

DRAFT
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Flying Cloud Airport
Zoning Ordinance

Adopted _____, 2018

Adopted by the
Flying Cloud Airport Joint Airport Zoning Board

Contact Person:
Flying Cloud Joint Airport Zoning Board
c/o JAZB Secretary
Metropolitan Airports Commission
6040 28th Avenue South
Minneapolis, Minnesota 55450

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1
2 FLYING CLOUD AIRPORT
3 ZONING ORDINANCE
4 ADOPTED BY THE
5 FLYING CLOUD AIRPORT JOINT AIRPORT ZONING BOARD
6
7
8

9 AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF
10 NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, IN THE VICINITY OF
11 THE FLYING CLOUD AIRPORT BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE
12 BOUNDARIES THEREOF; PROVIDING FOR CHANGES IN THE RESTRICTIONS AND BOUNDARIES OF
13 SUCH ZONES; DEFINING CERTAIN TERMS; REFERRING TO THE FLYING CLOUD AIRPORT ZONING
14 MAP; PROVIDING FOR ENFORCEMENT; ESTABLISHING A BOARD OF ADJUSTMENT; AND
15 IMPOSING PENALTIES.
16

17 THEREFORE, IT IS HEREBY ORDAINED BY THE FLYING CLOUD AIRPORT JOINT AIRPORT ZONING
18 BOARD PURSUANT TO THE AUTHORITY CONFERRED BY MINNESOTA STATUTES §§ 360.061 –
19 360.074, THAT THE FLYING CLOUD AIRPORT ZONING ORDINANCE BE EFFECTIVE AS FOLLOWS:

20 SECTION I. PURPOSE AND AUTHORITY

21 The FLYING CLOUD Airport Joint Airport Zoning Board, created and established by joint action of
22 the Metropolitan Airports Commission and the Cities of Eden Prairie, Shakopee, and Chanhassen,
23 pursuant to the provisions and authority of Minnesota Statutes § 360.063, hereby finds and
24 declares that:

- 25 A. An Airport Hazard endangers the lives and property of users of the Airport and property or
26 occupants of land in its vicinity, and also, if of the obstructive type, in effect reduces the size
27 of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to
28 destroy or impair the utility of the Airport and the public investment therein.
- 29 B. The creation or establishment of an Airport Hazard is a public nuisance and an injury to the
30 region served by the Airport.

- 31 C. For the protection of the public health, safety, order, convenience, prosperity, and general
32 welfare, and for the promotion of the most appropriate use of land, it is necessary to prevent
33 the creation or establishment of Airport Hazards.
- 34 D. The social and economic costs of disrupting land uses around the Airport, however, often
35 outweigh the benefits of a reduction in Airport Hazards requiring a balance between the social
36 and economic costs to surrounding communities and the benefits of strict regulation.
- 37 E. The prevention of these Airport Hazards should be accomplished, to the extent legally
38 possible, by the exercise of the police power without compensation.
- 39 F. Preventing the creation or establishment of Airport Hazards and eliminating, removing,
40 altering, mitigating, or marking and lighting of existing Airport Hazards are public purposes for
41 which political subdivisions may raise and expend public funds, levy assessments against land,
42 and acquire land and property interests therein.

43 SECTION II. TITLE AND SHORT TITLE

44 **This ordinance shall be known as the "Flying Cloud Airport Zoning Ordinance" or the "FCM Zoning**
45 **Ordinance."**

46 SECTION III. DEFINITIONS AND RULES OF CONSTRUCTION

47 A. Definitions. As used in this Flying Cloud Airport Zoning Ordinance, unless otherwise
48 expressly stated, or unless the context clearly indicates a different meaning, the words and
49 phrases in the following list of definitions shall have the meanings indicated. All words and
50 phrases not defined shall have their common meaning.

- 51 1. *Airport*. **"Airport" means** Flying Cloud Airport located in Hennepin County, Minnesota.
- 52 2. *Airport Boundary*. **"Airport Boundary" means the boundary shown on Exhibit A –**
53 **Airport Boundary**, attached hereto and made a part hereof.
- 54 3. *Airport Hazard*. **"Airport Hazard" means** any Structure, Tree, or use of land that
55 obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in
56 landing or taking off at the Airport; and any use of land that is hazardous to Persons or
57 property because of its proximity to the Airport.

- 58 4. *Airport Zoning Permit.* **"Airport Zoning Permit"** means zoning permits as required
59 under Section IX.
- 60 5. *Airspace Surfaces.* **"Airspace Surfaces"** means the surfaces established in
61 Section IV.A.
- 62 6. *Airspace Zones.* **"Airspace Zones"** means the land use zones established in
63 Section IV.A.
- 64 7. *Board of Adjustment.* **"Board of Adjustment"** means the body established in
65 Section XIII.A.
- 66 8. *Bluff.* **"Bluff"** means a steep cliff, embankment, hill, or outcropping along a river or
67 stream, with an average slope of eighteen (18) percent or greater measured over a
68 horizontal distance of fifty (50) feet or more, and that rises at least twenty-five (25) feet
69 above the ordinary high water mark of the river or stream.
- 70 9. *Commissioner.* **"Commissioner"** means the Commissioner of the Minnesota
71 Department of Transportation or, if either the position of Commissioner or the Minnesota
72 Department of Transportation shall no longer exist or serve its present functions, such
73 successor state official or officials or entity or entities as shall either singularly or
74 collectively perform or serve such functions.
- 75 10. *Effective Date.* **"Effective Date"** means the effective date set forth in Section XIX.
- 76 11. *FAA.* **"FAA"** means the Federal Aviation Administration or, if the Federal Aviation
77 Administration shall no longer exist or serve its present functions, such successor federal
78 entity or entities as shall either singularly or collectively perform or serve such functions.
- 79 12. *FAA 7460 Obstruction Evaluation.* Established FAA process for conducting
80 aeronautical studies conducted under the provisions of Title 14 CFR, Part 77 (for
81 proposed construction or alteration) or Federal Aviation Act of 1958 (for existing
82 structures), or any successor to this process.
- 83 13. *FCM Zoning Map.* **"FCM Zoning Map"** means the Flying Cloud Airport Zoning Map as
84 defined in Section VI.C.
- 85 14. *Lot.* [For JAZB Ordinance: **"Lot"** means a designated parcel, tract, or area of land
86 established by plat or subdivision, or otherwise permitted by law.] [For Eden Prairie

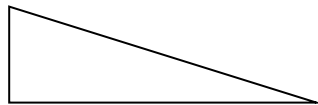
- 87 **Ordinance: "Lot" means one unit of a recorded plat, subdivision, or registered land**
88 **survey, or a recorded parcel described by metes and bounds.]**
- 89 15. *21. Nonconforming Use.* **"Nonconforming Use" means any pre-existing Structure or**
90 **use of land which is inconsistent with the provisions of this FCM Zoning Ordinance or an**
91 **amendment hereto.**
- 92 16. *Person.* **"Person" means any individual, firm, partnership, corporation, company,**
93 **association, joint stock association, or body politic, and includes a trustee, receiver,**
94 **assignee, administrator, executor, guardian, or other representative.**
- 95 17. *Planned.* **"Planned" means proposed future Airport developments and improvements**
96 **indicated on a planning document having the approval of the FAA, the Minnesota**
97 **Department of Transportation, Office of Aeronautics, and the Metropolitan Airports**
98 **Commission.**
- 99 18. *Precision Instrument Runway.* **"Precision Instrument Runway" means a Runway**
100 **having an existing instrument approach procedure utilizing an instrument landing system**
101 **(ILS), or a precision approach radar (PAR), and a Runway for which a precision**
102 **instrument approach procedure is Planned.**
- 103 19. *Runway.* **"Runway" means any existing or planned paved surface of the Airport which**
104 **is specifically designated and used or planned to be used for the landing and/or taking**
105 **off of aircraft. The individual Runways at the Airport are defined in this FCM Zoning**
106 **Ordinance based on the compass heading of landing aircraft.**
- 107 20. *Runway 10R-28L.* **"Runway 10R-28L" means the 5,000-foot runway. Runway 10R is a**
108 **Precision Instrument Runway and Runway 28L is a Non-precision Runway. Both the**
109 **Runway 10R and 28L ends are within the City of Eden Prairie.**
- 110 21. *Runway 10L-28R.* **"Runway 10L-28R" means the 3,900-foot Non-precision Runway at**
111 **the Airport whose 10L and 28R ends are within the City of Eden Prairie.**
- 112 22. *Runway 18-36.* **"Runway 18-36" means the 2,691-foot runway. Runway 18 is a Visual**
113 **Runway (planned future Non-Precision) and Runway 36 is a Non-Precision Runway. Both**
114 **the Runway 18 and 36 Ends are within the City of Eden Prairie.**
- 115 23. *Runway Protection Zone.* **"Runway Protection Zone" means a zone mandated by**
116 **FAA regulations that is longitudinally centered on the extended centerline at each end of**

117 Runways 10R-28L, 10L-28R, 18-36, whose inner edge is at the same width and
118 elevation as, and coincides with, the end of the Primary Surfaces for Runway 10R; starts
119 at a width of 500 feet for Runway 28L and 250 feet for Runways 10L-28R and 18-36;
120 and that extends outward a horizontal distance of 1,000 feet expanding uniformly to a
121 width of 700 feet for Runway 28L; extends outward a horizontal distance of 1,000 feet
122 expanding uniformly to a width of 450 feet for Runways 10L-28R and 18-36; extends
123 outward a horizontal distance of 2,500 feet expanding uniformly to a width of 1,750 feet
124 for Runway 10R.

125 24. *Safety Zones.* **"Safety Zones"** means the land use zones established in Section V.A.

126 25. *School.* **"School"** means any private or public educational institution for people in
127 kindergarten through grade twelve (12) and any private or public day care or pre-school
128 facility that enrolls more than fifty (50) children.

129 26. *Slope.* **"Slope"** means an incline from the horizontal expressed in an arithmetic ratio of
130 horizontal magnitude to vertical magnitude.



Slope = 3:1 = 3 ft. horizontal to 1 ft. vertical

131 27. *Structure.* **"Structure"** means anything anchored, attached, built, constructed, erected,
132 gathered, located, placed, or piled on the ground or in or over a water body, whether
133 temporary or permanent, moveable or immovable, including antennae, buildings,
134 canopies, cranes, decks, derricks, docks, edifices, equipment, fences, overhead
135 transmission lines, patios, piers, piles, ponds, posts, roadways, signs, smokestacks,
136 towers, utility poles, wires, and anything attached to any of the foregoing either
137 temporarily or permanently.

138 28. *Tree.* **"Tree"** means any object of natural growth.

139 29. *Zoning Administrator.* **"Zoning Administrator"** means the public official in each
140 affected municipality and at the Metropolitan Airports Commission as set forth in
141 Section XII.B.

142 B. Rules Of Construction. In the construction of this FCM Zoning Ordinance, the following
143 rules shall be observed and applied, except where the context clearly indicates otherwise.

- 144 1. *Computing Time.* In computing the period of time within which an act may or must
145 be done, the first calendar day from which the designated period of time begins to run
146 shall not be included. The last day of the period shall be included, unless it is a
147 Saturday, a Sunday, or a legal holiday, in which case the period shall run until the end
148 of the next day which is not a Saturday, Sunday, or legal holiday.
- 149 2. *Conflicts Between Ordinance Provisions.* If a provision of this FCM Zoning
150 Ordinance conflicts with any other provision of this FCM Zoning Ordinance, the more
151 restrictive provision shall prevail.
- 152 3. *Height.* **"Height" shall be expressed as elevation in feet above Mean Sea Level,** North
153 American Vertical Datum, 1988 Adjustment, except in reference to maximum
154 construction height without an Airport Zoning Permit when it shall be expressed as
155 distance in feet above curb level or above natural grade, as the context and
156 Section IX.B.1. require, or as distance in feet above ground shown on the Maximum
157 Construction Heights Without Permit Plates in the FCM Zoning Map.
- 158 4. *Including, Not Limited To.* **The word "including" means including but not limited to.**
- 159 5. *Land To Include Water Surfaces And Bodies.* **The word "land" shall include water**
160 **bodies and surfaces for the purpose of establishing Airspace Zones and Safety Zones.**
- 161 6. *May, Permissive.* **The word "may" is permissive.**
- 162 7. *Shall, Mandatory.* **The word "shall" is mandatory and not discretionary.**
- 163 8. *Singular And Plural.* The singular shall include the plural, and the plural the singular.
- 164 9. *Tense.* The present tense shall include the future.

165 SECTION IV. AIRSPACE OBSTRUCTION ZONING

- 166 A. Airspace Surfaces And Zones. In order to carry out the purpose of this FCM Zoning
167 Ordinance as set forth in Section I., the following Airspace Surfaces and Airspace Zones are
168 hereby established, subject to the airspace zoning limits in Section VI.A.
- 169 1. *Primary Surface.* An imaginary surface longitudinally centered on each Runway
170 extending two hundred (200) feet beyond each end of Runways 10L-28R, 10R-28L, 18-
171 36, and having a width of five hundred (500) feet for Runways 10L-28R and 18-36 and

172 one thousand (1,000) feet for Runway 10R-28L. The elevation of any point on the
173 Primary Surface is the same as the elevation of the nearest point on the Runway
174 centerline.

175 2. *Primary Zone.* All that land which lies directly under a Primary Surface.

176 3. *Horizontal Surface.* An imaginary surface that is one thousand fifty-six (1,056) feet
177 above mean sea level, the perimeter of which is constructed by swinging arcs of
178 specified radii from the center of each end of the Primary Surface of each Runway and
179 connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is
180 five thousand (5,000) feet for Runways 18-36 and 10L-28R and ten thousand (10,000)
181 feet for Runways 10R-28L.

182 4. *Horizontal Zone.* All that land which lies directly under the Horizontal Surface.

183 5. *Conical Surface.* An imaginary surface extending upward and outward from the
184 periphery of the Horizontal Surface at a Slope of twenty (20) to one (1) for a horizontal
185 distance of four thousand (4,000) feet as measured radially outward from the periphery
186 of the Horizontal Surface.

187 6. *Conical Zone.* All that land which lies directly under the Conical Surface.

188 7. *Precision Instrument Approach Surface.* An imaginary surface longitudinally
189 centered on the extended centerline at the end of Runway 10R. The inner edge of this
190 surface is at the same width and elevation as, and coincides with, the end of the
191 Primary Surface. This surface inclines upward and outward at a Slope of fifty (50) to
192 one (1) for a horizontal distance of ten thousand (10,000) feet expanding uniformly to a
193 width of four thousand (4,000) feet, then continues upward and outward for an
194 additional horizontal distance of forty thousand (40,000) feet at a Slope of forty (40) to
195 one (1) expanding uniformly to an ultimate width of sixteen thousand (16,000) feet.

196 8. *Precision Instrument Approach Zone.* All that land which lies directly under a
197 Precision Instrument Approach Surface.

198 9. *Approach Surface.* An imaginary surface longitudinally centered on the extended
199 centerline at each end of Runways 10L-28R, 28L and 18-36. The inner edge of this
200 surface is at the same width and elevation as, and coincides with, the end of the
201 Primary Surface. For Runway 28L, this surface inclines upward and outward at a Slope

202 of thirty-four (34) to one (1) for a horizontal distance of ten thousand (10,000) feet
203 expanding uniformly to a width of three thousand five hundred (3,500) feet. For
204 Runways 10L-28R and 18-36, this surface inclines upward and outward at a Slope of
205 twenty (20) to one (1) for a horizontal distance of five thousand (5,000) feet expanding
206 uniformly to a width of two thousand (2,000) feet.

207 *10. Approach Zone.* All that land which lies directly under an Approach Surface.

208 *11. Transitional Surface.* An imaginary surface extending upward and outward at right
209 angles to the centerline and extended centerline of Runways 10L-28R, 10R-28L, 18-36
210 at a Slope of seven (7) to one (1) from both sides of each Primary Surface and from
211 both sides of each Precision Instrument Approach Surface for 10R and the Approach
212 Surfaces of 10L-28R, 28L, and 18-36 until it intersects the Horizontal Surface or the
213 Conical Surface.

214 *12. Transitional Zone.* All that land which lies directly under a Transitional Surface.

215 B. Height Restrictions: Except as otherwise provided in this FCM Zoning Ordinance, and
216 except as necessary and incidental to Airport operations, the following height restrictions shall
217 apply. Where a Lot is beneath more than one Airspace Surface, the height of the more
218 restrictive (lower) Airspace Surface shall control.

219 1. Structures. No new Structure shall be constructed or established; and no existing
220 Structure shall be altered, changed, rebuilt, repaired, or replaced in any Airspace Zone
221 so as to project above any Airspace Surface. Nor shall any equipment used to
222 accomplish any of the foregoing activities be allowed to project above any Airspace
223 Surface.

224 2. Trees. No Tree shall be allowed to grow or be altered, repaired, replaced, or replanted
225 in any Airspace Zone so as to project above any Airspace Surface. Nor shall any
226 equipment used to accomplish any of the foregoing activities be allowed to project
227 above any Airspace Surface.

228 a. Public Nuisance; Order. If the whole or any part of any Tree shall be determined to
229 be an Airport Hazard by the FAA, or any successor entity, after proper
230 investigation, **the Metropolitan Airports Commission's Executive Director or his**
231 designee may issue an order in writing for the owner or owners, agent or occupant

232 of the property upon which such hazardous tree is located, to forthwith cause such
233 hazardous tree, or portion thereof if the removal of a portion will remove the
234 hazard, to be taken down and removed.

235 b. Notice. Said order is to be mailed to the last known address of the owner, agent or
236 occupant and shall be accompanied by a notice setting forth said Executive
237 **Director's authority to remove such hazardous Tree at such owner's, agent's or**
238 **occupant's** expense in the event such owner, agent or occupant fails to comply
239 with or file a notice of appeal from said order within ten (10) days of mailing. The
240 notice shall include instructions for filing a notice of appeal from said order.

241 c. Removal. If within ten (10) days after said order has been mailed, as above
242 provided for, the owner or owners, agent or occupant of the property upon which
243 such hazardous Tree is located neglects or refuses to comply with said order, or
244 has failed to file a notice of appeal from said order with said Executive Director,
245 then said Executive Director or his designee(s) may enter upon said premises and
246 take down or remove said tree or portion thereof declared to be hazardous, and to
247 do any and all things which in his opinion may be necessary for the protection of
248 life, limb or property.

249 d. Assessment of Expense. If, after the notice hereinbefore provided for has been
250 given, the owner, agent or occupant has failed to remove such hazardous tree or
251 portion thereof, and it becomes necessary for the Metropolitan Airports
252 Commission to remove same, said Executive Director or his designee shall mail a
253 statement of the expense of such removal to the owner, agent or occupant of the
254 property from which such tree or portion thereof has been removed, and if within
255 thirty (30) days therefrom the owner, agent or occupant has not remitted to the
256 Commission for the expense incurred by the Commission in said removal, the
257 Executive Director or his designee may forthwith recover the amount of such
258 expense from the owner or owners of said property in any civil court of competent
259 jurisdiction, in the manner provided by law.

260 SECTION V. LAND USE SAFETY ZONING

261 A. Safety Zones. In order to carry out the purpose of this FCM Zoning Ordinance, as set forth
262 in Section I., the following Safety Zones are hereby established, subject to the safety zoning
263 limits in Section VI.B.

264 1. *Safety Zone A.* Designated land, the extents of which are shown in Exhibit B, within
265 that portion of the Precision Instrument Approach Zone of Runway 10R and the
266 Approach Zones of 10L-28R, 18-36, and 28L, beginning at, and coinciding with, the end
267 of the Primary Surfaces for Runway 10R; and that starts at a width of 1,000 feet and
268 extends outward a horizontal distance of 3,333 feet expanding uniformly to a width of
269 2,000 feet for Runway 28L; and that starts at a width of 1,000 feet extends outward a
270 horizontal distance of 3,333 feet expanding uniformly to a width of 2,000 feet for
271 Runway 10R; and that starts at a width of 500 feet and extends outward a horizontal
272 distance of 2,600 feet expanding uniformly to a width of 1,280 feet for Runways 10L-
273 28R; and that starts at a width of 500 feet and extends outward a horizontal distance of
274 1,793 feet expanding uniformly to a width of 1,038 feet for Runways 18-36. Safety
275 Zone A overlies the Runway Protection Zones.

276 2. *Safety Zone B.* Designated land, the extents of which are shown in Exhibit C, within
277 that portion of the Precision Instrument Approach Zone of Runway 10R and Approach
278 Zone of Runway 28L beginning at and coinciding with the Primary Surface of the
279 Runway at a width of 1,000 feet, extending outward a distance of five thousand (5,000)
280 feet and expanding uniformly to an ultimate width of two thousand five hundred (2,500)
281 feet, less the area encompassing Safety Zone A; and designated land in that portion of
282 the Approach Zone of Runway 10L-28R beginning at and coinciding with the Primary
283 Surface of the Runway at a width of 500 feet, extending outward a distance of three
284 thousand nine hundred (3,900) feet and expanding uniformly to an ultimate width of
285 one thousand six hundred seventy (1,670) feet less the area encompassing Safety Zone
286 A; and designated land in that portion of the Approach Zone of Runways 18-36
287 beginning at and coinciding with the end of the Primary Surface of the Runway at a
288 width of 500 feet, extending outward a distance of two thousand six-hundred ninety one
289 (2,691) feet and expanding uniformly to an ultimate width of one thousand three
290 hundred seven (1,307) feet less the area encompassing Safety Zone A.

291 3. *Safety Zone C.* All land enclosed within the perimeter of the Horizontal Zone, except
292 that land within Safety Zone A and Safety Zone B.

293 B. Land Use Restrictions

294 1. *General Restrictions.* Subject at all times to the height restrictions set forth in
295 Section IV.B., no use shall be made of any land in any of the Safety Zones that creates
296 or causes interference with the operations of radio or electronic facilities on the Airport
297 or with radio or electronic communications between Airport and aircraft, makes it
298 difficult for pilots to distinguish between Airport lights and other lights, results in glare in
299 the eyes of pilots using the Airport, impairs visibility in the vicinity of the Airport, is
300 **deemed a "hazard" to air navigation by FAA or MNDOT as part of an FAA 7460**
301 Obstruction Evaluation, or otherwise endangers the landing, taking off, or maneuvering
302 of aircraft.

303 2. *Safety Zone A Restrictions.* Subject at all times to the height restrictions set forth in
304 Section IV.B. and to the general restrictions contained in Section V.B.1., areas
305 designated as Safety Zone A for each end of Runways 10R-28L, 10L-28R, 18-36 shall
306 contain no buildings, temporary structures, exposed transmission lines, or other similar
307 land use structural hazards, and shall be restricted to those uses which will not create,
308 attract, or bring together an assembly of persons thereon. Permitted uses may include,
309 but are not limited to, such uses as agriculture (seasonal crops), horticulture, raising of
310 livestock, animal husbandry, wildlife habitat, light outdoor recreation (non-spectator),
311 cemeteries, and auto parking. Where Safety Zone A overlies the Runway Protection
312 Zone, land uses and Structures within the Runway Protection Zone will be governed by
313 Federal laws and regulations or by FAA advisory circulars, orders, or guidance.

314 3. *Safety Zone B Restrictions.* Subject at all times to the height restrictions in
315 Section IV.B. and to the general restrictions in Section V.B.1., areas designated as
316 Safety Zone B shall be restricted in use as follows: Each use shall be on a site whose
317 area shall not be less than three acres. Each use shall not create, attract, or bring
318 together a site population that would exceed 15 times that of the site acreage. Each site
319 shall have no more than one building plot upon which any number of Structures may be
320 erected.

321 A building plot shall be single, uniform, and non-contrived area, whose shape is
 322 uncomplicated and whose area shall not exceed the following minimum ratios with
 323 respect to the total site area:

Site Area at Least (Acres)	But Less Than (Acres)	Ratio of Site area to Building Plot Area	Building Plot Area square feet	Maximum Site Population (15 Persons/A)
3		12:1	10,900	45
	4	12:1		
4		10:1	17,400	60
	6	10:1		
6		8:1	32,600	90
	10	8:1		
10		6:1	72,500	150
	20	6:1		
20	and up	4:1	218,000	300

324
 325 The following uses are specifically prohibited in Safety Zone B: churches, hospitals,
 326 Schools, theaters, stadiums, hotels and motels, trailer courts, camp grounds, and other
 327 places of public or semipublic assembly, and ponds or other uses that might attract
 328 waterfowl or other birds such as putrescible waste disposal operations, wastewater
 329 treatment facilities and associated settling ponds, and dredge spoil containment areas;
 330 provided, however, the prohibition on ponds or other uses that might attract waterfowl
 331 or other birds shall not apply to areas below an elevation of eight hundred sixty five
 332 (865) feet above mean sea level along any Bluff of the Minnesota River.

333 4. *Safety Zone C Restrictions.* No land use in Safety Zone C shall violate the height
 334 restrictions set forth in Section IV.B. or the general restrictions contained in
 335 Section V.B.1.

336 SECTION VI. AIRPORT ZONING LIMITS AND FCM ZONING MAP

337 A. *Airspace Zoning Limits.* No Airspace Zone shall extend more than two miles from the
 338 Airport Boundary under the Precision Instrument Approach Surfaces or more than one and
 339 one-half miles from the Airport Boundary outside the Precision Instrument Approach Surfaces.
 340 Exhibit D – Airport Boundary and Airspace Zoning Limits and Exhibit E – Airport Boundary and
 341 Airspace Contours, attached hereto and made a part hereof, show these limits.

342 B. Safety Zoning Limits. The Safety Zoning Limits shall not extend beyond one (1) mile from
343 the airport boundary. Safety Zone B will define the extent of the zoning limits in areas where
344 Safety Zone B extends beyond one (1) mile from the airport boundary. Exhibit F – Airport
345 Boundary and Safety Zoning Limits, attached hereto and made a part hereof, shows these
346 limits.

347 C. FCM Zoning Map. The locations and boundaries of the Airspace Surfaces, Airspace Zones,
348 Safety Zones, and the Maximum Construction Heights without an Airport Zoning Permit
349 established by this FCM Zoning Ordinance are set forth on the Flying Cloud Airport Zoning
350 Map consisting of one-hundred and two (102) plates – Airspace Zones, Plates A-A1 to A-F6;
351 Safety Zones, Plates SZ-A1 to SZ-F6; and Maximum Construction Heights Without Permit,
352 Plates MCH-A1 to MCH-F6 prepared by the Metropolitan Airports Commission, attached
353 hereto and made a part hereof. These plates, together with such amendments thereto as
354 may from time to time be made, and all notations, references, elevations, heights, data,
355 surface and zone boundaries, and other information thereon, shall be and the same are
356 hereby adopted as part of this FCM Zoning Ordinance.

357 SECTION VII. NONCONFORMING USES

358 A. FCM Zoning Ordinance. The provisions of this FCM Zoning Ordinance shall not be
359 construed to require the removal, lowering, other change, or alteration of any Structure, or
360 otherwise interfere with the continuance of any Nonconforming Use in existence but not
361 conforming to the provisions of this FCM Zoning Ordinance on the Effective Date. Nothing
362 herein contained shall require any change in the construction, alteration, or intended use of
363 any Structure, the construction or alteration of which was begun prior to the Effective Date,
364 and was diligently prosecuted and completed within two (2) years of the Effective Date.

365 SECTION VIII. AIRPORT ZONING PERMITS

366 A. Permit Required. The following activities shall not take place on a Lot in any Airspace Zone
367 or Safety Zone unless an Airport Zoning Permit shall have been granted therefore by the
368 Zoning Administrator for the jurisdiction in which the Lot is located.

369 1. *Existing Structures.* Except as specifically provided in Section IX.B., no existing
370 Structure shall be altered, changed, rebuilt, repaired, or replaced.

- 371 2. *New Structures.* Except as specifically provided in Section IX.B., no Structure shall be
372 newly constructed or otherwise established.
- 373 3. *Nonconforming Structures.* No nonconforming Structure shall be altered, changed,
374 rebuilt, repaired, or replaced.
- 375 5. *Nonconforming Use.* No Nonconforming Use shall be changed or converted to
376 another Nonconforming Use.

377 B. Exception To Permit Requirement.

- 378 1. *Maximum Construction Height Without A Permit.* No Airport Zoning Permit shall
379 be required for an existing Structure to be altered, changed, rebuilt, repaired, or
380 replaced on a Lot or for a new Structure to be constructed or otherwise established on a
381 Lot, if the highest point on the Structure or on any equipment used to accomplish any of
382 the foregoing activities, whichever is higher, measured in feet from curb level or from
383 natural grade at a point ten (10) feet away from the front center of the Structure,
384 whichever is lower, does not exceed the maximum construction height above ground
385 without an Airport Zoning Permit shown for the Lot on the applicable Maximum
386 Construction Heights Without Permit Plate in the FCM Zoning Map. The permitting
387 process will require an FAA 7460 Obstruction Evaluation for all structures with proposed
388 heights in excess of the maximum allowable construction height without a permit.
- 389 2. *No Violation Of Height Or Land Use Restriction Permitted.* Nothing in this
390 Section IX.B. shall be construed as permitting or intending to permit a violation or a
391 greater violation of any provision of this FCM Zoning Ordinance.

392 C. Permit Application. An Airport Zoning Permit application for activities on a Lot shall be
393 made in the manner and on the form established by the Zoning Administrator of the
394 jurisdiction in which the Lot is located as designated in Section XII.B.

395 D. Permit Standard. An Airport Zoning Permit shall be granted unless the Zoning
396 Administrator determines that granting the permit (1) would allow a conforming Structure or
397 use to violate any provision of this FCM Zoning Ordinance or (2) would permit a
398 nonconforming Structure or a Nonconforming Use to become a greater violation of any
399 provision of this FCM Zoning Ordinance. Any Airport Zoning Permit granted may be granted
400 subject to any reasonable conditions that the Zoning Administrator may deem necessary to

401 effectuate the purpose of this FCM Zoning Ordinance. In making any determination, the
402 Zoning Administrator need not give public notice of, or hold a public hearing on, the Airport
403 Zoning Permit application or the determination.

404 E. Abandoned Or Deteriorated Nonconforming Uses. Whenever a Zoning Administrator
405 determines that a nonconforming Structure has been abandoned or more than eighty percent
406 (80%) torn down, deteriorated, or decayed, no Airport Zoning Permit shall be granted that
407 would allow such Structure to exceed the height restrictions of Section IV.B. or otherwise
408 violate any provision of this FCM Zoning Ordinance. Whether application is made for an
409 Airport Zoning Permit or not, a Zoning Administrator may order the owner of a nonconforming
410 **Structure, at the owner's expense, to lower, remove, reconstruct, or equip the same in the**
411 manner necessary to conform to the provisions of this FCM Zoning Ordinance. Prior to issuing
412 such an order, the city Zoning Administrator shall consult with the Metropolitan Airports
413 Commission and obtain its consent to the proposed order. Further, prior to the issuance of
414 any such order, the affected City and the Metropolitan Airports Commission shall enter into an
415 agreement as to which party is responsible for issuance and enforcement of the order. In the
416 event the owner of the nonconforming Structure shall neglect or refuse to comply with such
417 order for ten (10) days after receipt of written notice of such order, the Zoning Administrator
418 may, by appropriate legal action, proceed to have the nonconforming Structure lowered,
419 removed, reconstructed, or equipped and assess the cost and expense thereof against the
420 land on which the Structure is, or was, located. Unless such an assessment is paid within
421 ninety (90) days from the service of notice thereof on the owner of the land, the sum shall
422 bear interest at the rate of eight percent (8%) per annum from the date the cost and expense
423 is incurred until paid, and shall be collected in the same manner as are general taxes, all as
424 authorized by Minnesota Statutes § 360.067.

425 SECTION IX. VARIANCES

426 A. Variance Application. Any Person desiring to construct or establish a new Structure; to
427 alter, change, rebuild, repair, or replace an existing Structure, to allow a Tree to grow higher;
428 to alter, repair, replace, or replant a Tree, or to use his or her property in violation of any
429 provision of this FCM Zoning Ordinance may apply to the Board of Adjustment for a variance
430 from such provision. A variance application shall be made by sending the application on the

431 form provided by the Board of Adjustment by certified United States Mail to (1) the members
432 of the Board of Adjustment and (2) the Board of Adjustment at the mailing address specified
433 in Section XIII.C. The applicant shall also mail a copy of the application by regular United
434 States Mail to the Zoning Administrator of the jurisdiction in which the Structure or property is
435 located, as designated in Section XII.B. The Board of Adjustment may charge a fee for
436 processing the application.

437 B. Failure Of Board To Act. If the Board of Adjustment fails to grant or deny the variance
438 within four (4) months after the last Board member receives the variance application, the
439 variance shall be deemed to be granted by the Board of Adjustment, but not yet effective.
440 When the variance is granted by reason of the failure of the Board of Adjustment to act on
441 the variance, the Person receiving the variance shall send notice that the variance has been
442 granted by certified United States Mail to (1) the Board of Adjustment at the mailing address
443 specified in Section XIII.C. and (2) the Commissioner. The applicant shall include a copy of
444 the original application for the variance with the notice to the Commissioner. The variance
445 shall be effective sixty (60) days after this notice is received by the Commissioner, subject to
446 any action taken by the Commissioner pursuant to Minnesota Statutes § 360.063, subd. 6.a.

447 C. Variance Standard. A variance shall be granted where it is found that a literal application
448 or enforcement of the provisions of this FCM Zoning Ordinance would result in practical
449 difficulty or unnecessary hardship and relief granted would not be contrary to the public
450 interest but do substantial justice and be in accordance with the spirit of this FCM Zoning
451 Ordinance and Minnesota Statutes Chapter 360. Any variance granted may be granted
452 subject to any reasonable conditions that the Board of Adjustment, or the Commissioner
453 acting under Section XI.B., may deem necessary to effectuate the purpose of this FCM Zoning
454 Ordinance.

455 SECTION X. HAZARD MARKING AND LIGHTING

456 A. Nonconforming Uses. The Metropolitan Airports Commission may require the owner of any
457 nonconforming Structure to permit the installation, operation, and maintenance thereon of
458 such markers and lights as shall be deemed necessary by the Metropolitan Airports
459 Commission to indicate to the operators of aircraft in the vicinity of the Airport the presence

460 of such Airport Hazards. Such markers and lights shall be installed, operated, and maintained
461 at the expense of the Metropolitan Airports Commission.

462 B. Permits And Variances. Any Airport Zoning Permit or variance granted by a Zoning
463 Administrator or the Board of Adjustment may, if such action is deemed advisable to
464 effectuate the purpose of this FCM Zoning Ordinance and be reasonable in the circumstances,
465 **be granted subject to a condition that the owner of the Structure in question, at the owner's**
466 expense, install, operate, and maintain thereon such markers and lights as may be necessary
467 to indicate to pilots the presence of an Airport Hazard.

468 SECTION XI. ZONING ADMINISTRATOR

469 A. Duties. It shall be the duty of each Zoning Administrator to administer and enforce the
470 provisions of this FCM Zoning Ordinance. Applications for Airport Zoning Permits shall be
471 made to a Zoning Administrator as provided herein. A Zoning Administrator may charge a fee
472 for processing the application. Airport Zoning Permit applications shall be considered and
473 acted upon by the Zoning Administrator in accordance with the provisions of this FCM Zoning
474 Ordinance and within the timelines established by Minnesota Statutes § 15.99, as it may be
475 amended. The Zoning Administrator shall remind each applicant that it is the responsibility of
476 the applicant to record any conditions of an Airport Zoning Permit, if required by law.

477 B. Designated Zoning Administrators. For the purpose of this FCM Zoning Ordinance, the
478 Zoning Administrator shall be the official entitled as follows: the Eden Prairie Zoning
479 Administrator for lands located in the City of Eden Prairie; the Shakopee Zoning Administrator
480 for lands located in the City of Shakopee; and the Chanhassen Zoning Administrator for lands
481 located in the City of Chanhassen. In the event that one (1) or more of the above described
482 Zoning Administrators does not administer this FCM Zoning Ordinance, the Flying Cloud
483 Airport Joint Airport Zoning Board hereby appoints the Executive Director, Metropolitan
484 Airports Commission, (or his or her designee) to administer this FCM Zoning Ordinance in the
485 municipality or municipalities. If any official position designated above as a Zoning
486 Administrator ceases to exist or to perform or serve its present function, the successor
487 position as designated by the applicable entity shall become the Zoning Administrator for that
488 entity and shall perform or serve such functions.

489 SECTION XII. BOARD OF ADJUSTMENT

490 A. Establishment Of Board And Selection Of Chair. There is hereby established a Board of
491 Adjustment that shall consist of five (5) members appointed by the Metropolitan Airports
492 Commission, and each shall serve for a term of three (3) years and until a successor is duly
493 appointed and qualified. Of the members first appointed, one (1) shall be appointed for a
494 term of one (1) year, two (2) for a term of two (2) years, and two (2) for a term of three (3)
495 years. Upon their appointment, the members shall select a chair to act at the pleasure of the
496 Board of Adjustment. Members shall be removable by the Metropolitan Airports Commission
497 for cause, upon written charges, after a public hearing.

498 B. Board Powers. The Board of Adjustment shall have the power to hear and decide appeals
499 from any order, requirement, decision, or determination made by any Zoning Administrator or
500 the Metropolitan Airports **Commission's Executive Director** in the enforcement of this FCM
501 Zoning Ordinance and to hear and grant or deny variances.

502 C. Board Procedures

503 1. *Rules, Meetings, And Records.* The Board of Adjustment shall adopt rules for its
504 governance and procedure in harmony with the provisions of this FCM Zoning
505 Ordinance. Meetings of the Board of Adjustment shall be held at the call of the chair
506 and at such other times as the Board of Adjustment may determine. The chair, or in his
507 or her absence the acting chair, may administer oaths and compel the attendance of
508 witnesses. All hearings of the Board of Adjustment shall be public. The Board of
509 Adjustment shall keep minutes of its proceedings showing the vote of each member
510 upon each question or, if absent or failing to vote, indicating such fact, and shall keep
511 records of its examinations and other official actions, all of which shall immediately be
512 filed in the offices of the Executive Director, Metropolitan Airports Commission, and the
513 Zoning Administrator of the jurisdiction in which the affected Structure or Lot is located.

514 2. *Written Findings And Conclusions.* The Board of Adjustment shall make written
515 findings of fact and conclusions of law giving the facts upon which it acted and its legal
516 conclusions from such facts in affirming, modifying, or reversing an order, requirement,
517 decision, or determination of a Zoning Administrator or the Metropolitan Airports
518 **Commission's Executive Director** and in granting or denying a variance.

519 3. *Majority Vote Required.* The concurring vote of a majority of the members of the
520 Board of Adjustment shall be sufficient to affirm, modify, or reverse an order,
521 requirement, decision, or determination of a Zoning Administrator or the Metropolitan
522 **Airports Commission's Executive Director**, to decide to grant or deny a variance, or to
523 act on any other matter upon which the Board of Adjustment is required to pass under
524 this FCM Zoning Ordinance.

525 4. *Mailing Address.* The mailing address for the Board of Adjustment is:

526 FCM Zoning Ordinance Board of Adjustment
527 c/o Executive Director
528 Metropolitan Airports Commission
529 6040 28th Avenue South
530 Minneapolis, MN 55450

531 SECTION XIII. APPEALS

532 A. *Who May Appeal.* Any Person aggrieved, or any taxpayer affected by any order,
533 requirement, decision, or determination of a Zoning Administrator made in administration of
534 this FCM Zoning Ordinance may appeal to the Board of Adjustment. Such appeals may also
535 be made by any governing body of a municipality or county, or any joint airport zoning board,
536 which is of the opinion that an order, requirement, decision, or determination of a Zoning
537 Administrator is an improper application of this FCM Zoning Ordinance as it concerns such
538 governing body or board.

539 B. *Commencement Of Appeals.* All appeals hereunder must be commenced within thirty (30)
540 **days of a Zoning Administrator's decision by filing with the Zoning Administrator a notice of**
541 appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to
542 the Board of Adjustment the notice of appeal and all papers constituting the record upon
543 which the order, requirement, decision, or determination appealed from was taken.

544 C. *Stay Of Proceedings.* An appeal shall stay all proceedings in furtherance of the order,
545 requirement, decision, or determination appealed from, unless the Zoning Administrator
546 certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by
547 **reason of the facts stated in the certificate a stay would, in the Zoning Administrator's**
548 opinion, cause imminent peril to life or property. In such case, proceedings shall not be

549 stayed except by order of the Board of Adjustment on notice to the Zoning Administrator and
550 on due cause shown.

551 D. Appeal Procedures. The Board of Adjustment shall fix a reasonable time for hearing an
552 appeal, give public notice and due notice to the parties in interest, and decide the same
553 within a reasonable time. At the hearing, any party may appear in Person, by agent, or by
554 attorney.

555 E. Decision. The Board of Adjustment may, in conformity with the provisions of this FCM
556 Zoning Ordinance, affirm or reverse, in whole or in part, or modify the order, requirement,
557 decision, or determination appealed from and may make such order, requirement, decision, or
558 determination, as may be appropriate under the circumstances and, to that end, shall have all
559 the powers of a Zoning Administrator.

560 SECTION XIV. JUDICIAL REVIEW

561 Any Person aggrieved, or any taxpayer affected by, any decision of the Board of Adjustment or any
562 action of the Commissioner, or any governing body of a municipality or county, or any joint airport
563 zoning board, which is of the opinion that an order, requirement, decision, or determination of the
564 Board of Adjustment or action of the Commissioner is illegal, may seek judicial review as provided
565 in Minnesota Statutes § 360.072. The petitioner must exhaust the remedies provided in this FCM
566 Zoning Ordinance before availing himself or herself of the right to seek judicial review as provided
567 by this Section XV.

568 SECTION XV. PENALTIES AND OTHER REMEDIES

569 Every Person who violates any provision of this FCM Zoning Ordinance, any zoning approval granted
570 hereunder, any condition of any zoning approval granted hereunder, or any order, requirement,
571 decision, or determination of a Zoning Administrator or the Board of Adjustment shall be guilty of a
572 misdemeanor and shall be punished by a fine, imprisonment, or both of not more than the fine and
573 imprisonment established for misdemeanors by state law. Each day a violation continues to exist
574 shall constitute a separate offense for purpose of the penalties and remedies specified in this
575 section. This FCM Zoning Ordinance may also be enforced through such proceedings for injunctive
576 relief and other relief as may be proper under Minnesota Statutes § 360.073, as it may be
577 amended, and other applicable law.

578 SECTION XVI. RELATION TO OTHER LAWS, REGULATIONS, AND RULES

579 A. Compliance Required. In addition to the requirements of this FCM Zoning Ordinance, all
580 Structures, Trees, and uses shall comply with all other applicable city, local, regional, state, or
581 federal laws, regulations, and rules, including Minnesota Statutes §§ 360.81-360.91 –
582 Regulation Of Structure Heights, Minnesota Rules 8800.1100 – Regulation Of Structure
583 Heights, and 14 Code of Federal Regulations Part 77 – Objects Affecting Navigable Airspace.

584 B. Conflicts With Other Regulations. Where a conflict exists between any provision of this
585 FCM Zoning Ordinance and any city, local, regional, state, or federal law, regulation, or rule
586 applicable to the same area, whether the conflict be with respect to the height of Structures
587 or Trees, the use of land, or any other matter, the more stringent law, regulation, or rule shall
588 govern and prevail.

589 C. Current Versions And Citations. All references to city, local, regional, state, and federal
590 laws, regulations, and rules in this FCM Zoning Ordinance are intended to refer to the most
591 current version and citation. If such references are no longer valid due to repeal or
592 renumbering, the new laws, regulations, or rules intended to replace those cited, regardless
593 of the citation, shall govern.

594 SECTION XVII. SEVERABILITY

595 A. Effect Of Taking. In any case in which the provisions of this FCM Zoning Ordinance,
596 although generally reasonable, are held by a court to interfere with the use or enjoyment of a
597 particular Structure, Lot, or Tree to such an extent, or to be so onerous in their application to
598 such a Structure, Lot, or Tree, as to constitute a taking or deprivation of that property in
599 violation of the constitution of this state or the constitution of the United States, such holding
600 shall not affect the application of this FCM Zoning Ordinance as to other Structures, Lots, and
601 Trees, and, to this end, the provisions of this FCM Zoning Ordinance are declared to be
602 severable.

603 B. Validity Of Remaining Provisions. Should any section or provision of this FCM Zoning
604 Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not
605 affect the validity of this FCM Zoning Ordinance as a whole or any part thereof other than the
606 parts so declared to be unconstitutional or invalid.

607 SECTION XVIII. EFFECTIVE DATE

608 This FCM Zoning Ordinance shall take effect on the ____ day of ____, 2018. Copies thereof shall be
609 filed with the Commissioner and the Registers of Deeds for Hennepin County, Minnesota.

610
611 Passed and adopted after public hearings by the Flying Cloud Airport Joint Airport Zoning Board this
612 day of _____, 2018.

613
614
615
616
617
618
619 I hereby certify that this is a complete, true, and correct copy of the *Flying Cloud Airport Zoning*
620 *Ordinance* as adopted by the Flying Cloud Airport Joint Airport Zoning Board on _____, 2018.

621
622
623 _____
624 Secretary
625 Flying Cloud Airport Joint Airport Zoning Board
626

627 Date: _____, 2018

628
629
630
631 Subscribed and sworn to before me this ____ day of _____, 2018 by _____,
632 Secretary of the Flying Cloud Airport Joint Airport Zoning Board.

