

## Section 50. - Establishment of Use Districts.

For the purposes of this ordinance, portions of the unincorporated area of Wayne County, North Carolina, are hereby divided into the following use districts:

### 50.1 RA-20 Residential - Agriculture District.

The purpose of this district shall be to maintain lots of sufficient size to insure that residential development not having access to public water supplies and dependent upon septic tank systems for sewage disposal will occur at sufficiently low density to insure a healthful environment. The RA-20 Residential - Agriculture District is established as a district to promote a compatible mixture of single - family residential and agricultural uses in areas where urbanization is occurring.

#### 50.1.1 Permitted Uses.

Accessory building, provided there be not more than two (2) such buildings per lot, Agriculture, including the sale and processing of products produced on the premises, Cemetery, Church, Forestry, Home occupation subject to Article V, Section 53, Mobile Home dwellings, provided that only one (1) mobile home shall be allowed per lot, and in no case shall a mobile home be allowed on a lot occupied by any other principal building, Parks and historic sites (public recreation), Plant nursery, Public safety or public utility facilities, Schools, public [public] and private, Single - family dwelling.

#### 50.1.2 Special Uses Allowed.

Mobile Home Parks, Planned unit development, Child Day Care Centers <sup>7</sup> □, Duplexes □, Clubs and Lodges □, Miniature Golf courses □, Mini warehouse and self storage units □, Real estate office with retail sales and storage of new and used farm equipment and supplies. Auction sales shall be allowed, but limited to two auctions per year, which must be conducted on Saturdays. The site plan must have adequate off-road parking and the Department of Transportation must approve all driveways □, Beauty Shops and Tanning Salons □, Recreational Vehicle Campgrounds , □ Solar Energy Facilities. □

#### 50.1.3 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

#### 50.1.4 Off-Street Parking and Loading.

Off-street parking and loading requirements shall be provided according to the provisions set forth in Article VII.

### 50.2 R-15 Residential District. <sup>15</sup> □

This zone will be available for subdivisions that will use community water. The purpose will be for single-family detached dwellings and associated uses.

#### 50.2.1 Permitted Uses.

Single Family dwelling, Emergency service, Schools, Churches and other places of worship, Parks and playgrounds, Towers and antennas less than fifty feet tall, Family cemetery, Temporary structures, Home occupation, Accessory structures, Bona fide farm uses.

#### 50.2.2 Special Uses Allowed.

Planned unit development, Family care homes, Group homes, Day care facilities, Convenience stores, Manufactured Housing. <sup>16</sup> □

#### 50.2.3 Dimensional Requirements.

Dimensional requirements shall be set forth in Article VI, Section 61.

#### 50.2.4 Off Street Parking and Loading.

Off street parking and loading requirements shall be provided according to the provisions set forth in Article VIII.

50.3 R-10 Residential District. <sup>17</sup> □

This zone will provide an area for mixed density residential use. The regulations of this district are intended to provide areas of the community for those persons desiring small lots served by community water.

50.3.1 Permitted Uses.

Class A or B mobile homes, Mobile home parks, Multi-family dwellings, two family dwellings, all other use permitted in the R-15 zone.

50.3.2 Special Uses Allowed.

All uses permitted in the R-15 zone, Recreational Vehicle Campgrounds. <sup>18</sup> □

50.3.3 Dimensional Requirements.

Dimensional requirements shall be set forth in Article VI Section 61.

50.3.4 Off-Street Parking and Loading.

Off street parking and loading requirements shall be provided according to the provisions set forth in Article VII.

50.4 LI - Light Industrial District.

The purpose of this district shall be to provide for and protect areas more suited for industrial use than residential use, but situated where residential development is in close proximity. The uses permitted in this district shall be of an industrial, warehousing and storage nature which do not create and excessive amount of noise, smoke, dust, odor, or other objectionable characteristics which might be detrimental to surrounding areas or to other uses permitted in the district.

