

ARTICLE 14.00
(PA) LA GRANDE PUBLIC AIRPORT ZONE

14.01 PURPOSE

The La Grande Public Airport Zone is intended to recognize those areas devoted to or most suitable for the immediate operational facilities necessary for commercial and non-commercial aviation. It is intended to provide areas for those activities directly supporting or dependent upon aircraft or air transportation when such activities, in order to function, require a location within or immediately adjacent to primary flight operations and passenger or cargo service facilities.

Location of all development at the La Grande/Union County Airport will be directed by the “La Grande/Union County Airport Master Plan Update – 1998” Airport Layout Plan.

14.02 PERMITTED USES

In the La Grande Public Airport Zone the following procedure outlines the requirements for determining whether a proposed use is airport related or airport dependent. Upon favorable review and demonstration that the proposed use can meet the applicable criteria the proposed use will be recognized as a permitted use.

1. An application shall be filed with and on forms prescribed by the Planning Department and shall include the following information:
 - A. The name and address of the applicant and recorded landowner(s).
 - B. The legal description of the property.
 - C. A plot plan, drawn to scale, illustrating the size and location of existing and proposed uses and structures, points of ingress and egress, parking and loading facilities (Section 20.11), and compliance with such other development and dimension standards which are required in Article 16.00 and Section 20.10.
 - D. The application shall include a written narrative which explains with supporting findings how the proposed use meets one of the following uses and its applicable criteria:
 - (1) An airport related use is defined as an activity or use directly servicing the airport, employees working on the airport property or air service patrons.

- (a) Direct service businesses providing a service to aviation uses include, but are not limited to, fueling stations, repair facilities, hangars, air charter services, and the like.
 - (b) Employee or patron service businesses include, but are not limited to, restaurants, motels, hotels, travel agencies, gift shops, and car rental agencies.
- (2) An airport dependent use or activity is defined as a use requiring a location at or adjacent to the La Grande Public Airport to be economically viable. Economic viability is measured by determining whether the use or activity would suffer an economic disadvantage if not located at or adjacent to an airport.
- 2. Application will be submitted to the Planning Director for his review and decision on compliance with Section 14.02 1. D. above.
- 3. If the application is approved or conditionally approved by the Planning Director the applicant will submit a Site Plan in accordance with Section 20.10 for review by the Planning Commission.
- 4. If the application is denied the applicant may appeal the Planning Director's decision within 30 days to the Planning Commission.

14.03 DIMENSIONAL STANDARDS

- 1. Minimum lot size.
No limitation, except where Oregon Department of Environmental Quality standards require a minimum area for sewage disposal.
- 2. Setback Requirements.
 - A. Adjacent to a Residential Zone: The applicable Residential Zone setback requirements shall apply.
 - B. On corner lots: Corner lots shall have no sight obstruction exceeding 2.5 feet in height, located closer than 20-feet from the lot corner to the nearest street corner.
- 3. Building Height.
Building height shall conform to Article 16.00 – Airport Overlay Zone standards.

14.04 DEVELOPMENT STANDARDS

- 1. Off-street parking space shall be provided in accordance with Section 20.11 of this ordinance.

2. Limitations for signs shall be as in Section 10.04 3.
3. All development shall conform to Airport Overlay Zone standards in Article 16.00