633
634
635 _____
636 Notary Public
637

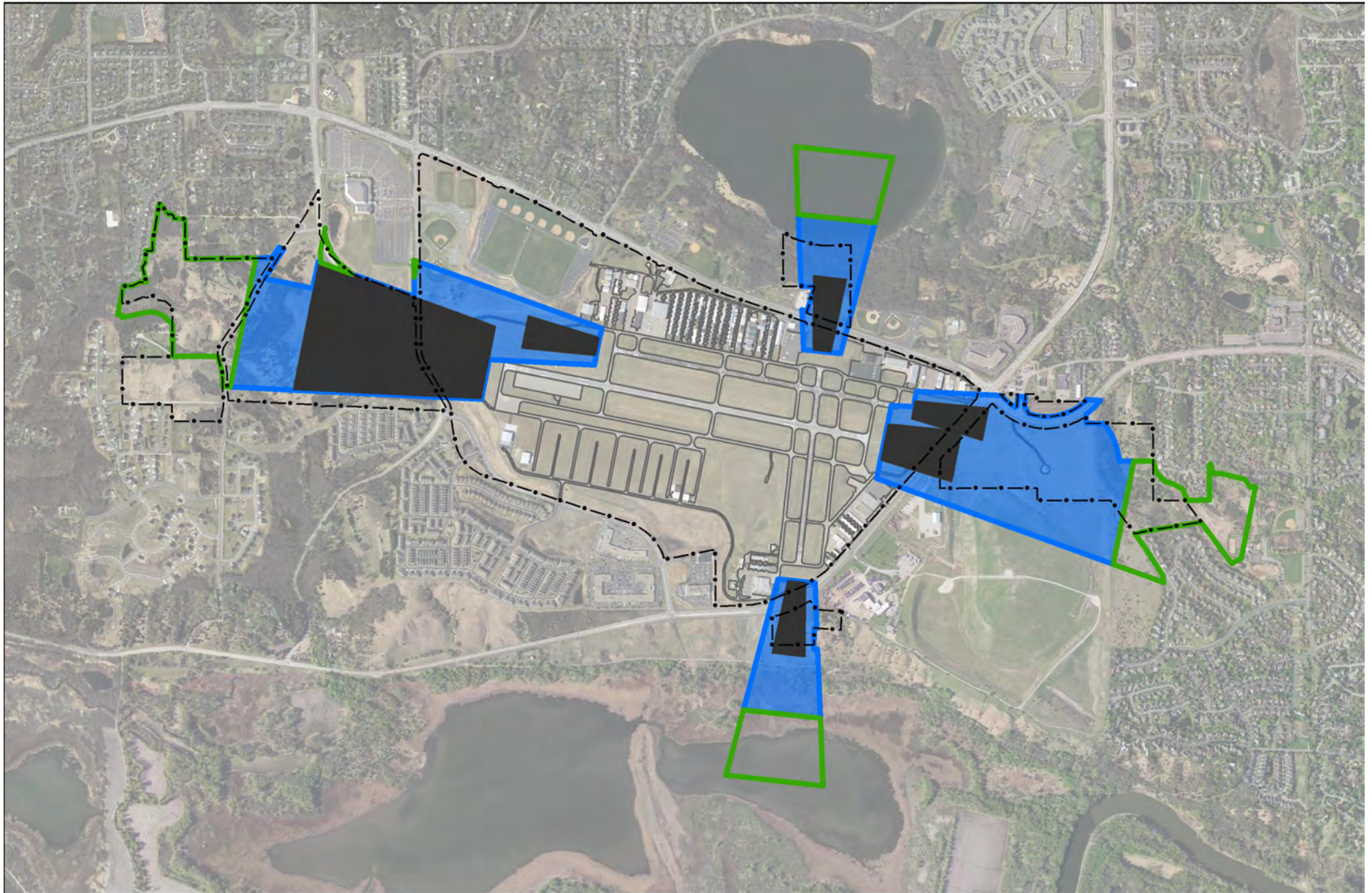
FCM Zoning Ordinance Exhibit A - Airport Boundary



--- FCM Property Line

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Feet

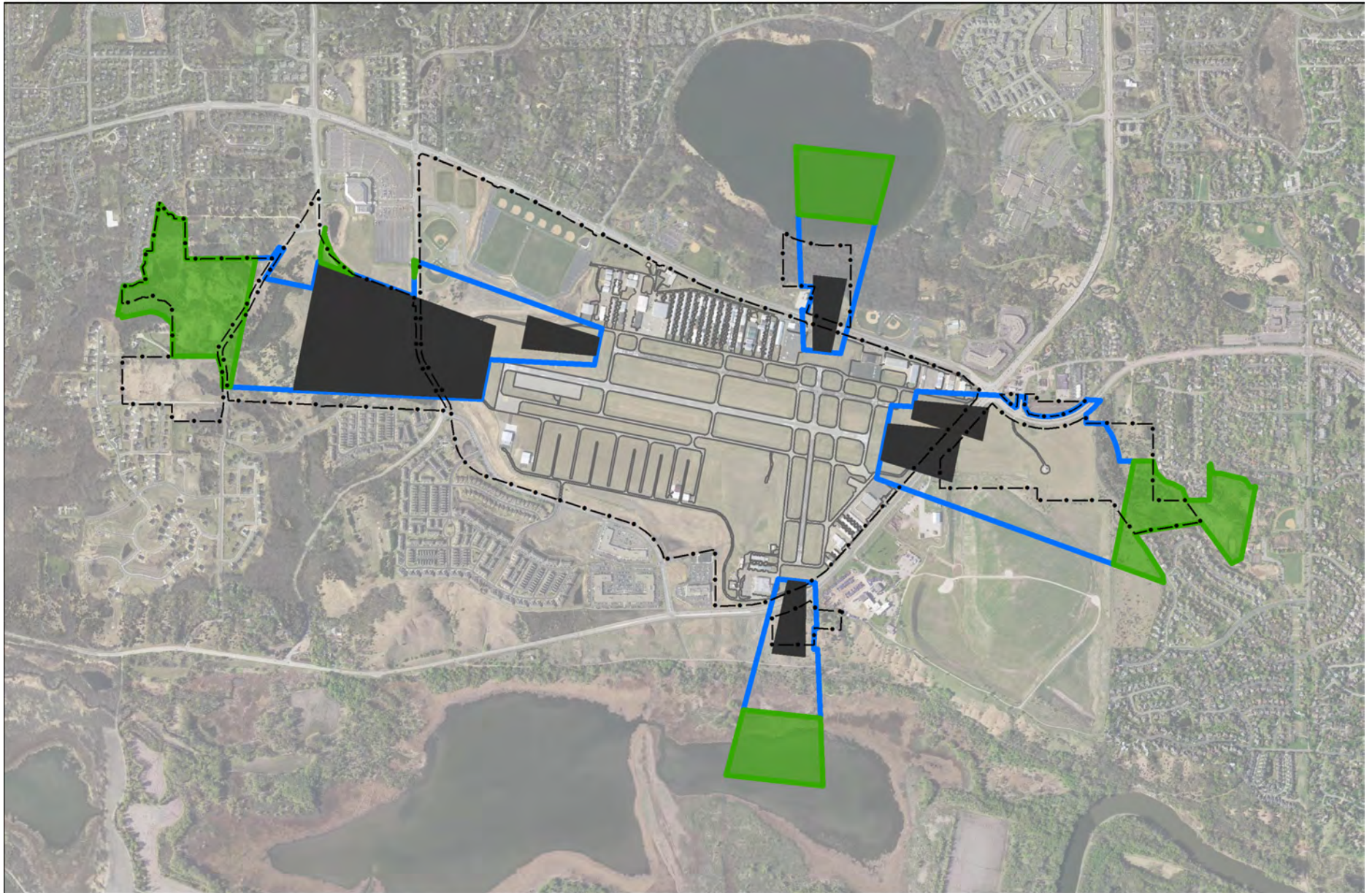
FCM Zoning Ordinance Exhibit B - Safety Zone A



FCM Property Line RPZ Zone A Zone B

0 750 1,500 3,000
Feet

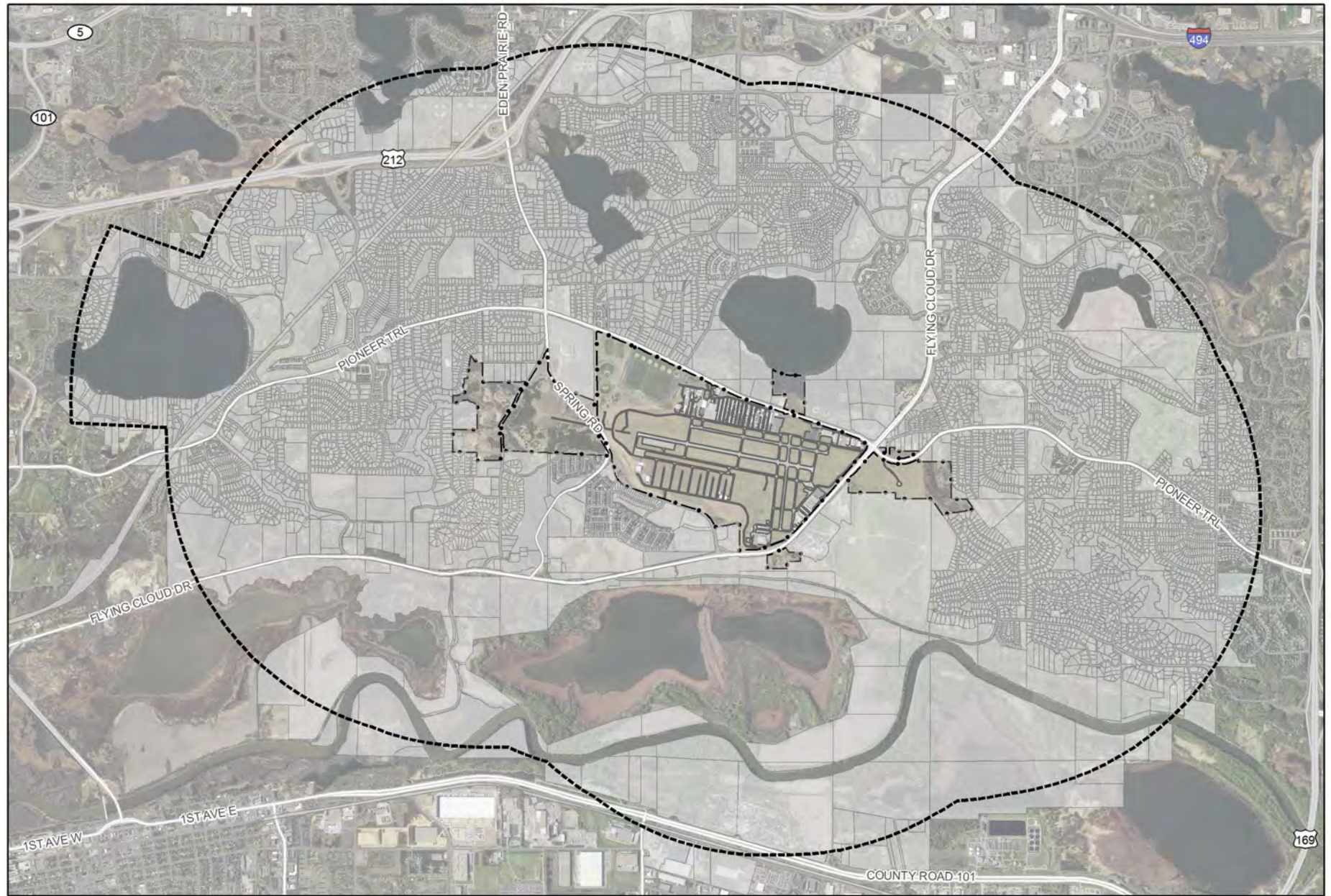
FCM Zoning Ordinance Exhibit C - Safety Zone B






FCM Property Line RPZ Zone A Zone B

0 750 1,500 3,000
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FCM Zoning Ordinance Exhibit D - Airport Boundary and Airspace Zoning Limits

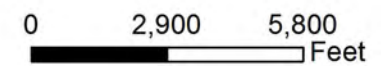
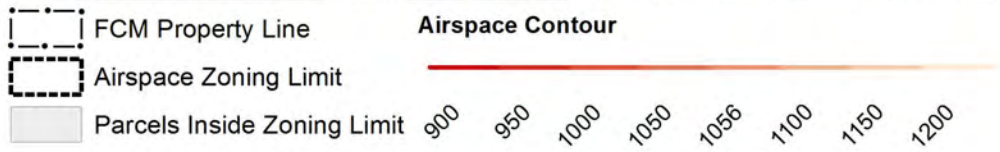
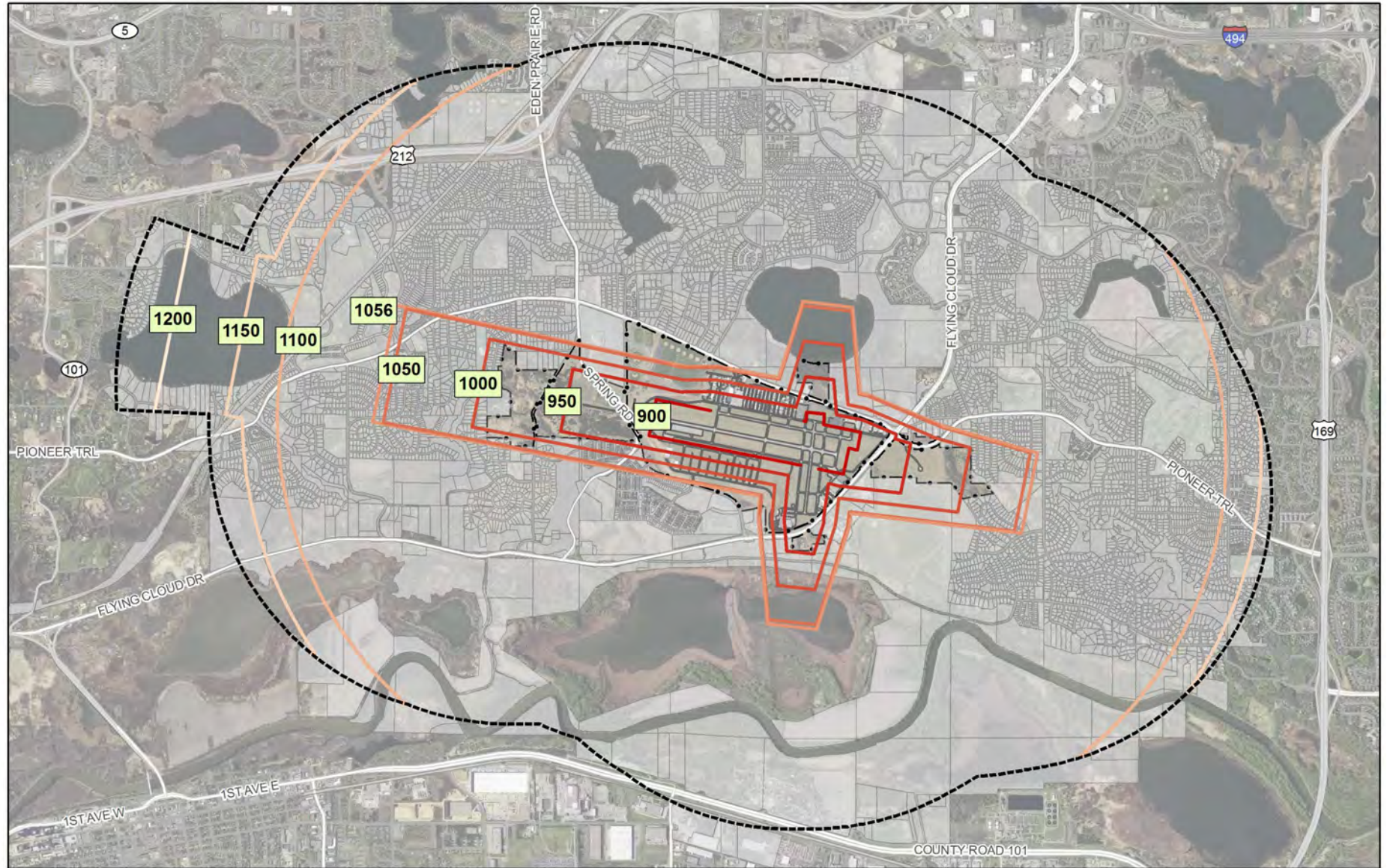


 FCM Property Line  Airspace Zoning Limit  Parcels Inside Zoning Limit

0 2,700 5,400
Feet

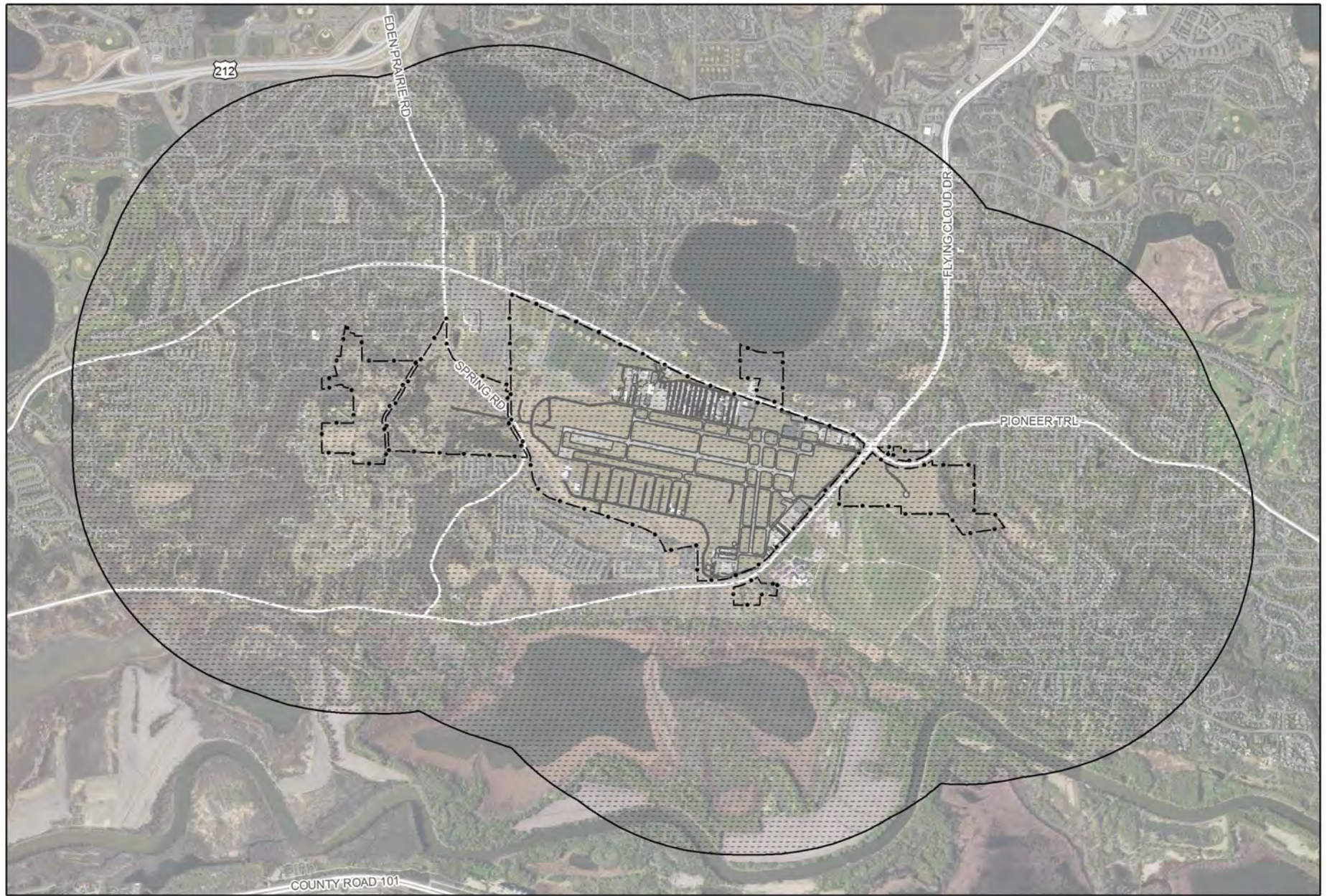
FCM Zoning Ordinance

Exhibit E - Airport Boundary and Airspace Contours



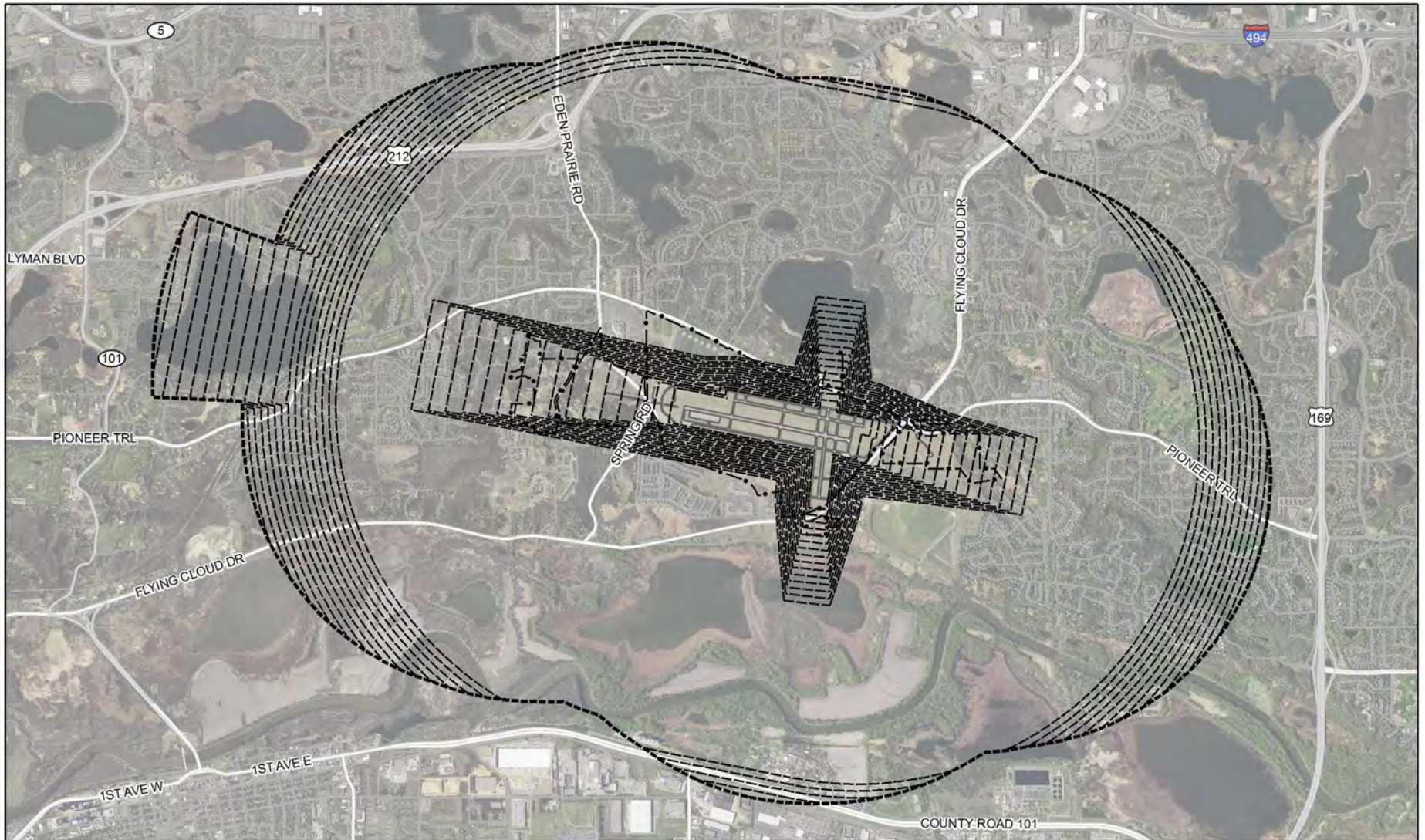
FCM Zoning Ordinance

Exhibit F - Airport Boundary and Safety Zoning Limit






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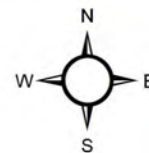


FCM Airspace Zones Within Zoning Limits

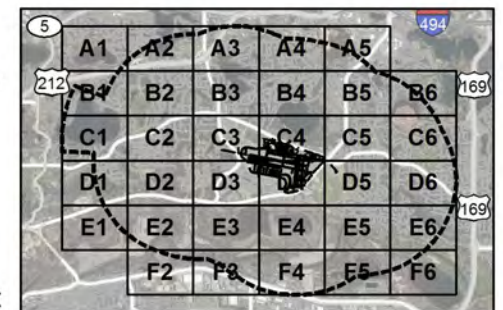
A - Index Sheet

-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours

FCM Zoning Ordinance






0 3,200 6,400 Feet

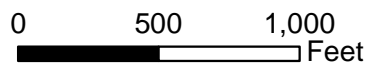
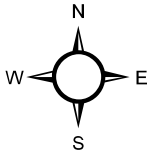


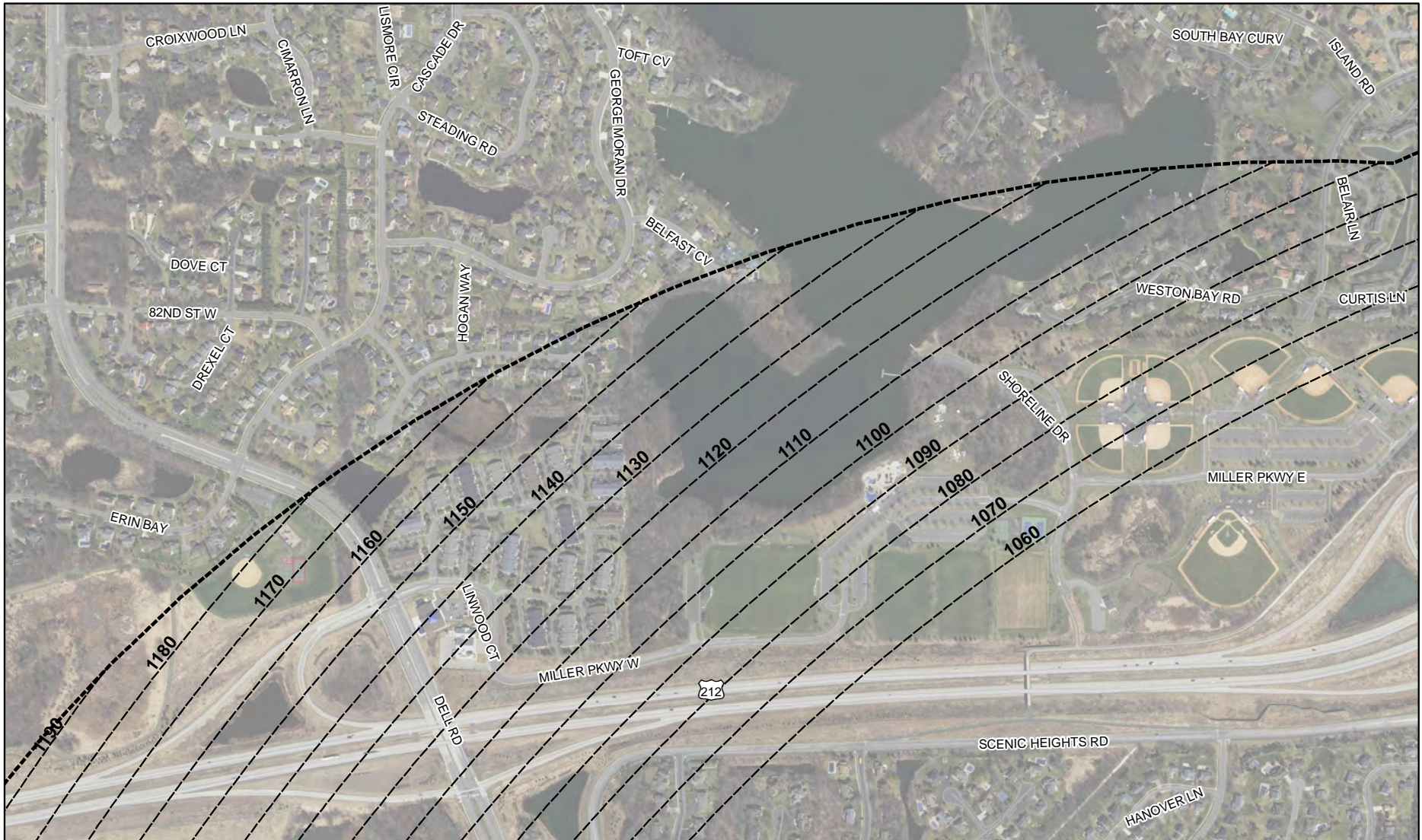


FCM Airspace Zones Within Zoning Limits

A - A1




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

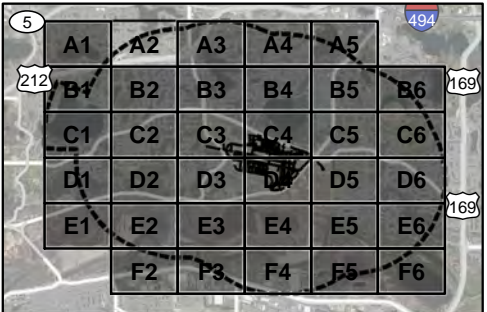
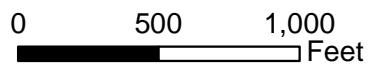
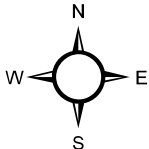




FCM Airspace Zones Within Zoning Limits

A - A2





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

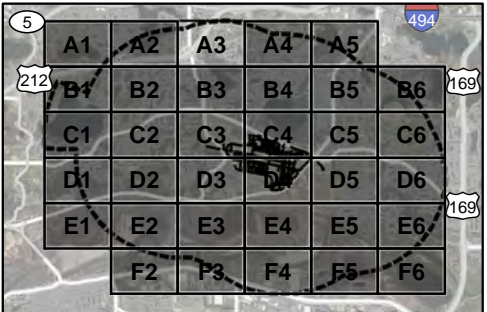
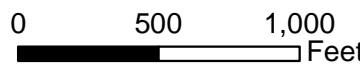
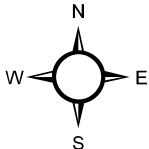


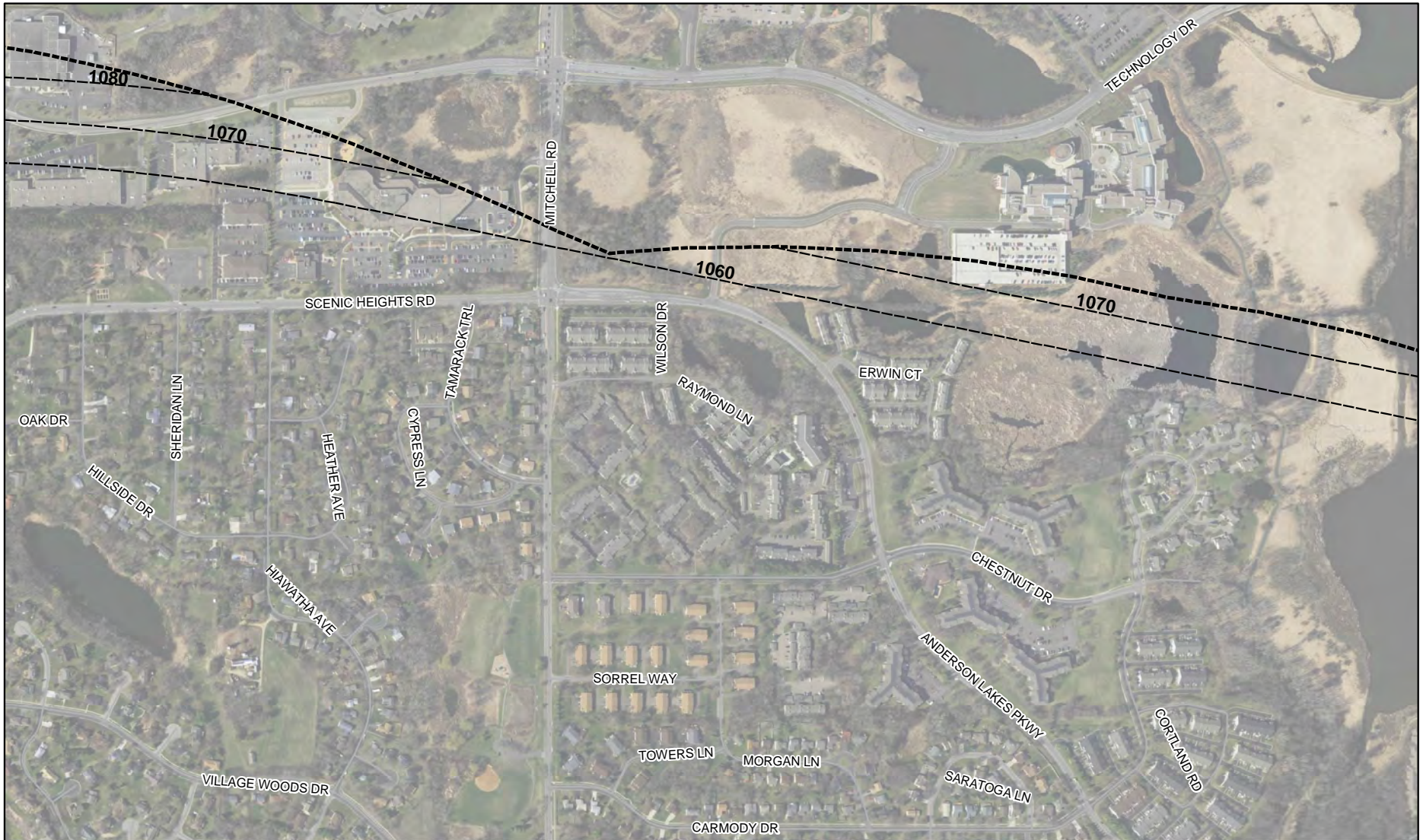


FCM Airspace Zones Within Zoning Limits

A - A3




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

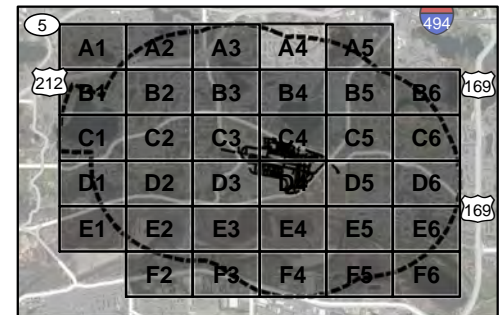
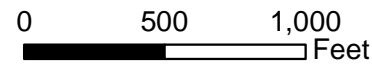
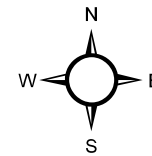


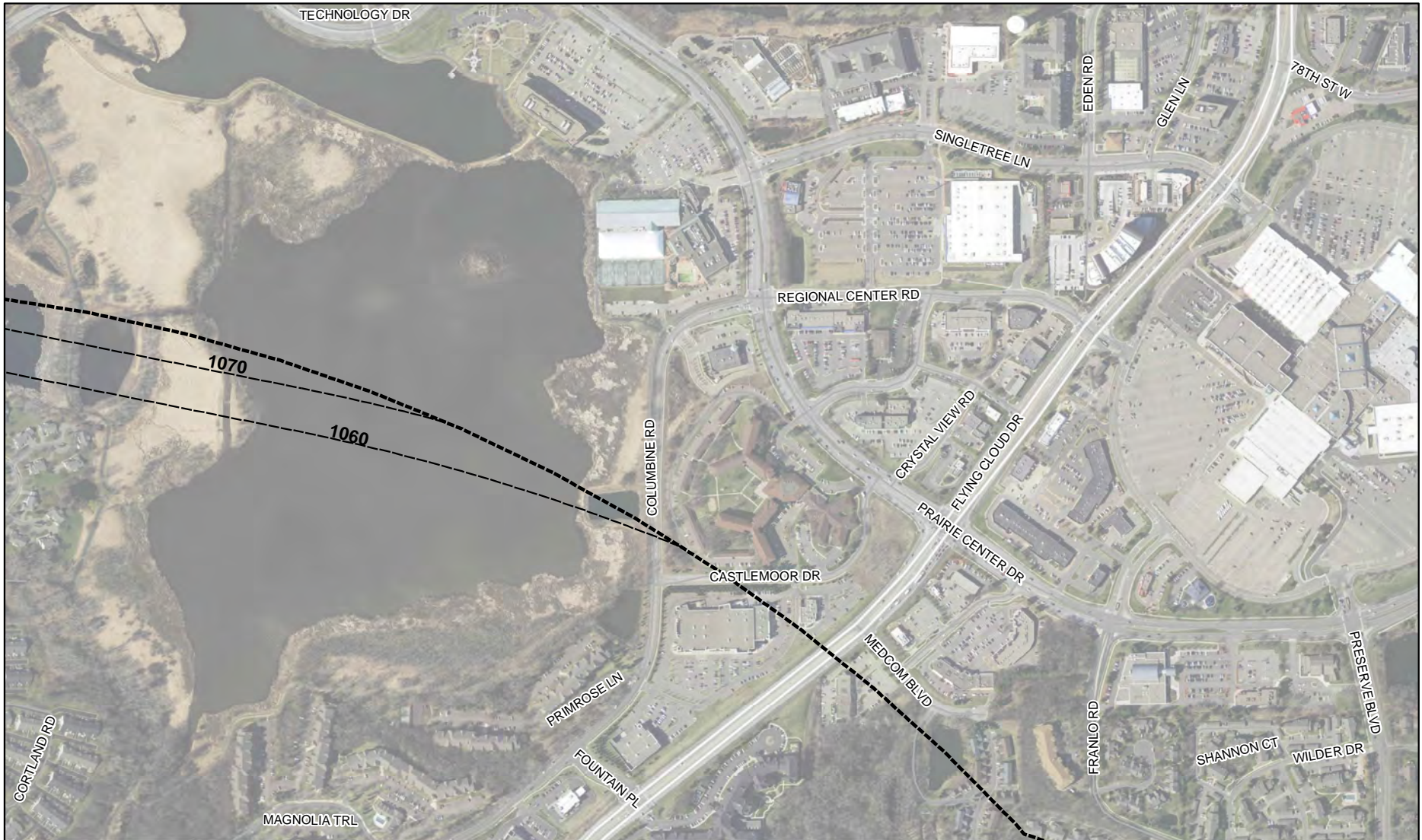


FCM Airspace Zones Within Zoning Limits

A - A4




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
FCM Zoning Ordinance

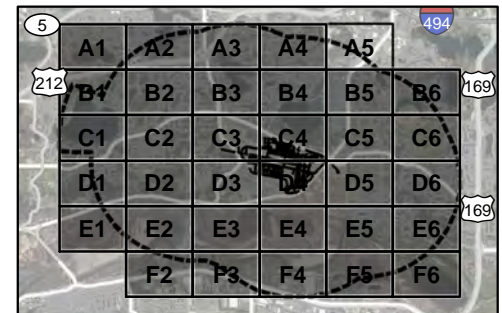
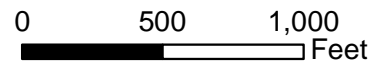
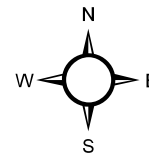


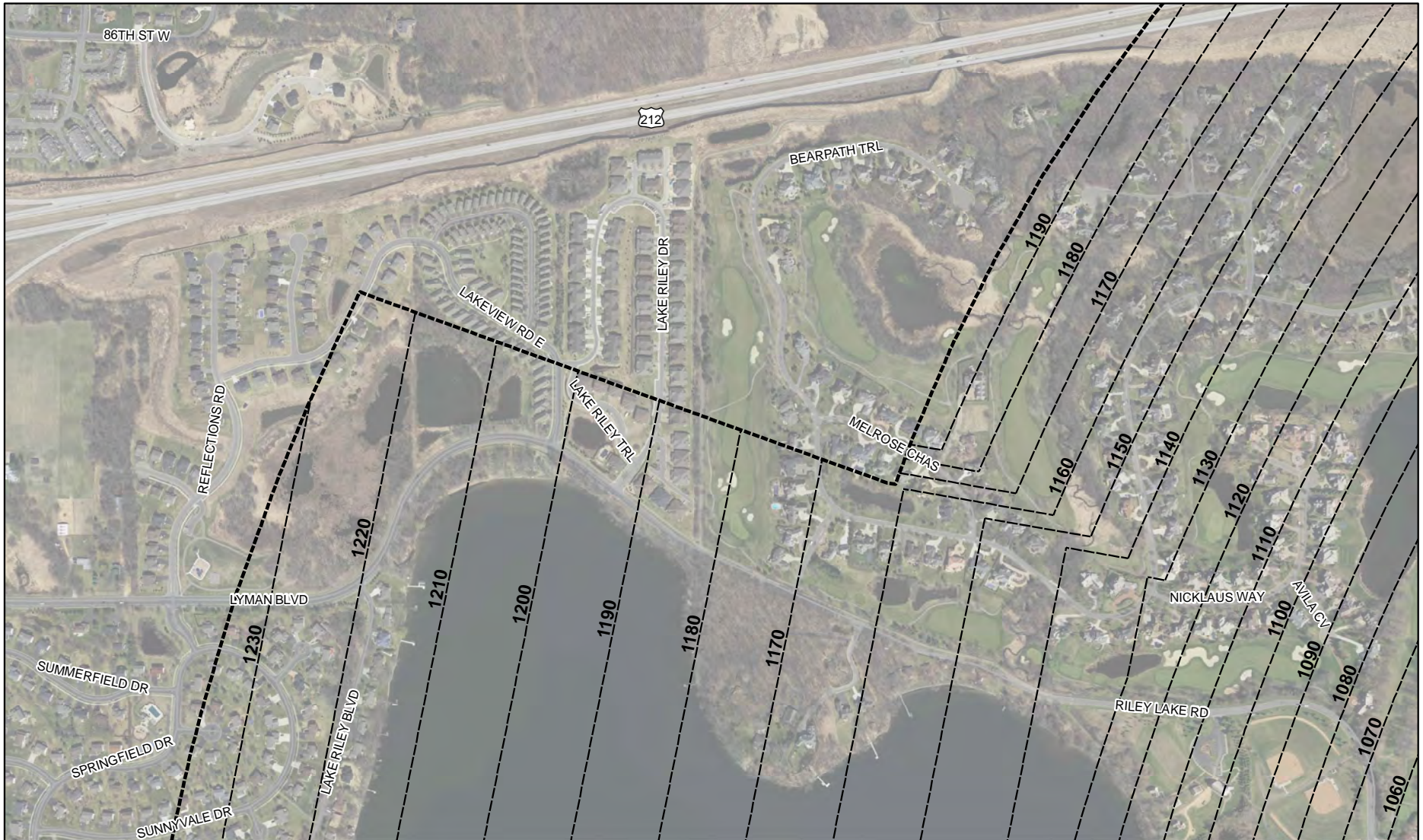


FCM Airspace Zones Within Zoning Limits

A - A5





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

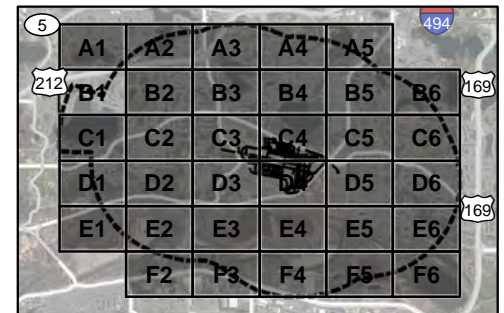
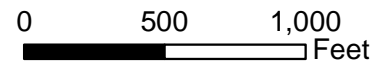
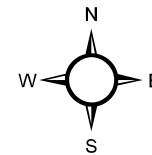


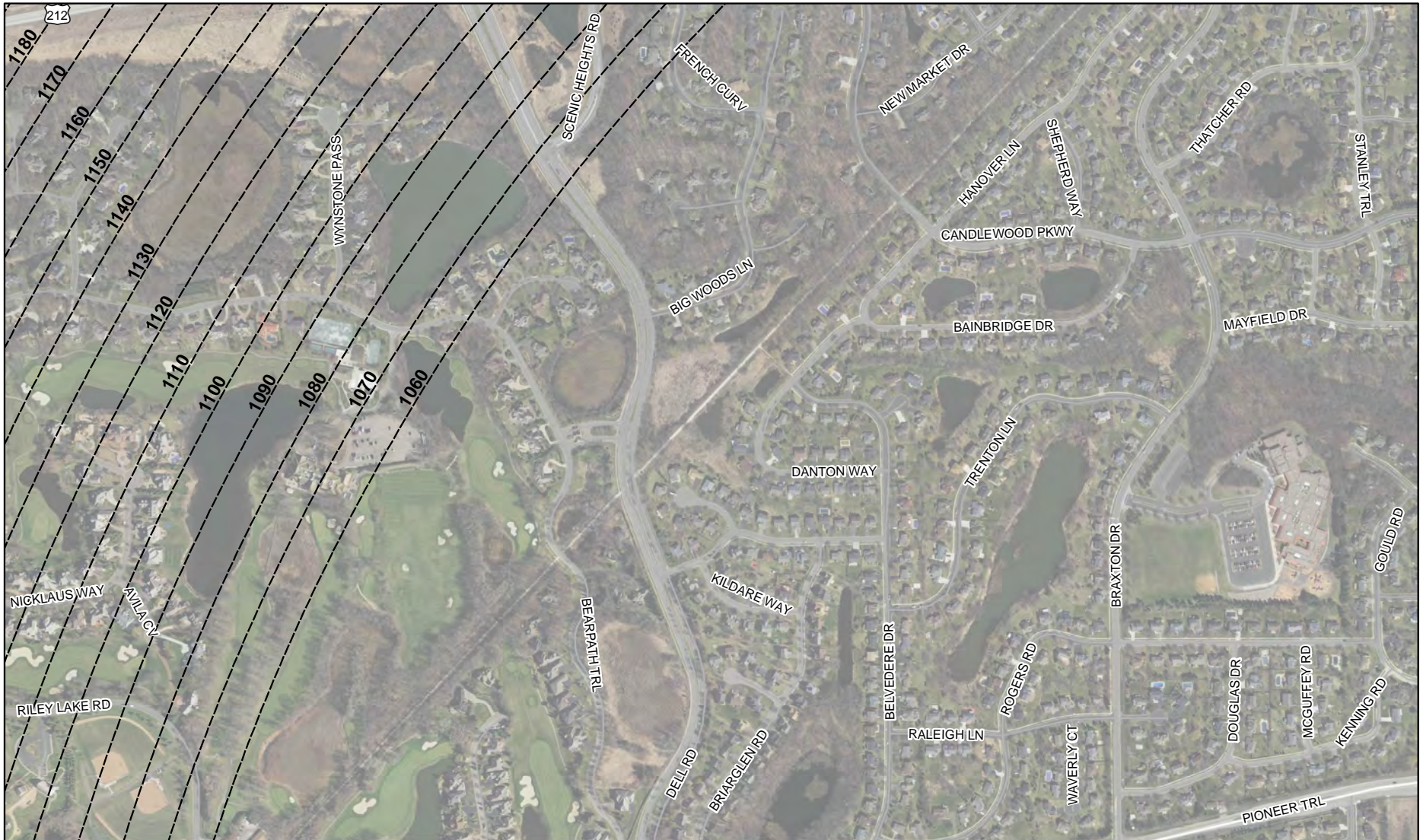


FCM Airspace Zones Within Zoning Limits

A - B1





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

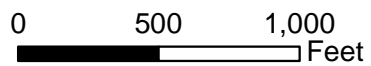
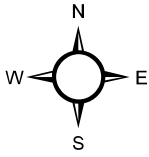


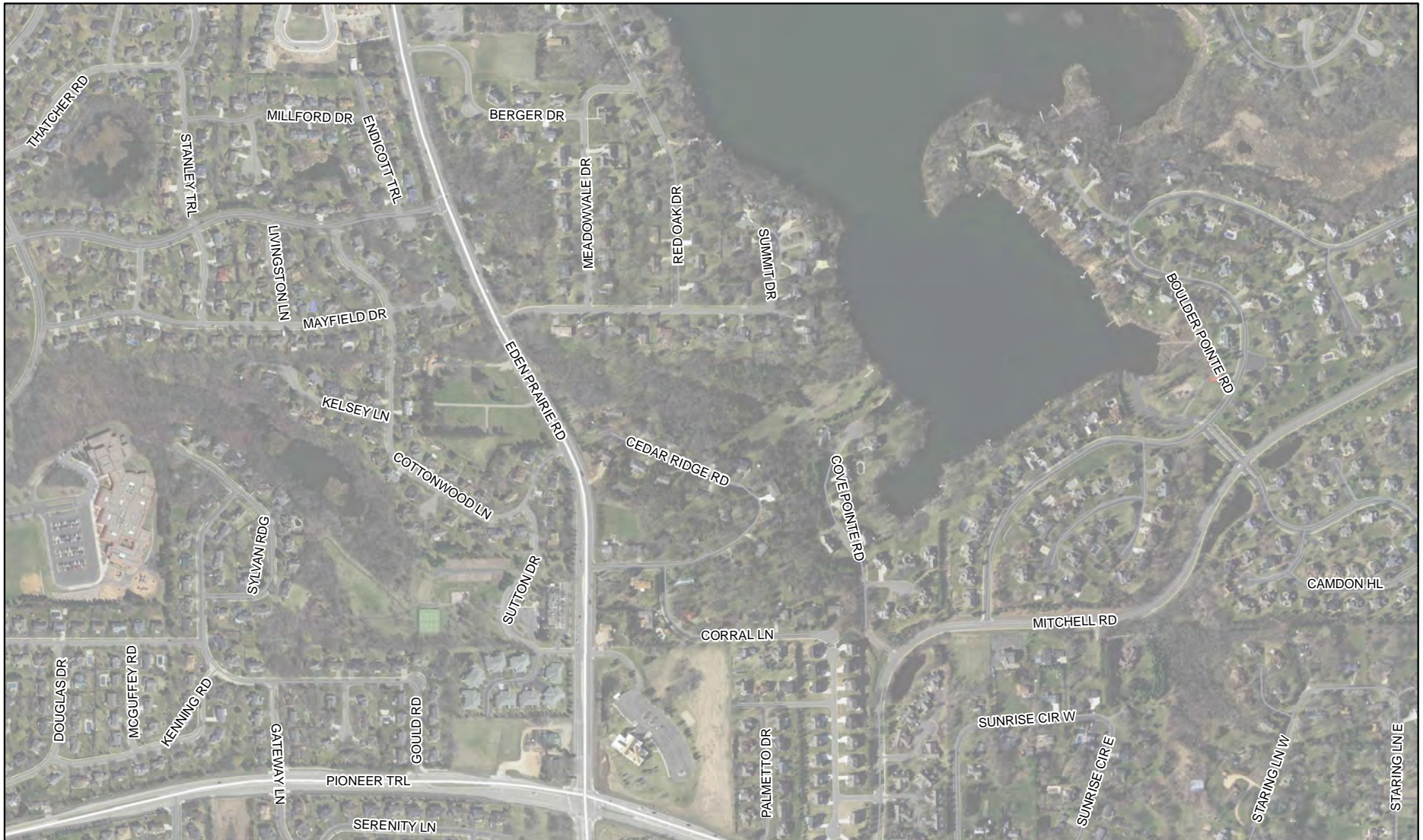


FCM Airspace Zones Within Zoning Limits

A - B2





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

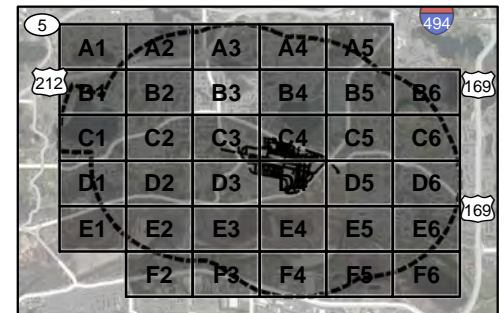
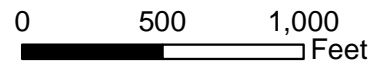
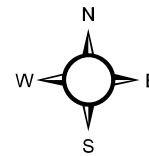