50.4.1 Permitted Uses.

Agriculture, including the sale and processing of products produced on the premises, Animal Shelters and Pet Services <sup>19</sup> □, Automobile Wash □, Bakeries, Dental, medical or other research laboratories, Funeral Homes and Crematoriums □, Garage, automobile repair and storage, Golf courses, including par three, driving range, or "Putt-Putt," Laundries, dry cleaning or linen supply, Manufacture of pharmaceuticals, foodstuffs (except the slaughtering of animals), electrical components, or tobacco products; or fabrication or assembly of products from prestructured materials or components, Marketing, processing and grading of farm products, Nursery, plant or greenhouse, Offices, Parking areas or structures, Parks and recreation facilities, Pawn Shops □, Public safety or public utility facilities, Printing or binding establishments, Repair and servicing of office and household equipment, Restaurants, Schools, vocational or professional, Services, including but not limited to, barber shops, self-service laundries, repair shops, rental shops, and custom fabrication, Service stations, Signs, business identification, Signs, advertising, Wholesale storage, sales, and storage services, Solar energy facilities. □

50.4.2 Special Uses Allowed.

Planned unit development, Mobile Homes <sup>23</sup> □, Communications towers □.

50.4.3 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

50.4.5 Off-Street Parking and Loading.

Off-street parking and loading shall be provided according to the provisions set forth in Article VII.

50.4.6 Additional Permitted Use. <sup>24</sup> □

For areas zoned Light Industry surrounding the Goldsboro-Wayne Municipal Airport, (a) any property owner of record as of September 5, 2006 of a tract of land that has an existing residential unit, may have one additional residential unit per existing tract provided that the existing tract is a minimum of two acres in size, and (b) any property owner of record as of September 5, 2006 of a vacant tract of property, may have one residential unit per existing tract provided that the tract is a minimum of one acre in size.

#### 50.5 AP - Airport District.

The purpose of this district shall be to reduce the possibilities of major catastrophe as a result of falling aircraft and to otherwise reduce the danger to the public in those areas adjacent to air bases and airports by establishing height regulations and limiting population density. Land users are limited to those uses not subject to high population concentrations, and height use regulations are established to avoid the impediment of aircraft approach glide paths.

##### 50.5.5 Permitted Uses.

Accessory building or use, provided there be no more than two (2) such buildings per lot, Agriculture, including the sale and processing of products produced on the premises, Airports, Animal Shelter and Pet Services <sup>25</sup> □, Auto repair and body shops which have no more than 10 employees working at the facility □, Automobile wash, Cemetery, Essential public safety and public utility facilities, excluding incinerators or other smoke or fog producing facilities, Forestry, Golf courses, Greenhouse and plant nurseries, Home occupation, subject to Article V, Section 53, Mobile home dwelling, provided that only one (1) mobile home shall be allowed per lot, and in no case shall a mobile home be allowed on a lot occupied by any other principal building, Parks and playgrounds, but excluding stadiums, ballfields and such facilities which attract large numbers of spectators on one site, Publicly owned sanitary landfill, Service stations, Sign advertising, Sign, business identification, Single family dwelling, Solar energy facilities , □ Woodworking and cabinet shops, provided population density remains low □, Wholesale Storage and Storage Services □,

##### 50.5.6 Special Uses Allowed.

Auto repair and body shops having 10 or more persons working at facility <sup>29</sup> □, Automobile Sales □, Sewage disposal lagoons, Spice and Extract Manufacturing □.

##### 50.5.7 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

##### 50.5.8 Off-Street Parking and Loading.

Off-street parking and loading shall be provided according to the provisions set forth in Article VII.

#### 50.6 CS Community Shopping District. <sup>32</sup> □

The purpose of this district is to permit retail trade and consumer service establishments in certain areas within the County which provide essential goods and services for day-to-day living to the community residents.

##### 50.6.5 Permitted Uses.

Agriculture, including the sale, storage and processing of products, Animal Shelter and Pet Services <sup>33</sup> □, Automobile Wash □, Auto parts and supplies, new, Bakeries, Banks and financial institutions, including loan and finance companies, Barber and beauty shops, Churches, Clubs and lodges, Day care centers , □ Drug stores, Dry Cleaners, Laundries, and Laundromats, Electric, radio and television repair shops, Flea Markets (indoor sales and display only) □, Floral and gift shops, Food stores and meat markets, Hardware, paint and floor covering stores, Health and medical facilities, Motels, Offices, business, professional, and public, Public safety and utility facilities, Restaurants, Sale and repair of new and used automobile and other services incident to the operation of an automobile dealership □, Service stations, Signs, business identification, Self storage units and mini-warehouses □.

