

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

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IN THE MATTER OF AN AMEND-
MENT TO THE WALLA WALLA
COUNTY CODE, TITLE 17, ZON-
ING, SPECIFICALLY TO
ESTABLISH AN AD, AIRPORT
DEVELOPMENT DISTRICT

ORDINANCE NO. 187

Docket No. PC-86-02

WHEREAS, a request for an amendment to the Walla Walla County Code has been made specifically amending Title 17, Zoning, Chapter 17.12 Establishment of Districts - Zoning Map and Chapter 17.16 - Specific Tabulation of District Requirements, and

WHEREAS, the Walla Walla County Planning Commission has held a public hearing to consider this request and has recommended the amendment be approved based on the following findings:

1. The airport property is a unique land use which cannot be appropriately classified under any of the existing zoning districts.
2. The airport property is best classified by a single purpose district which recognizes its unique characteristics.

now, therefore,

BE IT RESOLVED that the Board of County Commissioners of Walla Walla County will uphold the Planning Commission based on its findings and approve the amendment to Title 17 of the Walla Walla County Code more specifically described in attached Exhibit "A".

Done this 11th day of March, 19 86

Attest: Evelyn Fink
Clerk of the Board.

Ray Needham Chairman
Harmon F. Johnson Commissioner

Commissioner

Constituting the Board of County Commissioners
of Walla Walla County, Washington.

Subsection U. is hereby added to §17.12.040 of the Walla Walla County Municipal Code as follows:

U.AD, Airport Development District.

The purpose of the Airport Development District is to provide a zoning classification to regulate the use and development of land within the boundaries of the City-County Airport, to insure compatibility with aviation facilities and adjacent properties, protection of runway safety and clear zones and aviational facilities and enhance the potential for future industrial development.

There is hereby added to the Municipal Code of Walla Walla County § 17.16.015, which is to read as follows:

Permitted Uses - Airport Development District:

1. The Airport Development District permits the full range of agricultural, aviation, industrial, office and commercial, public and quasi-public uses and incidental assessorly uses.
2. Specific use or uses of buildings and sites will be permitted by approval of the Airport Board based on its Land Use and Development Plan.

There is hereby added to §17.16.030 of the Walla Walla County Municipal Code as follows:

Zone - AD

Minimum lot size - No restrictions

Minimum lot width - No restrictions

Minimum yard requirements:

- a. Front yard - 50 feet from centerline of all public and private roads
- b. Side yard - no restrictions except where abutting an R district, then 50 feet
- c. Side yard corner lots - 40 feet from centerline of side street.
- d. Rear yard - no restrictions, except when abutting an R district, then 50'

4. Maximum lot coverage - 45%

5. Maximum structure height - 80 feet

FILED FOR RECORD
IN WALLA WALLA CO. WASH.
BY *Commissioners*

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General Provision

G. LYNN SMITH
AUDITOR

Off-street parking and loading area required in accordance with Section 5.04 and Chapter 6.

Subsection G is hereby added to § 17.16.040 of the Walla Walla County Municipal Code as follows:

Uses in the AD district shall be subject to the following conditions:

1. Landscaping and Screening

As required by the Airport Board

2. Signs

a. Signs for permitted uses are allowed provided each use has not more than one sign and each sign does not exceed 15 square feet in area and does not exceed 40 feet in height.

b. Billboards and off premise signs are prohibited.

3. Environmental Performance Standards

a. Air Pollution: Air emissions must be approved by the Airport Board and Tri-County Air Pollution Control Authority.

b. Noise: Maximum permissible noise levels shall be determined by WAC 173-60, as amended.

c. Lighting: All lighting which would otherwise create permanent glare or constitute a highway or air traffic safety hazard shall be shielded from neighboring properties, roads and airsheds required for navigation.

d. Interference with Aviation Communication Uses are prohibited which would interfere with aviation communication.

e. Storage and handling of combustible and hazardous materials, volatile gases, flammable liquids and toxic chemicals, etc: All such activities within buildings and on the premises shall be in compliance with the Uniform Building and Fire Codes and all other applicable local, state and federal regulations.