FCM Airspace Zones Within Zoning Limits

A - B3




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

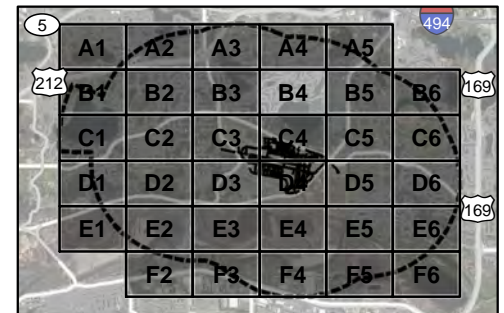
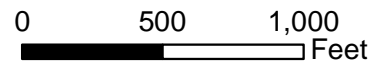
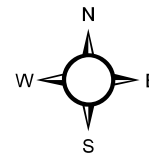


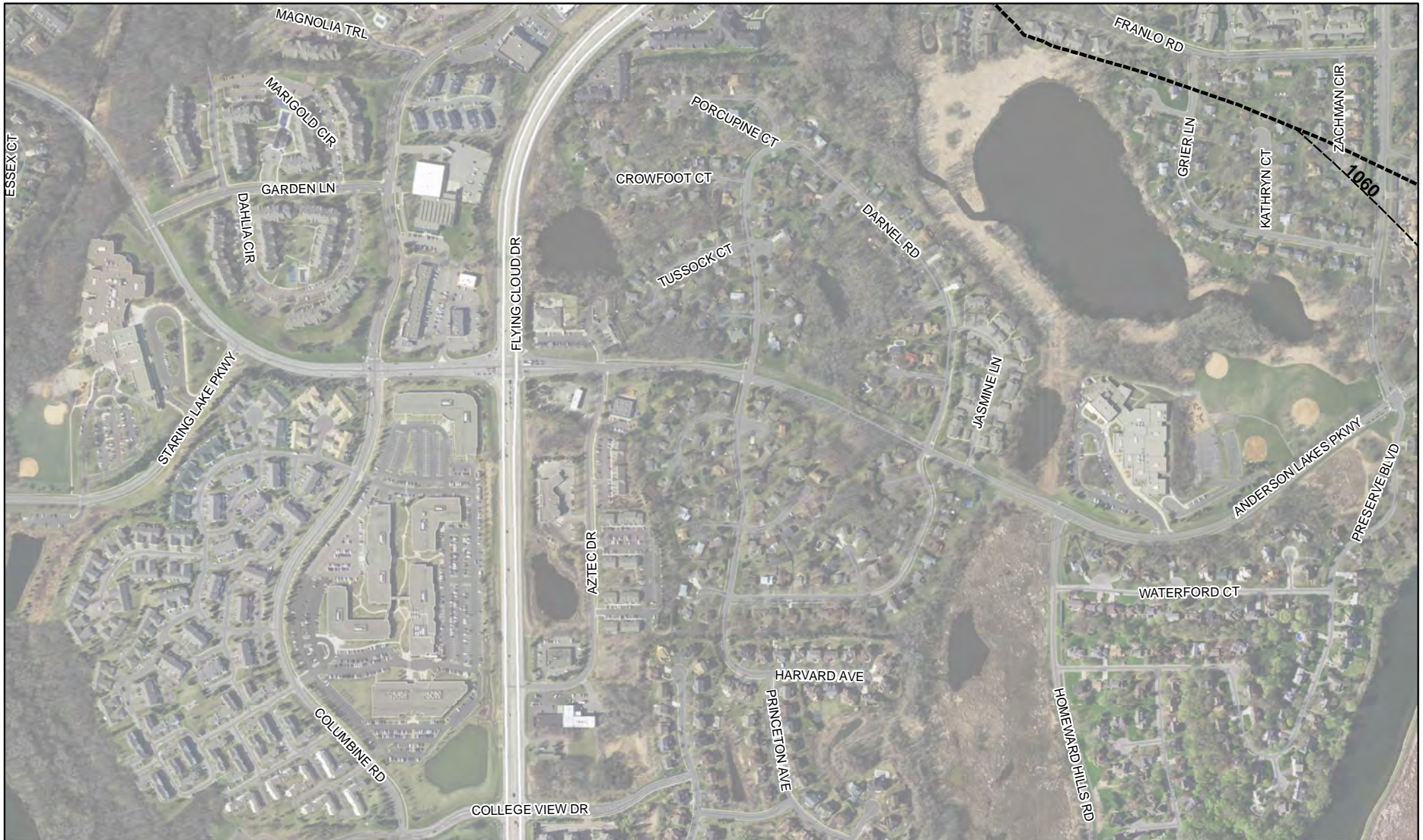


FCM Airspace Zones Within Zoning Limits

A - B4




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

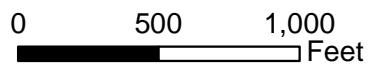
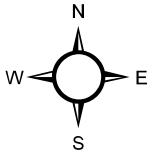


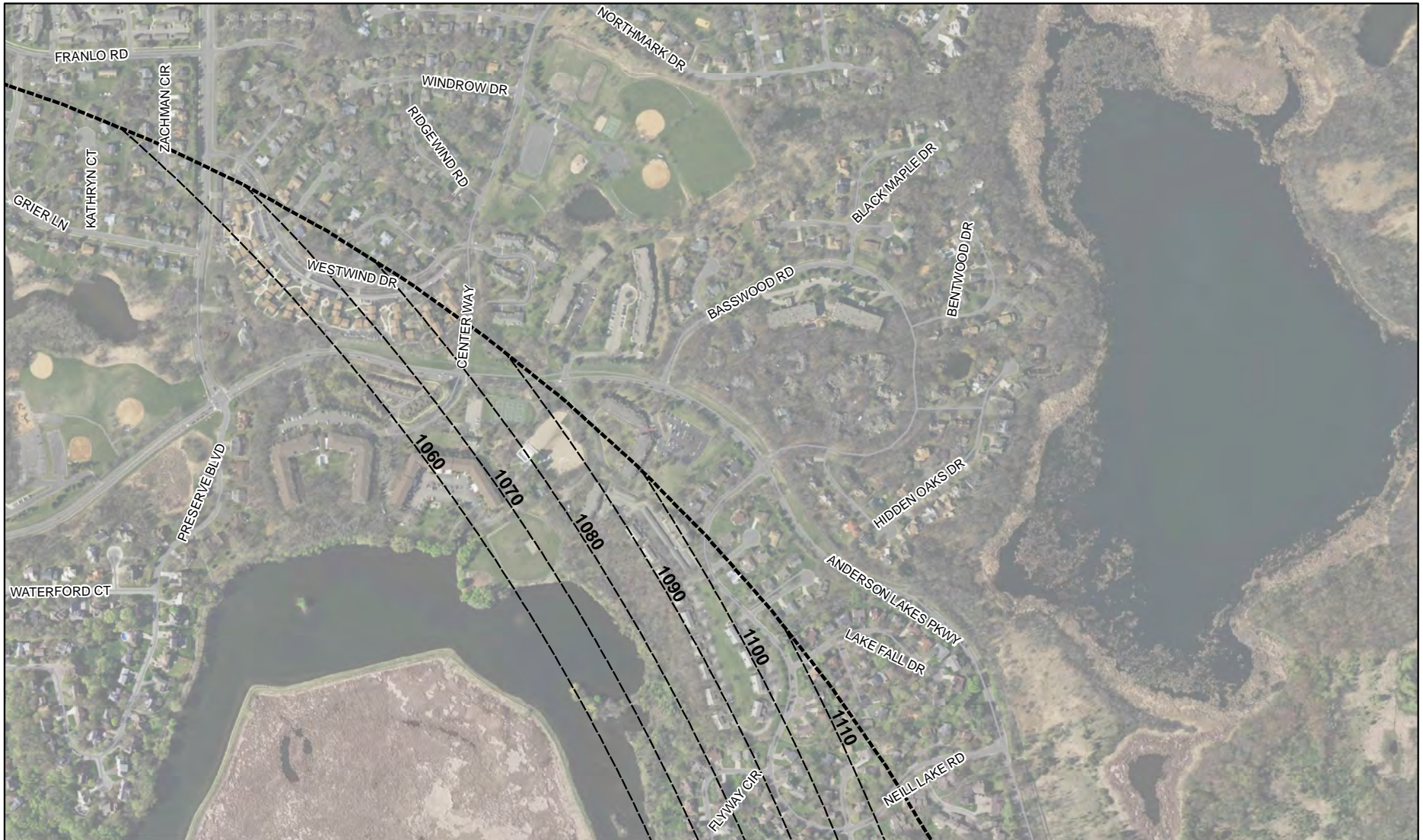


FCM Airspace Zones Within Zoning Limits

A - B5




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

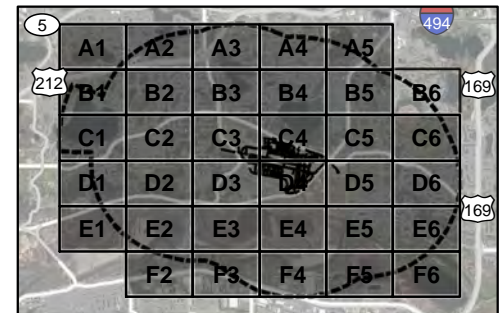
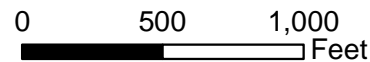
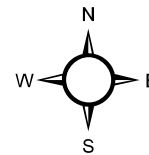


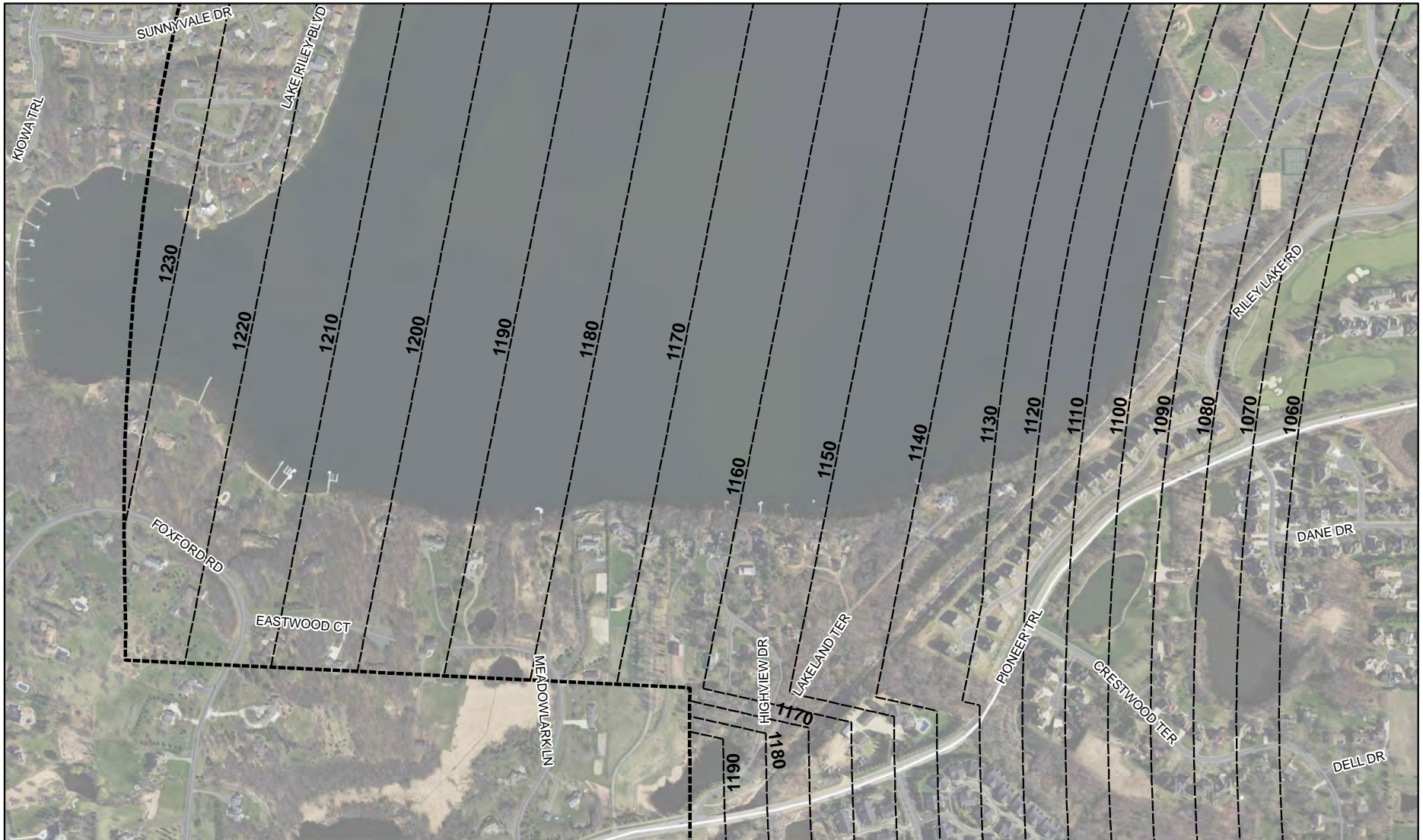


FCM Airspace Zones Within Zoning Limits

A - B6




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

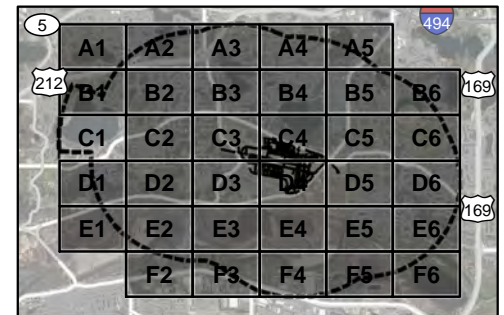
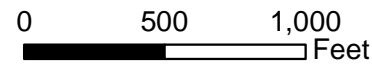
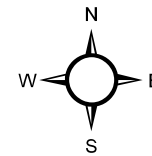




FCM Airspace Zones Within Zoning Limits

A - C1




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

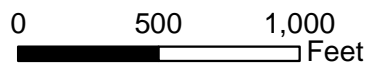
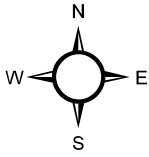




FCM Airspace Zones Within Zoning Limits

A - C2




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

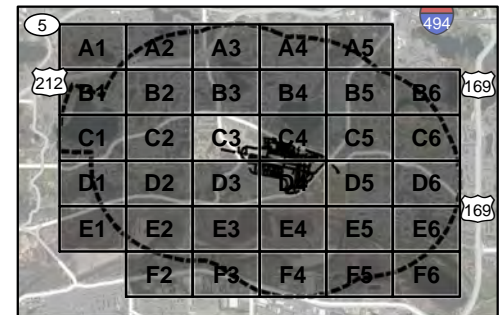
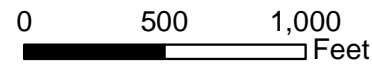
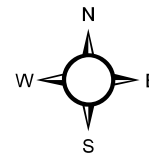


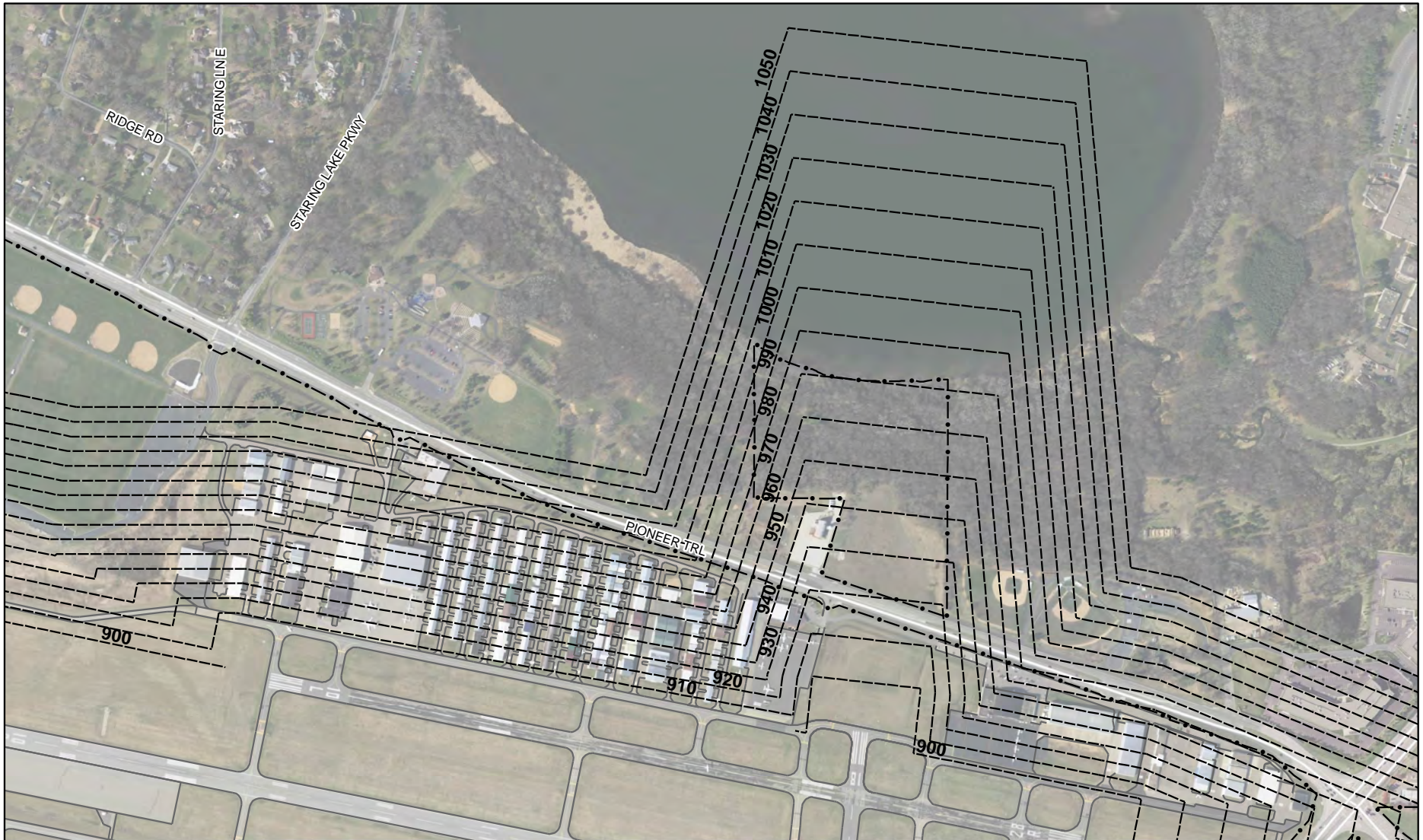


FCM Airspace Zones Within Zoning Limits

A - C3




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

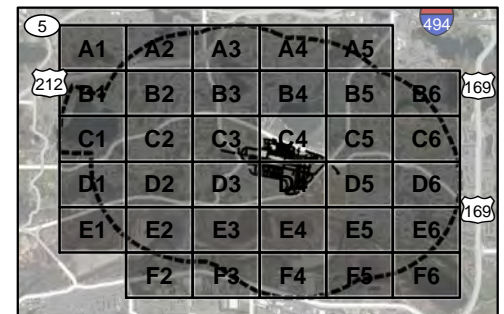
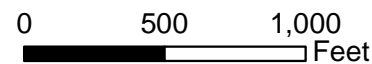
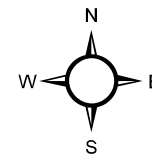




FCM Airspace Zones Within Zoning Limits

A - C4





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

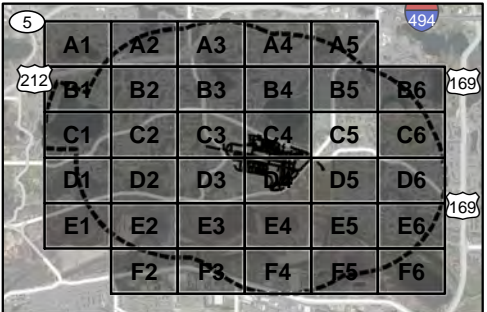
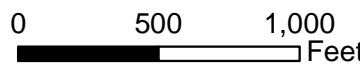
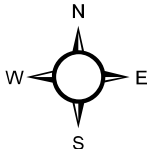




FCM Airspace Zones Within Zoning Limits

A - C5




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

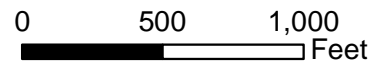
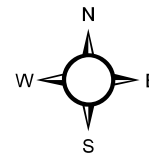


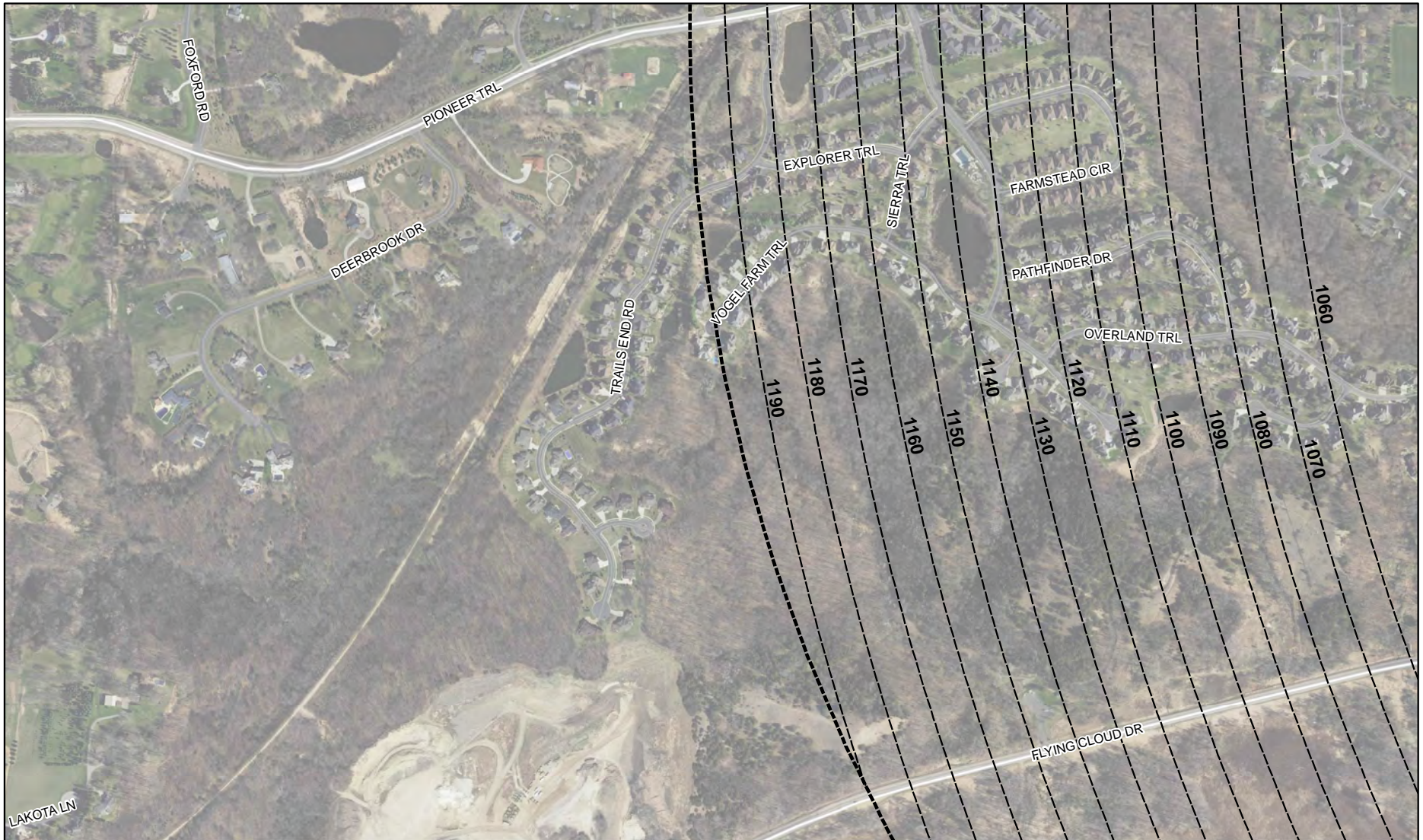


FCM Airspace Zones Within Zoning Limits

A - C6




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

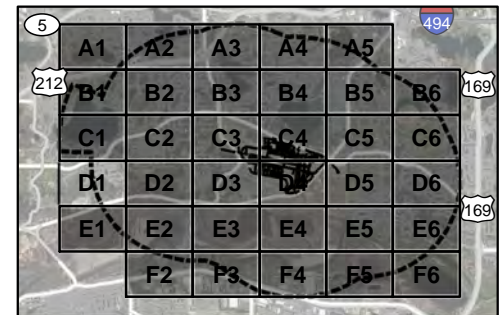
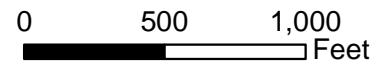
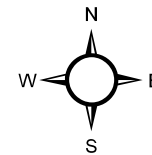


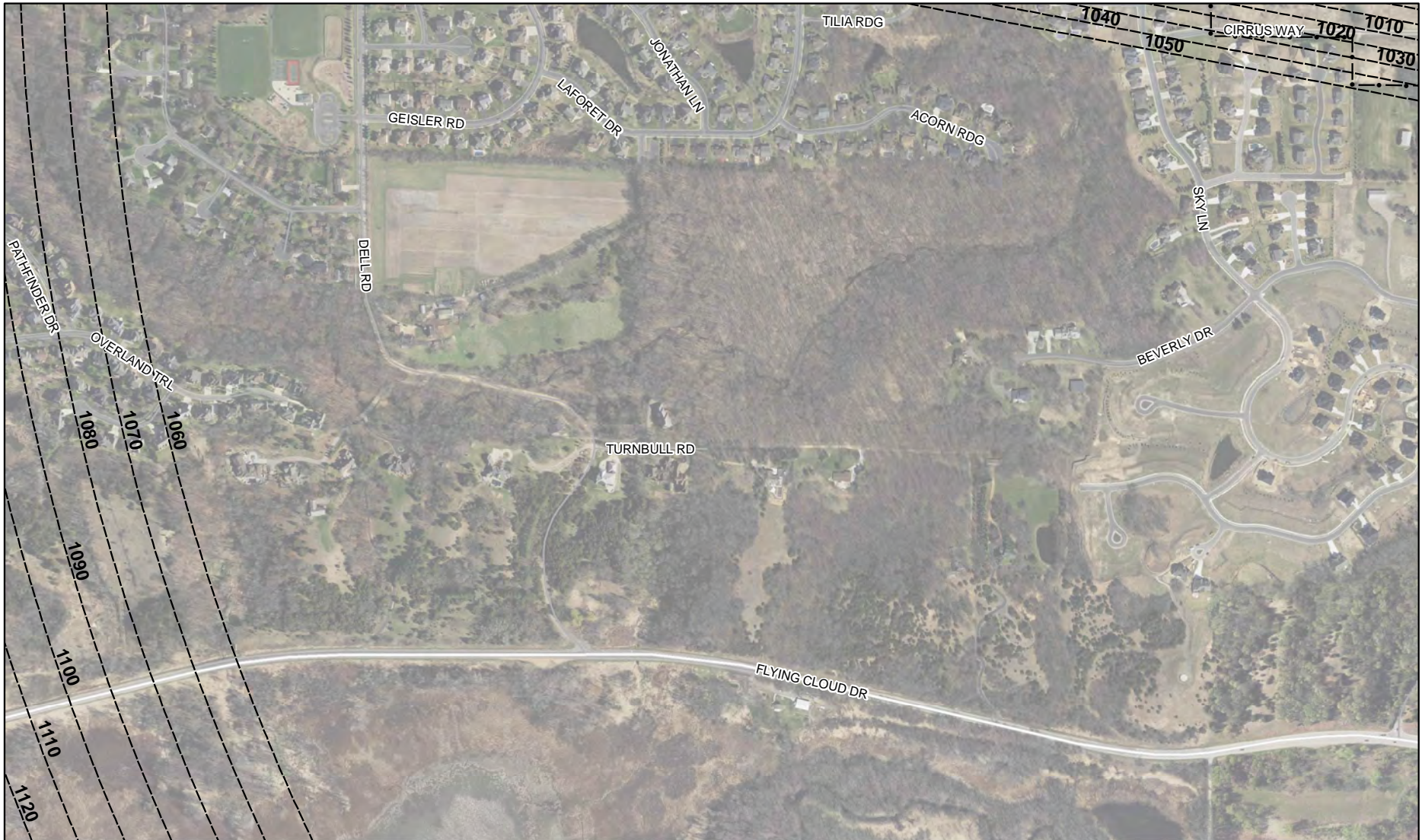


FCM Airspace Zones Within Zoning Limits

A - D1





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

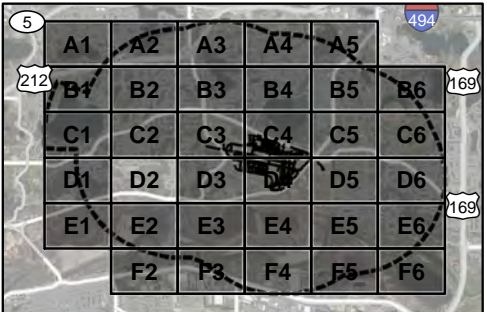
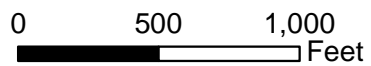
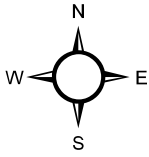




FCM Airspace Zones Within Zoning Limits

A - D2




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

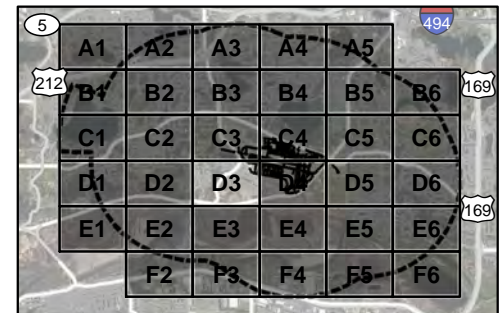
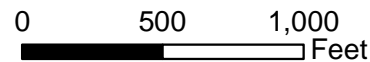
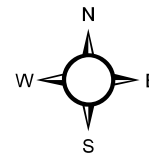


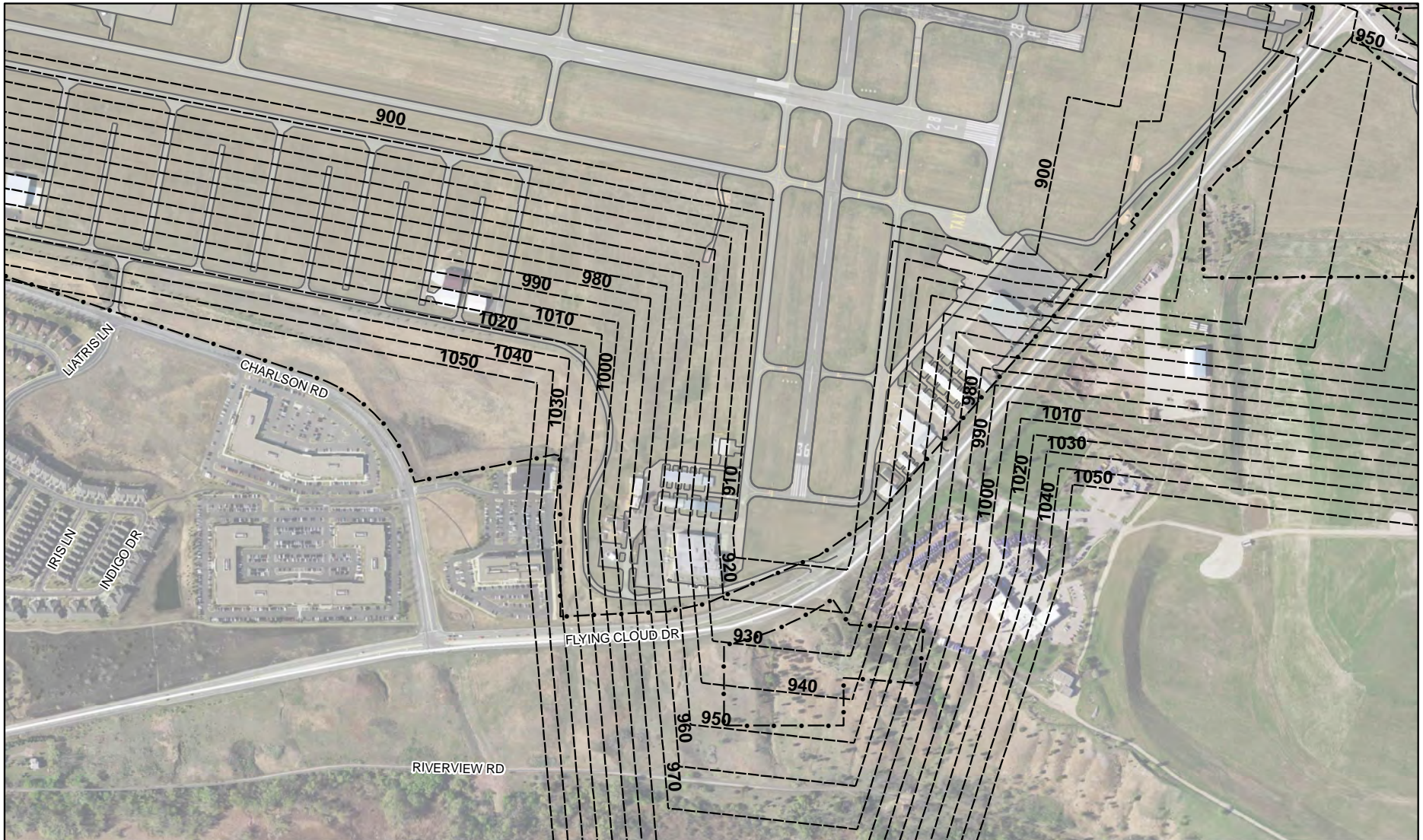


FCM Airspace Zones Within Zoning Limits

A - D3





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

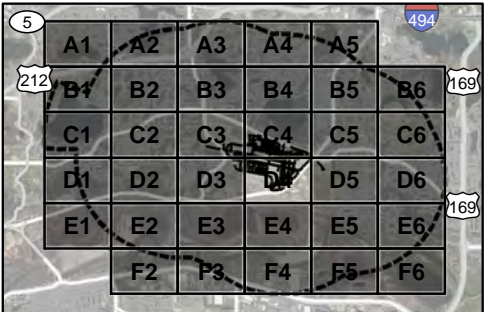
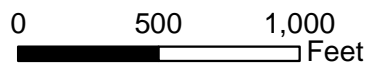
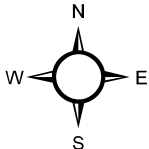


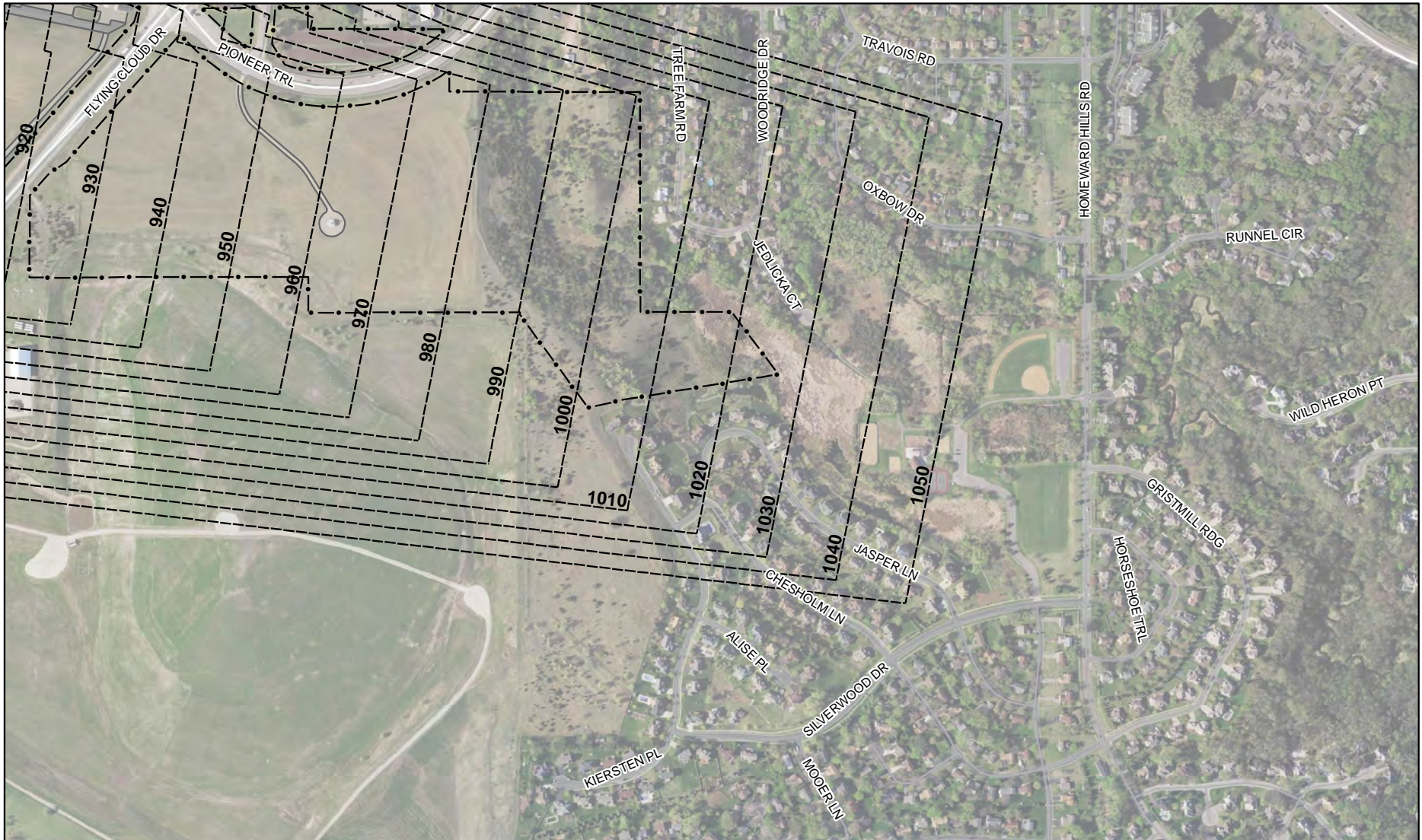


FCM Airspace Zones Within Zoning Limits

A - D4





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

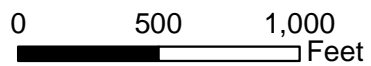
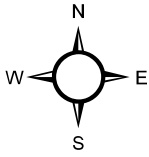


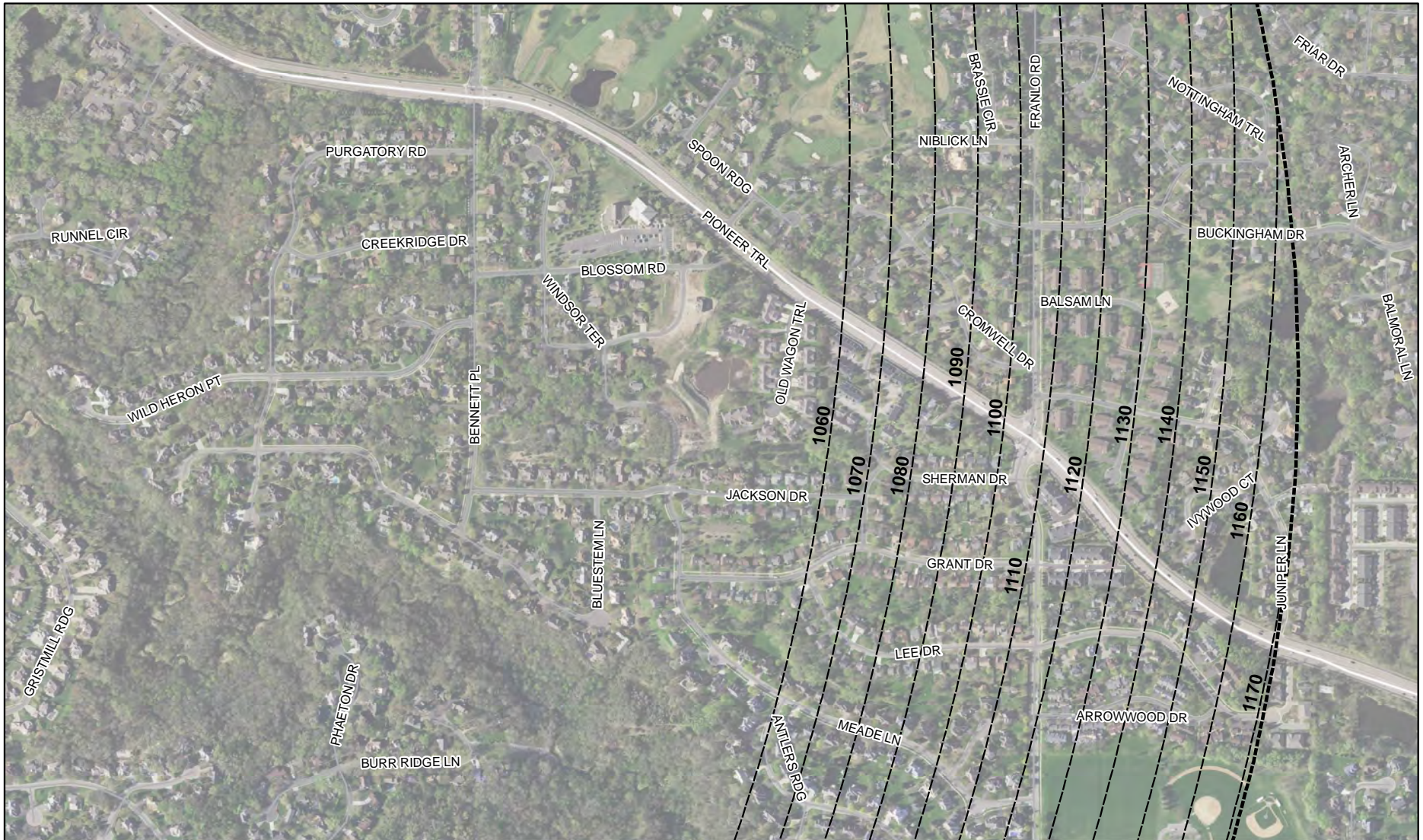


FCM Airspace Zones Within Zoning Limits

A - D5




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

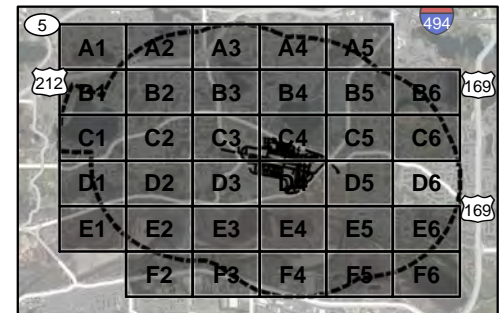
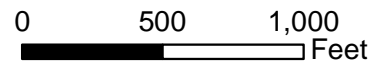
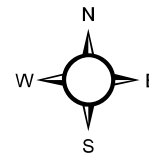




FCM Airspace Zones Within Zoning Limits

A - D6





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

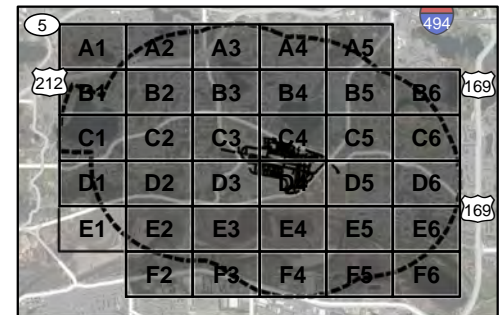
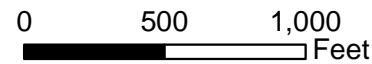
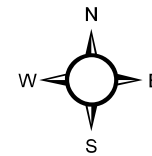




FCM Airspace Zones Within Zoning Limits

A - E1





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

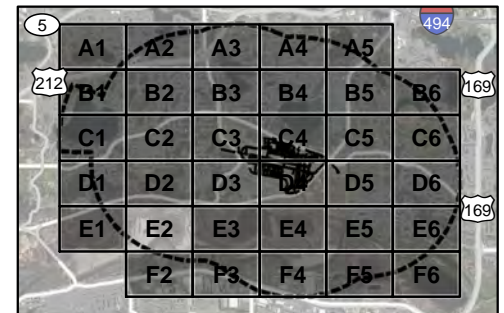
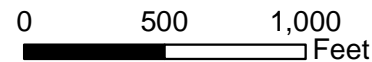
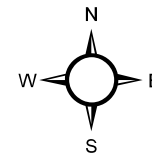




FCM Airspace Zones Within Zoning Limits

A - E2





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

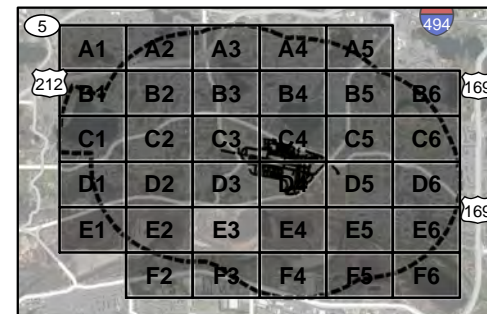
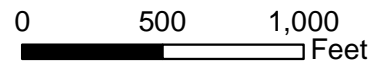
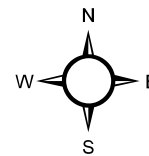


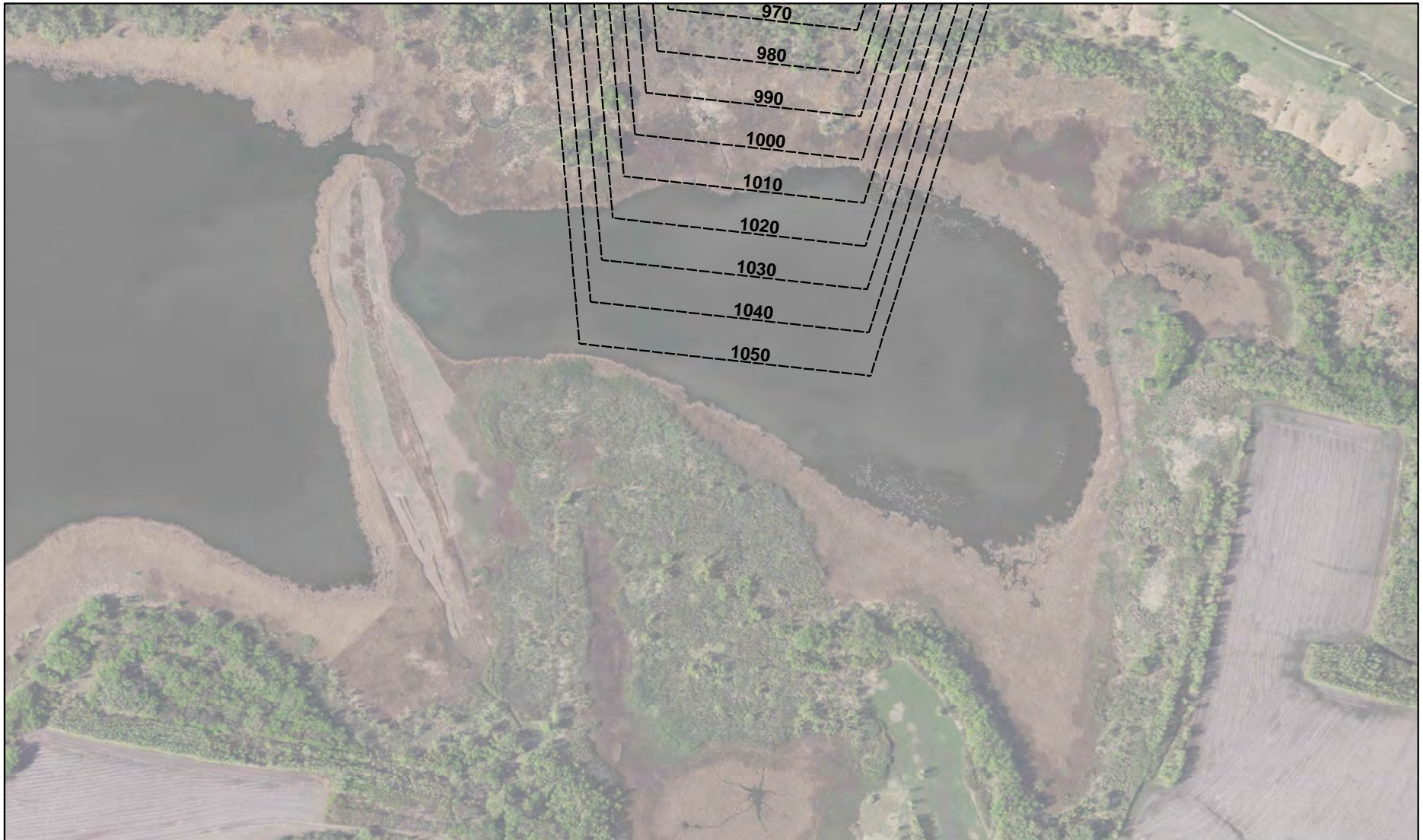


FCM Airspace Zones Within Zoning Limits

A - E3




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

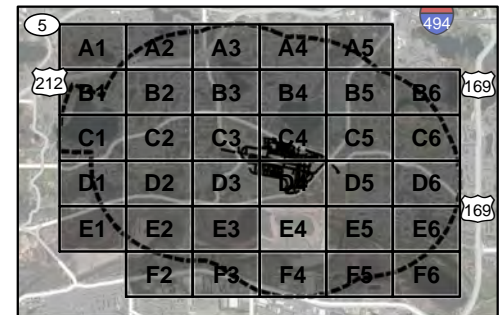
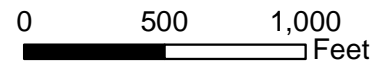
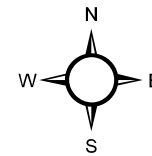