50.6.6 Special Uses Allowed.

Amusement Arcades, Billiard Halls <sup>38</sup> □, Recreational Vehicle Campgrounds □, Used Car Sales □.

50.6.7 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

50.6.8 Off-Street Parking and Loading.

Off-street parking and loading shall be provided according to the provisions set forth in Article VII.

50.7 HI Heavy Industrial District. <sup>41</sup> □

The purpose of this district is to accommodate industries that are not permitted in the Light Industrial District.

50.7.5 Permitted Uses.

All uses permitted in the Light Industry District, Animal Hospitals, Bedding and carpet manufacturing and cleaning establishments, Brick, tile and pottery yards, Bus repair and storage terminals, Chemical manufacturing household or industrial, Churches and related uses, Coal and wood yard, pole treating plants, Cotton gins, cotton waste processing, Feed and seed stores, Fertilizer manufacturing, Flour and feed mills, Foundries producing iron, steel, copper, brass and aluminum products, General contractors office including open storage, Grain products, milling and manufacturing, Hatcheries. Health spas, fitness centers and tanning facilities, Ice and cold storage plants, freezer lockers, Livestock sales barns, Machine tool manufacturing, Meat packing and poultry processing plants, Metal fabricating plants, including boiler and tank works, Mixing plants for concrete or paving materials, the manufacture of concrete products. Mobile Home sales, Monument works and sales, Plastics, rubber and glass products manufacturing, Radio and TV stations and towers, Sawmills, planing mills and wooden box factories, Solar energy facilities <sup>92</sup> □, Tire recapping shops, Accessory uses and structures including open storage.

50.7.6 Special Uses Allowed.

All uses listed in Section 50.5.1. Borrow pits and Quarries. Junkyards and scrap metal dealers. Landfills. Manufacturing uses not otherwise named herein, upon review by the Planning Board and approval by the County Commissioners.

50.7.7 Dimensional Requirements.

Dimensional requirements shall be set forth in Article VI, Section 61.

50.7.8 Off Street Parking and Loading.

Off street parking and loading shall be provided according to the provisions set forth in Article VII. No required parking shall be within a required yard.

50.7.9 Site Plans.

Every application for Heavy Industry shall include a site plan upon which the developer shall show existing, natural, man made, and legal features. In addition, the site plan shall show any new features or changes to existing features.

50.8 Airport Height Overlay. <sup>42</sup> □

The purpose of the overlay designation is to promote the safe conduct of aircraft in the vicinity of an airport, to prevent creation of conditions hazardous to aircraft operation, to prevent loss of life and property, and to encourage development which is compatible with airport use characteristics.

50.8.5 Permitted Uses.

Notwithstanding any other provisions of this Ordinance, no use may be established within the regulated area so as to interfere with navigation, radio communication, or otherwise create a hazard to aircraft operations.

50.8.6 Special Uses Allowed.

None.

50.8.7 Regulated Area.

The area included in the Airport Height Overlay shall be shown on the Wayne County Zoning Map.

50.8.8 Maximum Height Limits.

Except as otherwise provided, no structure shall be constructed or maintained so as to exceed identified maximum imaginary surface heights less ten feet. The imaginary surfaces shall be computed using information from Federal Aviation Regulations, Part 77, "Objects Affecting Navigable Airspace," promulgated by the Federal Aviation Administration and Department of Defense Uniform Facility Criteria 3-260-01 "Airfield and Heliport Planning and Design."

50.8.5[50.8.9] Sub-Areas.

The Airport Height Overlay shall be divided into the following sub-areas. The sub-areas shall be designated on the Wayne County Zoning Map.

