

**DRAFT**  
**01/18/2018**

**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 28<sup>th</sup> 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. Above-ground Fuel Tank.** "Above-ground Fuel Tank" means a container, vessel, or  
52 other enclosure designed to contain or dispense fuel that is located above the ground  
53 surface, that is not contained within a building or structure, and that is not part of or  
54 connected to a boat, motor vehicle, or rail car.

55 **2. Airport.** "Airport" means Flying Cloud Airport located in Hennepin County, Minnesota.

56 **3. Airport Boundary.** "Airport Boundary" means the boundary shown on Exhibit A –  
57 Airport Boundary, attached hereto and made a part hereof.

- 58           **4. Airport Hazard.** "Airport Hazard" means any Structure, Tree, or use of land that  
59           obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in  
60           landing or taking off at the Airport; and any use of land that is hazardous to Persons or  
61           property because of its proximity to the Airport.
- 62           **5. Airport Zoning Permit.** "Airport Zoning Permit" means zoning permits as required  
63           under Section IX.
- 64           **6. Airspace Surfaces.** "Airspace Surfaces" means the surfaces established in  
65           Section IV.A.
- 66           **7. Airspace Zones.** "Airspace Zones" means the land use zones established in  
67           Section IV.A.
- 68           **8. Board of Adjustment.** "Board of Adjustment" means the body established in  
69           Section XIII.A.
- 70           **9. Bluff.** "Bluff" means a steep cliff, embankment, hill, or outcropping along a river or  
71           stream, with an average slope of eighteen (18) percent or greater measured over a  
72           horizontal distance of fifty (50) feet or more, and that rises at least twenty-five (25) feet  
73           above the ordinary high water mark of the river or stream.
- 74           **10. Commissioner.** "Commissioner" means the Commissioner of the Minnesota  
75           Department of Transportation or, if either the position of Commissioner or the Minnesota  
76           Department of Transportation shall no longer exist or serve its present functions, such  
77           successor state official or officials or entity or entities as shall either singularly or  
78           collectively perform or serve such functions.
- 79           **11. Dwelling.** "Dwelling" means any building or portion thereof designed or used as a  
80           residence or sleeping place of one or more Persons.
- 81           **12. Effective Date.** "Effective Date" means the effective date set forth in Section XIX.
- 82           **13. Permitted Residential Areas.** "Permitted Residential Areas" means the areas listed  
83           on Exhibit B –Parcels in Permitted Residential Areas and shown on Exhibit C – Map of  
84           Permitted Residential Areas, both attached hereto and made a part hereof, all of which  
85           have been designated based on the following criteria/findings related to each listed  
86           neighborhood:  
87           a.     Low accident probability;

- 88           b. Aircraft accident and site characteristics;
- 89           c. Adjacency to large open areas;
- 90           d. Economic effects of residential use restrictions and/or designation of existing
- 91           residential uses as non-conforming; and
- 92           l. Other material factors deemed relevant by the governmental unit in distinguishing
- 93           the area in question as a Permitted Residential Area.
- 94       **14. FAA.** "FAA" means the Federal Aviation Administration or, if the Federal Aviation
- 95       Administration shall no longer exist or serve its present functions, such successor federal
- 96       entity or entities as shall either singularly or collectively perform or serve such functions.
- 97       **15. FAA 7460 Obstruction Evaluation.** Established FAA process for conducting
- 98       aeronautical studies conducted under the provisions of Title 14 CFR, Part 77 (for
- 99       proposed construction or alteration) or Federal Aviation Act of 1958 (for existing
- 100       structures), or any successor to this process.
- 101       **16. FCM Zoning Map.** "FCM Zoning Map" means the Flying Cloud Airport Zoning Map as
- 102       defined in Section VI.C.
- 103       **17. Fuel.** "Fuel" means any petroleum product, including natural gas, used to produce heat
- 104       or power by burning.
- 105       **18. Lot.** [For JAZB Ordinance: "Lot" means a designated parcel, tract, or area of land
- 106       established by plat or subdivision, or otherwise permitted by law.] [For Eden Prairie
- 107       Ordinance: "Lot" means one unit of a recorded plat, subdivision, or registered land
- 108       survey, or a recorded parcel described by metes and bounds.]
- 109       **19. Low Density Residential Structure.** "Low Density Residential Structure" means a
- 110       single-family or two-family home.
- 111       **20. Low Density Residential Lot.** "Low Density Residential Lot" means a single Lot
- 112       located in an area which is zoned for single-family, two-family residences, or
- 113       multifamily-residential use and in which the predominant land use is such type of
- 114       residences.
- 115       **21. 21.Nonconforming Use.** "Nonconforming Use" means any pre-existing Structure or
- 116       use of land which is inconsistent with the provisions of this FCM Zoning Ordinance or an
- 117       amendment hereto.