FCM Airspace Zones Within Zoning Limits

A - E4





-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

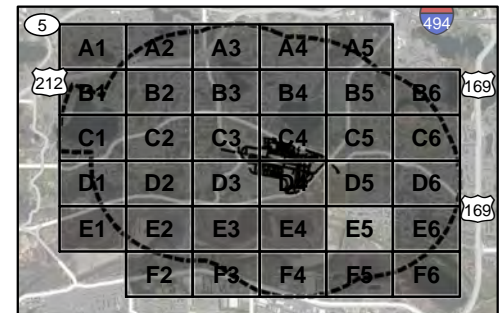
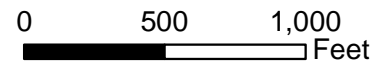
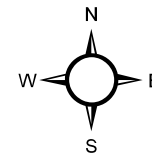




FCM Airspace Zones Within Zoning Limits

A - E5




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
-  FCM Zoning Ordinance

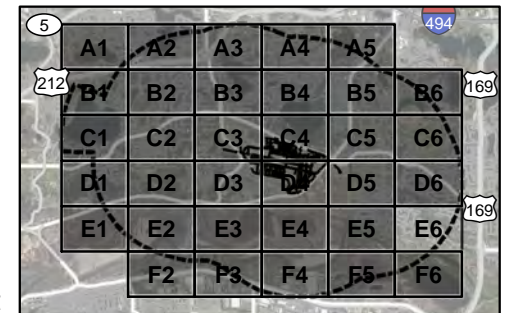
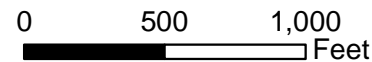
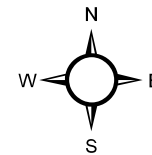




FCM Airspace Zones Within Zoning Limits

A - E6




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
FCM Zoning Ordinance

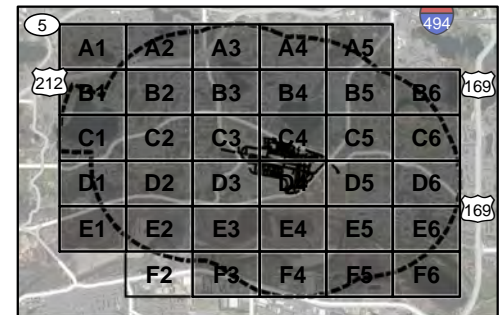
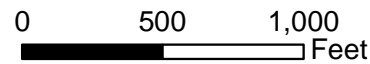
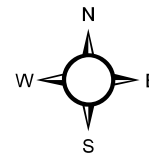


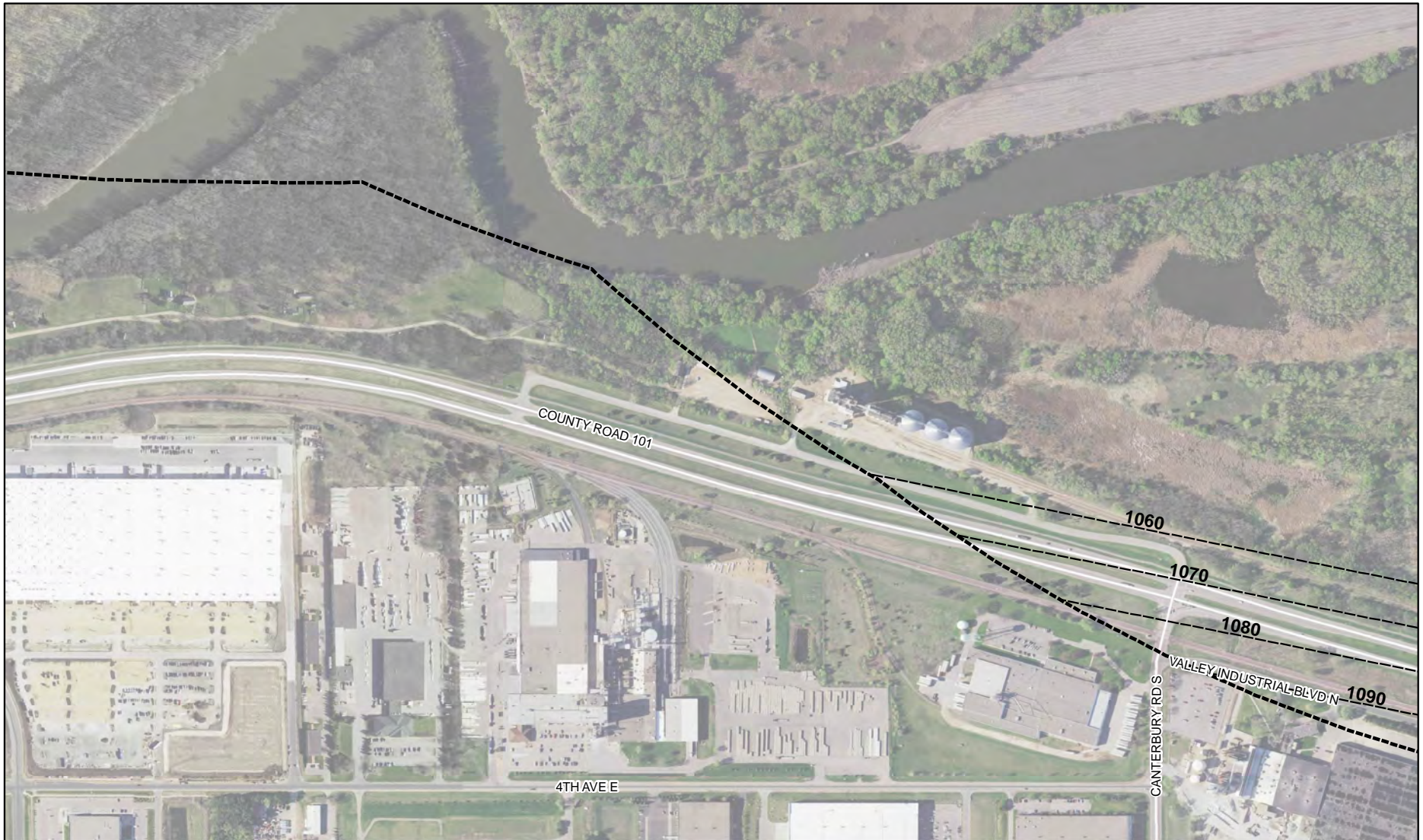


FCM Airspace Zones Within Zoning Limits

A - F2




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

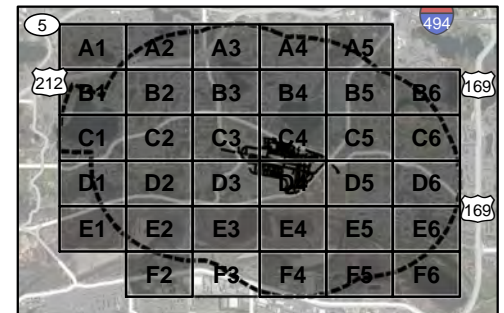
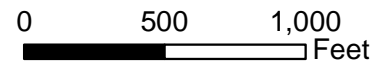
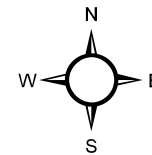




FCM Airspace Zones Within Zoning Limits

A - F3




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

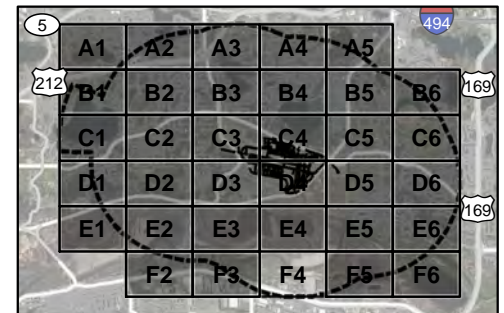
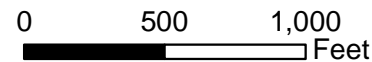
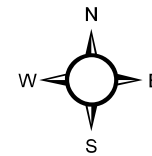


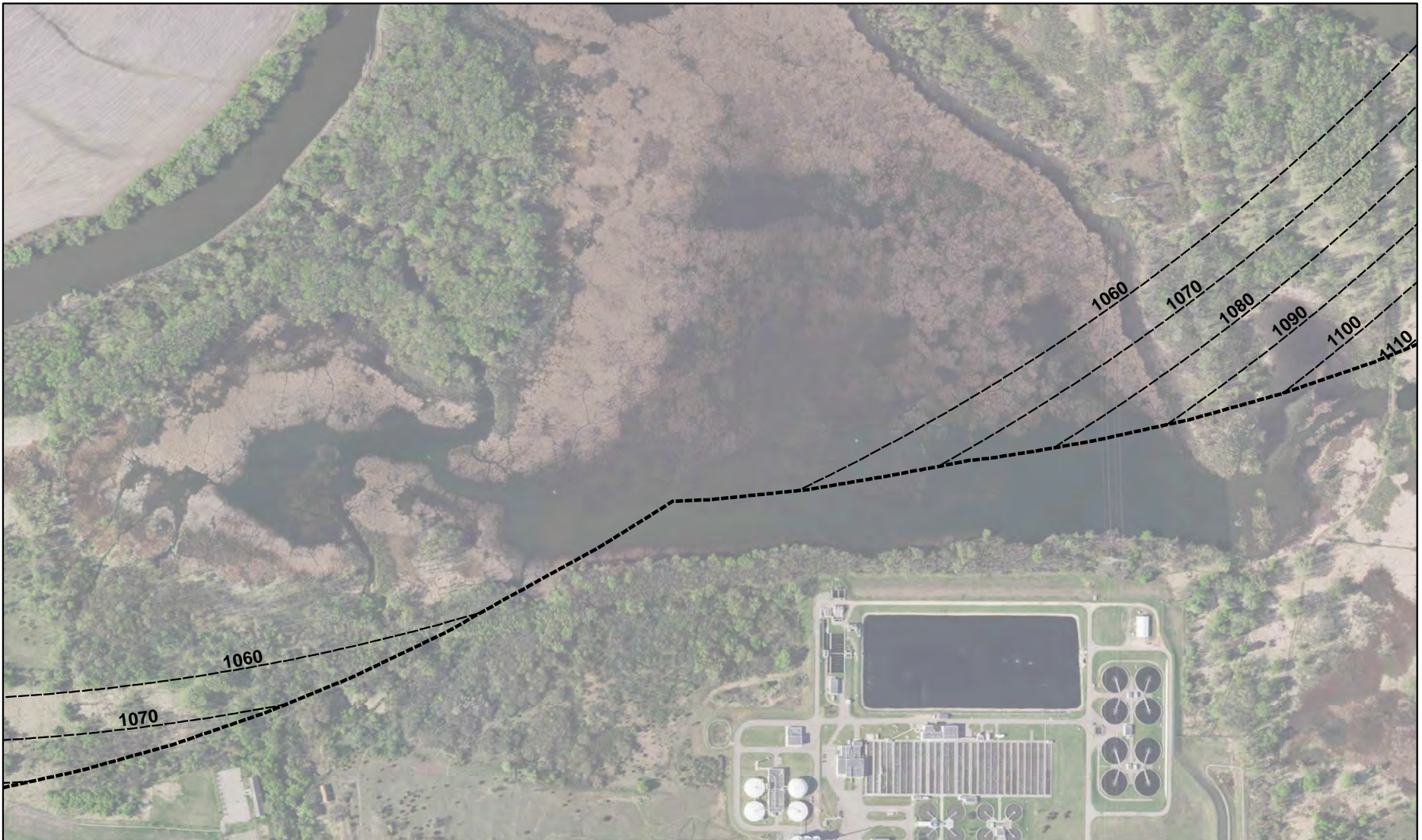


FCM Airspace Zones Within Zoning Limits

A - F4




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
FCM Zoning Ordinance

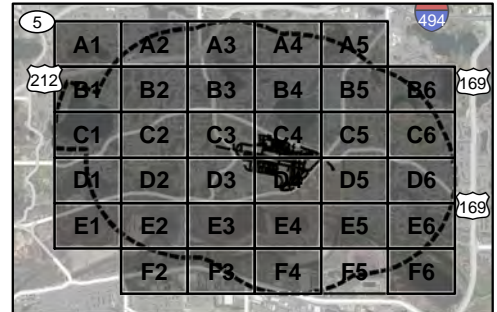
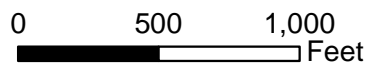
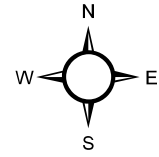


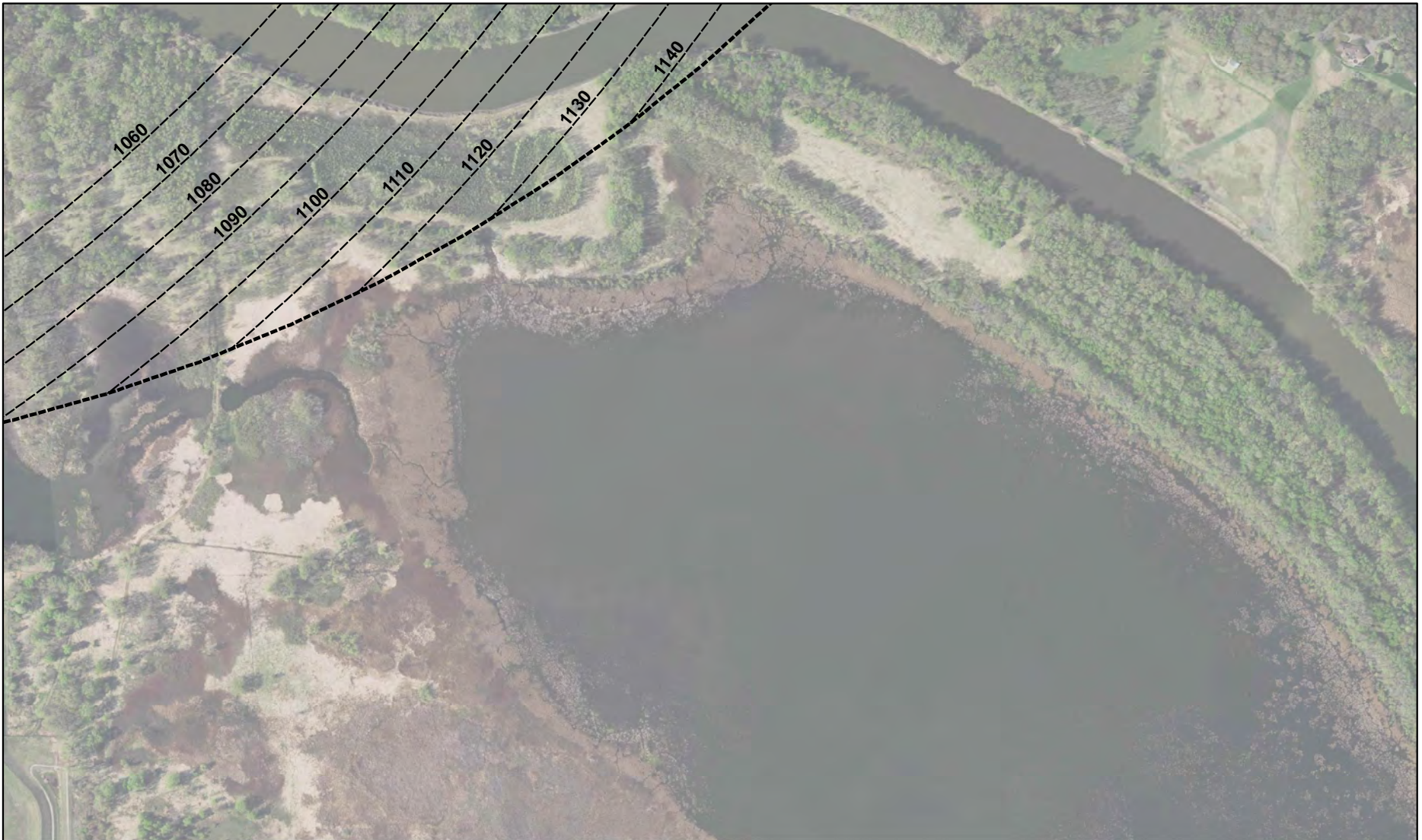


FCM Airspace Zones Within Zoning Limits

A - F5




-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance

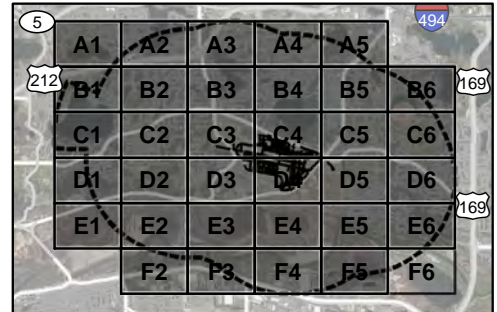
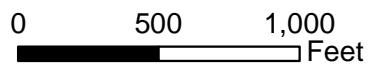
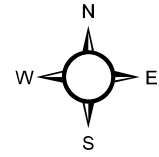


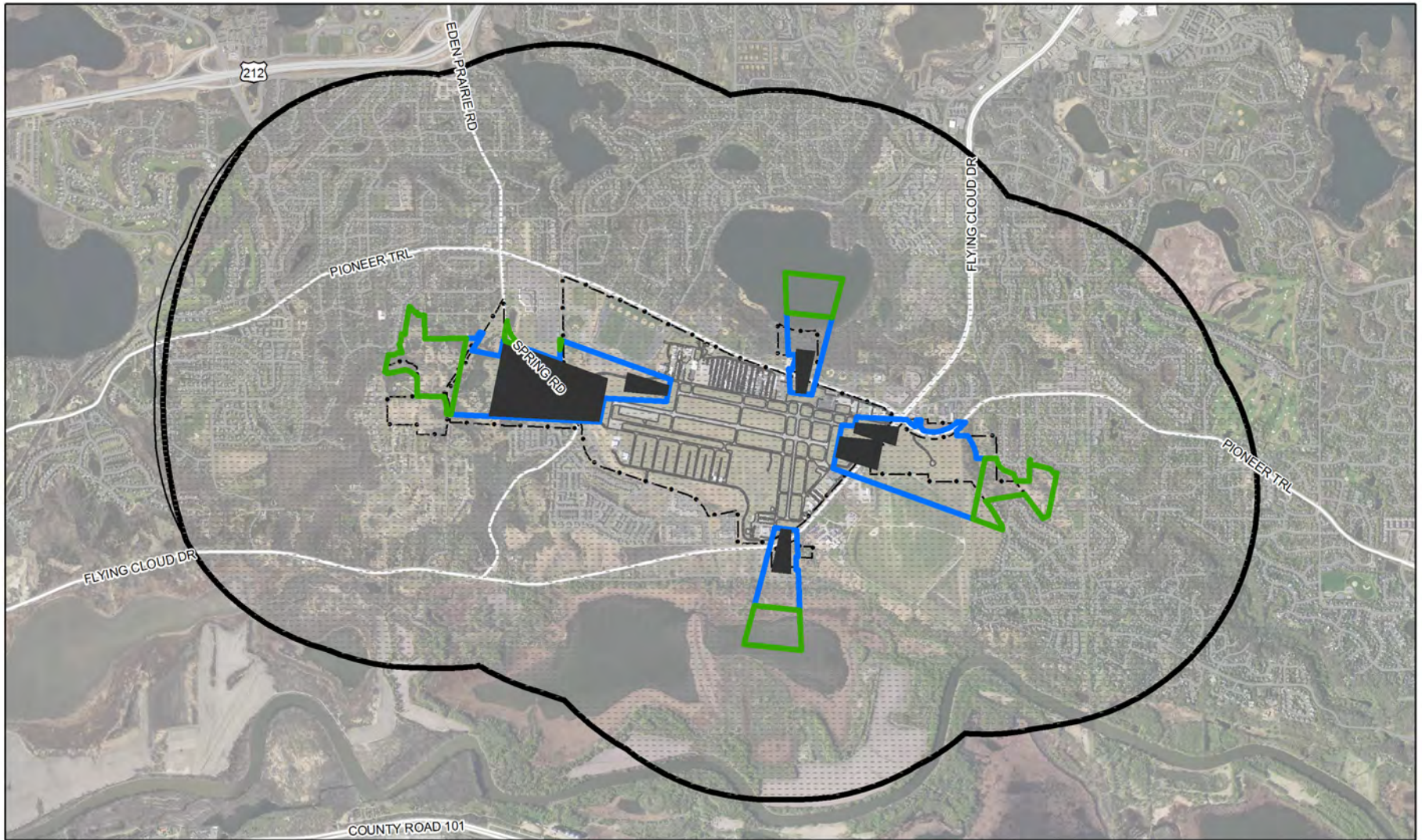


FCM Airspace Zones Within Zoning Limits

A - F6

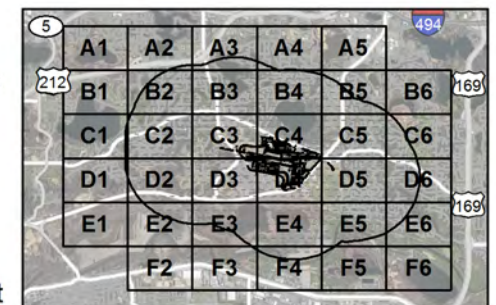
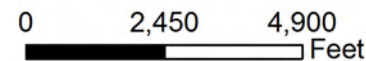
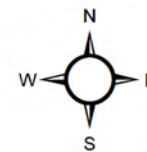
-  FCM Property Line
-  Airspace Zoning Limit
-  Part 77 Contours
- FCM Zoning Ordinance





FCM Safety Zones Within Zoning Limits







SZ - Index Sheet

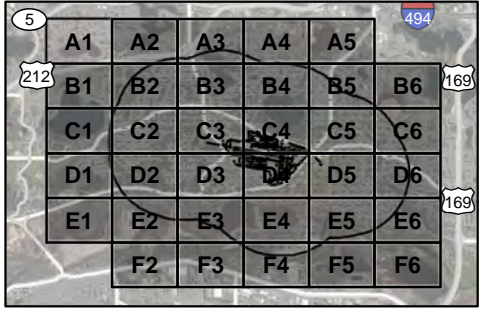
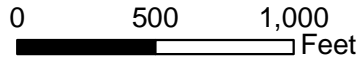
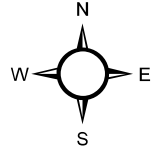




FCM Safety Zones Within Zoning Limits

SZ - A1




-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C
-  Safety Zoning Limit
-  RPZ

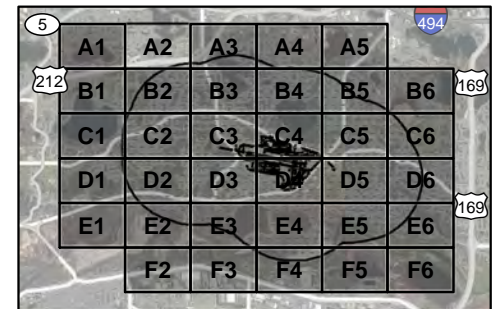
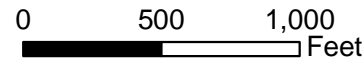
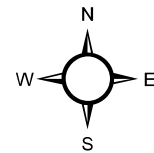




FCM Safety Zones Within Zoning Limits

SZ - A2







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C
-  Safety Zoning Limit
-  RPZ

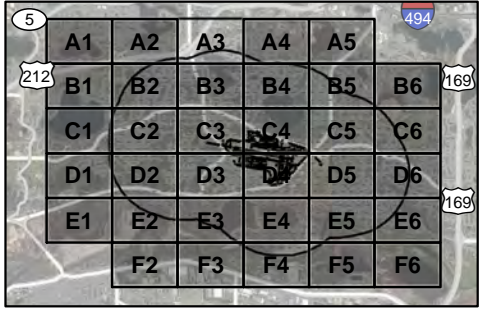
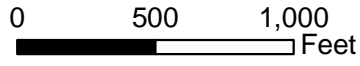
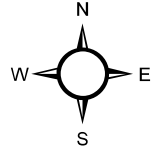




FCM Safety Zones Within Zoning Limits

SZ - A3







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  Safety Zoning Limit
-  JAZB Zone C
-  RPZ

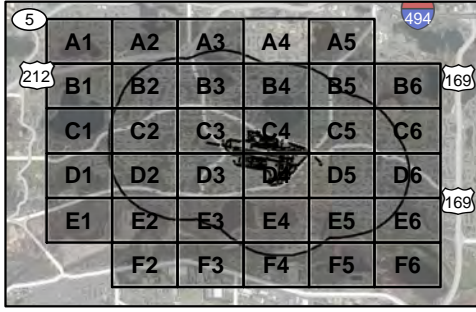
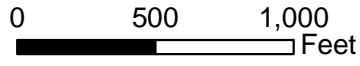
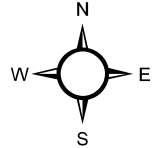


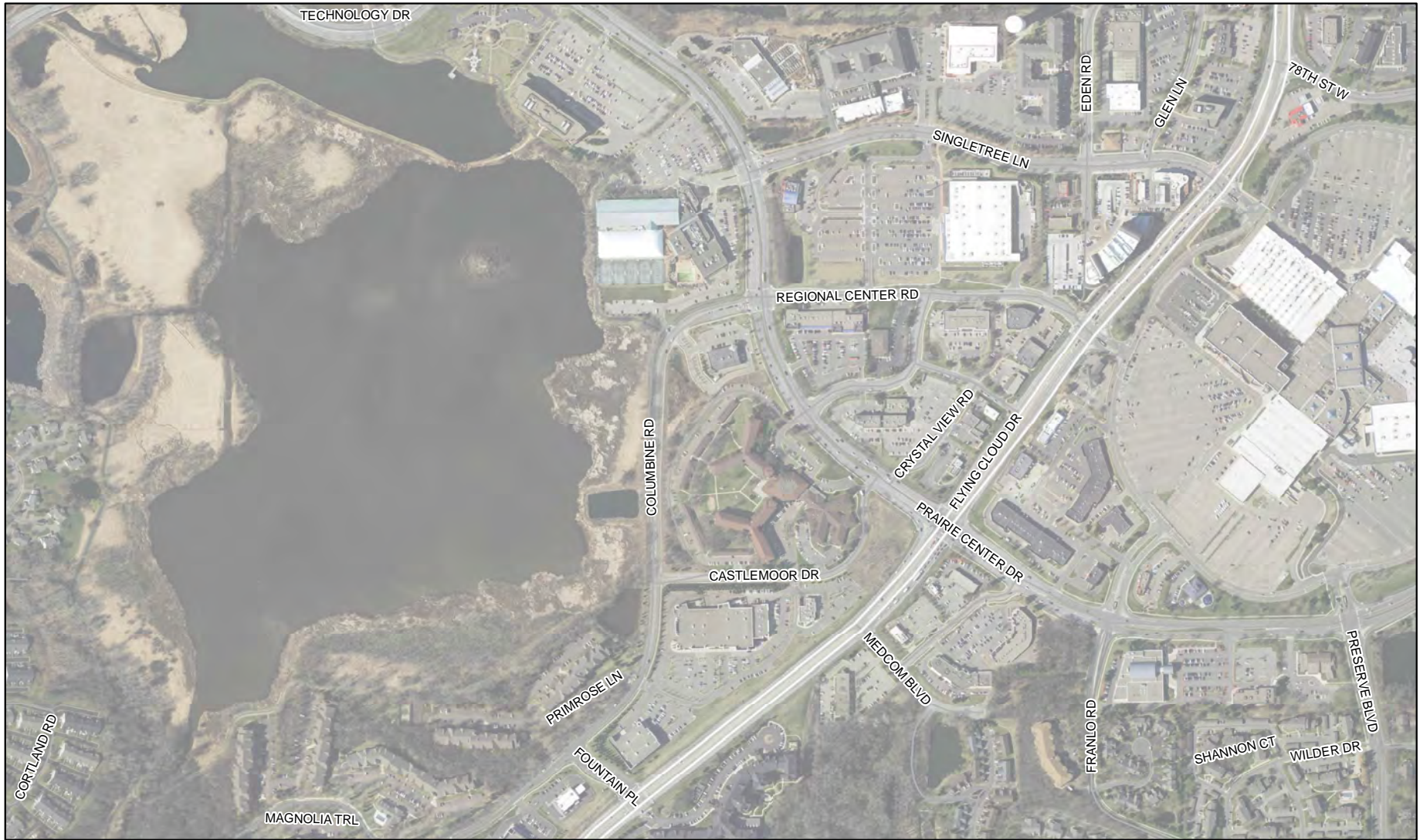


FCM Safety Zones Within Zoning Limits

SZ - A4







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

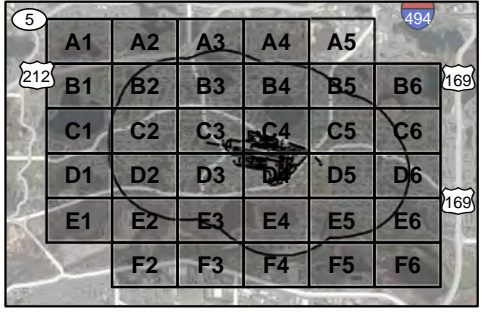
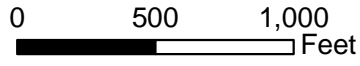
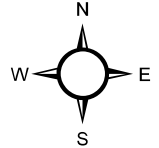




FCM Safety Zones Within Zoning Limits

SZ - A5







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C
-  Safety Zoning Limit
-  RPZ

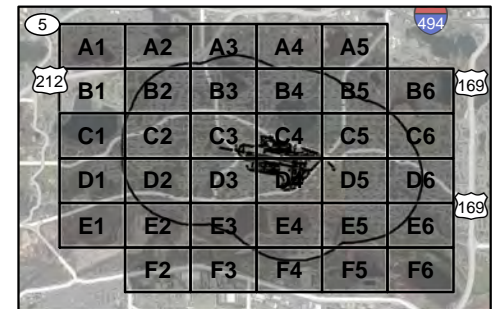
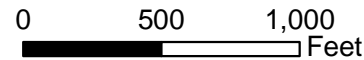
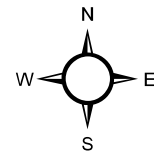


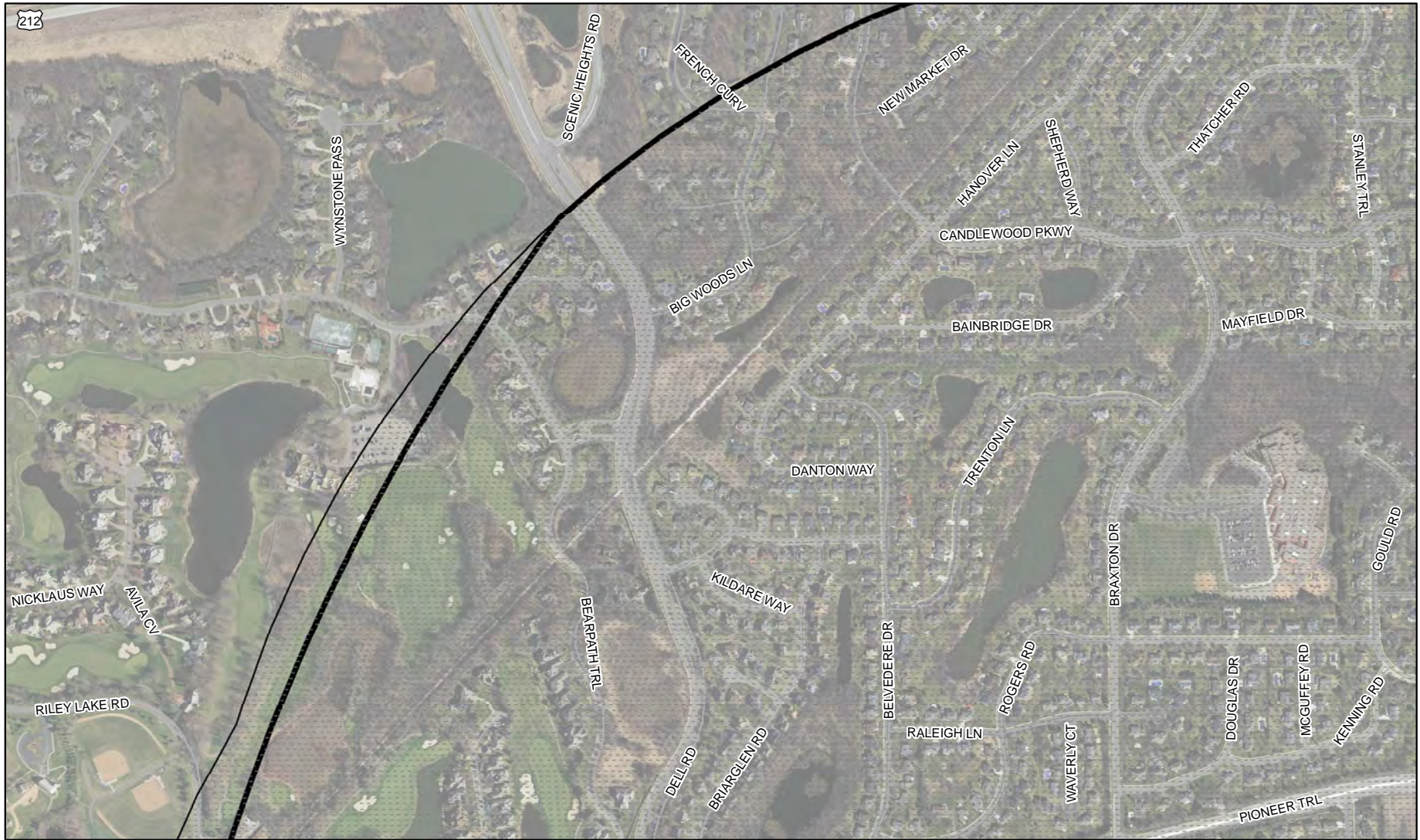


FCM Safety Zones Within Zoning Limits

SZ - B1

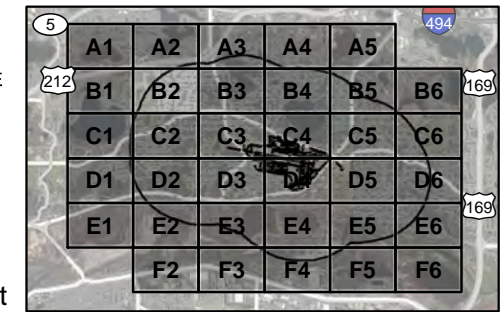
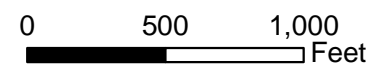
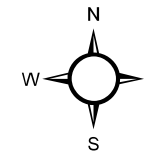
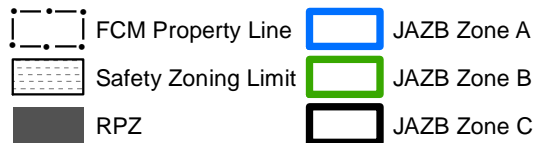
-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  Safety Zoning Limit
-  JAZB Zone C
-  RPZ

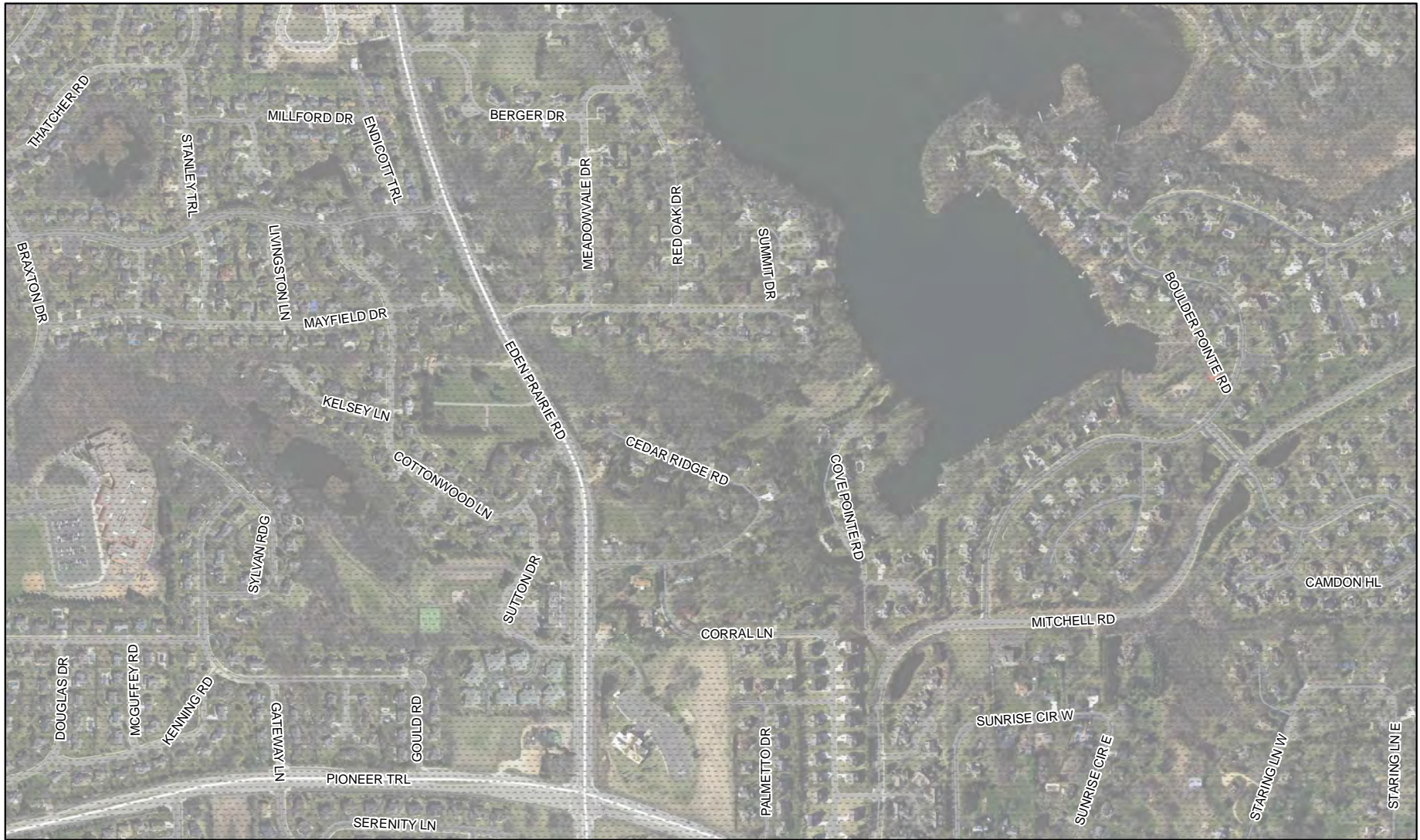




FCM Safety Zones Within Zoning Limits







SZ - B2

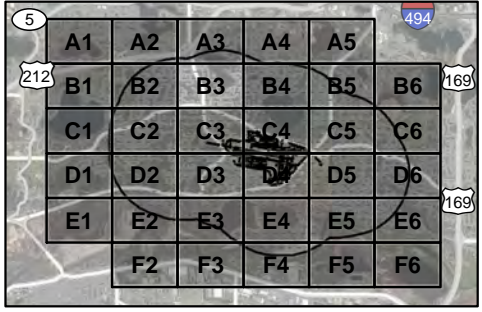
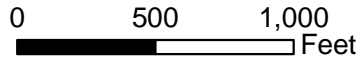
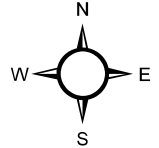




FCM Safety Zones Within Zoning Limits

SZ - B3







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  Safety Zoning Limit
-  JAZB Zone C
-  RPZ

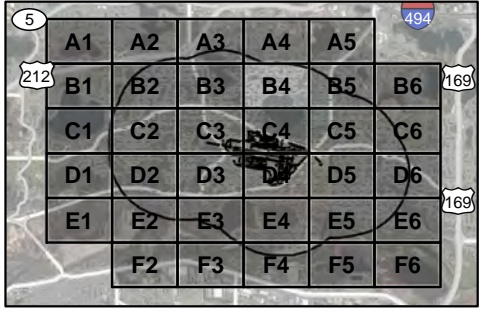
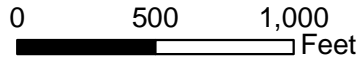
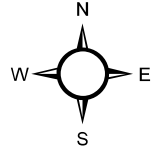


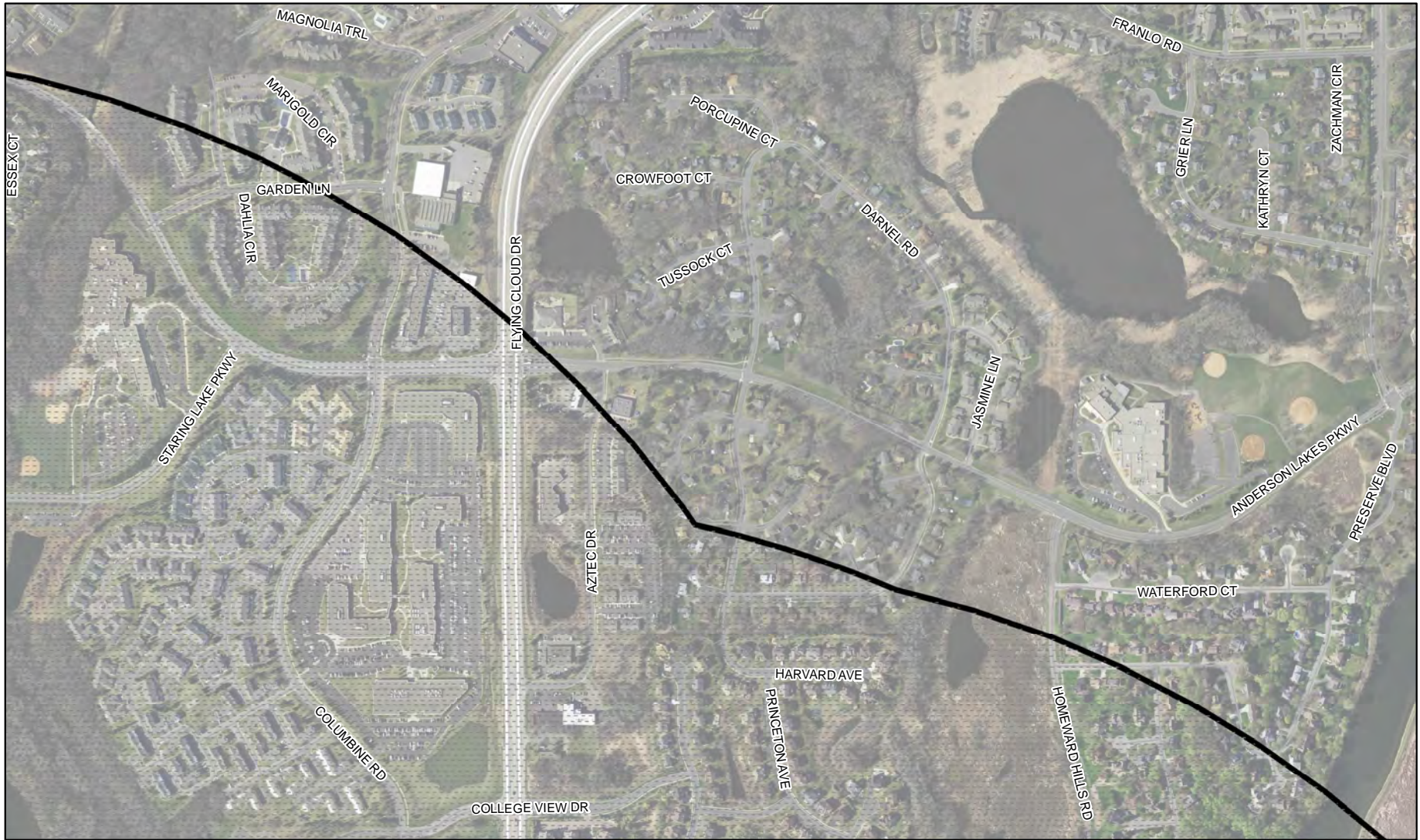


FCM Safety Zones Within Zoning Limits

SZ - B4







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

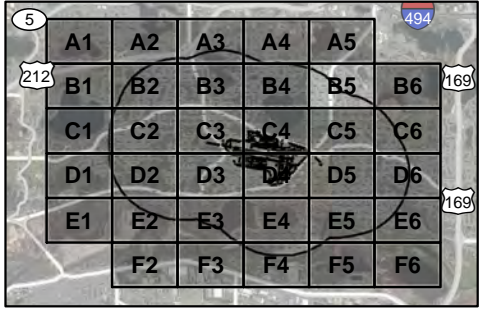
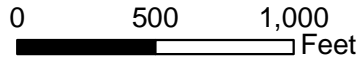
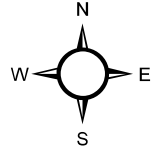




FCM Safety Zones Within Zoning Limits

SZ - B5







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C
-  Safety Zoning Limit
-  RPZ

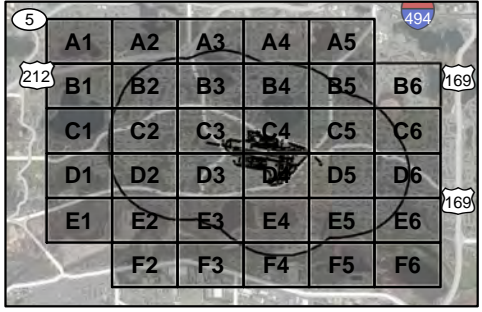
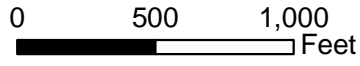
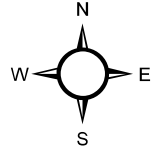




FCM Safety Zones Within Zoning Limits

SZ - B6







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  Safety Zoning Limit
-  JAZB Zone C
-  RPZ

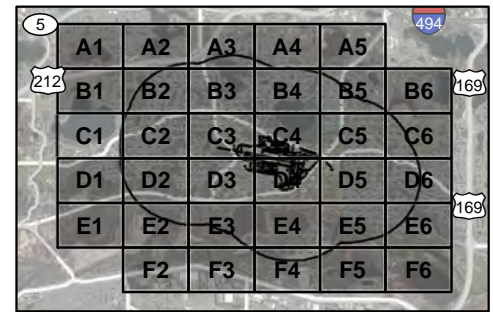
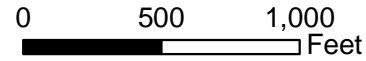
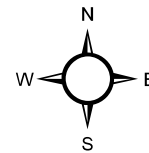