- (1) Primary Surface (PS). This surface defines the limits of the obstruction clearance requirements in the immediate vicinity of the land area. The primary surface comprises runways, runway shoulders, and lateral safety zones. The length of the primary surface is the same as the runway length for the appropriate airport. The width of the primary surface is 2,000 feet or 1,000 feet on each side of the runway centerline.
- (2) Clear Zone (CZ). This surface defines the limits of the obstruction clearance requirements in the vicinity contiguous to the end of the primary surface. The length and width of the Clear Zone are 3,000 feet by 3,000 feet.
- (3) Approach Area (AA). This surface is symmetrical about the runway centerline extended, begins as an inclined plane (glide angle) 200 beyond each end of the primary surface at the centerline elevation of the runway end, and extends for 50,000 feet. The slope of the approach -departure clearance surface is 50 horizontally outward for each one foot vertically upward along runway centerline extended (glide angle) until it reaches an elevation of 500 feet from the start of the glide angle. The width of this surface at 200 feet beyond the end of the runway is 2,000 feet; it flares uniformly, and the width at 50,000 feet is 16,000 feet.
- (4) Transitional Area (TA). Slopes 7 feet horizontally outward for each one foot vertically upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation. In addition to the foregoing, there are established height limits sloping 7 feet horizontally outward for each foot vertically upward beginning at the sides of and the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the approach area projects beyond the conical area there are established height limits sloping 7 feet horizontally outward for each foot vertically upward beginning at the sides of the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
- (5) Inner Horizontal Area (IH). The horizontal area is established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal area does not include the approach and transitional areas. The height shall be 150 feet above the primary surface of the adjoining runway.
- (6) Conical Area (CA). Slopes twenty feet horizontally outward for each one foot vertically upward beginning at the periphery of the Inner Horizontal area.

(7) Outer Horizontal Area (OH). This surface is a plane located 500 feet above the established airfield elevation. distance of 30,000 feet from the outer periphery of the conical surface for Seymour Johnson AFB. It also extends 16,000 feet from the north end of the Goldsboro Wayne Airport. Said line shall be 16,000 feet in length centered on runway extended.

50.9 Village District. <sup>43</sup> □

The purpose of this district shall be to encourage the development of sustainable communities in rural areas of the county. The zone shall include the protection of schools from non-compatible uses.

50.9.5 Permitted Uses.

Any use permitted in the RA-20 zone. Any use permitted in the Community Shopping zone. Five hundred gallon or larger tanks containing flammable and/or combustible liquid and/or gases shall be placed underground. <sup>44</sup> □

50.9.6 Special Uses Allowed.

Any special use permitted in the RA-20 zone.

50.9.7 Dimensional Requirements.

Minimum dimensional requirements shall be as set forth in Article VII Section 61. The maximum lot size shall be one acre for any use other than agriculture, forestry, and residential. All other uses on lots larger than one acre must receive site plan approval.

50.9.8 Off Street Parking and Loading.

Off street parking and loading requirements shall be provided according to the provisions set forth in Article VII.

50.10 Residential Agriculture 30 (RA-30). <sup>45</sup> □

The purpose of this district shall be to encourage agricultural uses and allow limited residential uses.

50.10.1 Permitted Uses.

Accessory Uses, Bona Fide Farm activities, Cemeteries, Confined Livestock Facilities, Farm Labor Quarters. Forestry, Fruit Stands. Home Occupation, Kennels, Mobile Homes, Off Premise Signs, Plant Nursery, Self-storage units and mini warehouses <sup>46</sup> □, Shooting Ranges, Single Family Dwelling, Stables, Towers.

50.10.2 Special Uses.

Clubs and Lodges, Convenience Stores, Recreational Vehicle Campgrounds <sup>47</sup> □, Solar Energy Facilities. □

50.10.3 Dimensional Requirements.

Minimum lot size 30,000 square feet.

50.11 Airport - Industry (AI). <sup>48</sup> □

The purpose of this district is to provide for land uses at the end of airport runways.

50.11.1 Permitted Uses.

Lumber and wood products manufacturing; furniture and fixtures manufacturing; paper and allied products manufacturing; printing, publishing and allied industries; communications (no above ground transmission lines); utilities (no above ground transmission lines); wholesale trade; hardware stores and farm equipment; automotive sales; cemeteries (excludes chapels); business services (facilities must be low intensity); repair services; contract construction services (low intensity office use only, no meeting places); nature exhibits; recreational activities (low intensity, no club houses, no areas for gathering of people); parks (low intensity, no club houses, no areas for gathering of people); agriculture, and related activities (low labor intensity, no

explosion, or air pollution); livestock (low labor intensity, no explosives, or air pollution); forestry; aquaculture (low labor intensity, no explosives, or air pollution); mining (low labor intensity, no explosives, or air pollution), solar energy facilities. <sup>94</sup> □

50.11.2 Special Uses.

None.