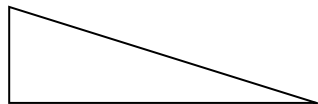
- 118        **22. Nursing Home.** "Nursing Home" Nursing home" means a facility or that part of a  
119        facility which provides nursing care to five or more persons. "Nursing home" does not  
120        include a facility or that part of a facility which is a hospital, a hospital with approved  
121        swing beds as defined in section 144.562, clinic, doctor's office, diagnostic or treatment  
122        center, or a residential program licensed pursuant to sections 245A.01 to 245A.16 or  
123        252.28.
- 124        **23. Person.** "Person" means any individual, firm, partnership, corporation, company,  
125        association, joint stock association, or body politic, and includes a trustee, receiver,  
126        assignee, administrator, executor, guardian, or other representative.
- 127        **24. Planned.** "Planned" means proposed future Airport developments and improvements  
128        indicated on a planning document having the approval of the FAA, the Minnesota  
129        Department of Transportation, Office of Aeronautics, and the Metropolitan Airports  
130        Commission.
- 131        **25. Precision Instrument Runway.** "Precision Instrument Runway" means a Runway  
132        having an existing instrument approach procedure utilizing an instrument landing system  
133        (ILS), or a precision approach radar (PAR), and a Runway for which a precision  
134        instrument approach procedure is Planned.
- 135        **26. Runway.** "Runway" means any existing or planned paved surface of the Airport which  
136        is specifically designated and used or planned to be used for the landing and/or taking  
137        off of aircraft. The individual Runways at the Airport are defined in this FCM Zoning  
138        Ordinance based on the compass heading of landing aircraft.
- 139        **27. Runway 10R-28L.** "Runway 10R-28L" means the 5,000-foot runway. Runway 10R is a  
140        Precision Instrument Runway and Runway 28L is a Non-precision Runway. Both the  
141        Runway 10R and 28L ends are within the City of Eden Prairie.
- 142        **28. Runway 10L-28R.** "Runway 10L-28R" means the 3,900-foot Non-precision Runway at  
143        the Airport whose 10L and 28R ends are within the City of Eden Prairie.
- 144        **29. Runway 18-36.** "Runway 18-36" means the 2,691-foot runway. Runway 18 is a Visual  
145        Runway (planned future Non-Precision) and Runway 36 is a Non-Precision Runway. Both  
146        the Runway 18 and 36 Ends are within the City of Eden Prairie.

147 **30. Runway Protection Zone.** "Runway Protection Zone" means a zone mandated by  
148 FAA regulations that is longitudinally centered on the extended centerline at each end of  
149 Runways 10R-28L, 10L-28R, 18-36, whose inner edge is at the same width and  
150 elevation as, and coincides with, the end of the Primary Surfaces for Runway 10R; starts  
151 at a width of 500 feet for Runway 28L and 250 feet for Runways 10L-28R and 18-36;  
152 and that extends outward a horizontal distance of 1,000 feet expanding uniformly to a  
153 width of 700 feet for Runway 28L; extends outward a horizontal distance of 1,000 feet  
154 expanding uniformly to a width of 450 feet for Runways 10L-28R and 18-36; extends  
155 outward a horizontal distance of 2,500 feet expanding uniformly to a width of 1,750 feet  
156 for Runway 10R.

157 **31. Safety Zones.** "Safety Zones" means the land use zones established in Section V.A.

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

161 **33. Slope.** "Slope" means an incline from the horizontal expressed in an arithmetic ratio of  
162 horizontal magnitude to vertical magnitude.



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

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

170 **35. Tree.** "Tree" means any object of natural growth.

171 **36. Zoning Administrator.** "Zoning Administrator" means the public official in each  
172 affected municipality and at the Metropolitan Airports Commission as set forth in  
173 Section XII.B.

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

176 **1. Computing Time.** In computing the period of time within which an act may or must  
177 be done, the first calendar day from which the designated period of time begins to run  
178 shall not be included. The last day of the period shall be included, unless it is a  
179 Saturday, a Sunday, or a legal holiday, in which case the period shall run until the end  
180 of the next day which is not a Saturday, Sunday, or legal holiday.