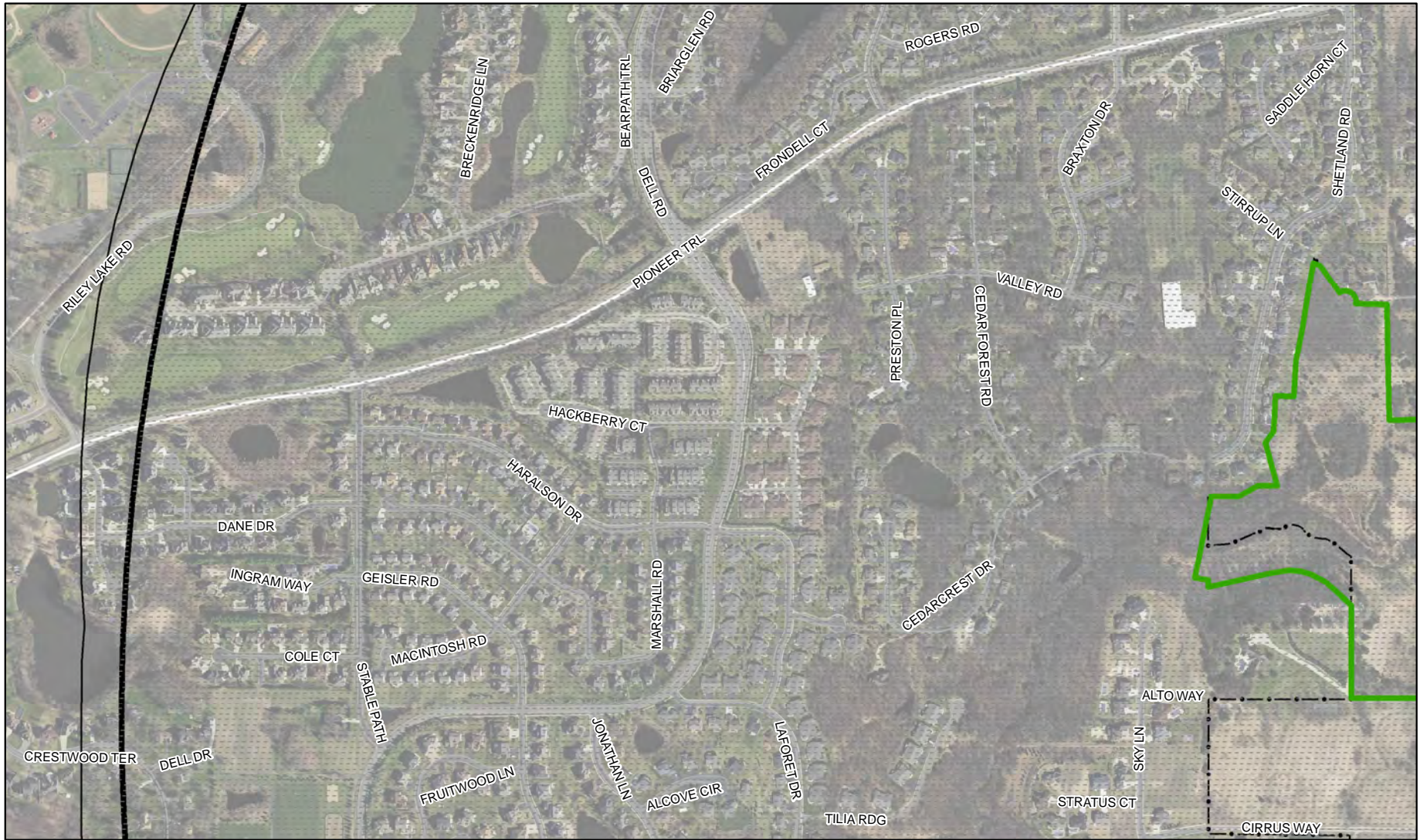


FCM Safety Zones Within Zoning Limits

SZ - C1







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  Safety Zoning Limit
-  JAZB Zone C
-  RPZ

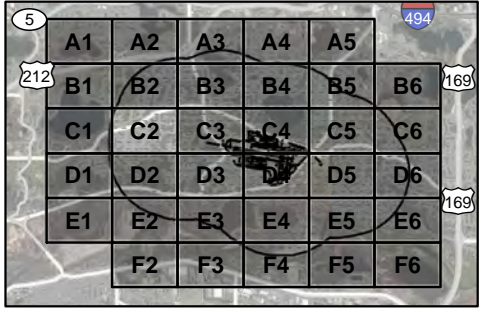
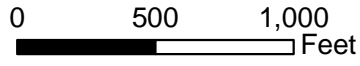
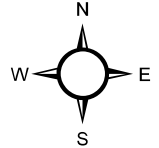


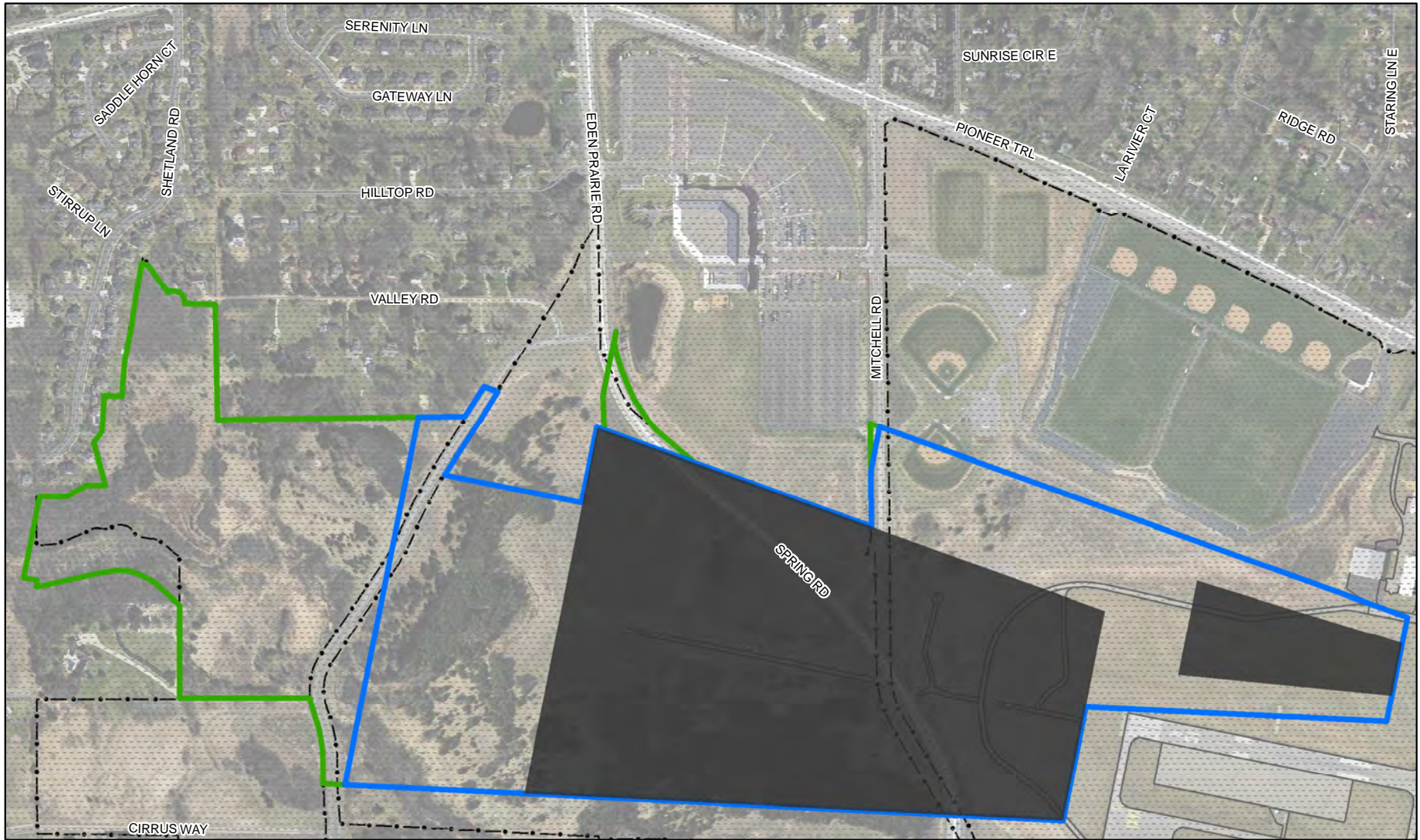


FCM Safety Zones Within Zoning Limits

SZ - C2







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

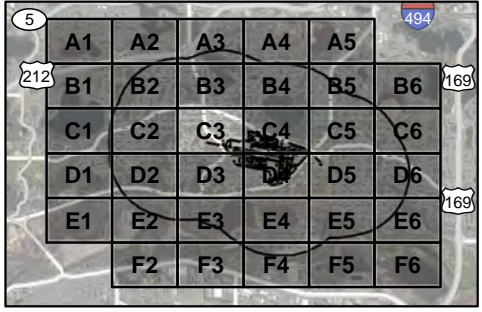
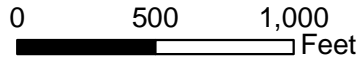
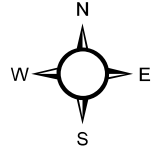


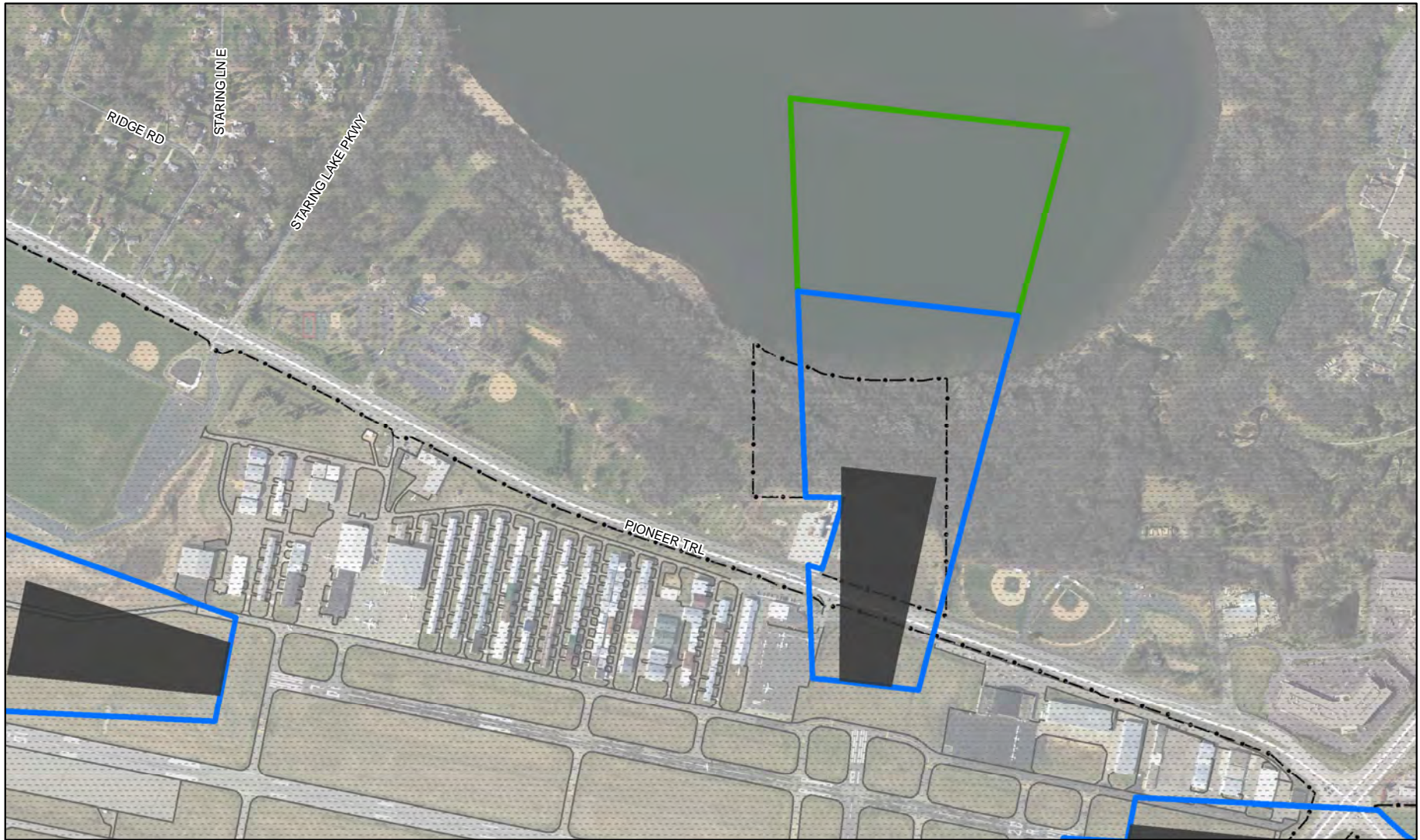


FCM Safety Zones Within Zoning Limits

SZ - C3







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

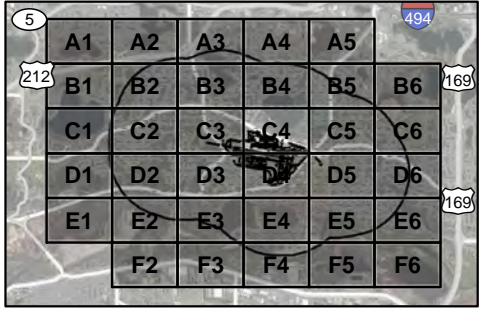
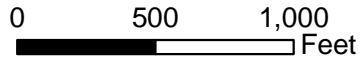
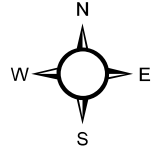


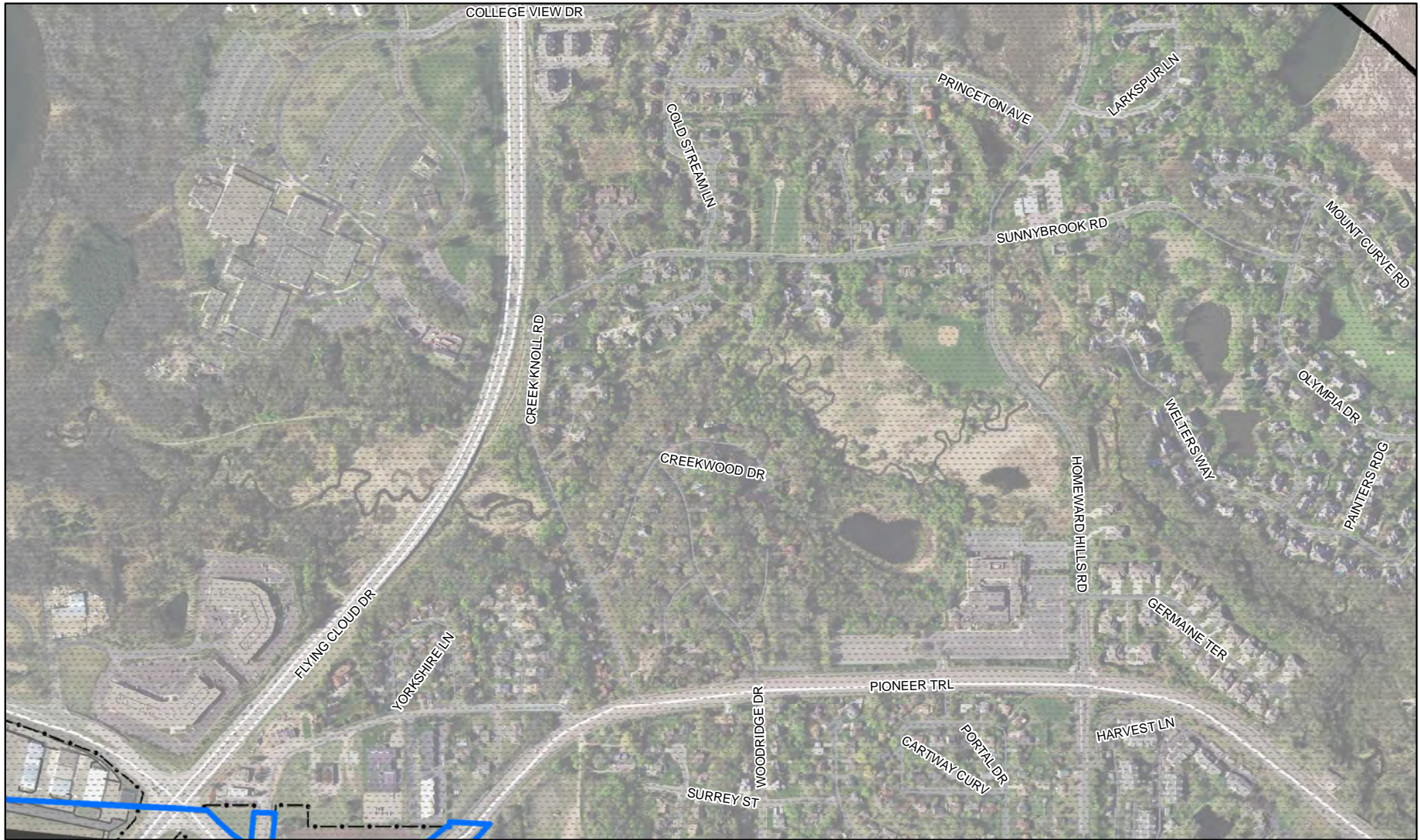


FCM Safety Zones Within Zoning Limits

SZ - C4







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

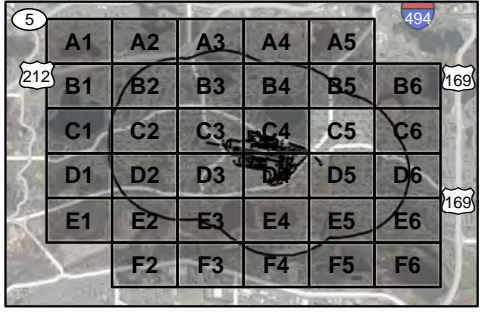
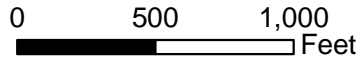
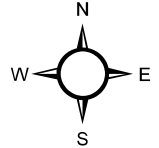




FCM Safety Zones Within Zoning Limits

SZ - C5







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

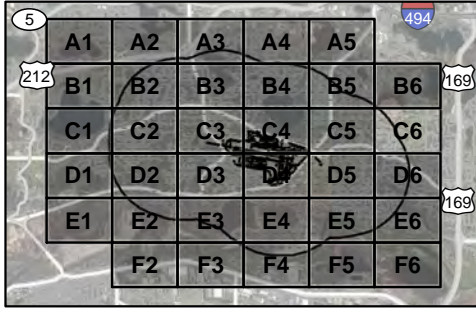
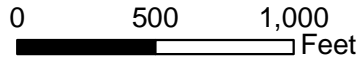
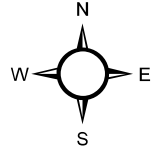




FCM Safety Zones Within Zoning Limits

SZ - C6







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

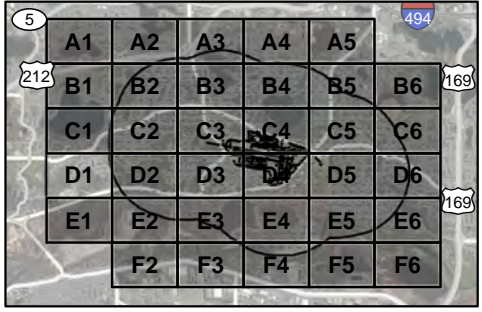
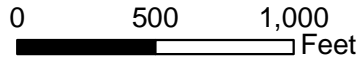
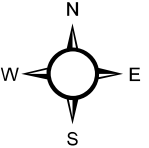




FCM Safety Zones Within Zoning Limits

SZ - D1







-  FCM Property Line
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C
-  Safety Zoning Limit
-  RPZ

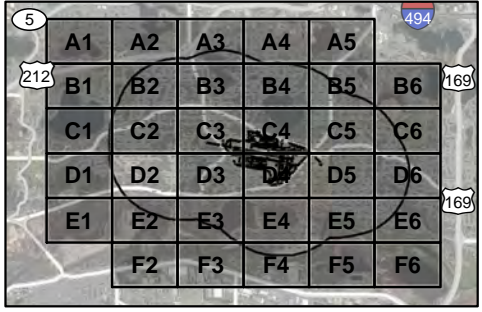
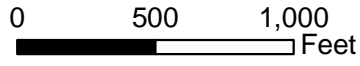
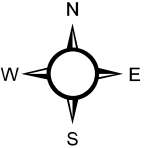


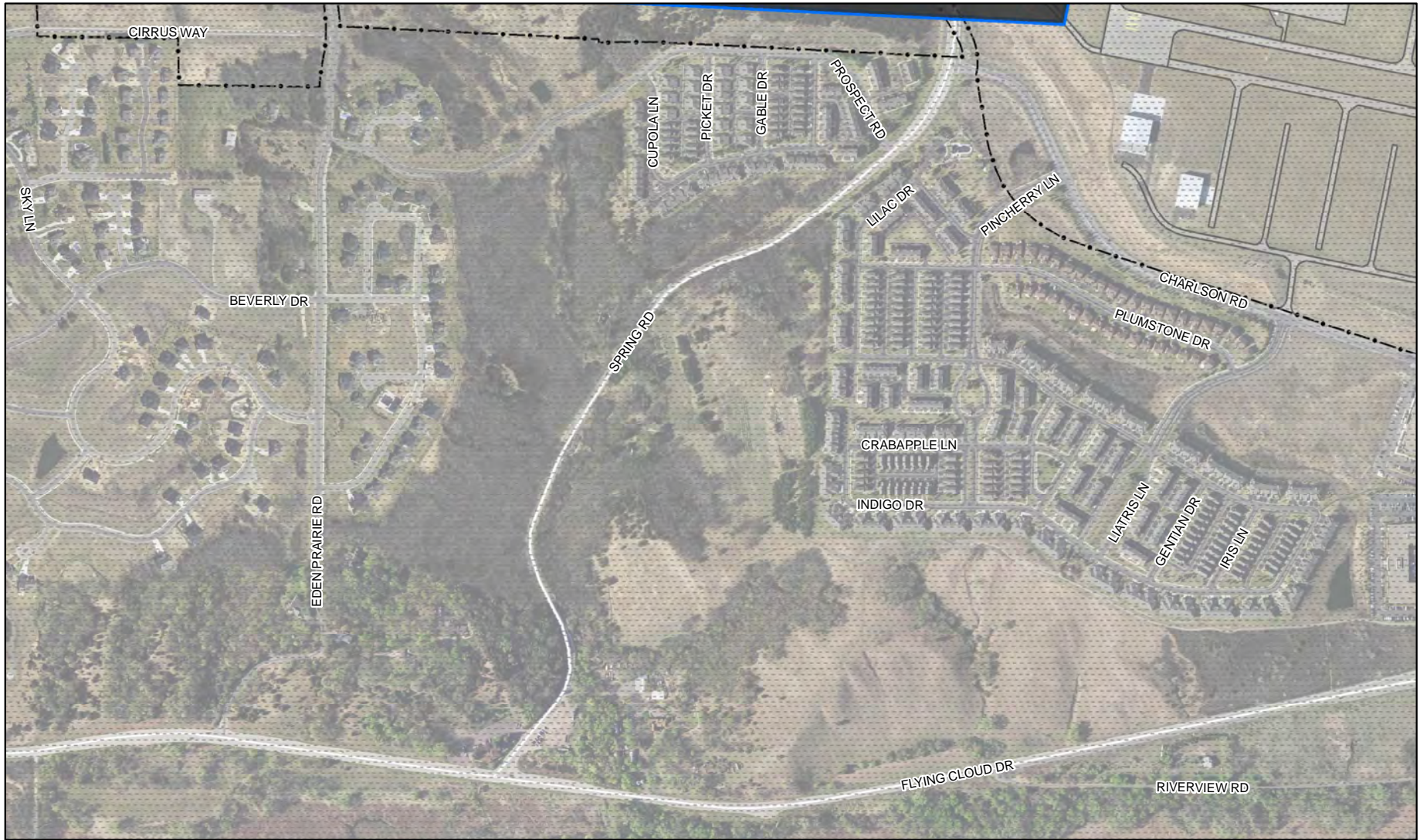


FCM Safety Zones Within Zoning Limits

SZ - D2







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

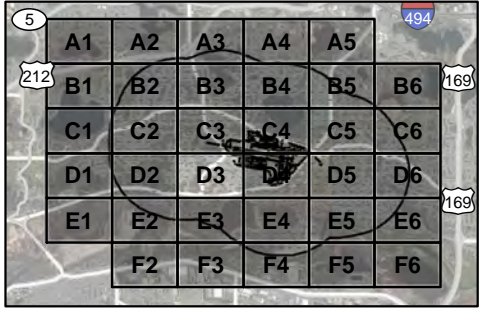
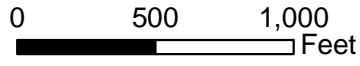
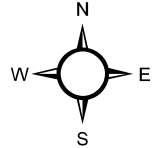




FCM Safety Zones Within Zoning Limits

SZ - D3







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

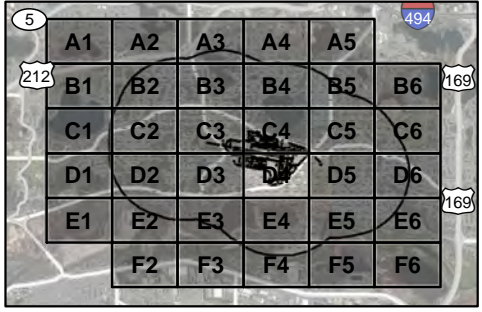
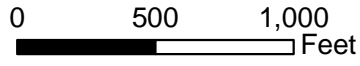
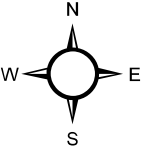




FCM Safety Zones Within Zoning Limits

SZ - D4







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

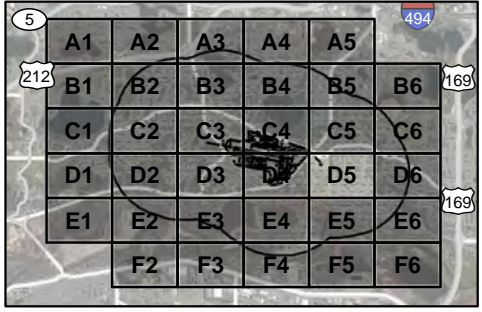
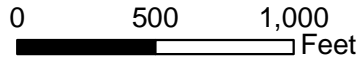
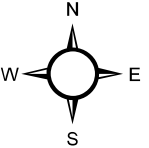




FCM Safety Zones Within Zoning Limits

SZ - D5







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

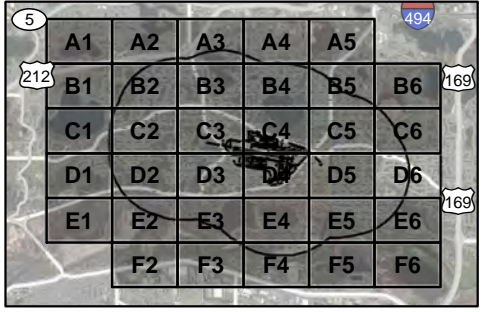
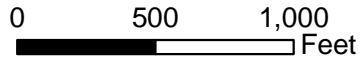
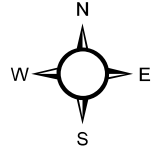




FCM Safety Zones Within Zoning Limits

SZ - D6

-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

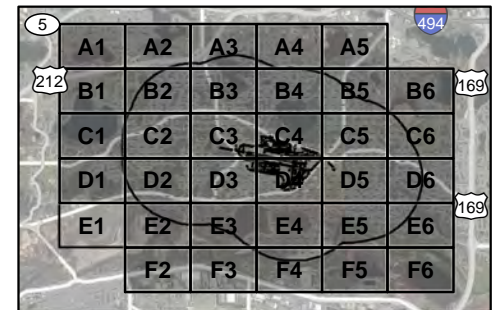
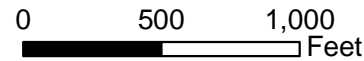
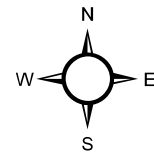




FCM Safety Zones Within Zoning Limits

SZ - E1







- FCM Property Line
- Safety Zoning Limit
- RPZ
- JAZB Zone A
- JAZB Zone B
- JAZB Zone C

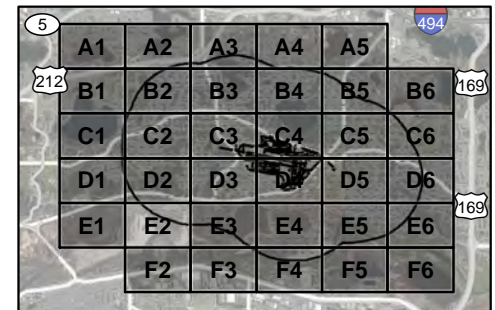
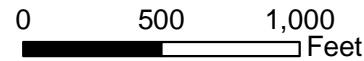
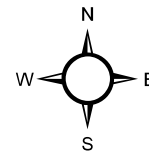




FCM Safety Zones Within Zoning Limits

SZ - E2

-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

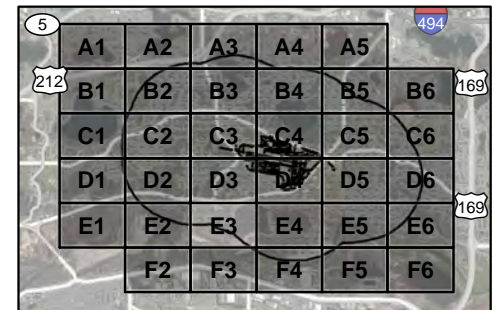
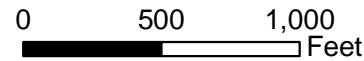
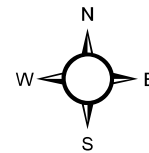


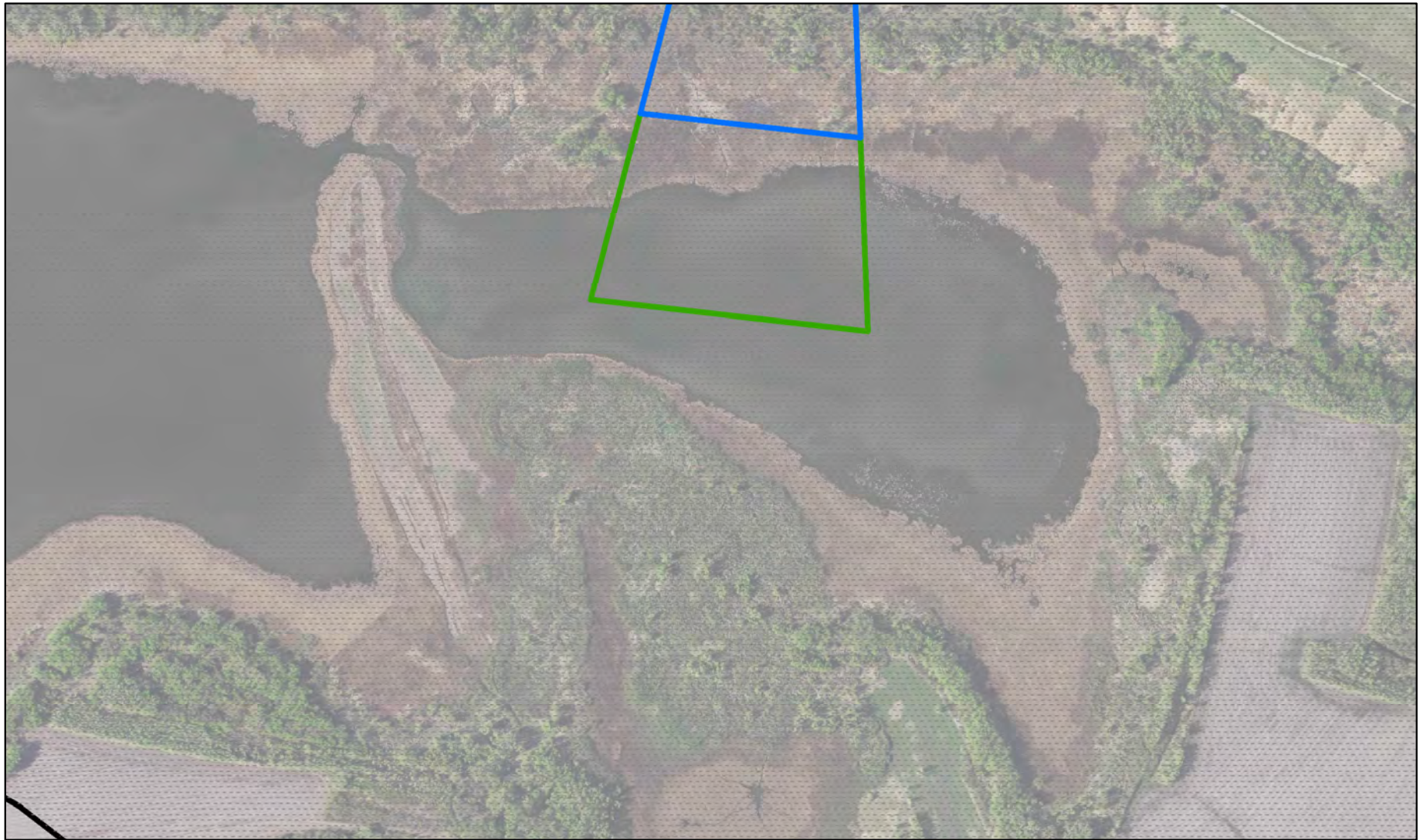


FCM Safety Zones Within Zoning Limits

SZ - E3







- FCM Property Line
 JAZB Zone A
- Safety Zoning Limit
 JAZB Zone B
- RPZ
 JAZB Zone C

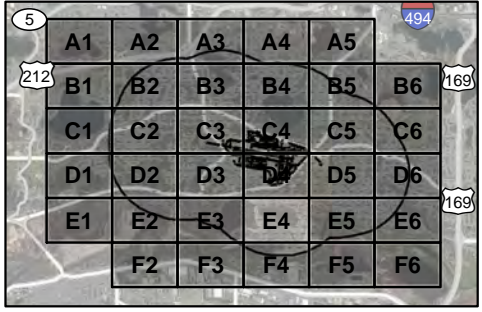
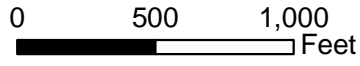
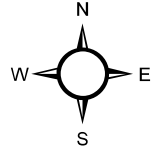




FCM Safety Zones Within Zoning Limits

SZ - E4







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

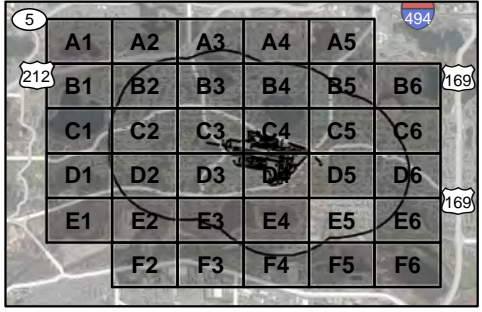
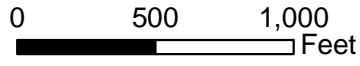
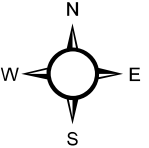




FCM Safety Zones Within Zoning Limits

SZ - E5







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

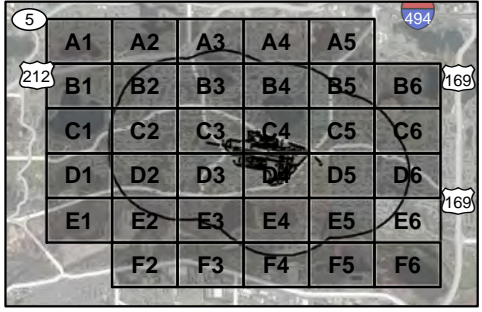
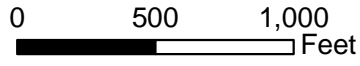
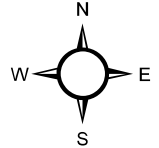




FCM Safety Zones Within Zoning Limits

SZ - E6







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

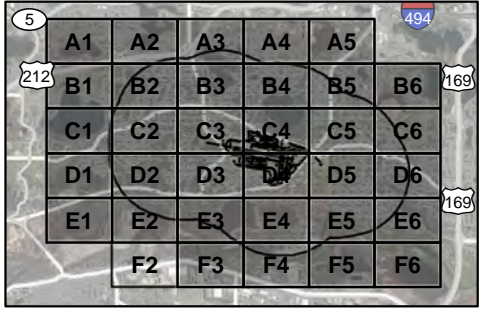
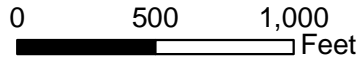
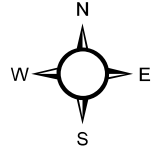




FCM Safety Zones Within Zoning Limits

SZ - F2





-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

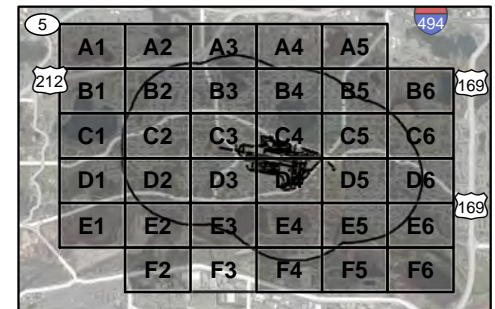
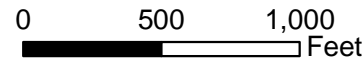
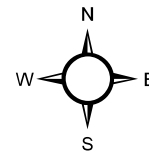




FCM Safety Zones Within Zoning Limits

SZ - F3




-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

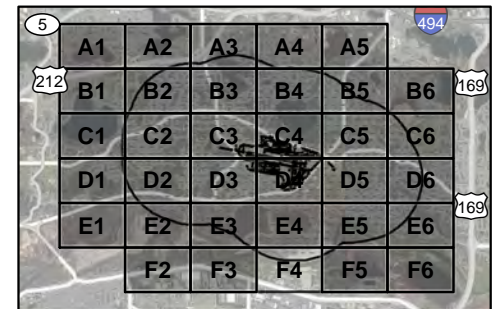
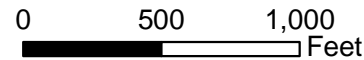
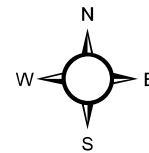




FCM Safety Zones Within Zoning Limits

SZ - F4







-  FCM Property Line
-  Safety Zoning Limit
-  RPZ
-  JAZB Zone A
-  JAZB Zone B
-  JAZB Zone C

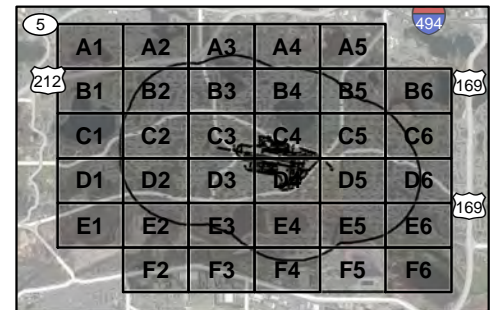
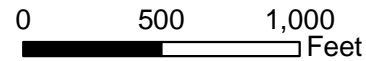
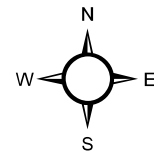




FCM Safety Zones Within Zoning Limits

SZ - F5







-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C

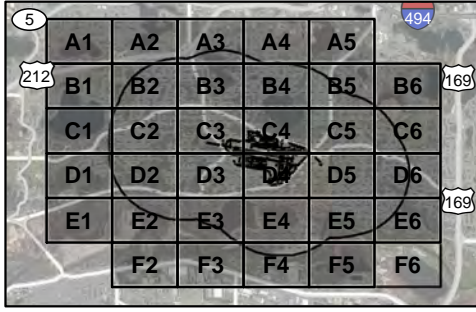
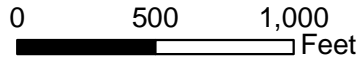
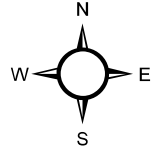


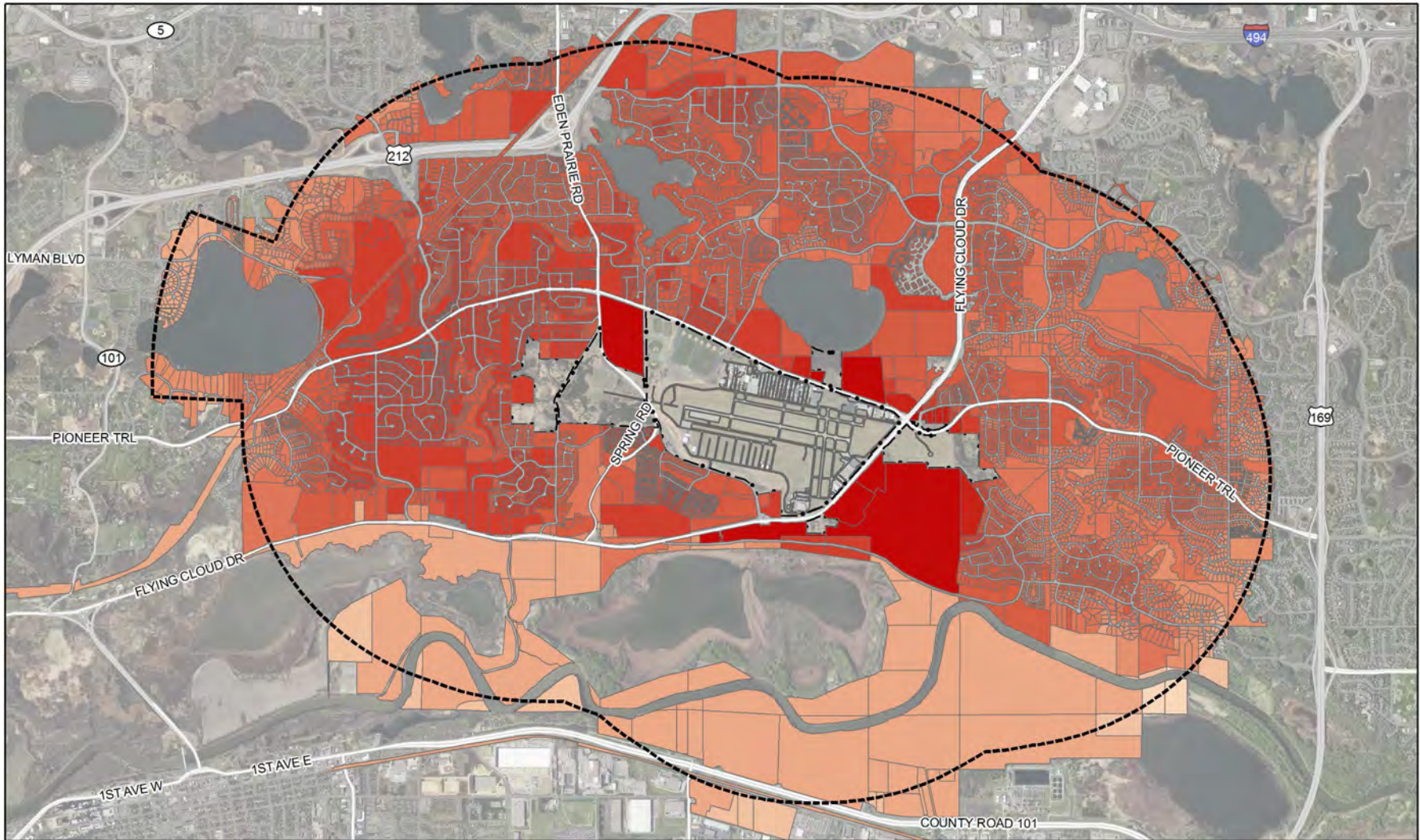


**FCM Safety Zones
Within Zoning Limits**

SZ - F6

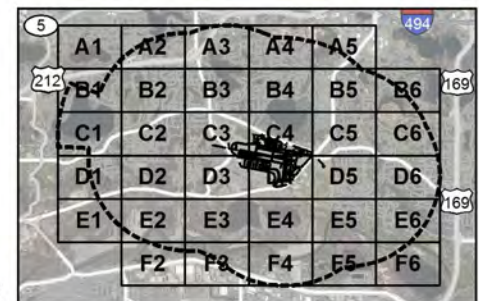
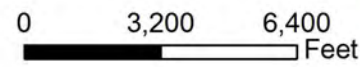
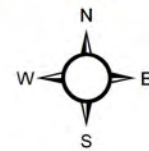
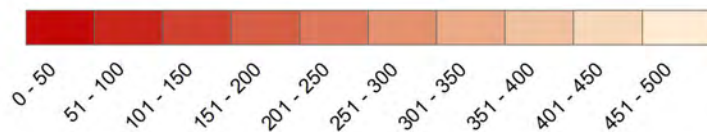
-  FCM Property Line
-  JAZB Zone A
-  Safety Zoning Limit
-  JAZB Zone B
-  RPZ
-  JAZB Zone C





**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

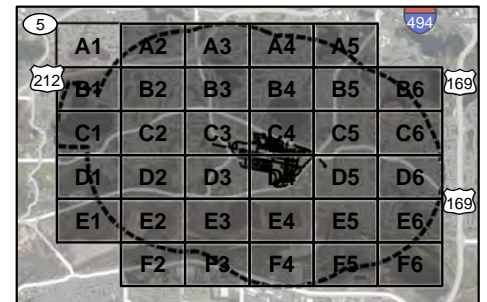
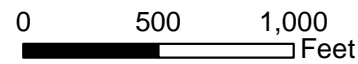
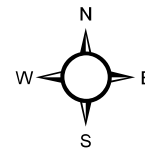
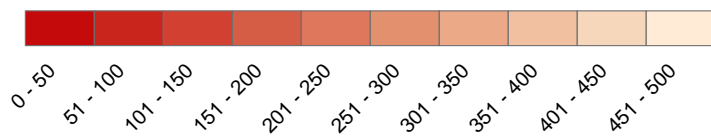
MCH - Index Sheet

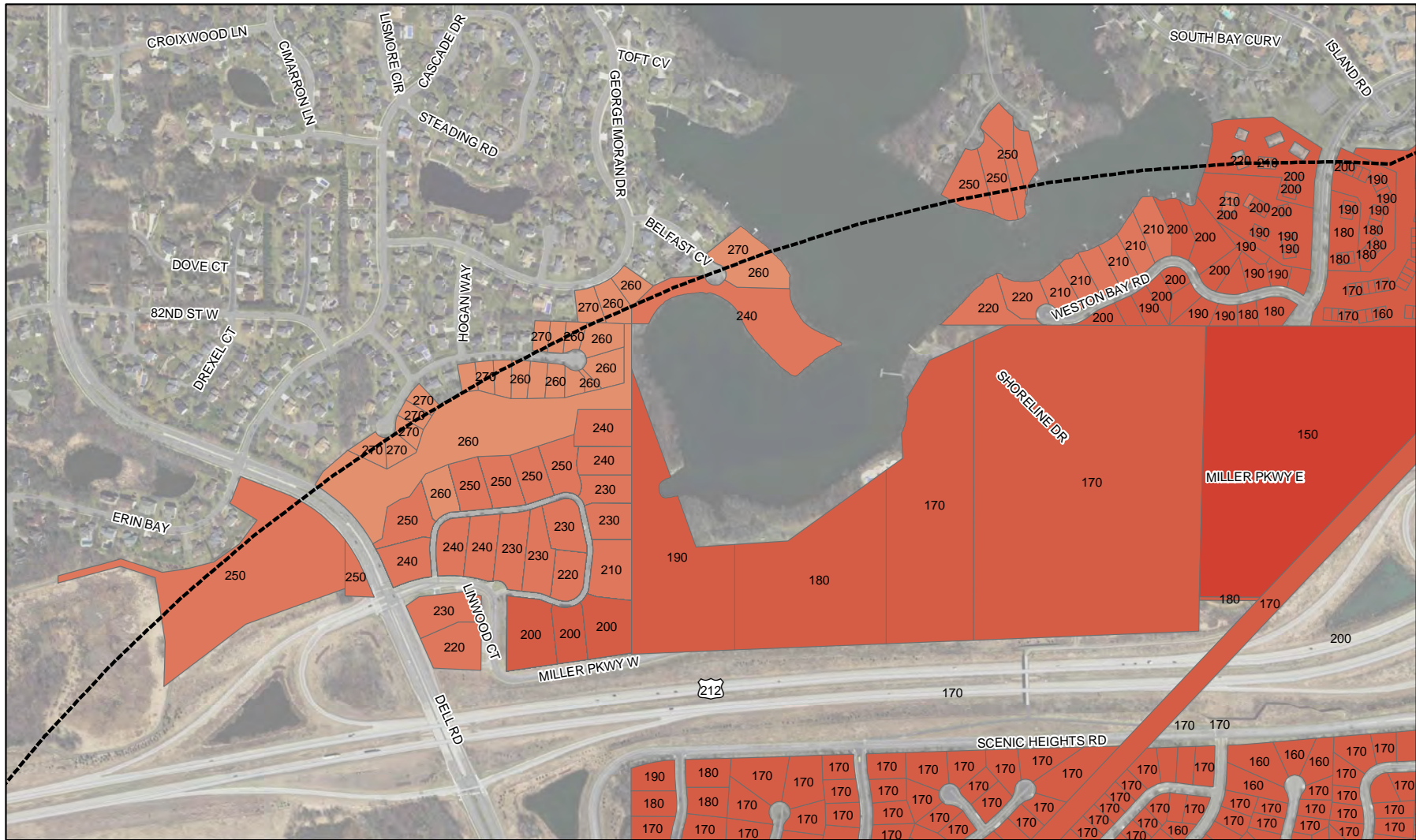




FCM Maximum Construction Heights Without Permit Within Zoning Limits

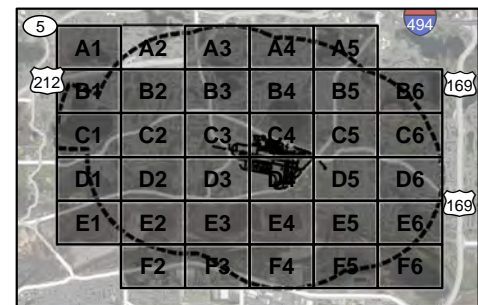
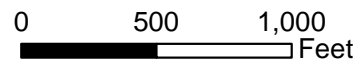
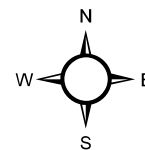
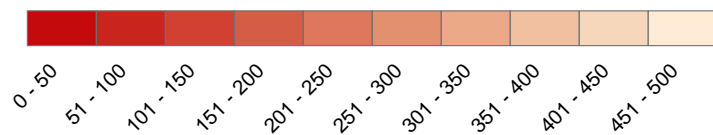
MCH - A1