50.11.3 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

50.11.3 Off Street Parking and Loading.

Off street parking and loading requirements shall be provided according to the provisions set forth in Article VII.

50.12 Airport Overlay District <sup>86</sup> □

50.12.1 Purpose.

The purpose of the Wayne County Airport Overlay District is to provide for compatible land development in areas subject to frequent aircraft flyover and/or aircraft noise. The district is designed to mitigate the effects of aircraft flights that could increase risks to public health, safety, and quality of life.

50.12.2. Establishment.

The Wayne County Airport Overlay District, known heretofore as the "Airport District," is hereby established as a district that overlaps and overlays existing zoning districts. The district is further divided into seven sub-districts corresponding to the 65 dnl, 70 dnl, 75 dnl, 80 dnl noise contours APZ I, and APZ II plus the area within one half mile of the 65 dnl contour. The Airport District shall apply in those areas designated on the Official Zoning Map of Wayne County.

The provisions of the Airport Overlay District shall not be subject to waivers or variances by the Wayne County Planning Board or the Wayne County Board of Adjustment.

50.12.3. Applicability.

Nothing herein shall require any change in any lawfully constructed building, structure or use in existence at the time of adoption or amendment of this ordinance for its current lawful use.

The provisions of this section shall apply to any application for a building permit, certificate of occupancy, zoning change, special use permits, development permits, vested rights certificates, preliminary and final subdivision/site plan approvals and mobile home parks plan approvals sought after the effective date of this ordinance.

None of the provisions of the Airport Overlay District shall be construed to prohibit the continuance, expansion or reestablishment under current law of any existing use. The noise level reduction design standards apply only to new structures and/or new uses of land and not to structure additions.

Mobile homes moved on to existing mobile home spaces are exempt from the requirements of the Airport Overlay District.

50.12.4 Permitted Uses.

The Airport District is placed on top of several general use districts, which contain a list of permitted uses. Uses permitted whether by right or as a special use shall be permitted in the Airport District according to the standards and restrictions indicated in the following table. The numbers following the word "Yes" in the table below indicates the required level of noise reduction in decibels from outside to inside the structure. The Standard Land Use Coding Manual (SLUCM), U.S. Department of Transportation, was used in grouping various

land uses. For additional information on permitted uses refer to Guidelines for Considering Noise in Land Use Planning and Control published in June 1980 by the Federal Interagency Committee on Urban Noise. Noise level reduction must be incorporated into the design and construction of portions of buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low. Maximum population density requirements as described in section 50.12.12 apply to the following uses.

TABLE 1  
PERMITTED USES AND REQUIRED NOISE LEVEL REDUCTIONS

SLUCM No.	Land Use	65 dnl Contour	70 dnl Contour	75 dnl Contour	80 dnl Contour	APZ I	APZ II
10	Residential	Yes - 25	Yes - 30	No	No	No	No
13, 15	Hotels, motels, bed & breakfast, transient lodging, etc.	Yes - 25	Yes - 30	No	No	No	No
14	Manufactured home parks	No	No	No	No	No	No
21	Manufacture of foodstuffs	Yes	Yes - 25	Yes - 30	Yes - 35	No	Yes
283	Manufacture of pharmaceuticals	Yes	Yes - 25	Yes - 30	Yes - 35	No	No
<u>34</u>	Fabrication or assembly of products from prestructured materials	Yes	Yes - 25	Yes - 30	Yes - 35	No	Yes
343	Manufacture of electrical components	Yes	Yes - 25	Yes-30	Yes - 35	No	Yes
39	Custom fabrication	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
396	Manufacture of tobacco products	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
40	Transportation, utilities and communications uses	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
<u>46</u>	Parking areas or structures	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
48	Public safety or public facilities	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
51	Warehousing, distribution and wholesale trade	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
546	Bakeries	Yes	Yes - 25	Yes - 30	No	No	Yes
553	Service Stations	Yes	Yes - 25	Yes - 30	No	Yes	Yes

