, monuments, water towers, fire and hose towers, observation towers, distribution lines and poles, communication equipment buildings, smokestacks, television towers, radar towers, masts, aerials, television antennas, outdoor theater screens (provided such screens contain no advertising matter other than the name of the theater), equipment penthouses and cooling towers, grain elevators, farm equipment and storage barns, silos, and gas holders.

(b) In the Agricultural Preserve Zone (A-P), the Agricultural General Zone (A-1), the Agricultural Exclusive Zone (AE), and the Agricultural Industry Zone (AGI), there shall be no height limits, except for small wind energy systems, as specified in Section 8-2.2418. Upon the approval of the Planning Commission, the structures set forth in subsection (a) of this section and all structures normally permitted in such zones may be permitted to further exceed the height limits for the particular zone when the Planning Commission finds that such additional height is necessary for the normal operation of a permitted use and will not be injurious to neighboring properties or detrimental to the public health, safety, and welfare.

(c) In the Airport Zone (AV), and the Special Height Combining Zone (H), and for those properties adjacent to an AV Zone that are within a designated aviation safety zone and/or which are regulated by an applicable airport master or land use plan, height limits shall be as set forth by the applicable Federal Aviation Agency height safety standards and/or by the applicable airport master or land use plan.

This flyer includes the applicable existing Zoning codes for the Airport and properties its 10,000-foot radius Area of Influence. Note that these codes are being revised. Revisions may be adopted as early as the fall of 2013.