

CHAPTER 11  
MUNICIPAL PLANNING  
Article 6 Airport Hazard Area

**§11-601 Airport Hazard Area Description**

In accordance with Neb. Rev. Stat. §3-303, the City has an airport hazard area within the area of its zoning jurisdiction, and must adopt, administer, and enforce the regulations in this section for such airport hazard area. (Ord. No. 1795, 08/02/11; 1935, 06/16/2015)

**§11-602 The Airport Hazard Area consists of Operation Zones, Approach Zones, Turning Zones, and Transition Zones.**

A. The Operation Zones are longitudinally centered on each existing or proposed runway:

1. Length. For existing and proposed paved runways, the operation zones begin and end 200 feet beyond the end of each runway. For existing and proposed turf runways, the operation zones begin and end at the runway ends.

2. Width. For existing and proposed instrument runways, the operation zones are 1,000 feet wide.

3. Height. The height limit of the operation zones is the same as the nearest point on an existing or proposed runway or the surface of the ground, whichever is higher.

B. The Approach Zones extend from the end of each operation zone and are centered along the extended runway centerlines. The zones' dimensions are:

a. Length and Width. The approach zones extend from the operation zone a distance of ten (10) miles, measured along the extended runway centerline. The approach zones are 1,000 feet wide at the end nearest the runway and expand uniformly so that at a point on the extended runway centerline ten (10) miles from the operation zone, the approach zone is 16,840 feet wide.

b. Height Limit. The height limit of the approach zones begins at the elevation of the turning zone and rises one (1) foot vertically for 50 feet horizontally (50:1) up to a maximum of 889.2 feet above the nearest existing or proposed runway end.

C. The Transition Zones extend outward at right angles to the runway centerline and upward at a rate of one (1) foot vertically for every seven (7) feet horizontally (7:1). The height limit of these zones begins at the height limit of the adjacent operation zones or approach zones. The

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transition zones end at a height of 150 feet above the nearest existing or proposed runway end.

D. The Turning Zones extend three (3) miles from the existing or planned airport property line, excluding the operation zones, approach zones, or transition zones. The height limit of the turning zones is 150 feet above the nearest existing or proposed runway end. (Ord. No. 1795, 08/02/11; 1935, 06/16/2015)

**§11-603 Height Restriction.**

No building, transmission line, pole, tower, chimney, wires, or other structure or appurtenance 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, above the heights described in §11-602 above. (Ord. No. 1795, 08/02/11; 1935, 06/16/2015)

**§11-604 Airport Zoning Map and Location.**

The boundaries, operation zones, approach zones, transition zones, and turning zones of the Crete Municipal Airport are indicated on the Airport Zoning Map, which is attached hereto and made a part hereof by reference. A copy of the Airport Zoning and Airport Zoning Map shall at all times be on file in the office of the City Clerk. (Ord. No. 1795, 08/02/11; 1935, 06/16/2015)

**§11-605 Permit Requirements and Exceptions**

Anyone wishing to erect, construct, reconstruct, repair, or establish any building, transmission line, pole, tower, chimney, wires, or any other structure or appurtenance; or to plant or replant any tree or other object of natural growth; within the Hazard Area must first obtain a permit from the appropriate local Zoning Board, and, if Neb. Rev. Stat. §3-403 is applicable, from the Nebraska Department of Aeronautics.

Ref. 3-311 RS Neb. (Ord. No. 1795, 08/02/11)

**§11-606 Non-Conforming Structures.**

Within the hazard area, no non-conforming building, transmission line, pole, tower, chimney, wires, or other structure or appurtenance of any kind or character or object of natural growth shall hereafter be replaced, substantially reconstructed, repaired, altered, replanted, or allowed to grow to a height above the heights permitted by these regulations. If such structures or objects of

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natural growth have been torn down, destroyed, have deteriorated or decayed to an extent of Fifty Percent (50%) or more of their original condition, or abandoned for a period of twelve (12) months or more. Transmission lines and other communication lines shall be interpreted as all poles, wires, guys and all other equipment necessary for the operation and maintenance of same within the regulated zone. *Ref. 3-311 RS Neb. (Ord. No. 1795, 08/02/11; 1935, 06/16/2015)*

**§11-607 Marking of Non-Conforming Structures.**

Whenever the City Zoning Administrator determines that a specific structure or object exceeds the height restrictions and existed prior to the promulgation of these regulations, the owner(s) and/ or the lessor(s) of the premises on which the structure or object is located shall be notified in writing by the City Zoning Administrator. The owner(s) and lessor(s) shall, within a reasonable time, permit the marking and lighting of the structure or object. The appropriate local Zoning Board shall specify the required marking and lighting, consistent with Chapter 3 of Nebraska Administrative Code Title 17 entitled "Marking and Lighting of Structures". The cost of marking or lighting shall not be assessed against the owner or lessor of said premises. *Ref. 3-313 RS Neb. (Ord. No. 1795, 08/02/11; 1935, 06/16/2015)*

**§11-608 Administrative Agency; Enforcement.**

The City Building Inspector, serving as the Zoning Administrator, shall administer and enforce these regulations and shall be the administrative agency provided for in Neb. Rev. Stat. §3-319 (Reissue 2007), and shall have all the powers and perform all the duties of the administrative agency as provided in the Airport Zoning Act. *(Ord. No. 1795, 08/02/11; 1935, 06/16/2015)*

**§11-609 Board of Adjustment.**

The City Board of Adjustment shall be the Board of Adjustment with respect to these regulations. Said Board shall have and exercise the powers conferred by Neb. Rev. Stat. §3-320 (Reissue 2013) and such other powers and duties as are conferred and imposed by law. *(Ord. No. 1795, 08/02/11; 1935, 06/16/2015)*