58	Restaurants, bars, etc.	Yes	Yes - 25	Yes - 30	No	No	No
593	Pawn Shops	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
621	Laundries, dry cleaning or linen supply	Yes	Yes - 25	Yes - 30	No	No	No
6214	Self service laundries	Yes	Yes - 25	Yes - 30	No	No	Yes
6232	Barbershops	Yes	Yes - 25	Yes - 30	No	No	Yes
624	Funeral homes & crematoriums	Yes	Yes - 25	Yes - 30	No	No	Yes
63	Rental shops	Yes	Yes - 25	Yes - 30	No	Yes	Yes
631	Signs, advertising	Yes	Yes	Yes	Yes	Yes	Yes
64	Repair shops	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
641	Garages, automobile repair and storage	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
651	Hospitals, nursing homes, convalescent homes, life care communities, etc	No	No	No	No	No	
6514	Dental, medical or other research laboratories	Yes	Yes - 25	Yes - 30	No	No	No
652	Day care centers - child and adult	No	No	No	No	No	No
68	Schools, public and private	No	No	No	No	No	No
683	Schools, vocational or professional	Yes	Yes - 25	No	No	No	No
6911	Churches	Yes	Yes	No	No	No	No
70	Recreation, entertainment, cultural uses not already listed	Yes - 25	Yes - 30	No	No	No	No
71, 72	Public assembling, theaters, auditoriums	No	No	No	No	No	No
739	Driving ranges or Putt-Putt	Yes	Yes	No	No	No	Yes
741	Golf courses including Par 3 (no club houses)	Yes	Yes - 25	Yes - 30	No	Yes	Yes

76	Parks, and recreation facilities	Yes	Yes	No	No	No	No
80	Resources production and extraction	Yes	Yes	Yes	Yes	Yes	Yes
81	Agriculture, including the sale and processing of products produced on the premises	Yes	Yes	Yes	Yes - 35	Yes	Yes
8192	Nursery, plant or greenhouse	Yes	Yes - 25	Yes - 30	Yes - 35	Yes	Yes
821	Marketing, processing and grading of farm products	Yes	Yes - 25	No	No	Yes	Yes

50.12.5 Noise level reduction.

Prior to the issuance of a building permit for a new structure in the Airport Overlay District shown on Table 1 Permitted Uses and Required Noise Level Reductions a qualified professional satisfactory to the Inspections Department shall certify that the design standards, construction standards and/or materials used to construct the structure will achieve at least outside to inside noise reduction level of at least 25 decibels in the 65 noise contour, 30 decibels in the 70 noise contour and 35 decibels in the 75 contour and above if the structure allowed to be built has a number indicating a reduction in interior noise is required and if there is a question of sound level in the proposed structure.

50.12.6 Required approvals.

The construction standards of this ordinance shall be applied to plans and specifications for any proposed structure or use in the Airport District. The Wayne County Building Inspections office shall issue a building permit only when the applicant can establish that noise level requirements of this ordinance shall be met prior to the occupancy or use of a building hereafter erected, altered, or moved and/or prior to the change of use of any building or land.

None of the provisions of the Airport Overlay District shall be construed to prohibit the continuance, expansion or reestablishment under current law of any existing use. The noise level reduction design standards apply only to new structures and/or new uses of land and not to structure additions.

50.12.7 Approval procedures.

All development activity regulated by the provisions of the Airport Overlay District are also required to follow all applicable general land use regulations of the County of Wayne.

Each application for a development permit shall be accompanied by a plat or site plan, drawn to scale, showing accurate dimensions of the lot to be built upon, accurate dimensions of the building to be erected and its location on the lot. In addition, in the Airport District, the applicant shall submit detailed cross sections of exterior walls, roofs, ceilings, etc., manufacturers' specification of windows, doors, skylights etc. and details of the heating, air conditioning and ventilation sufficient for the building inspection department to determine compliance with the provision of this section,

50.12.8 Approval criteria.

Development in the Airport District must meet all the applicable regulations of the general or special use district in which the property is located.