181 **2. Conflicts Between Ordinance Provisions.** If a provision of this FCM Zoning  
182 Ordinance conflicts with any other provision of this FCM Zoning Ordinance, the more  
183 restrictive provision shall prevail.

184 **3. Height.** "Height" shall be expressed as elevation in feet above Mean Sea Level, North  
185 American Vertical Datum, 1988 Adjustment, except in reference to maximum  
186 construction height without an Airport Zoning Permit when it shall be expressed as  
187 distance in feet above curb level or above natural grade, as the context and  
188 Section IX.B.1. require, or as distance in feet above ground shown on the Maximum  
189 Construction Heights Without Permit Plates in the FCM Zoning Map.

190 **4. Including, Not Limited To.** The word "including" means including but not limited to.

191 **5. Land To Include Water Surfaces And Bodies.** The word "land" shall include water  
192 bodies and surfaces for the purpose of establishing Airspace Zones and Safety Zones.

193 **6. May, Permissive.** The word "may" is permissive.

194 **7. Shall, Mandatory.** The word "shall" is mandatory and not discretionary.

195 **8. Singular And Plural.** The singular shall include the plural, and the plural the singular.

196 **9. Tense.** The present tense shall include the future.

#### 197 **SECTION IV. AIRSPACE OBSTRUCTION ZONING**

198 **A. Airspace Surfaces And Zones.** In order to carry out the purpose of this FCM Zoning  
199 Ordinance as set forth in Section I., the following Airspace Surfaces and Airspace Zones are  
200 hereby established, subject to the airspace zoning limits in Section VI.A.

- 201        **1. Primary Surface.** An imaginary surface longitudinally centered on each Runway  
202        extending two hundred (200) feet beyond each end of Runways 10L-28R, 10R-28L, 18-  
203        36, and having a width of five hundred (500) feet for Runways 10L-28R and 18-36 and  
204        one thousand (1,000) feet for Runway 10R-28L. The elevation of any point on the  
205        Primary Surface is the same as the elevation of the nearest point on the Runway  
206        centerline.
- 207        **2. Primary Zone.** All that land which lies directly under a Primary Surface.
- 208        **3. Horizontal Surface.** An imaginary surface that is one thousand fifty-six (1,056) feet  
209        above mean sea level, the perimeter of which is constructed by swinging arcs of  
210        specified radii from the center of each end of the Primary Surface of each Runway and  
211        connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is  
212        five thousand (5,000) feet for Runways 18-36 and 10L-28R and ten thousand (10,000)  
213        feet for Runways 10R-28L.
- 214        **4. Horizontal Zone.** All that land which lies directly under the Horizontal Surface.
- 215        **5. Conical Surface.** An imaginary surface extending upward and outward from the  
216        periphery of the Horizontal Surface at a Slope of twenty (20) to one (1) for a horizontal  
217        distance of four thousand (4,000) feet as measured radially outward from the periphery  
218        of the Horizontal Surface.
- 219        **6. Conical Zone.** All that land which lies directly under the Conical Surface.
- 220        **7. Precision Instrument Approach Surface.** An imaginary surface longitudinally  
221        centered on the extended centerline at the end of Runway 10R. The inner edge of this  
222        surface is at the same width and elevation as, and coincides with, the end of the  
223        Primary Surface. This surface inclines upward and outward at a Slope of fifty (50) to  
224        one (1) for a horizontal distance of ten thousand (10,000) feet expanding uniformly to a  
225        width of four thousand (4,000) feet, then continues upward and outward for an  
226        additional horizontal distance of forty thousand (40,000) feet at a Slope of forty (40) to  
227        one (1) expanding uniformly to an ultimate width of sixteen thousand (16,000) feet.
- 228        **8. Precision Instrument Approach Zone.** All that land which lies directly under a  
229        Precision Instrument Approach Surface.



230 **9. Approach Surface.** An imaginary surface longitudinally centered on the extended  
231 centerline at each end of Runways 10L-28R, 28L and 18-36. The inner edge of this  
232 surface is at the same width and elevation as, and coincides with, the end of the  
233 Primary Surface. For Runway 28L, this surface inclines upward and outward at a Slope  
234 of thirty-four (34) to one (1) for a horizontal distance of ten thousand (10,000) feet  
235 expanding uniformly to a width of three thousand five hundred (3,500) feet. For  
236 Runways 10L-28R and 18-36, this surface inclines upward and outward at a Slope of  
237 twenty (20) to one (1) for a horizontal distance of five thousand (5,000) feet expanding  
238 uniformly to a width of two thousand (2,000) feet.