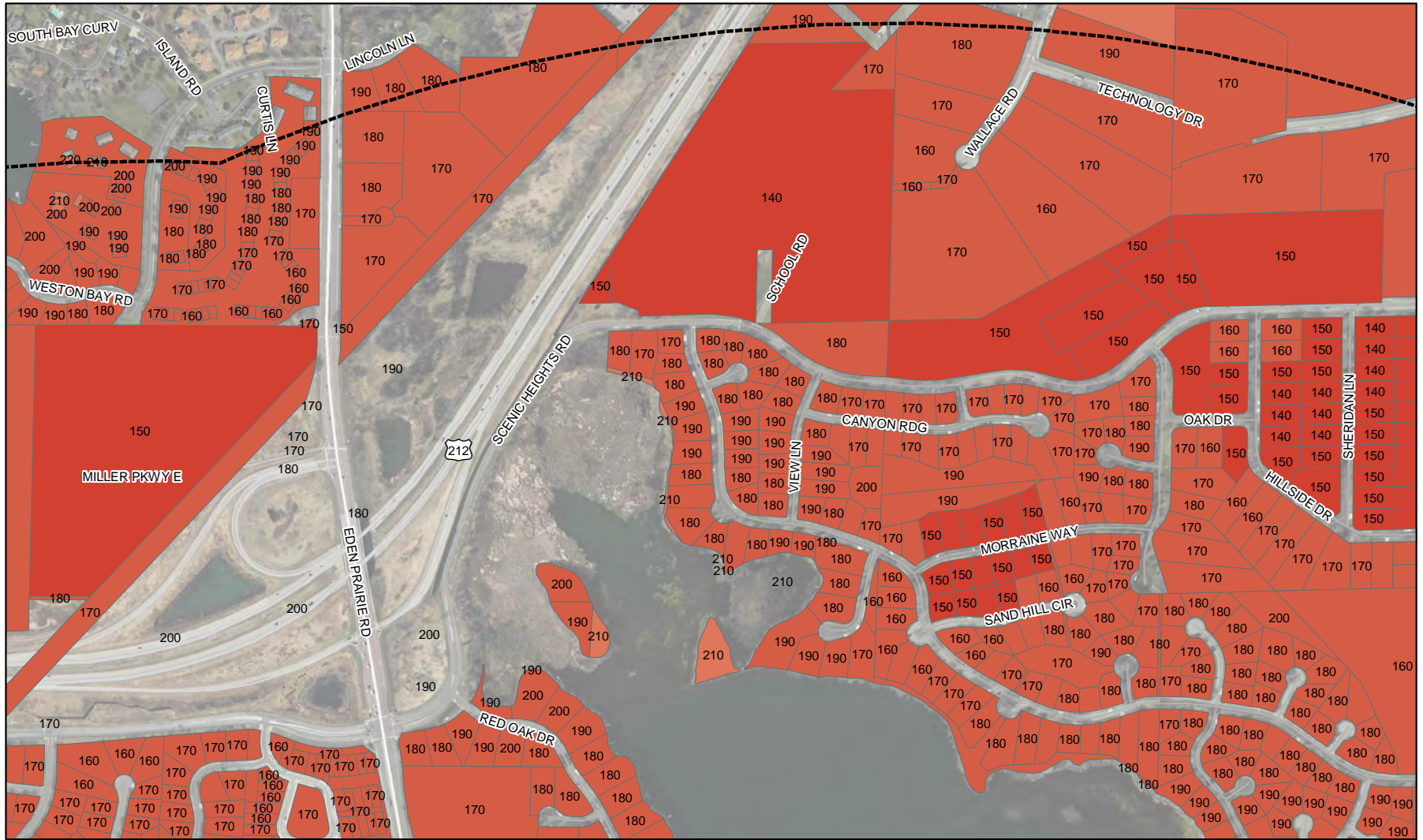




FCM Maximum Construction Heights Without Permit Within Zoning Limits

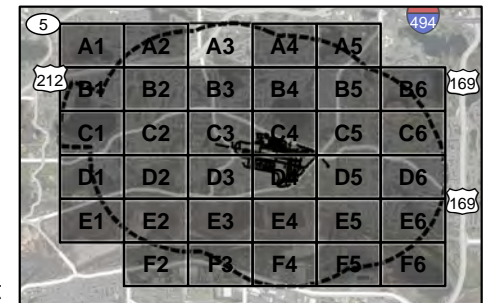
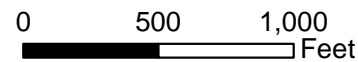
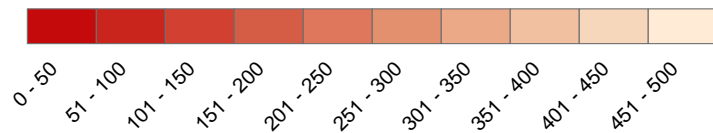
MCH - A2

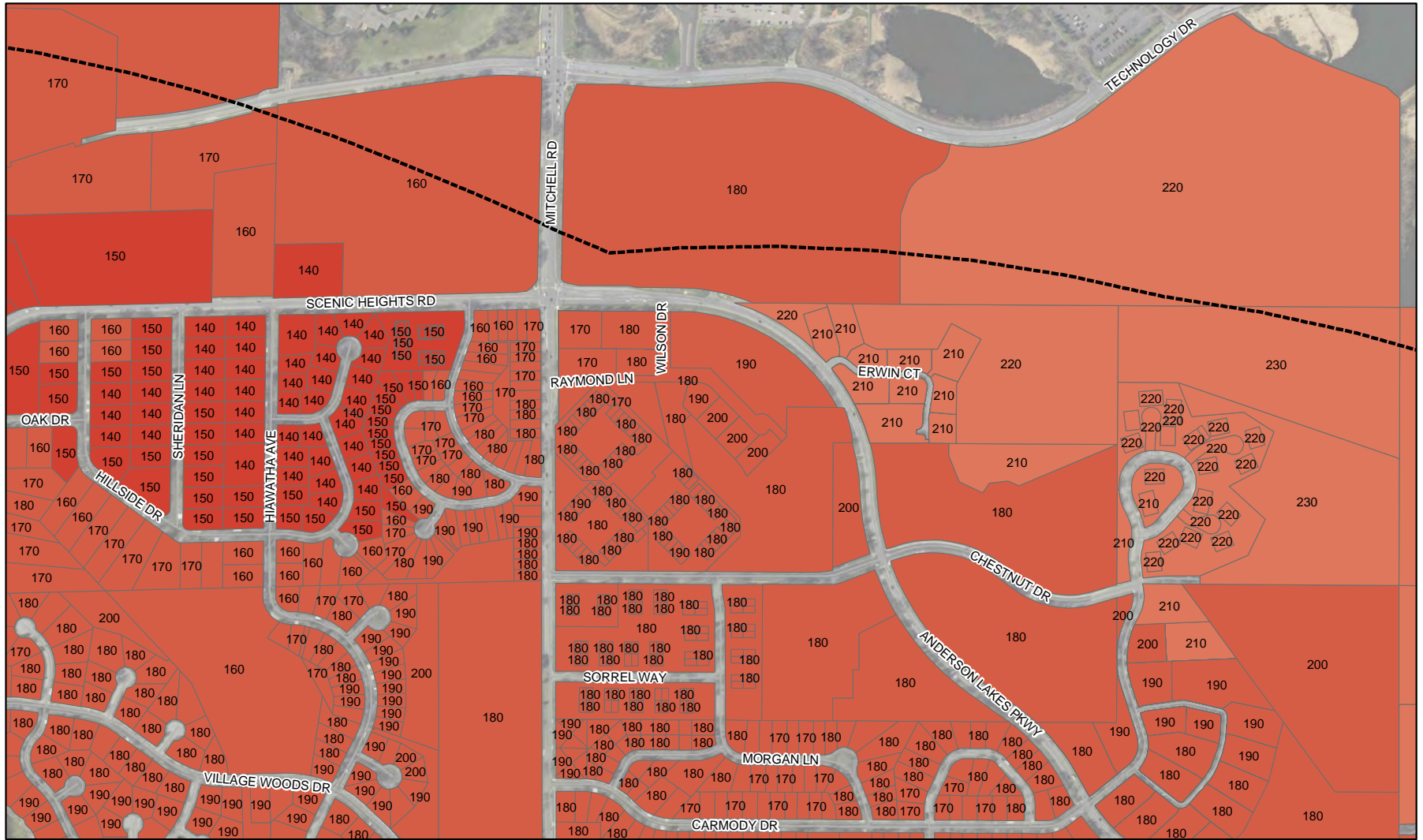




FCM Maximum Construction Heights Without Permit Within Zoning Limits

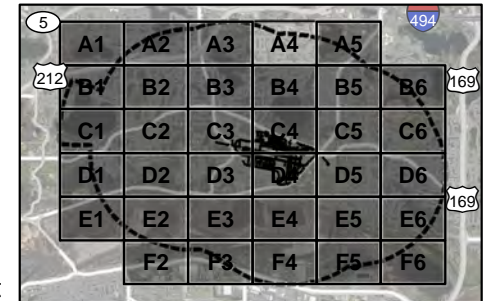
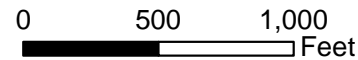
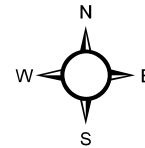
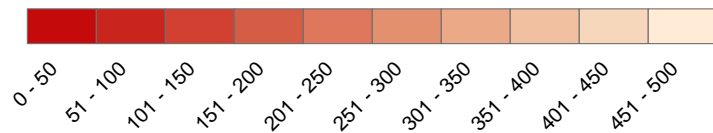
MCH - A3

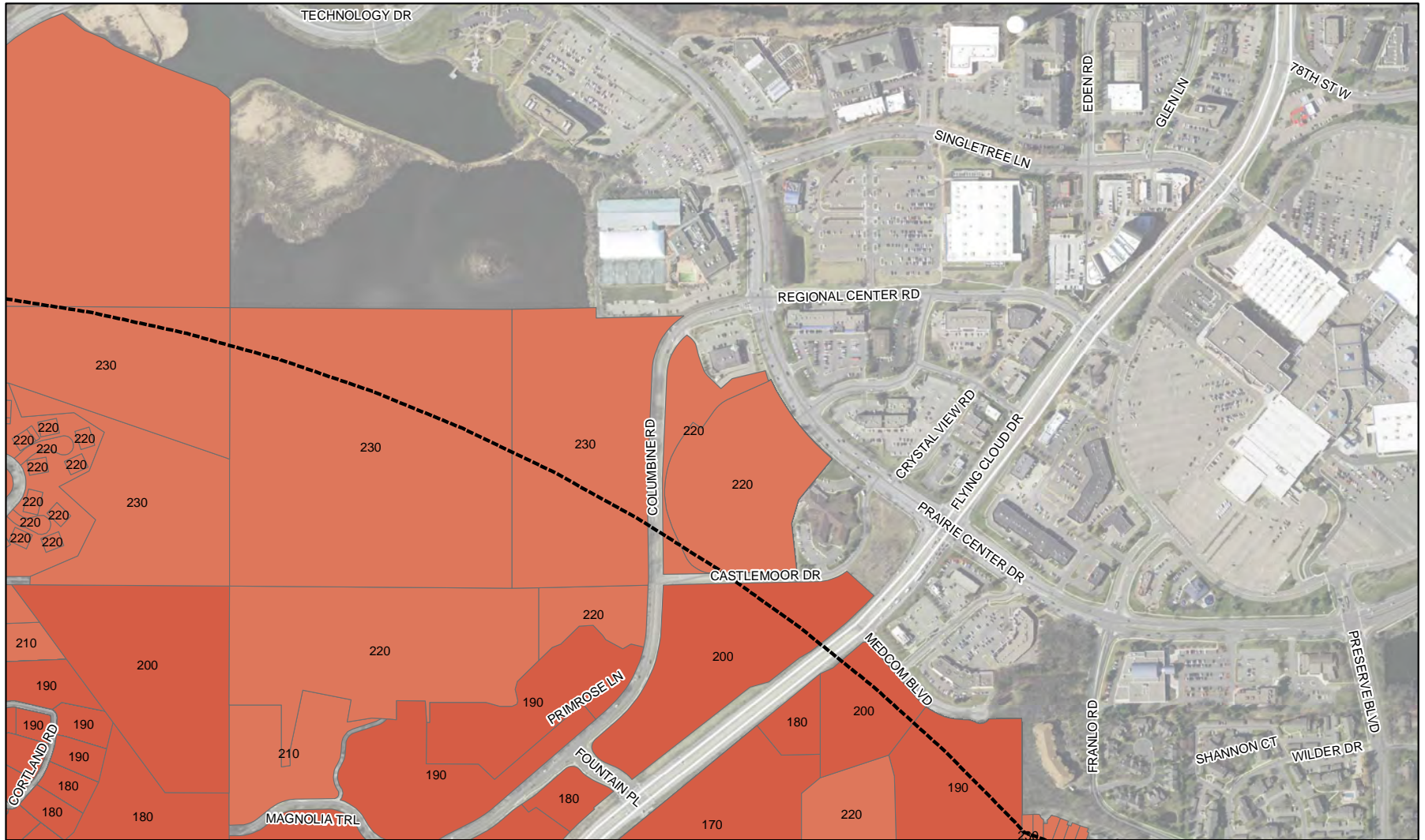




FCM Maximum Construction Heights Without Permit Within Zoning Limits

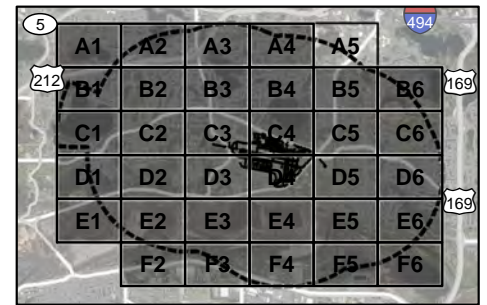
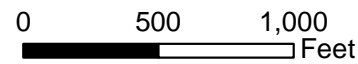
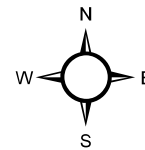
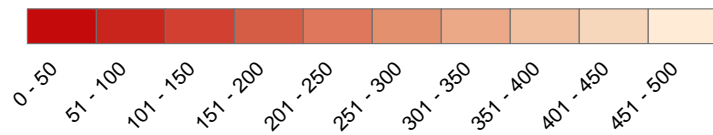
MCH - A4

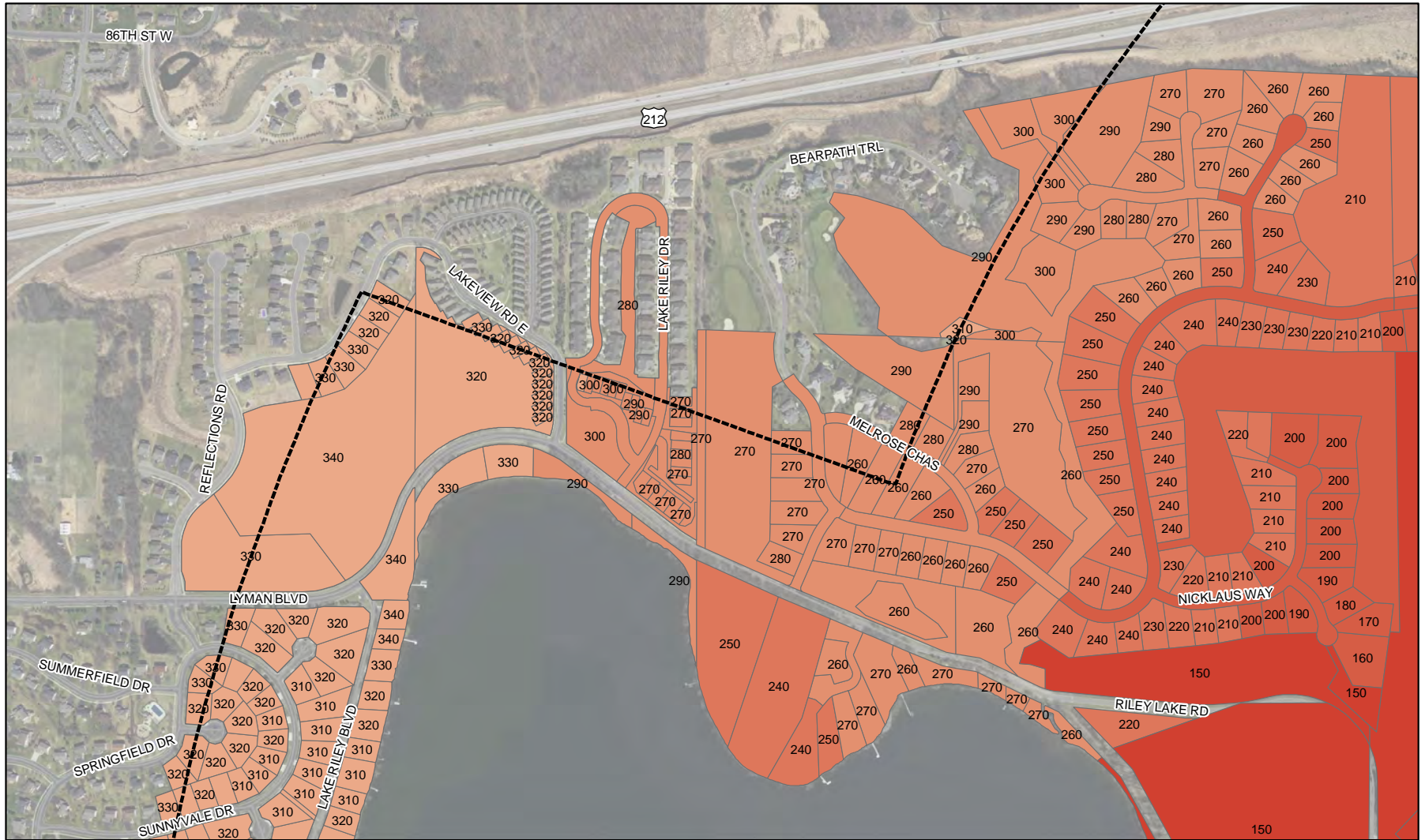




FCM Maximum Construction Heights Without Permit Within Zoning Limits

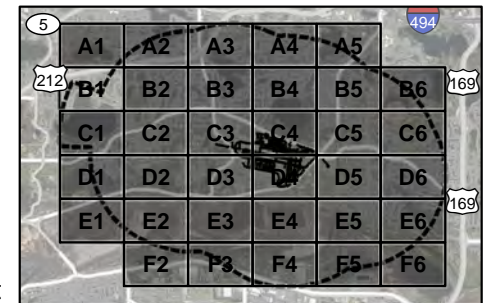
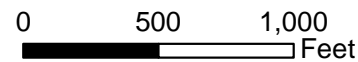
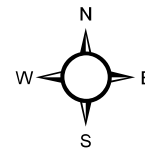
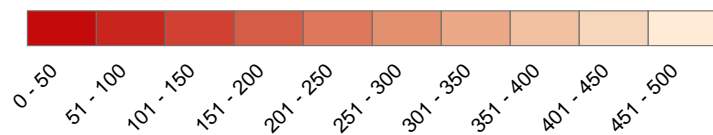
MCH - A5

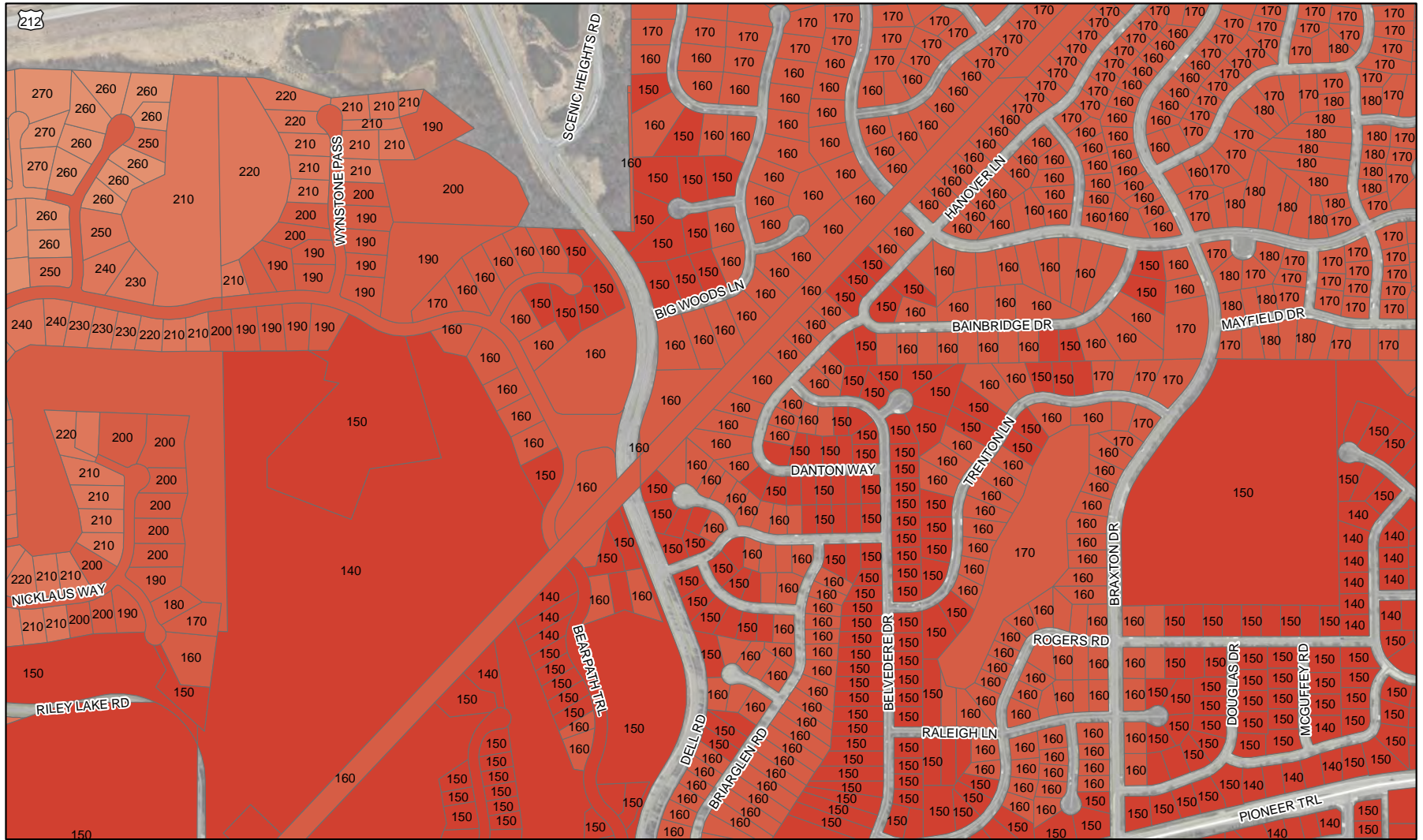




FCM Maximum Construction Heights Without Permit Within Zoning Limits

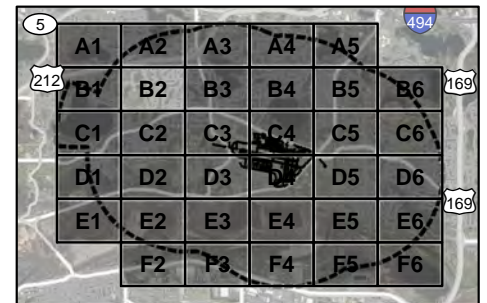
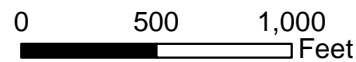
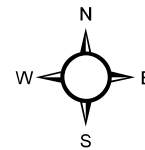
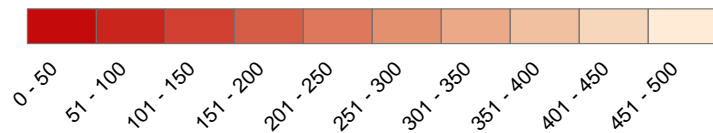
MCH - B1

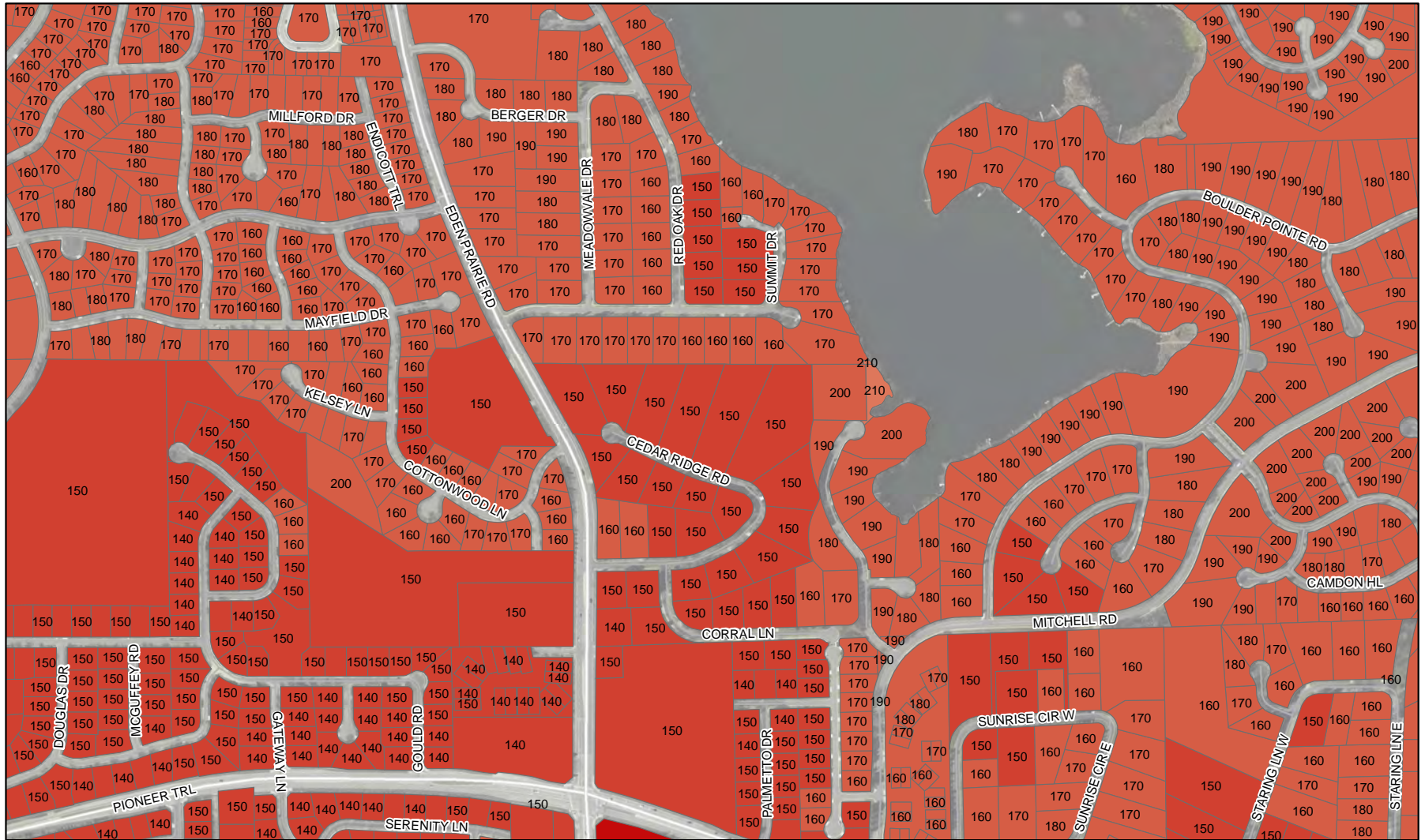




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

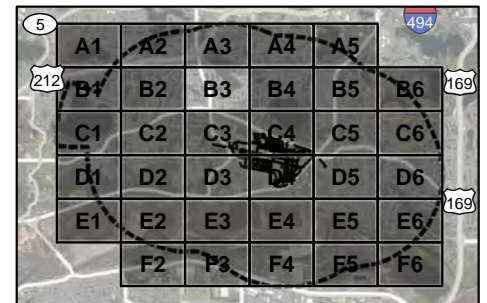
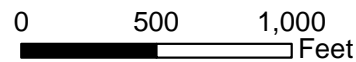
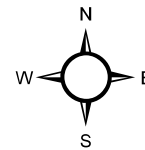
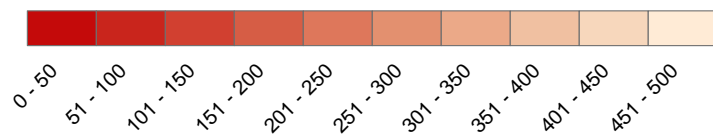
MCH - B2

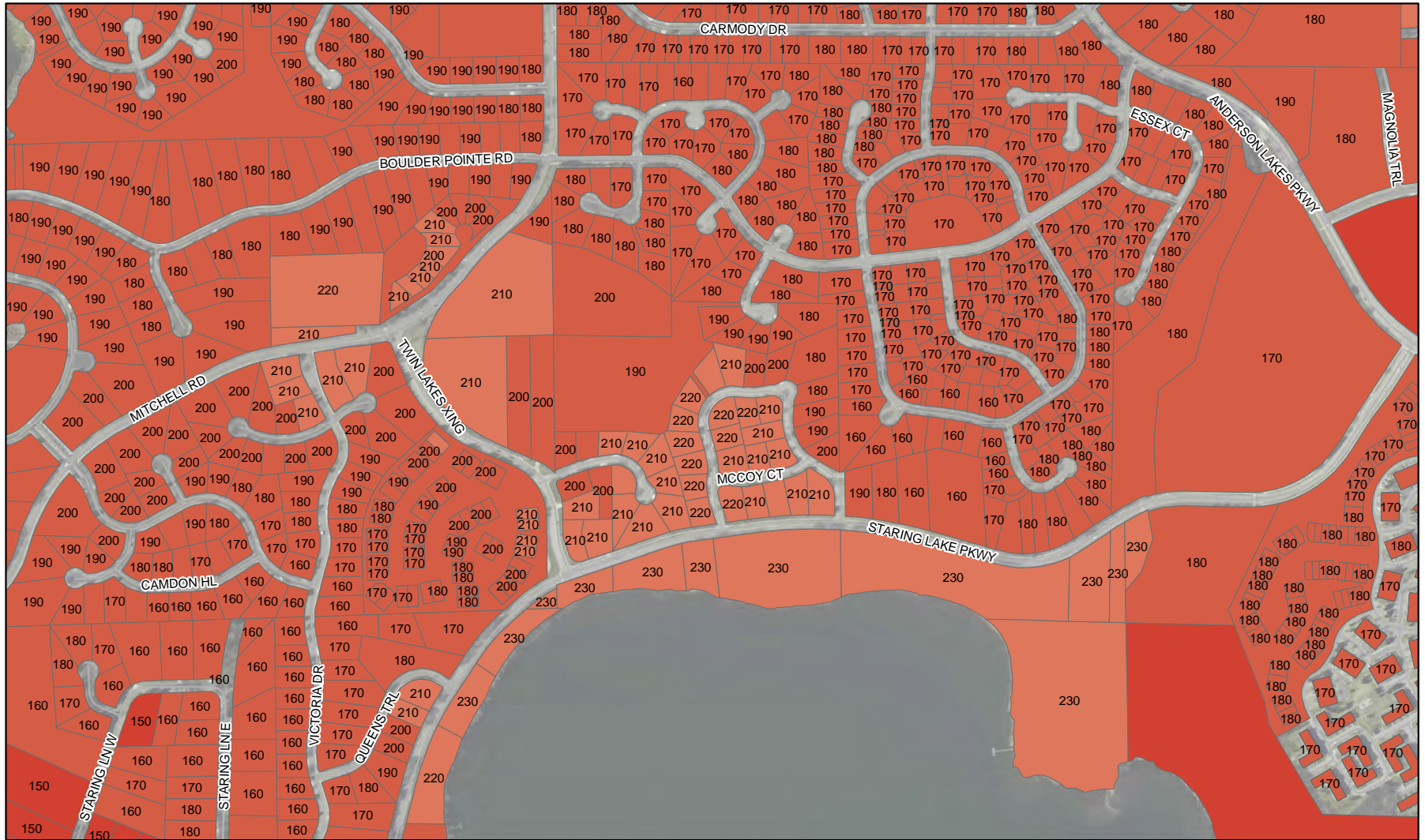




FCM Maximum Construction Heights Without Permit Within Zoning Limits

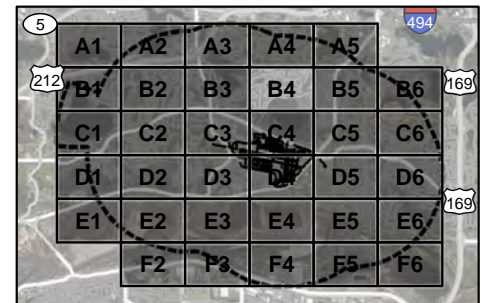
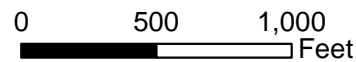
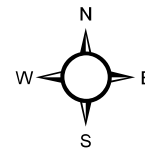
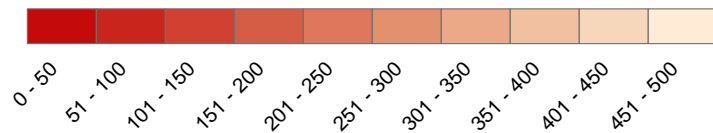
MCH - B3

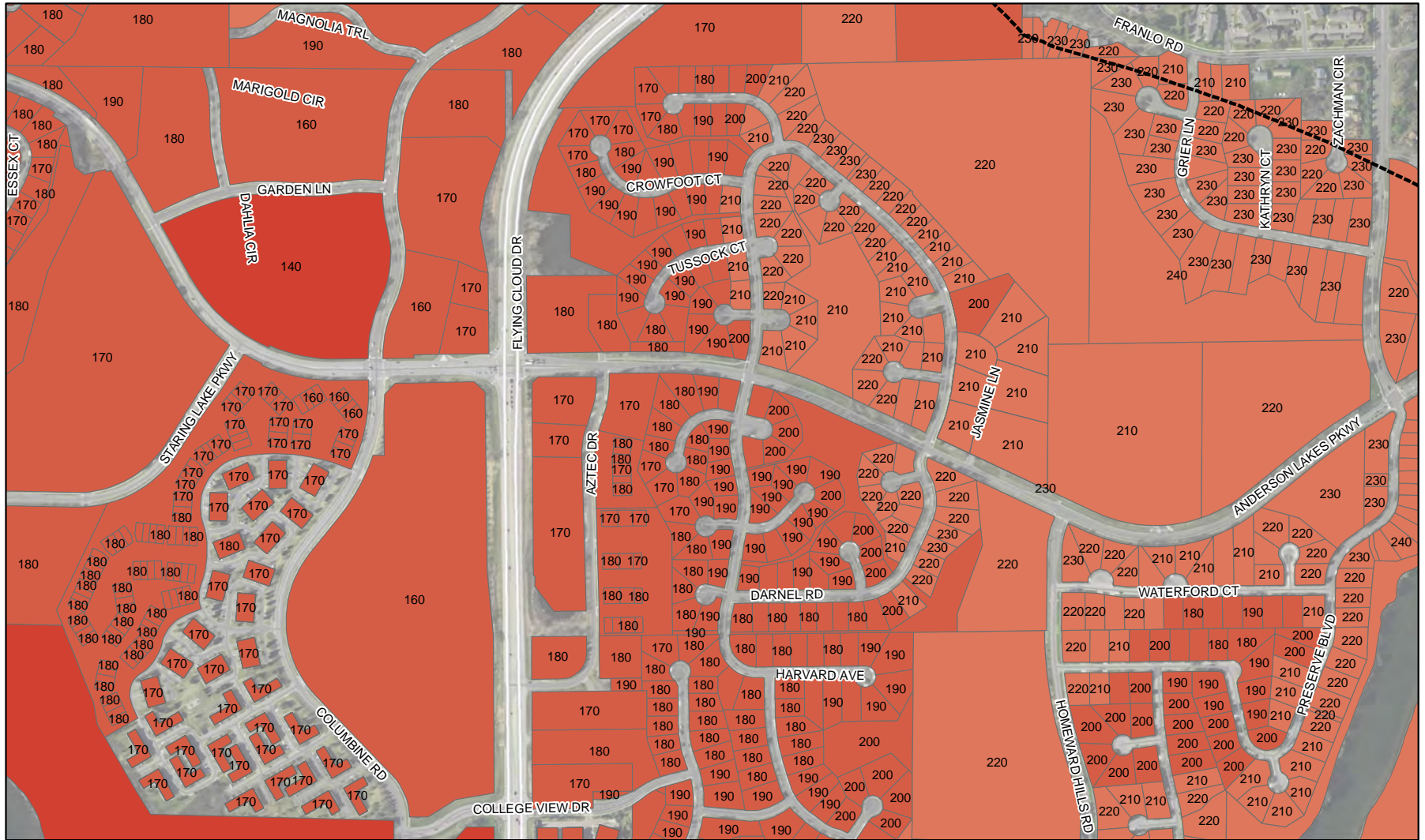




FCM Maximum Construction Heights Without Permit Within Zoning Limits

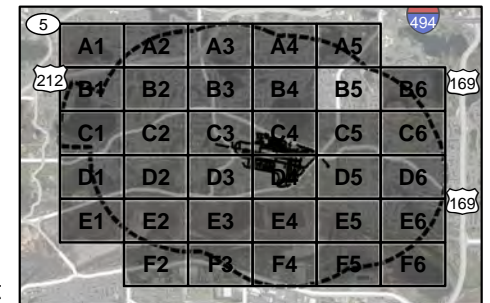
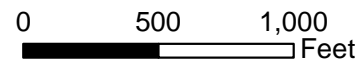
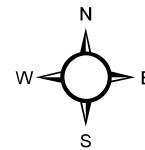
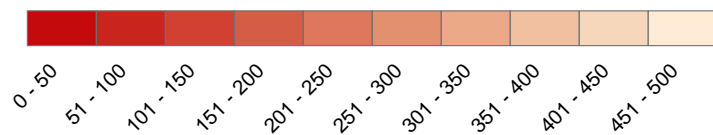
MCH - B4

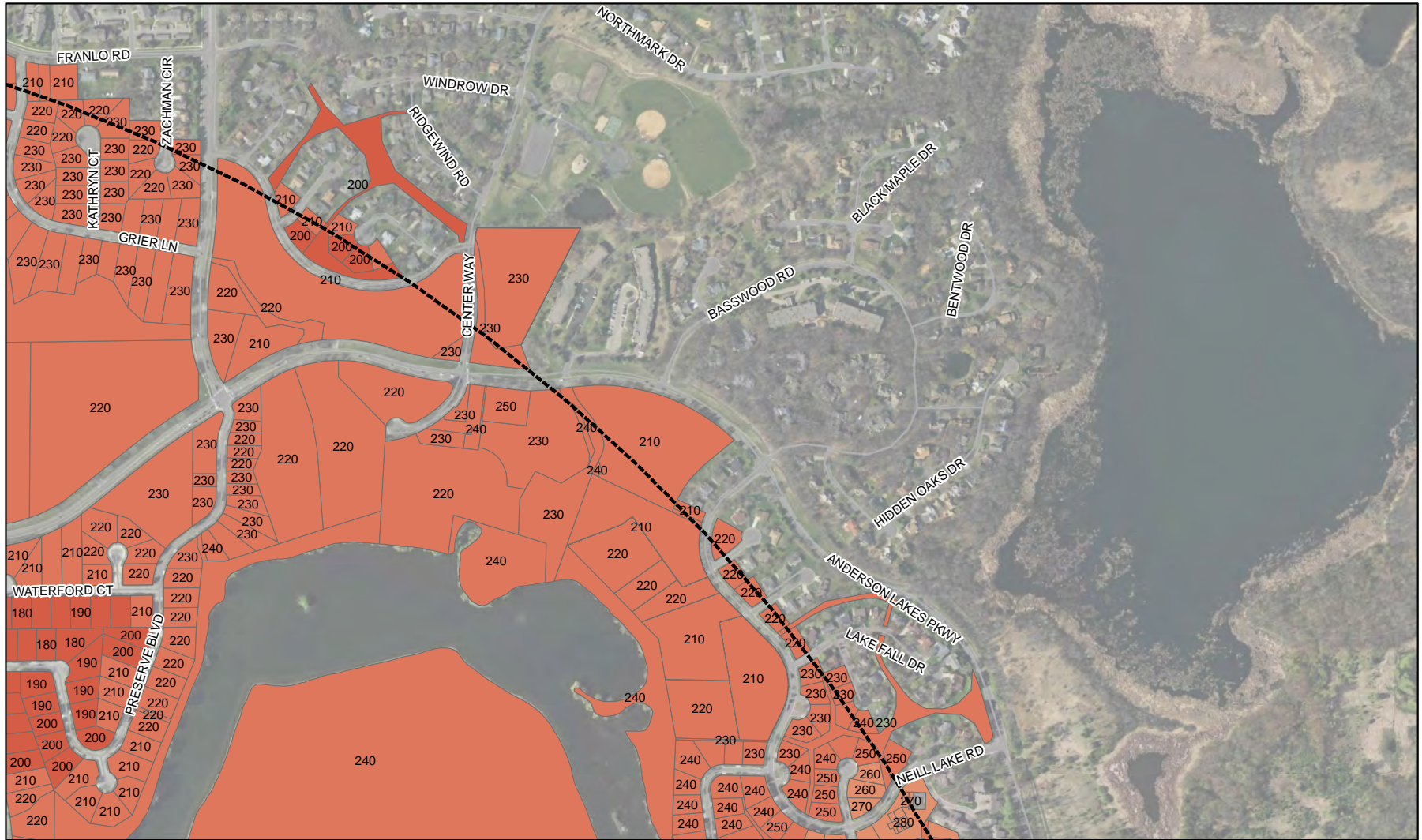




FCM Maximum Construction Heights Without Permit Within Zoning Limits

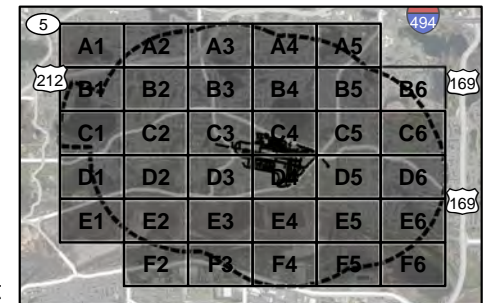
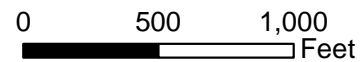
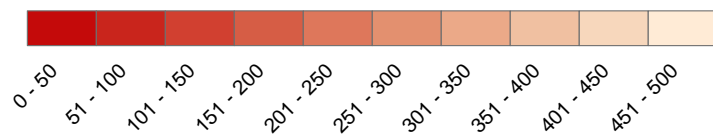
MCH - B5





FCM Maximum Construction Heights Without Permit Within Zoning Limits

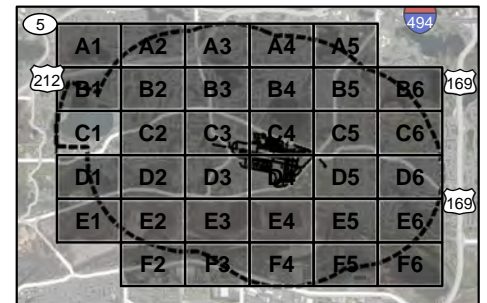
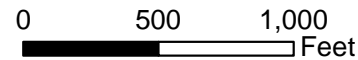
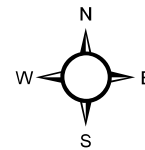
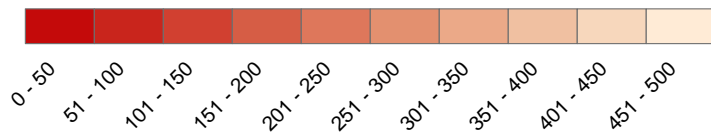
MCH - B6

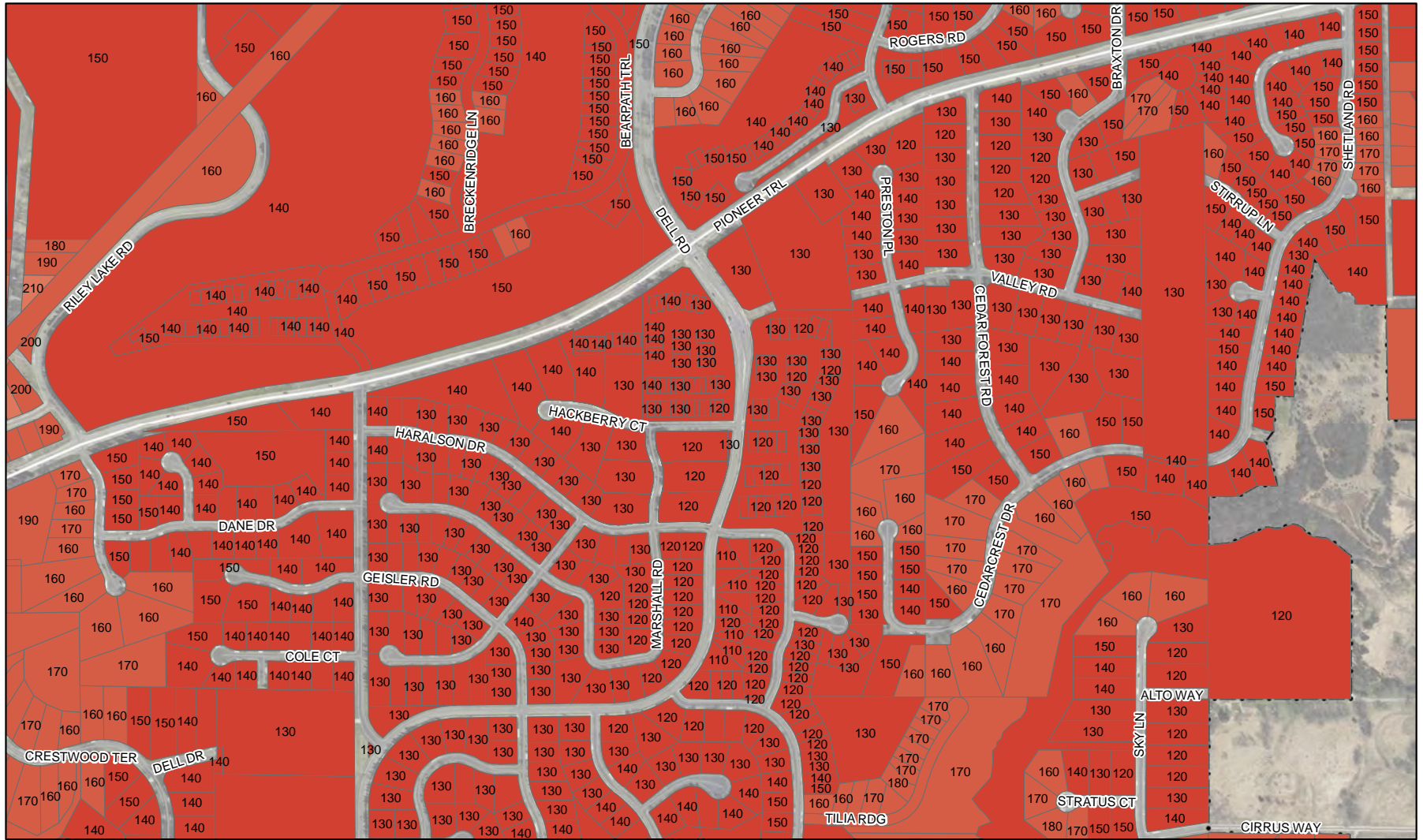




FCM Maximum Construction Heights Without Permit Within Zoning Limits

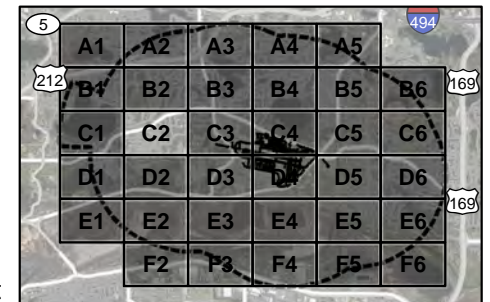
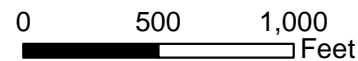
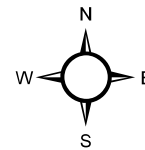
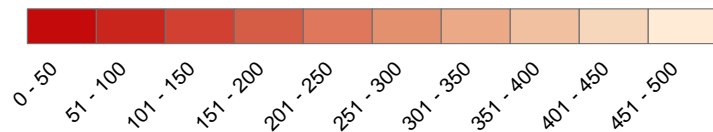
MCH - C1