In addition, the approval criteria shall include the permitted uses and the corresponding noise level reduction requirements of the Airport District found in the table of Permitted Uses and Required Noise Level Reductions.

50.12.9 Maximum population density requirements.

The maximum population density requirements shall apply to uses other than residential and churches. The underlying zoning minimum lot size controls residential density. Uses are compatible if they do not result in a gathering of individuals in an area that would result in an average density or greater than 25 persons per acre during a 24 hour period, not to exceed 50 persons per acre at any time.

Average densities of persons per hour during a 24-hour period are determined by calculating the number of persons per acre expected on a site; multiplying by the number of hours they will be on the site, and dividing the total by 24.

Example # 1. One 8-hour shift of 30 workers on a one-acre site.

$$\text{Average density} = 30 \text{ persons expected} \times 8 \text{ hours on site} = 240$$

Then  $240/24 = 10$ ; Therefore average density = 10 persons per acre per hour per a 24-hour period.

Example # 2. Two 8-hour shifts of 30 workers on a one-acre site.

$$\text{Average density} = 30 \text{ persons expected} \times 16 \text{ hours on site} = 480$$

Then  $480/24 = 20$ ; Therefore average density = 20 persons per acre per hour per a 24-hour period.

The maximum density of persons allowed per acre per hour is calculated by dividing the number of hours persons will be on site by 24 hours, and then dividing 25 persons per acre per hour by the result. The resulting number is the maximum number of persons allowed per acre per hour, provided it does not exceed 50. Fifty persons per acre at any one time is the maximum number of persons allowed under this standard.

Example. Maximum density for two 8-hour shifts on a one-acre site.

$$25 \text{ divided } 16/24 = 37.5 \text{ persons per acre per hour allowed.}$$

The following table specifies the maximum persons per acre per hour for the duration of the time that persons are expected to be on site during a 24-hour period.

TABLE 2

Hours of Operation Per Day	Maximum Persons Allowed Per Acre During Each Hour
24	25
23	<u>26</u>
22	27
21	28
20	30

19	31
18	33
17	35
16	37
15	40
14	<u>42</u>
13	<u>46</u>
12 or less	50*

Note: Fractions in the "Maximum Persons Allowed" column are rounded to the lowest whole number.

\*Concentration of people may not exceed 50-people/acre at any time.

50.12.10 Notice and disclosure to purchasers/lessees required.

The current Airport Overlay District including noise level contours and accident potential zones shall be indicated on any preliminary or final subdivision plat, master plan, site specific development plan or any other document filed as part of any approval process with the County of Wayne Planning Department after the effective date of this ordinance.

The following notice must appear on any of the above referenced plans or documents:

*Property shown on this plan/plat is within the County of Wayne Airport Overlay District. All or a portion of the property described hereon is within an area with an average noise level near to or exceeding 65 dnl.*

50.12.11 Definitions.

1. *DNL*: The A-weighted average sound level in decibels during a 24-hour period with a 10-decibel weighting applied to nighttime sound levels.
2. *Noise level reduction*: Difference in decibels, between the noise level outside a building as shown on the Airport Overlay District Map and the noise level inside a designated room in the building that was caused by exterior noise.
3. *Noise Zone*: Any area of land or water that is between two noise contour lines.
4. *Occupied Rooms*: Rooms within an enclosed structure that are, or may reasonably be expected to be used for human activities, which involve speech communications, sleeping, eating, listening to live, recorded or broadcast music or speech, or regular usage of telephones.
5. *STC—Sound transmission class*: A single figure rating of the sound insulating properties of a partition as determined by methods described in "Determination of Sound Transmission Class," American Society of Testing and Materials Designation E413-73.

50.13.1 Heavy Industry Conditional District I. <sup>87</sup> □

50.13.5 Permitted Uses.

Antennas with the maximum height of 250 feet, Feed mills, Grain elevators, Offices, Parking areas and structures, Railroad sidings, Warehouses.

50.13.6 Dimensional Requirements.

Minimum lot area of 50 acres.

Minimum lot width of 200 feet.

No minimum front, side or rear setbacks.