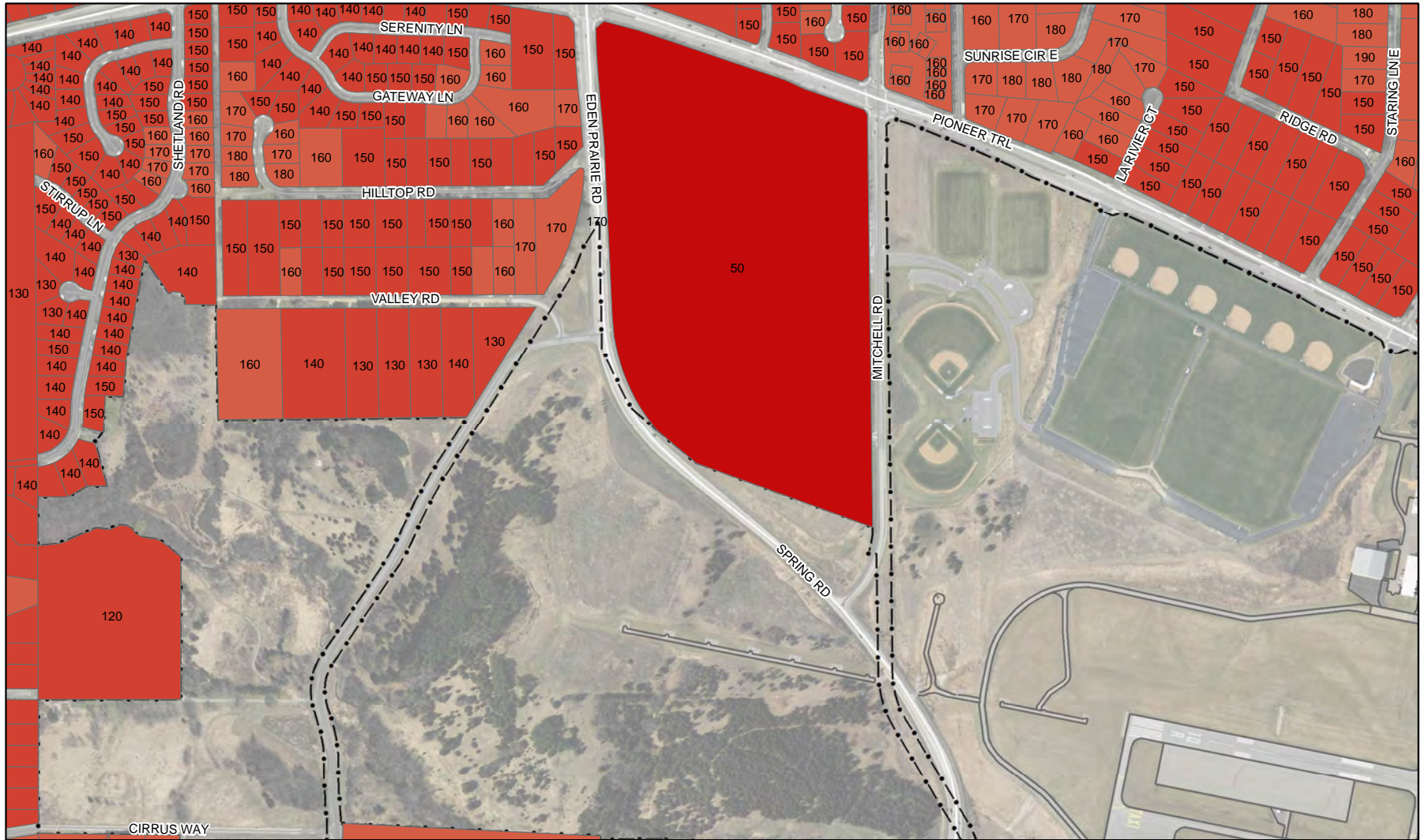




FCM Maximum Construction Heights Without Permit Within Zoning Limits

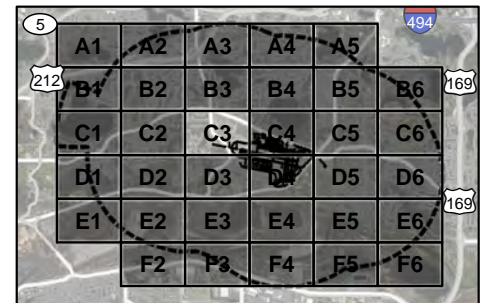
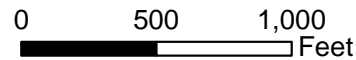
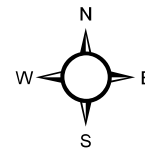
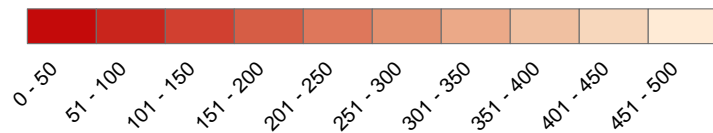
MCH - C2

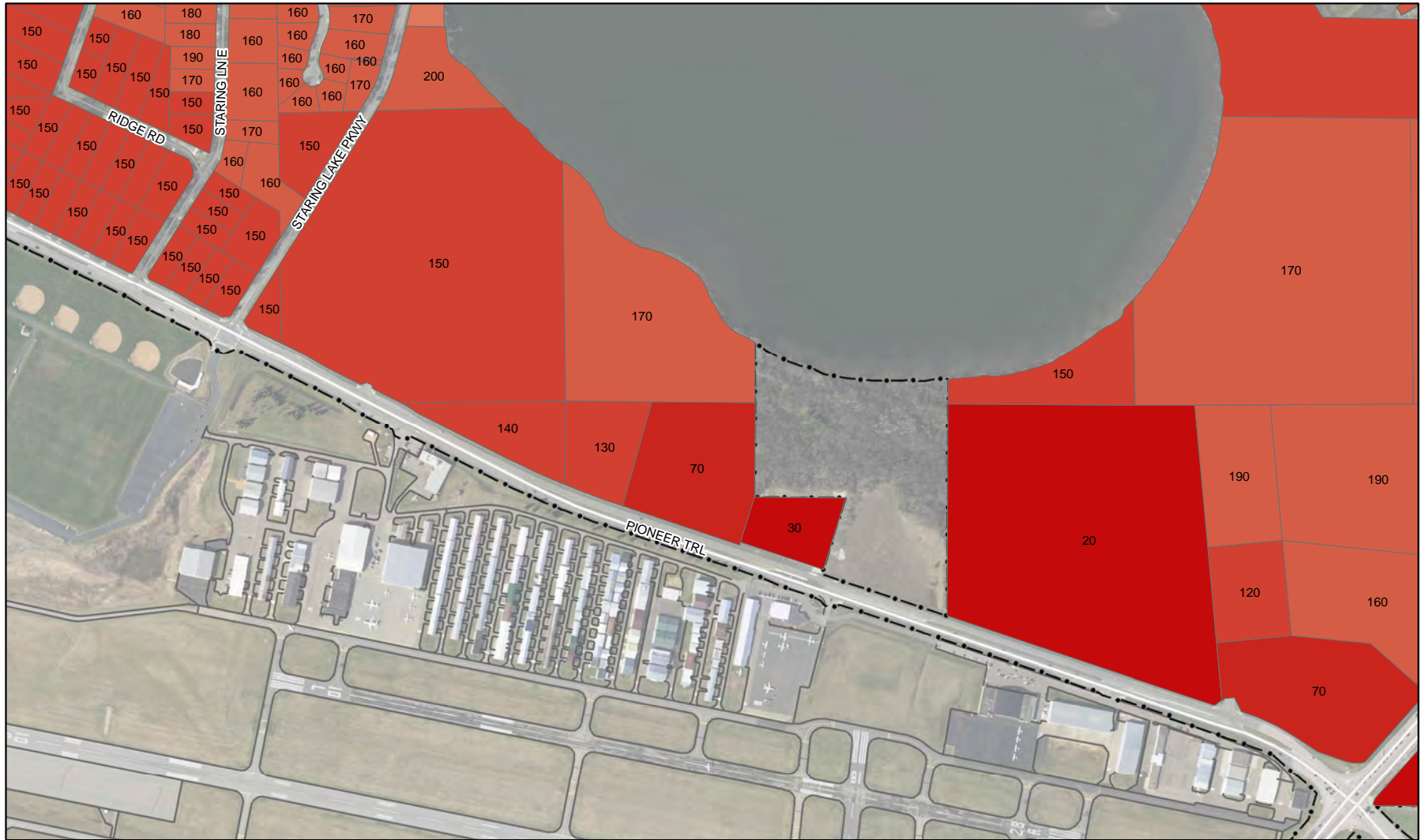




FCM Maximum Construction Heights Without Permit Within Zoning Limits

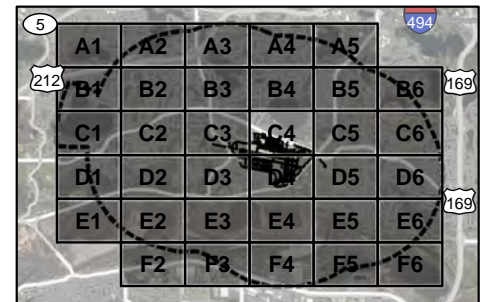
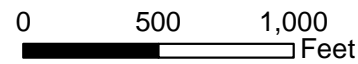
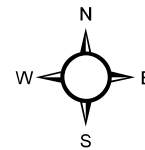
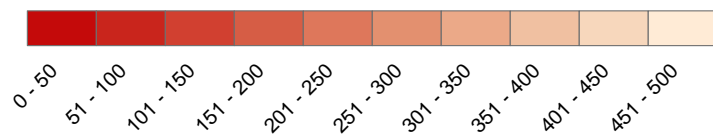
MCH - C3

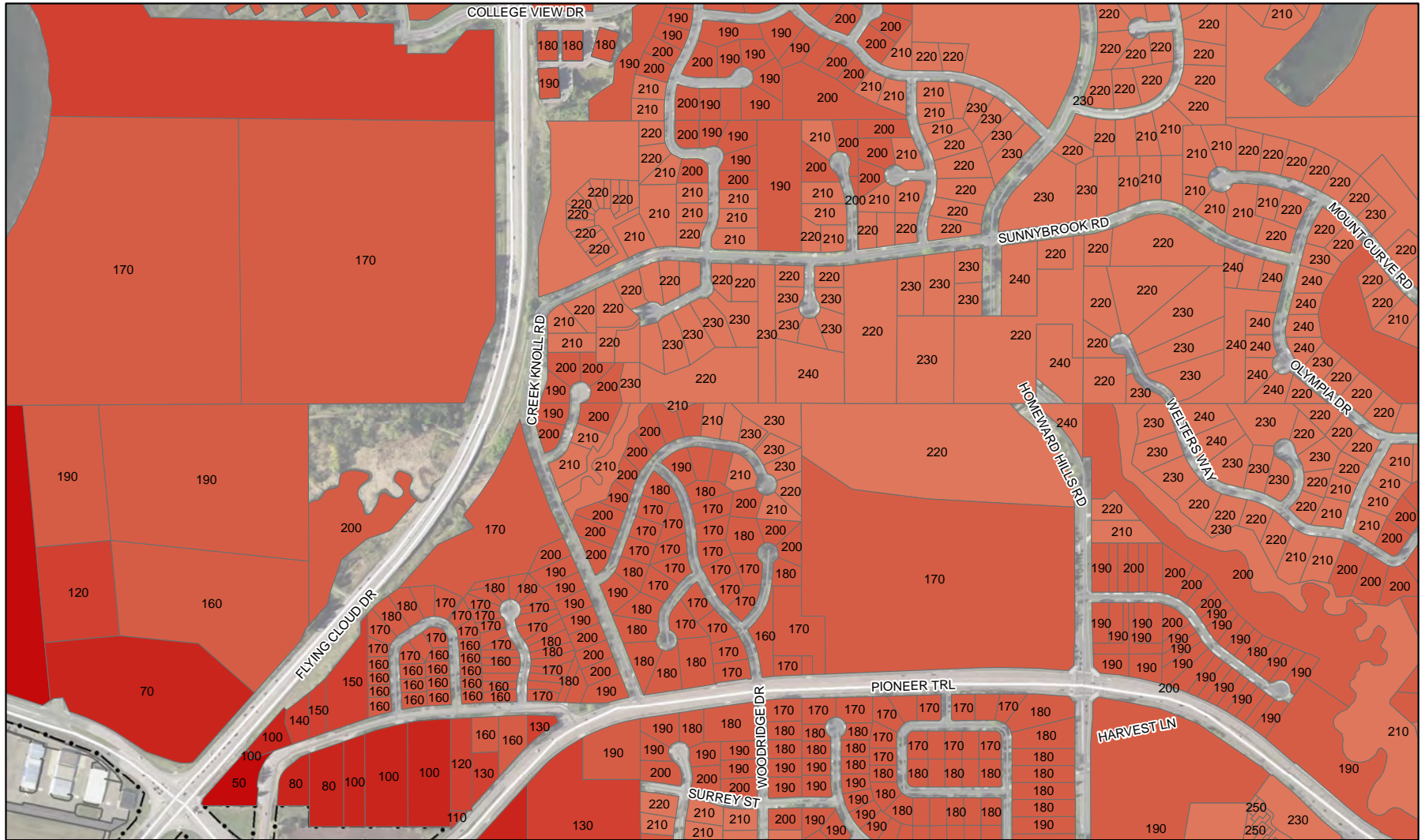




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

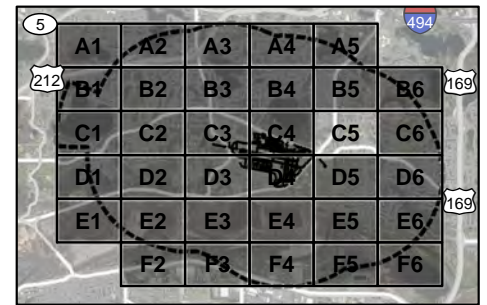
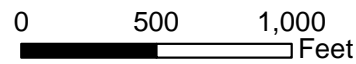
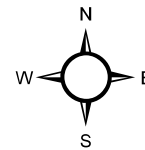
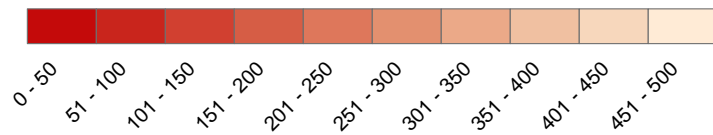
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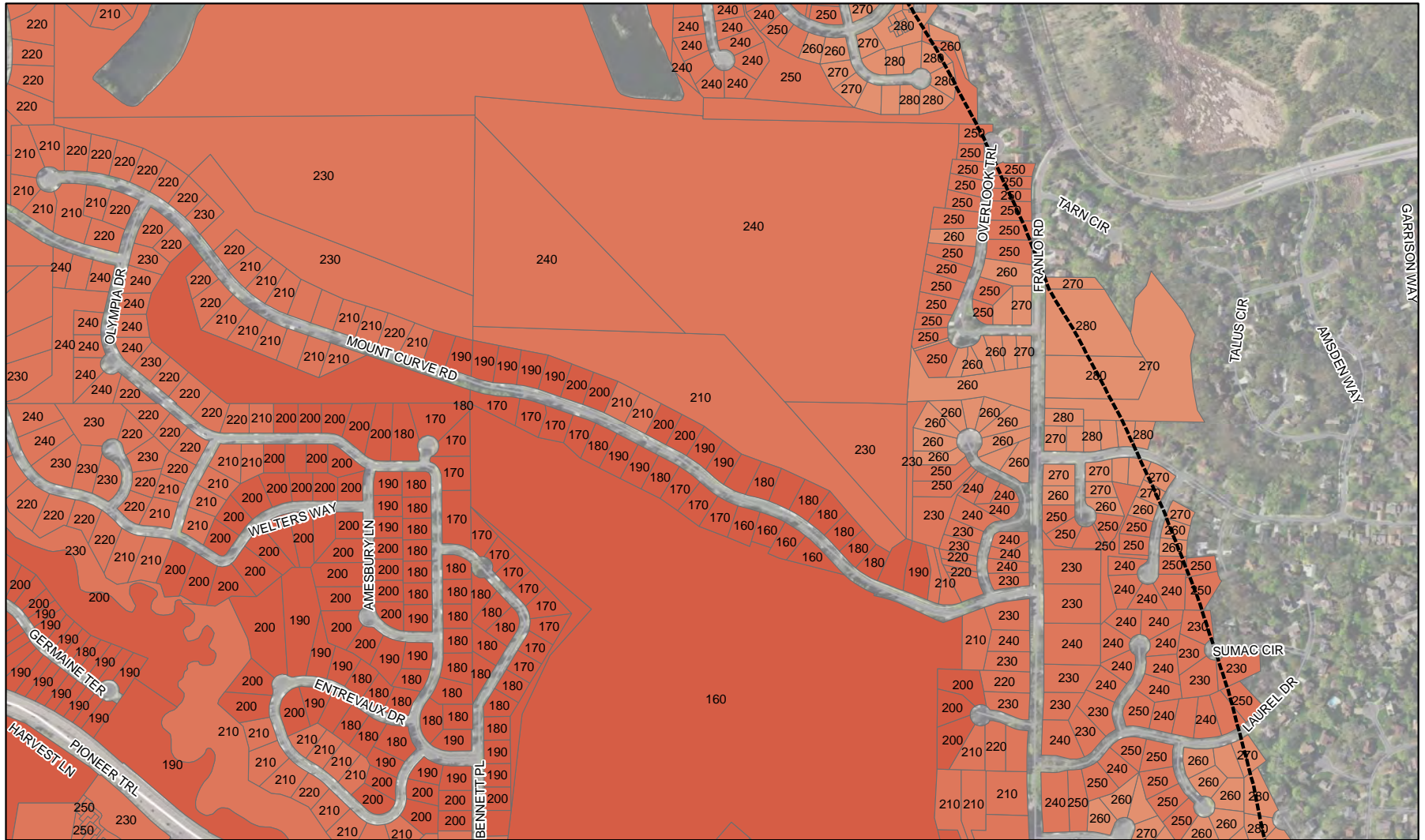




FCM Maximum Construction Heights Without Permit Within Zoning Limits

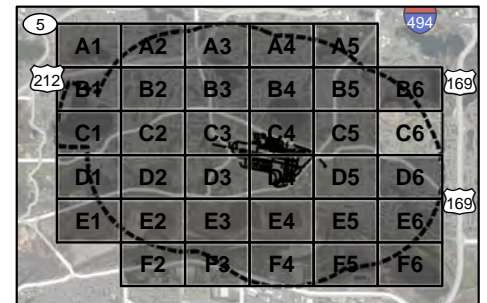
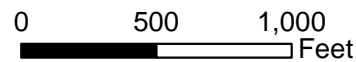
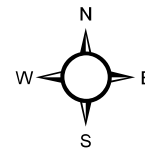
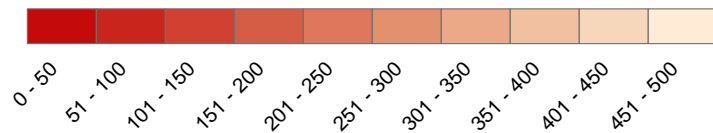
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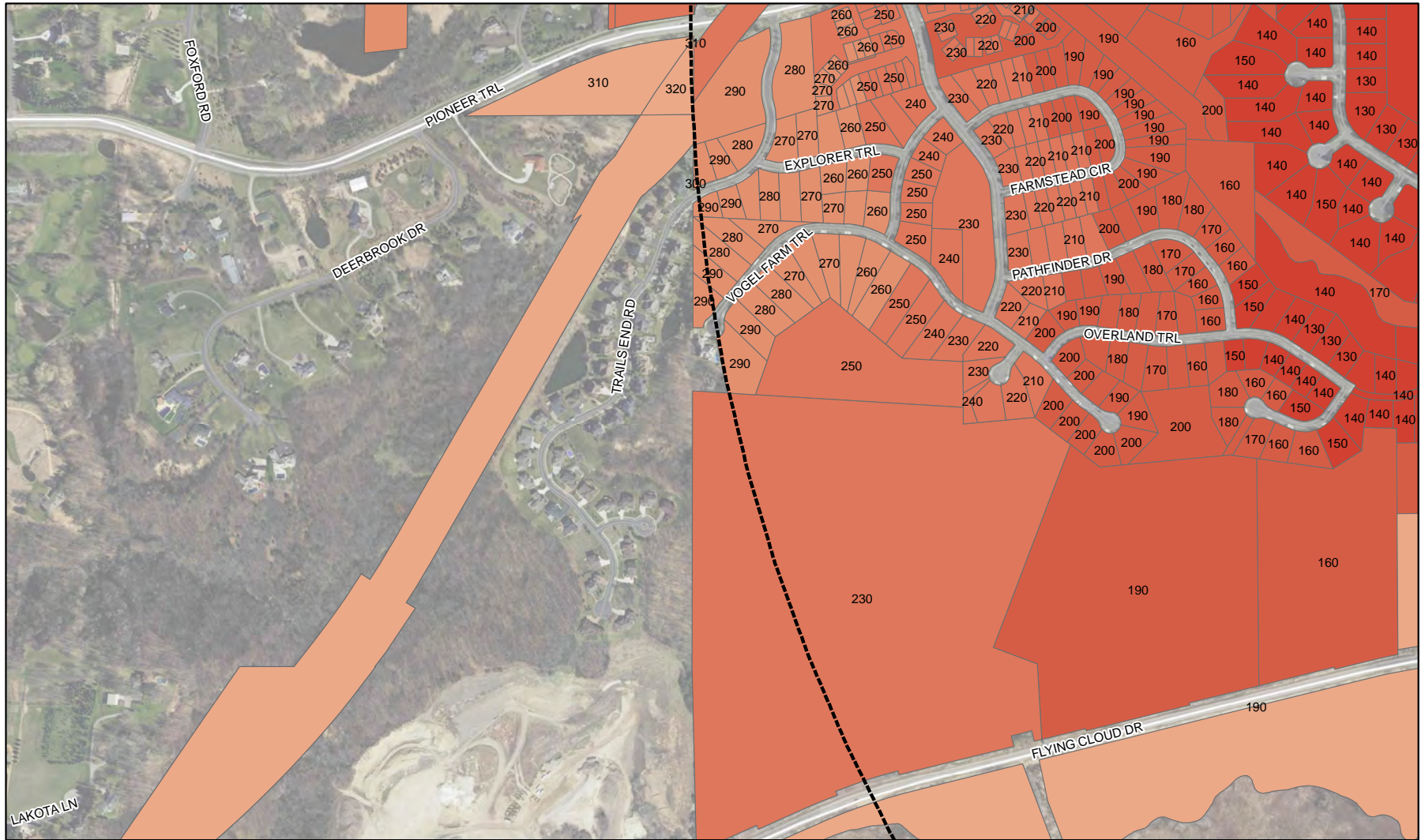




FCM Maximum Construction Heights Without Permit Within Zoning Limits

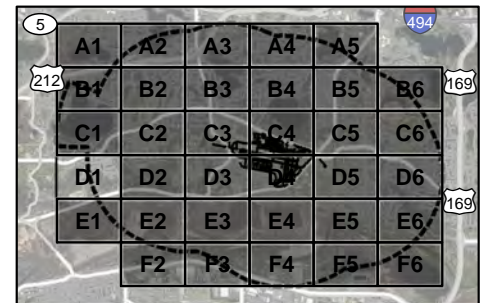
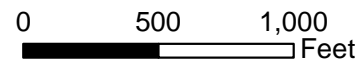
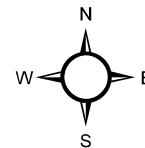
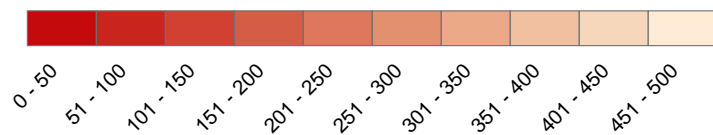
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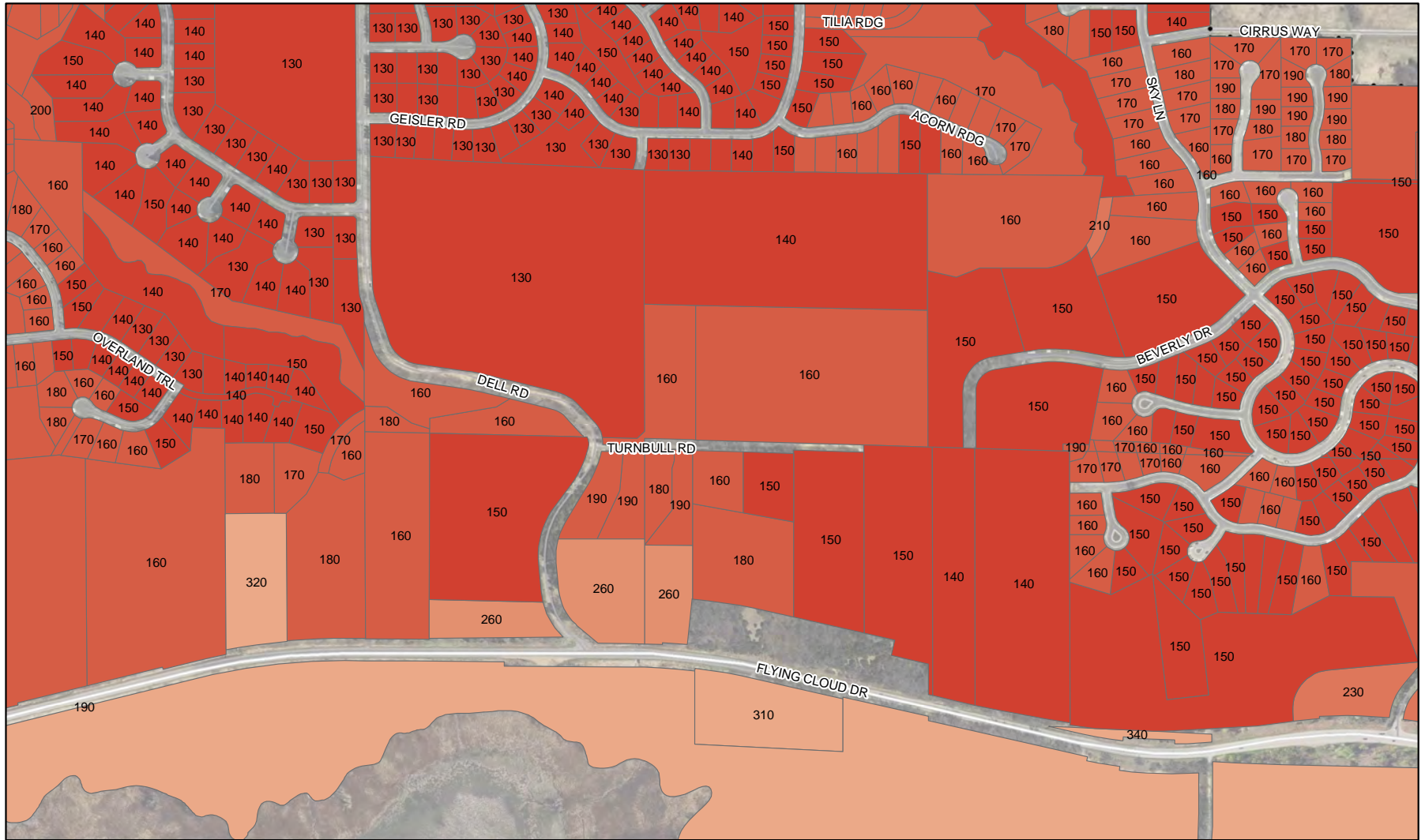




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

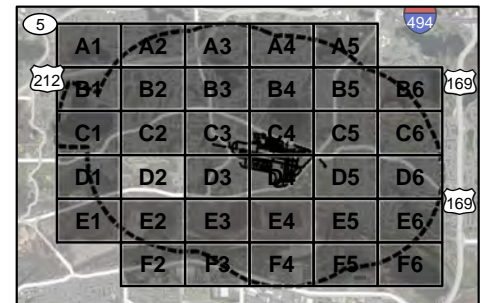
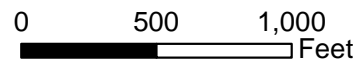
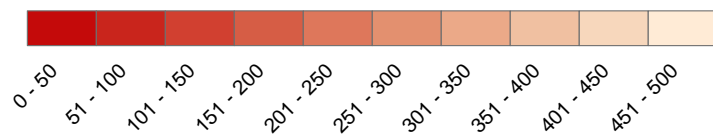
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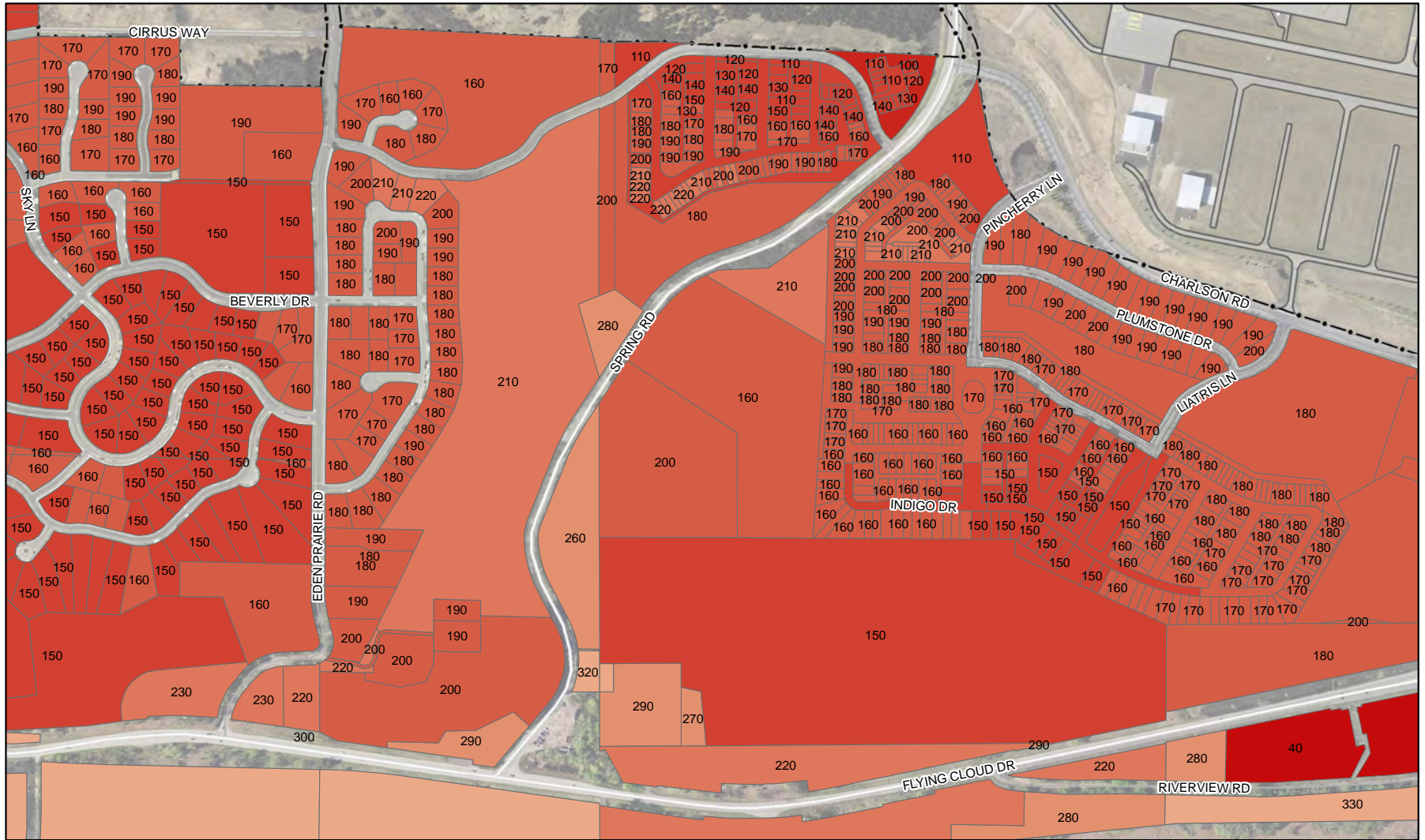




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

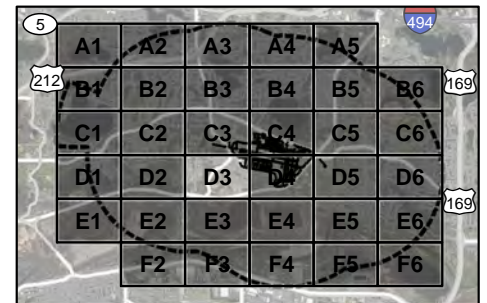
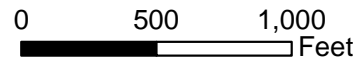
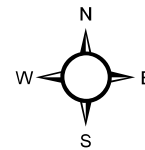
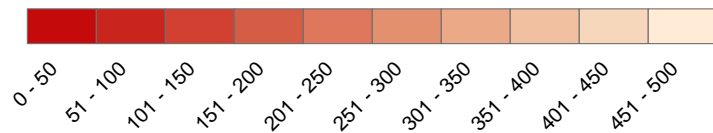
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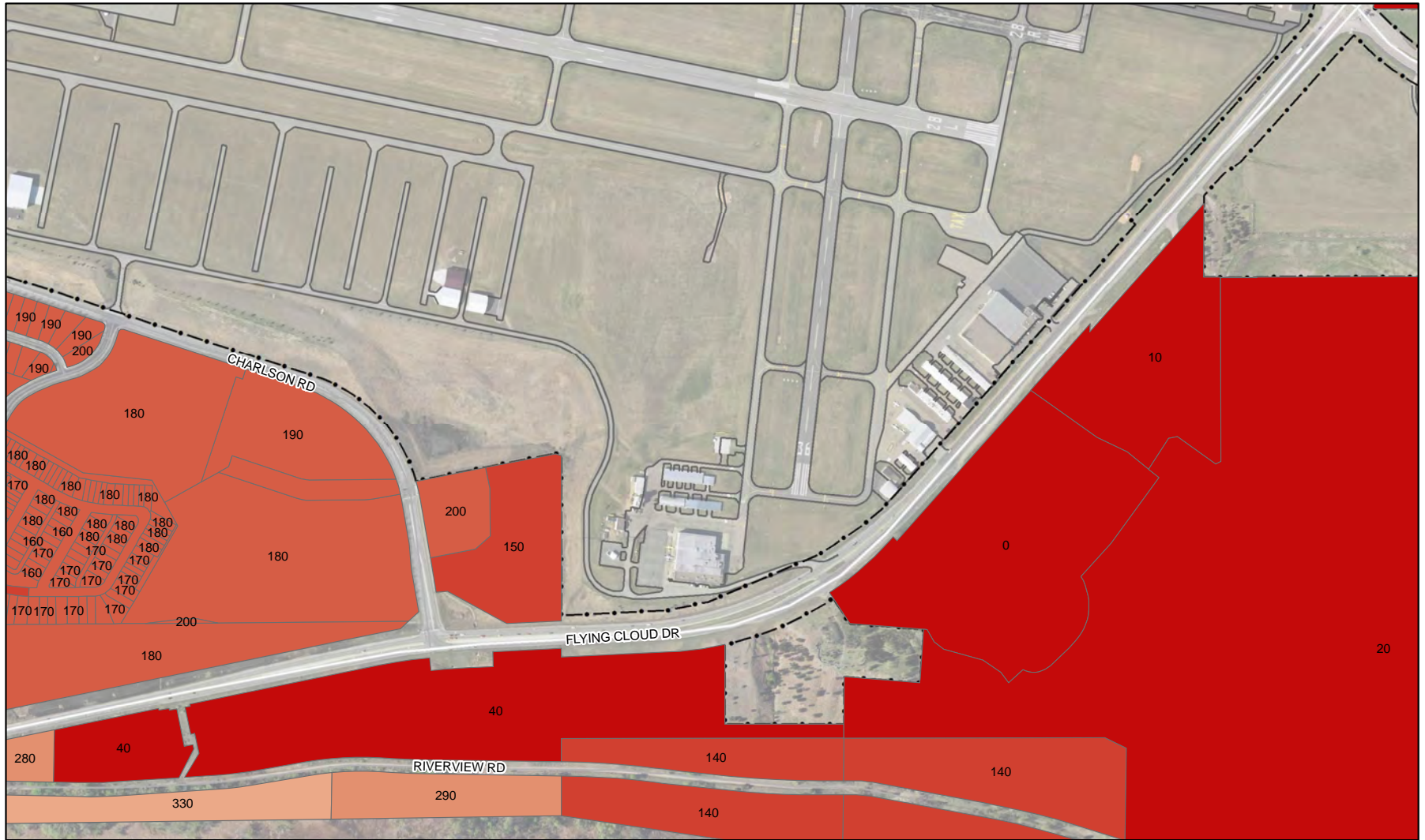




FCM Maximum Construction Heights Without Permit Within Zoning Limits

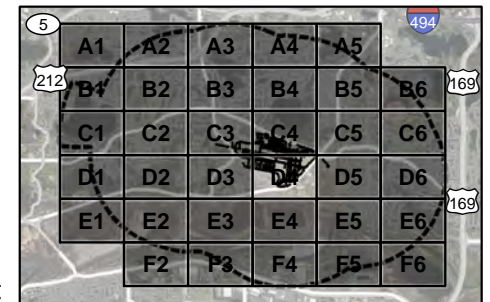
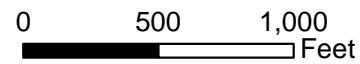
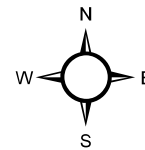
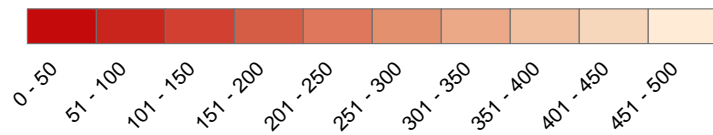
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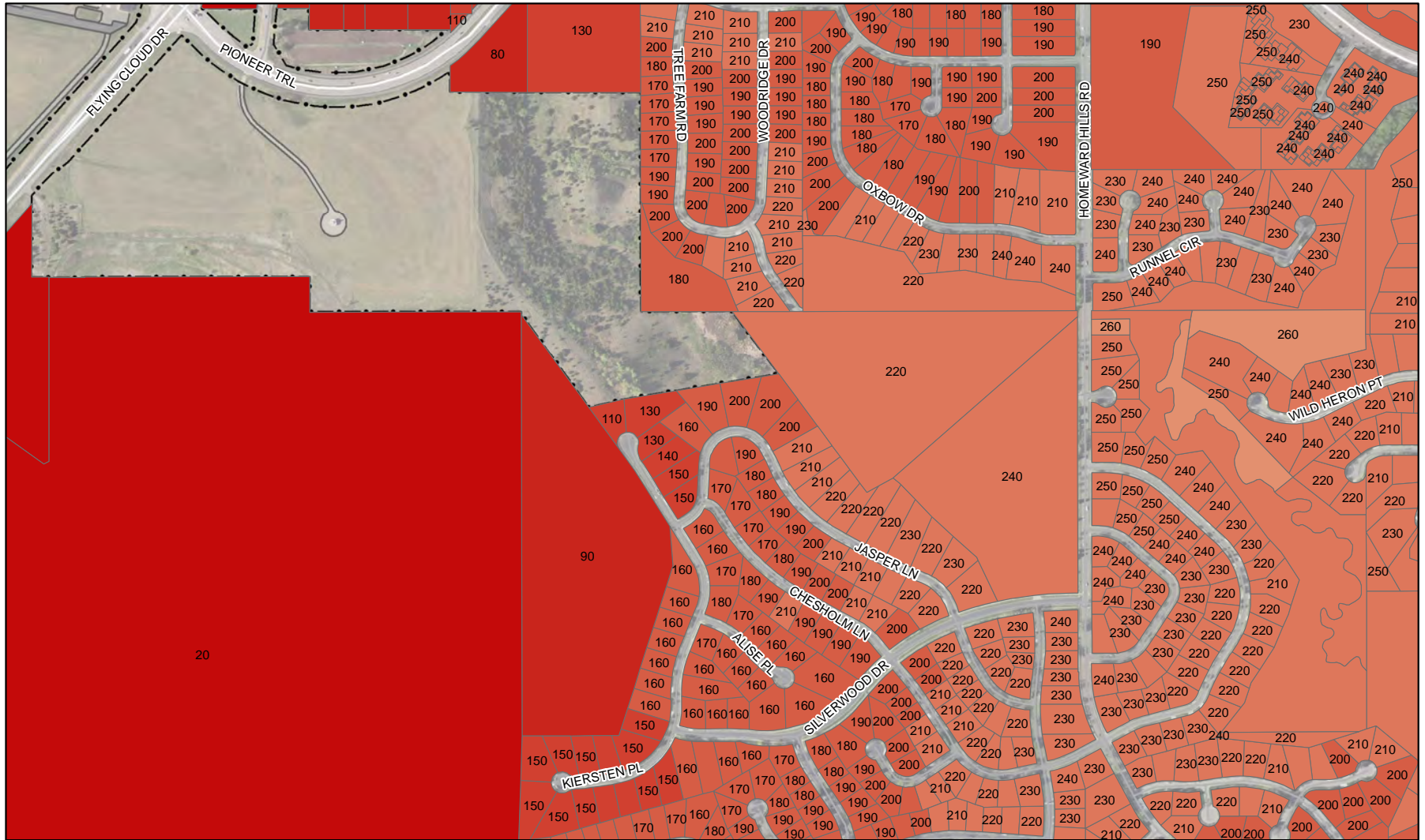




FCM Maximum Construction Heights Without Permit Within Zoning Limits

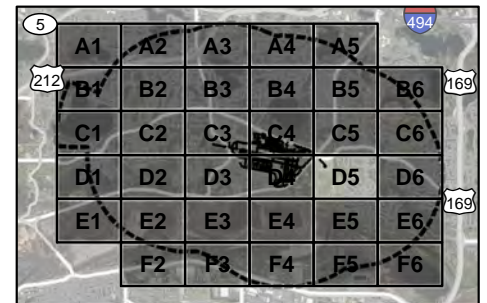
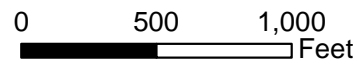
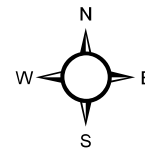
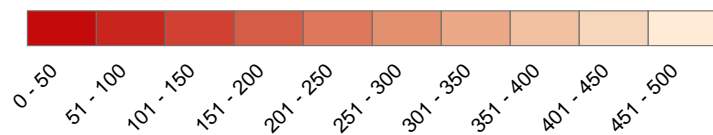
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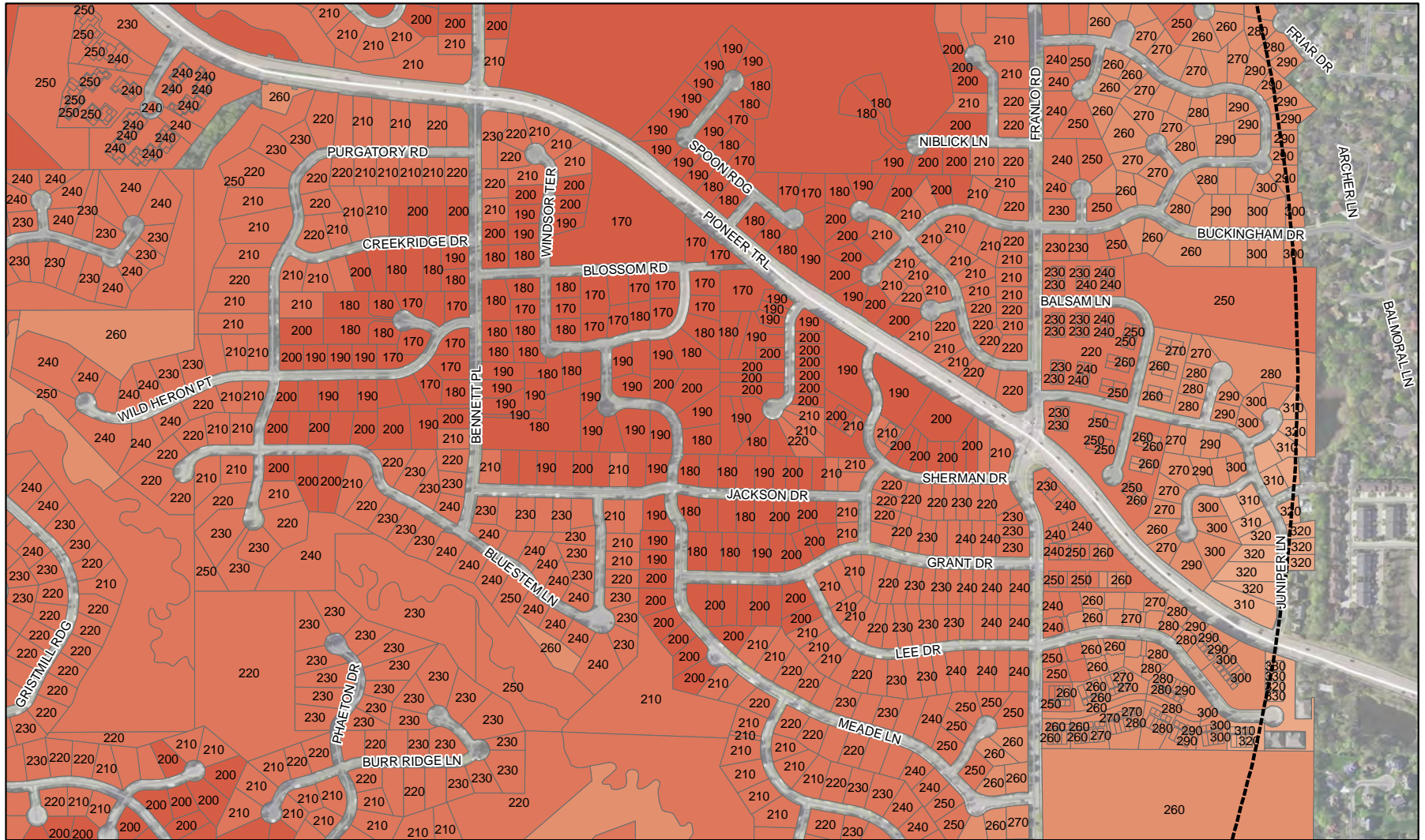




FCM Maximum Construction Heights Without Permit Within Zoning Limits

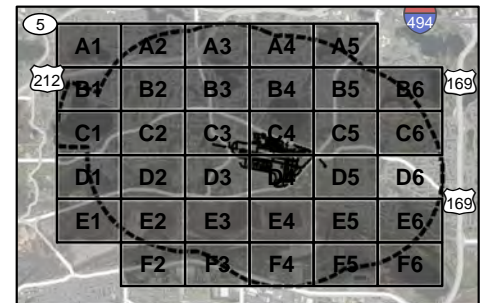
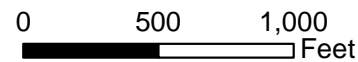
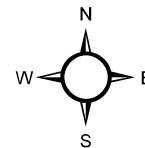
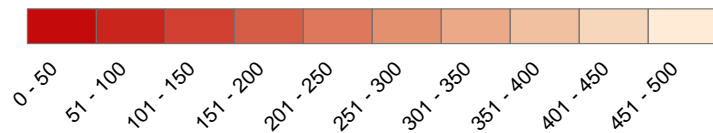
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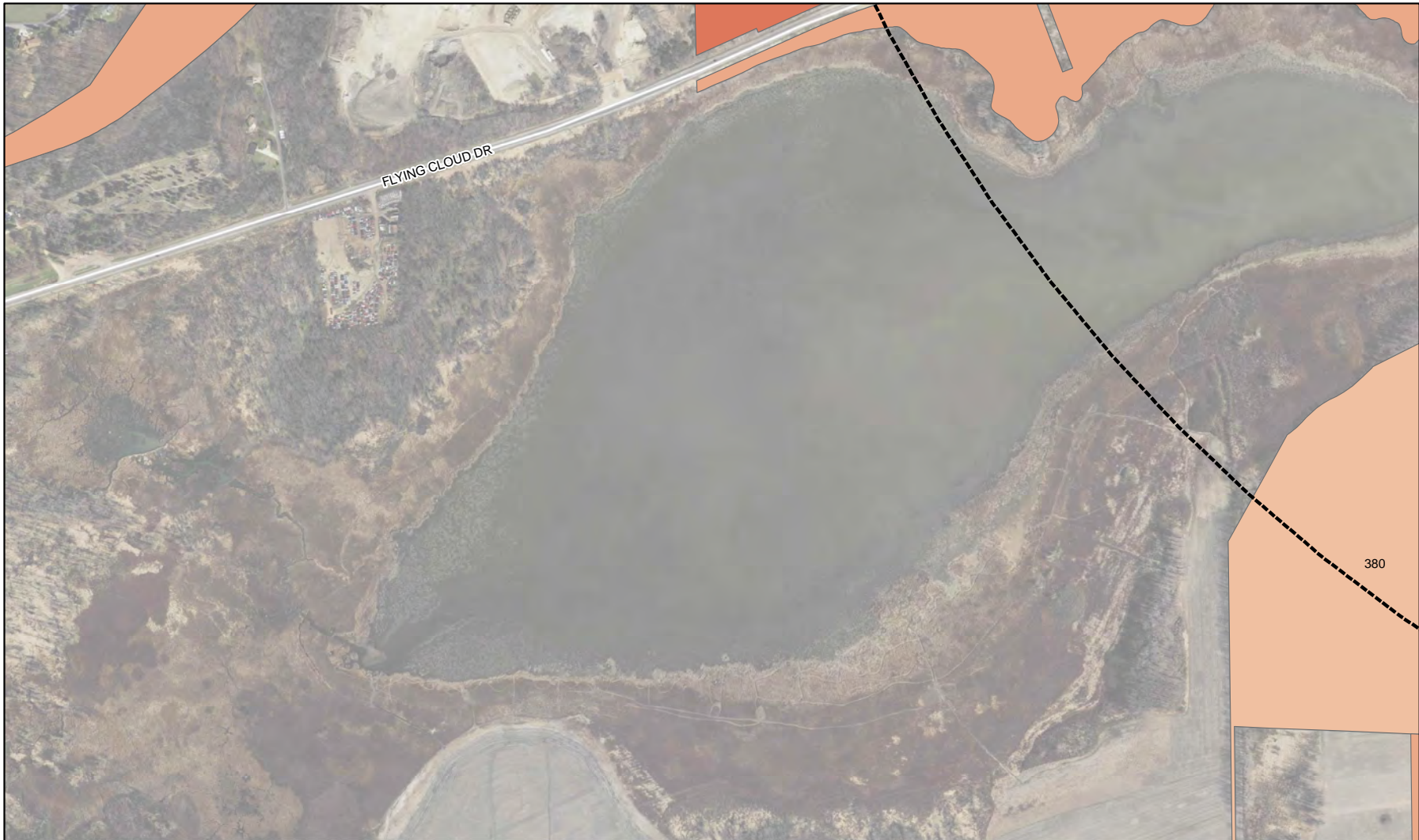




FCM Maximum Construction Heights Without Permit Within Zoning Limits

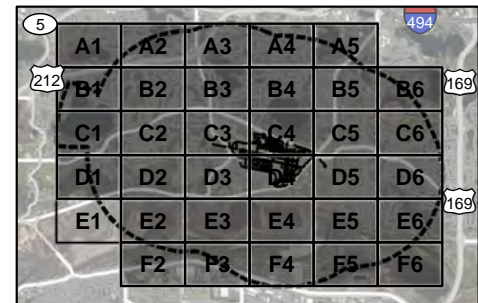
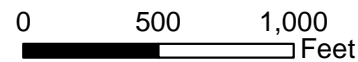
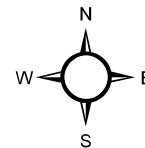
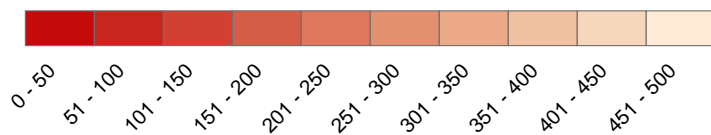
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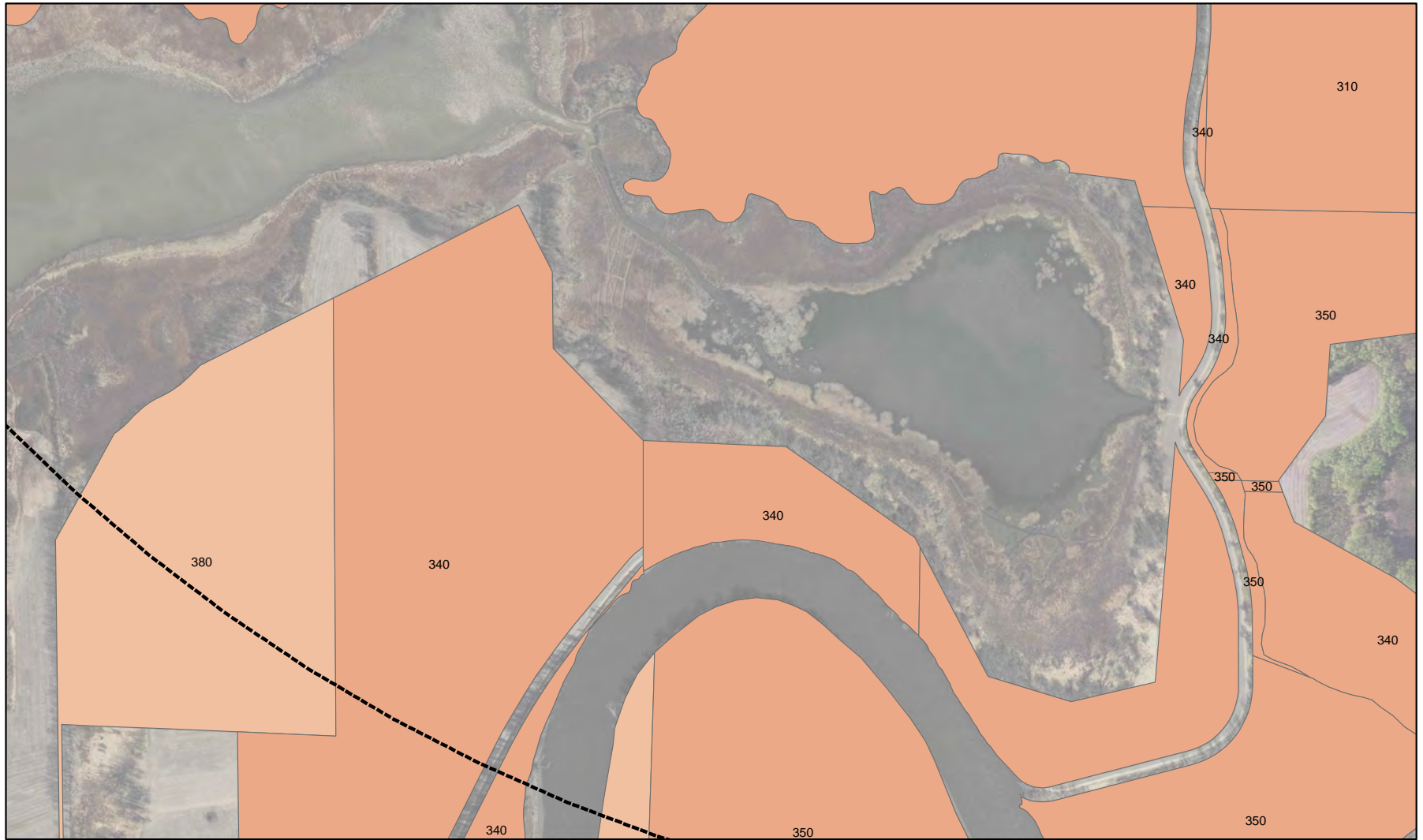




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

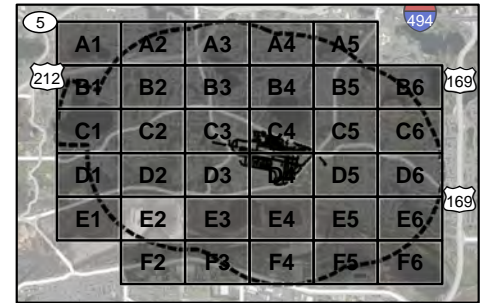
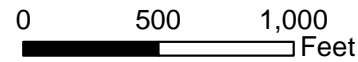
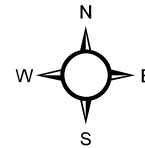
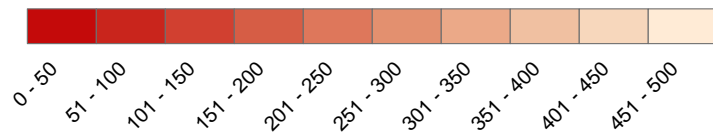
MCH - E1

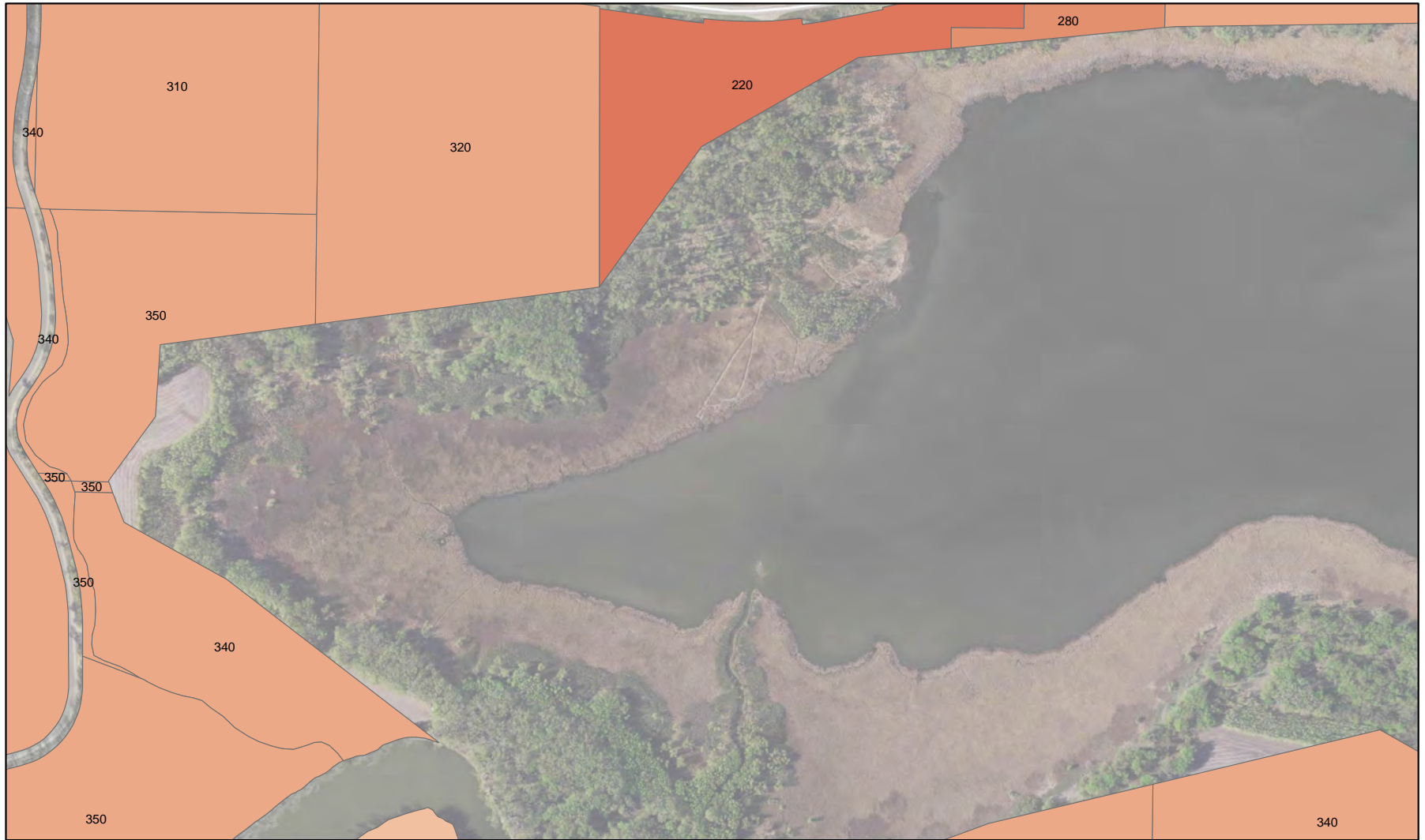




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

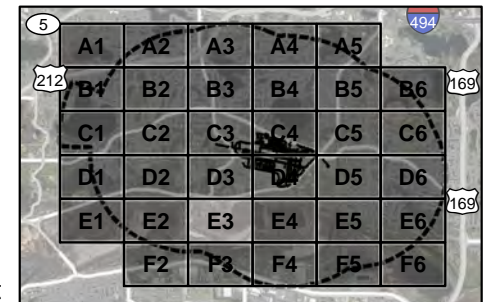
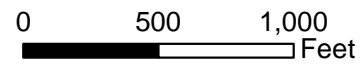
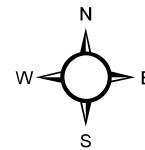
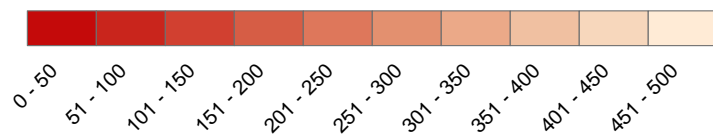
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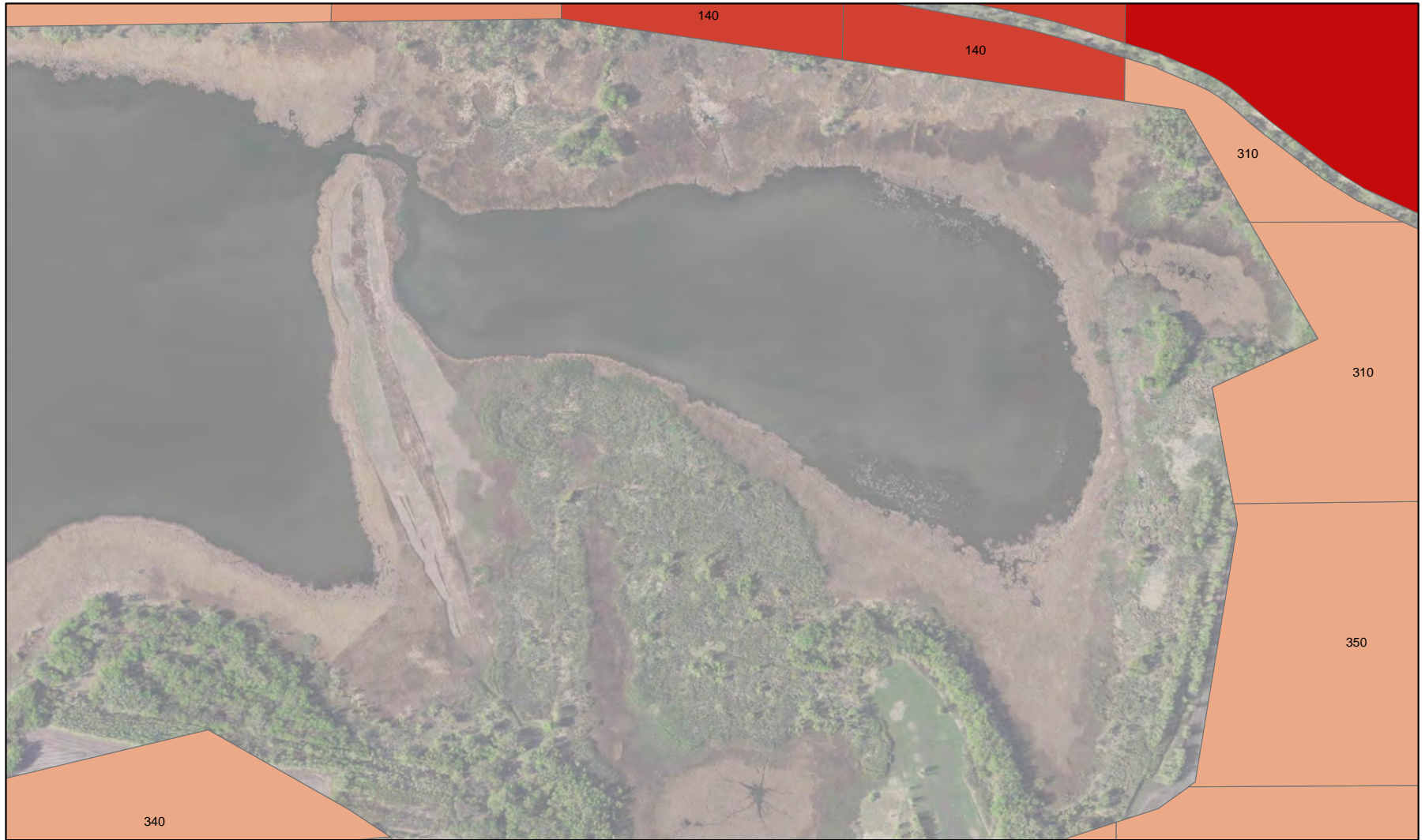




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

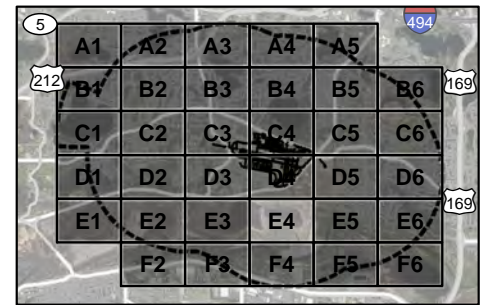
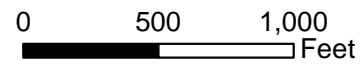
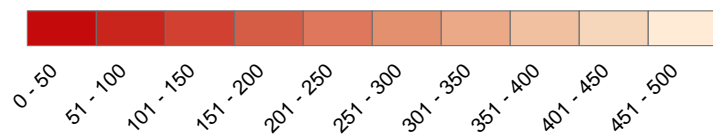
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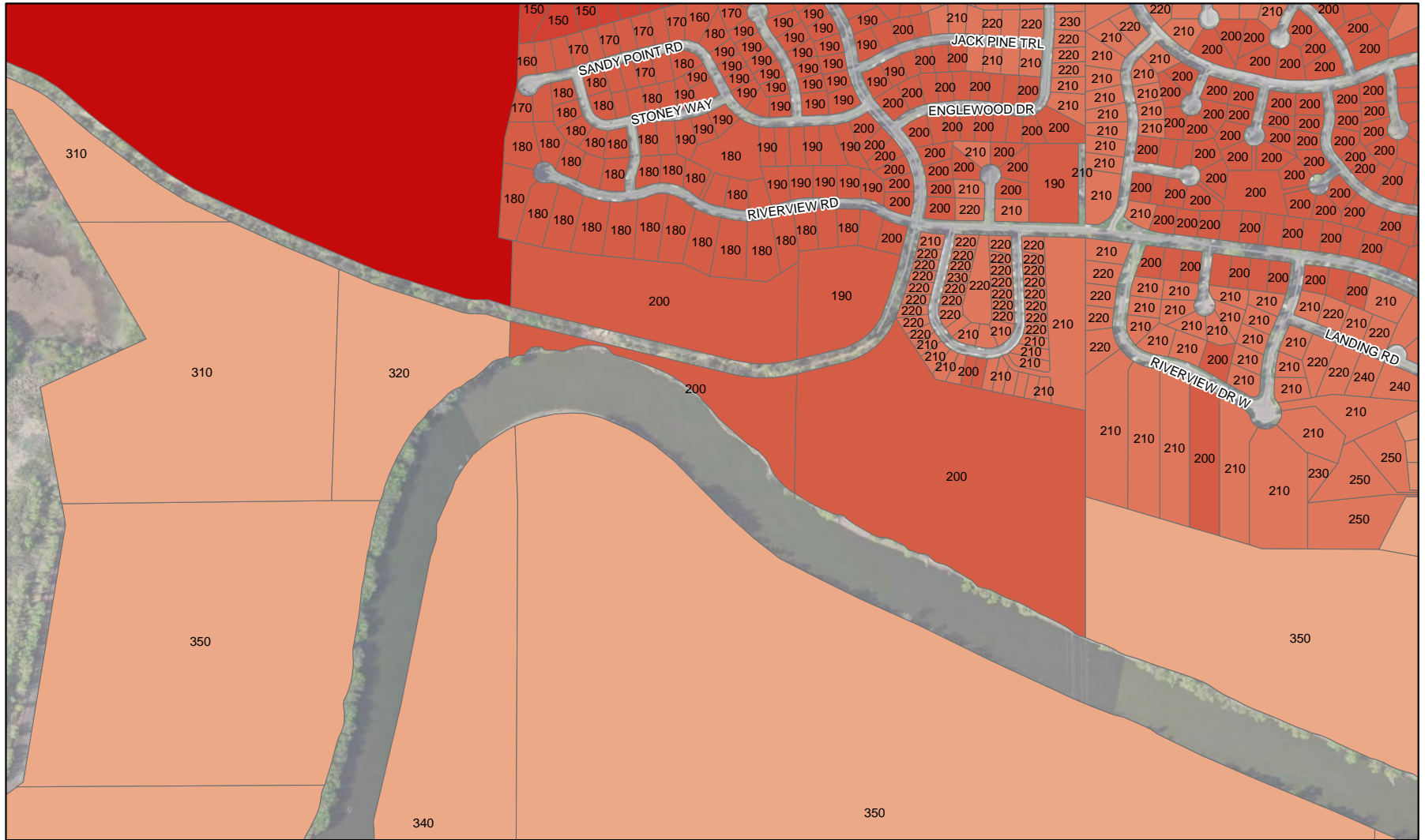




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

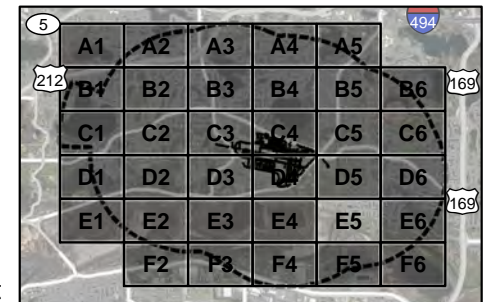
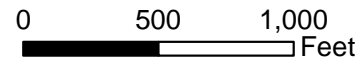
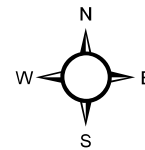
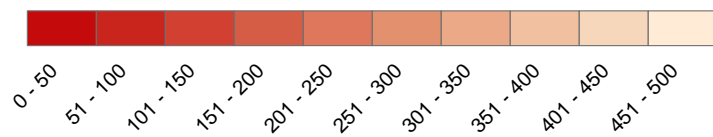
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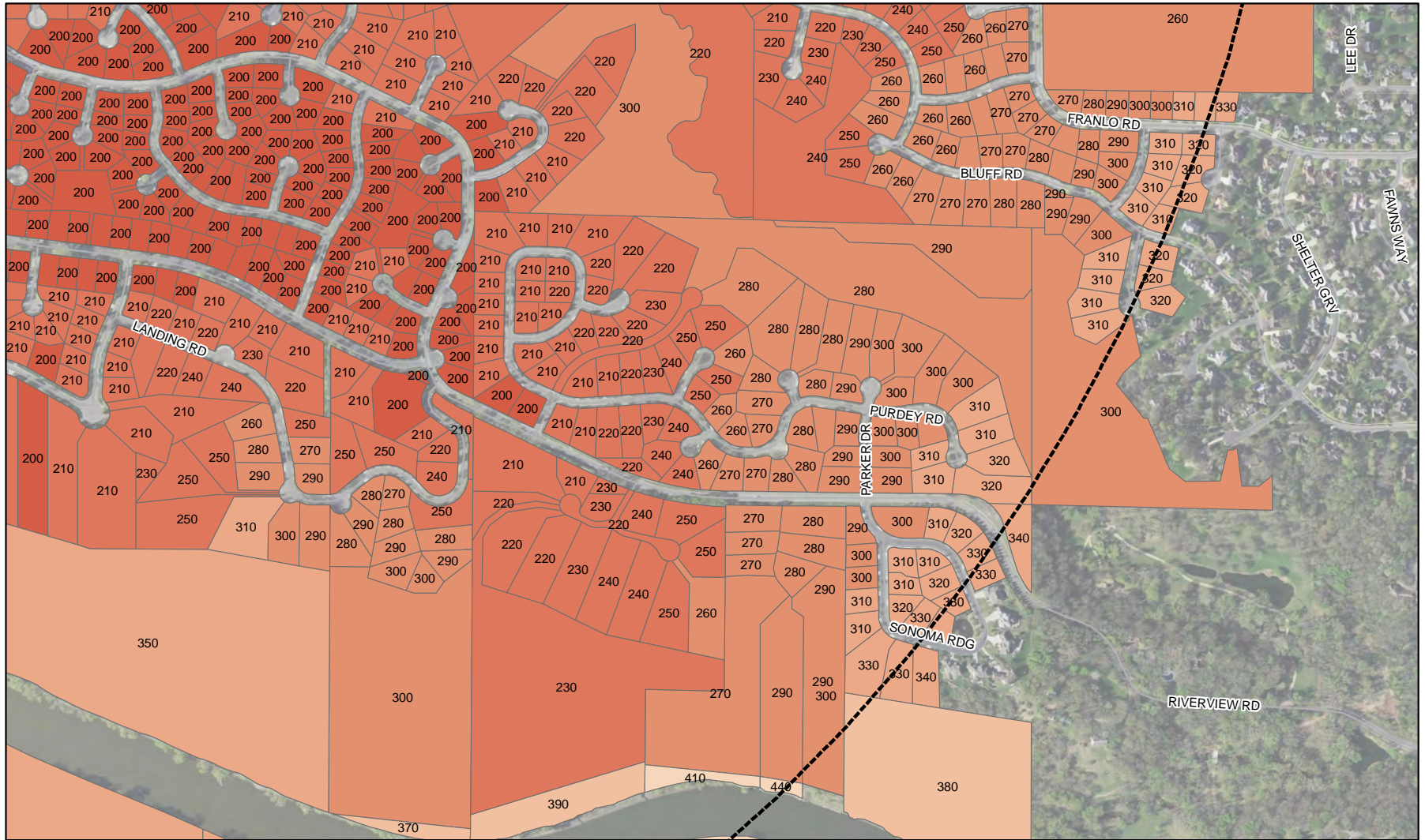




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

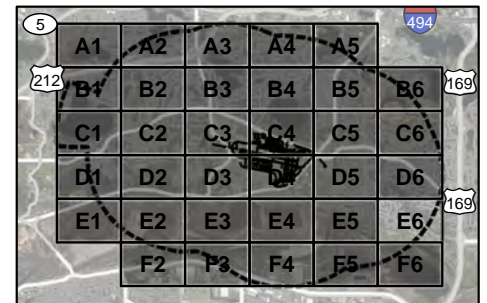
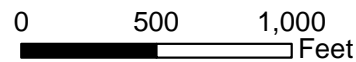
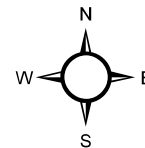
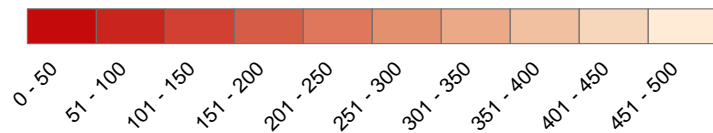
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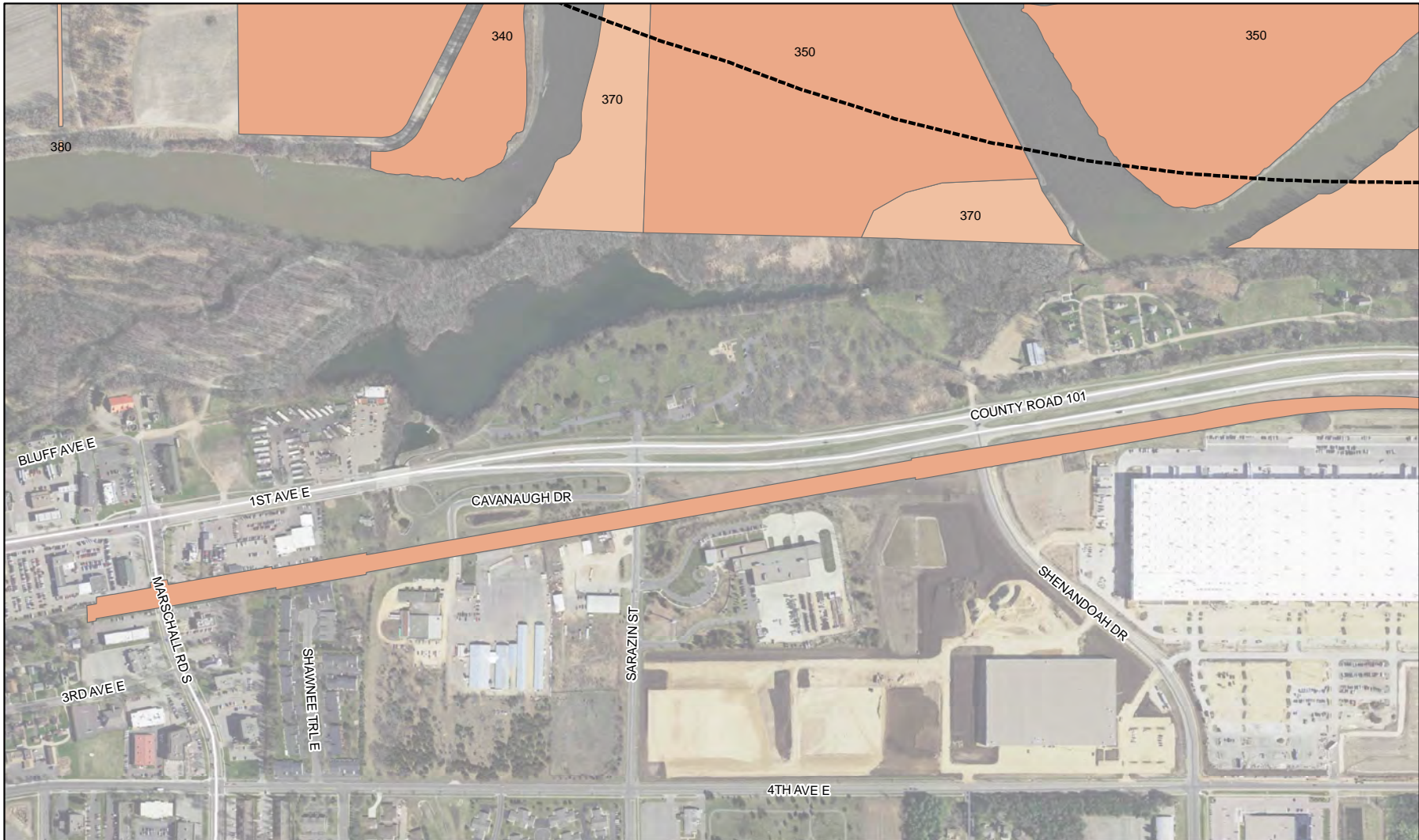




FCM Maximum Construction Heights Without Permit Within Zoning Limits

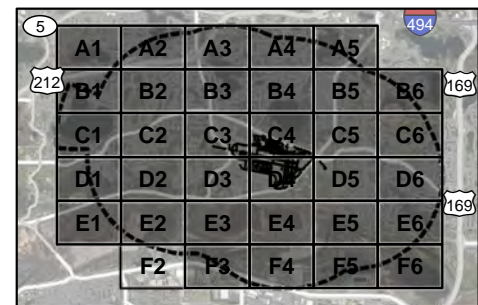
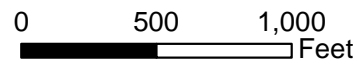
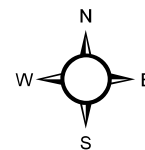
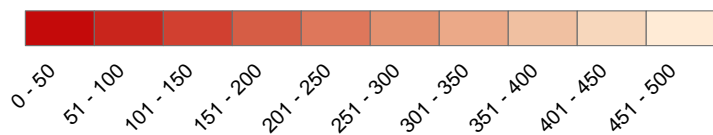
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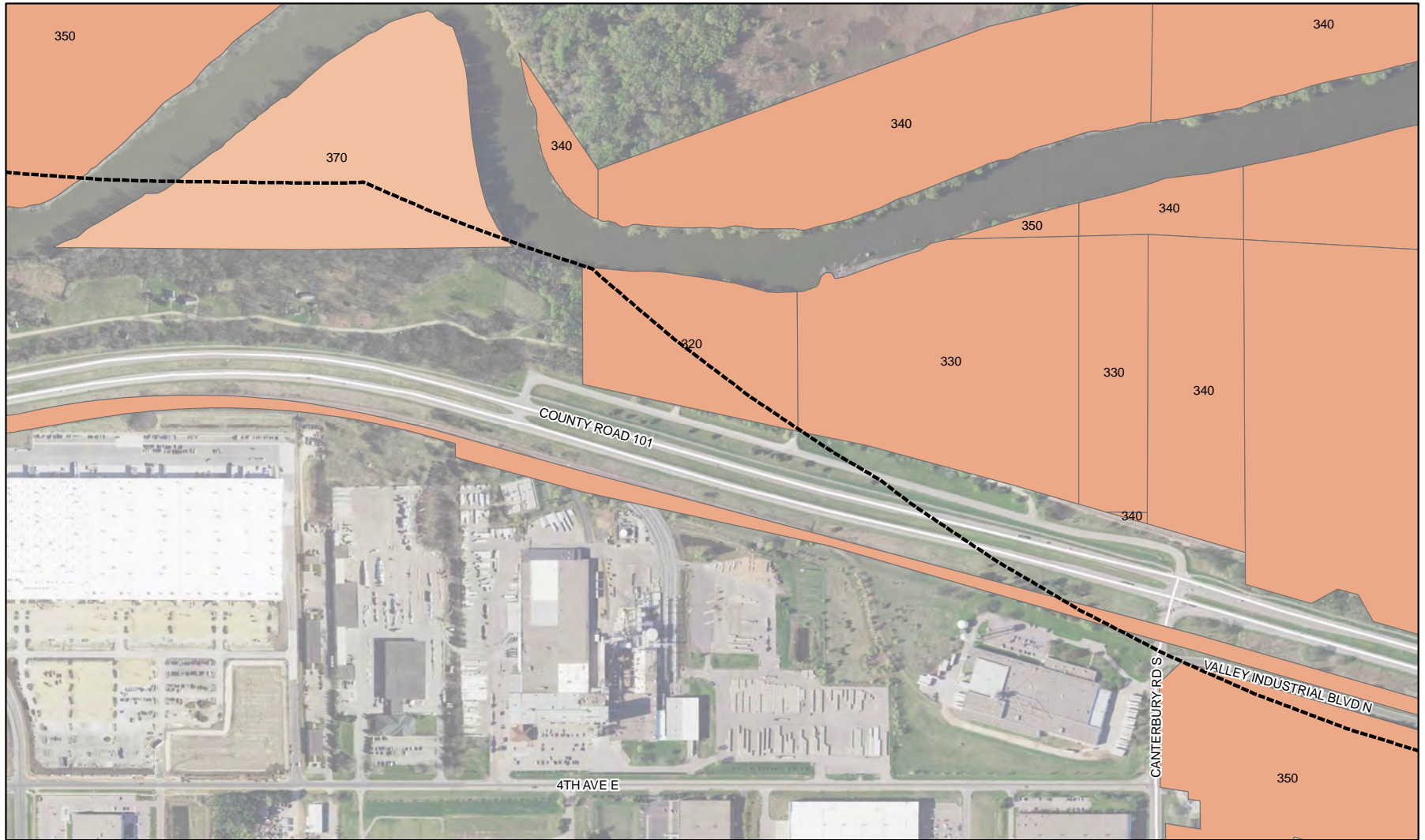




**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

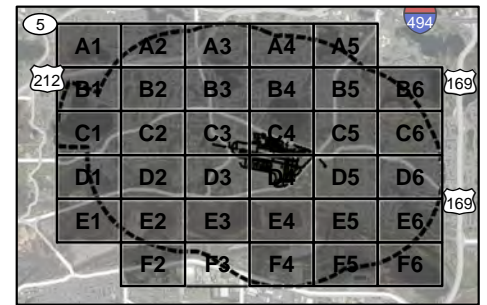
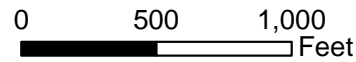
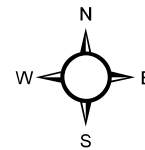
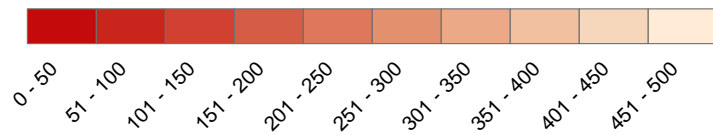
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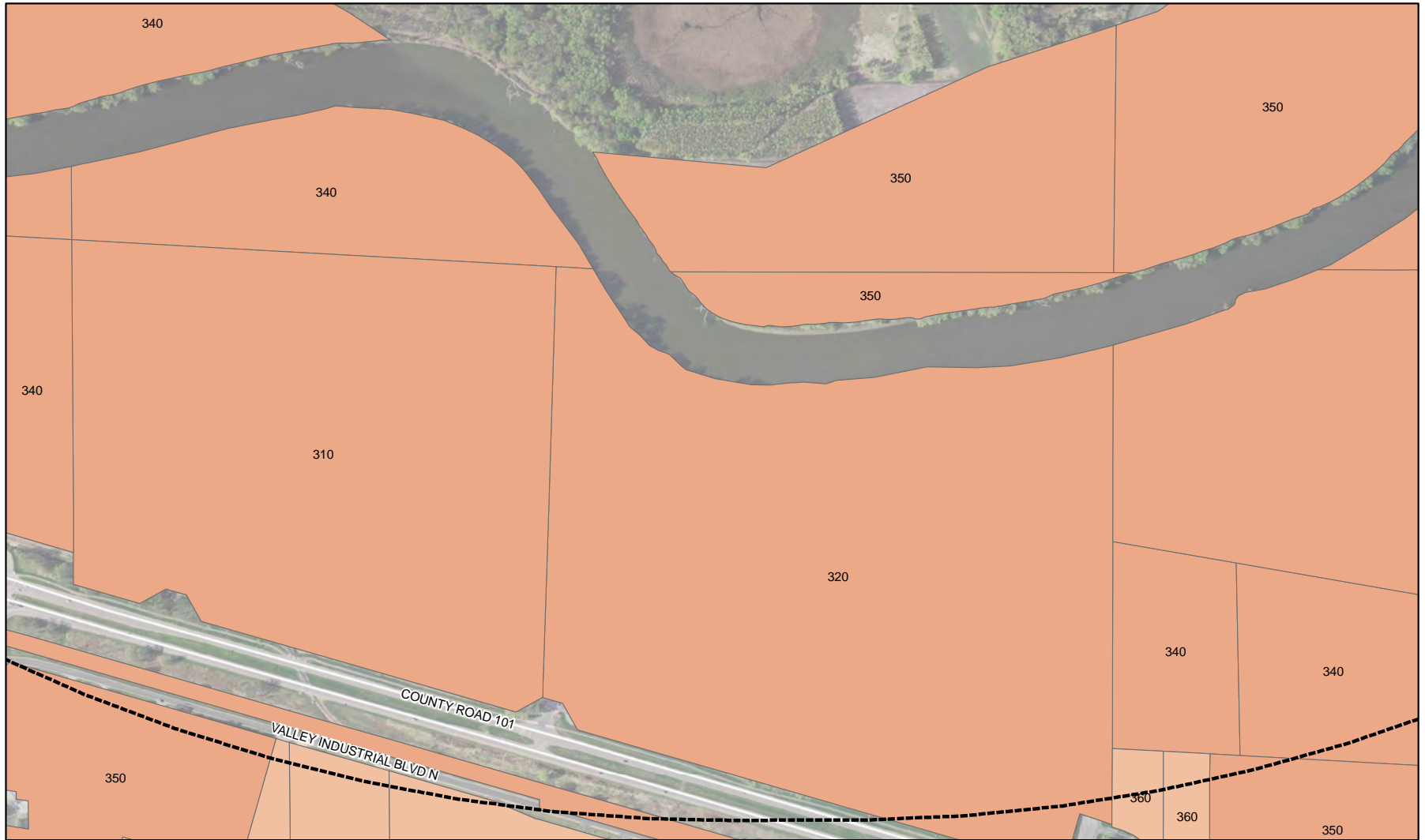




FCM Maximum Construction Heights Without Permit Within Zoning Limits

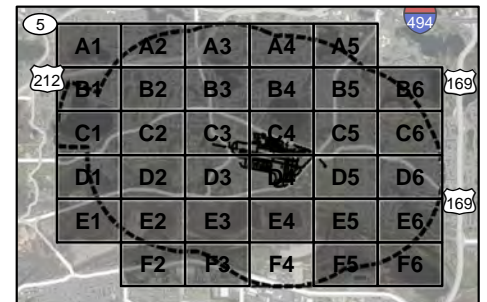
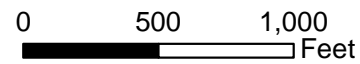
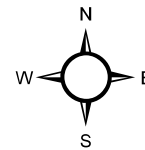
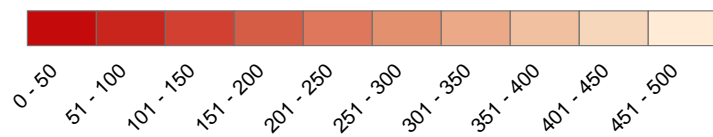
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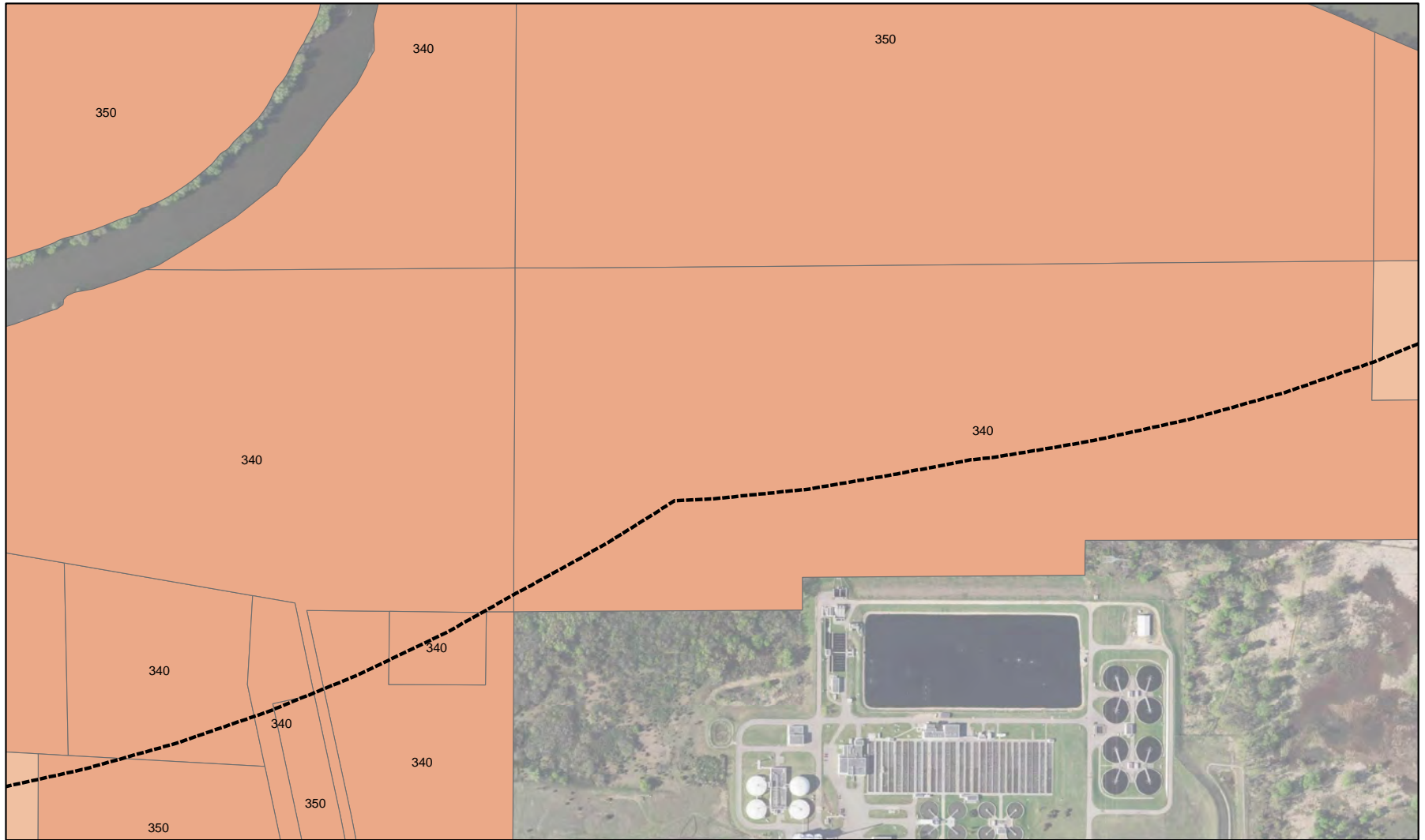




FCM Maximum Construction Heights Without Permit Within Zoning Limits

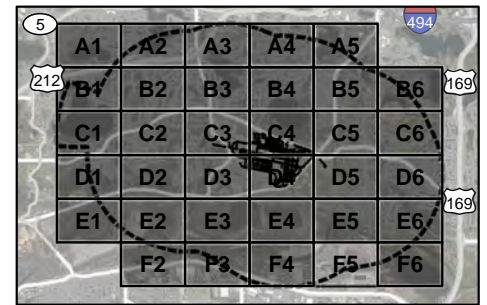
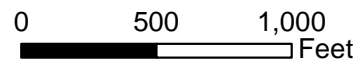
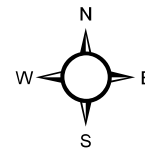
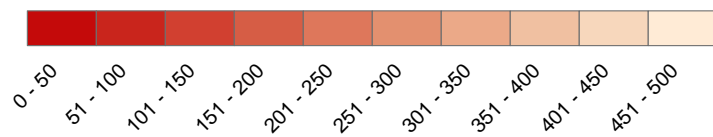
MCH - F4





FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - F5





**FCM Maximum Construction Heights Without Permit
Within Zoning Limits**

MCH - F6