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

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

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

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

251 **1. Structures.** No new Structure shall be constructed or established; and no existing  
252 Structure shall be altered, changed, rebuilt, repaired, or replaced in any Airspace Zone  
253 so as to project above any Airspace Surface. Nor shall any equipment used to  
254 accomplish any of the foregoing activities be allowed to project above any Airspace  
255 Surface, except upon analysis as part of an FAA 7460 Obstruction Evaluation and  
256 determination by FAA that the structure or equipment would not be a hazard to air  
257 navigation and would not require changes to airport or aircraft operations.

258 **2. Trees.** No Tree shall be allowed to grow or be altered, repaired, replaced, or replanted  
259 in any Airspace Zone so as to project above any Airspace Surface. Nor shall any

260 equipment used to accomplish any of the foregoing activities be allowed to project  
261 above any Airspace Surface, except upon analysis as part of an FAA 7460 Obstruction  
262 Evaluation and determination by FAA that the tree or equipment would not be a hazard  
263 to air navigation and would not require changes to airport or aircraft operations.

264 a. Public Nuisance; Order. If the whole or any part of any Tree shall be determined to  
265 be an Airport Hazard by the FAA, or any successor entity, after proper  
266 investigation, the Metropolitan Airports Commission's Executive Director or his  
267 designee may issue an order in writing for the owner or owners, agent or occupant  
268 of the property upon which such hazardous tree is located, to forthwith cause such  
269 hazardous tree, or portion thereof if the removal of a portion will remove the  
270 hazard, to be taken down and removed.

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

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

285 d. Assessment of Expense. If, after the notice hereinbefore provided for has been  
286 given, the owner, agent or occupant has failed to remove such hazardous tree or  
287 portion thereof, and it becomes necessary for the Metropolitan Airports  
288 Commission to remove same, said Executive Director or his designee shall mail a  
289 statement of the expense of such removal to the owner, agent or occupant of the  
290 property from which such tree or portion thereof has been removed, and if within  
291 thirty (30) days therefrom the owner, agent or occupant has not remitted to the  
292 Commission for the expense incurred by the Commission in said removal, the

293 Executive Director or his designee may forthwith recover the amount of such  
294 expense from the owner or owners of said property in any civil court of competent  
295 jurisdiction, in the manner provided by law.

296 **SECTION V. LAND USE SAFETY ZONING**

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

300 **1. Safety Zone A.** All land in that portion of the Precision Instrument Approach Zone of  
301 Runway 10R and the Approach Zones of 10L-28R, 18-36, and 28L, beginning at, and  
302 coinciding with, the end of the Primary Surfaces for Runway 10R; and that starts at a  
303 width of 500 feet and extends outward a horizontal distance of 1,000 feet expanding  
304 uniformly to a width of 700 feet for Runway 28L; and that starts at a width of 1,000 feet  
305 extends outward a horizontal distance of 2,500 feet expanding uniformly to a width of  
306 1,750 feet for Runway 10R; and that starts at a width of 250 feet and extends outward  
307 a horizontal distance of 1,000 feet expanding uniformly to a width of 450 feet for  
308 Runways 18-36 and 10L-28R (which is coincident with the Runway Protection Zone).

309 **2. Safety Zone B.** All land in that portion of the Precision Instrument Approach Zone of  
310 Runway 10R and Approach Zone of Runway 28L beginning at and coinciding with the  
311 Primary Surface of the Runway at a width of 1,000 feet, extending outward a distance  
312 of five thousand (5,000) feet and expanding uniformly to an ultimate width of two  
313 thousand five hundred (2,500) feet, less the area encompassing Safety Zone A (RPZ);  
314 and is all land in that portion of the Approach Zone of Runway 10L-28R beginning at  
315 and coinciding with the Primary Surface of the Runway at a width of 500 feet, extending  
316 outward a distance of three thousand nine hundred (3,900) feet and expanding  
317 uniformly to an ultimate width of one thousand six hundred seventy (1,670) feet less  
318 the area encompassing Safety Zone A (RPZ); and is all land in that portion of the  
319 Approach Zone of Runways 18-36 beginning at and coinciding with the end of the  
320 Primary Surface of the Runway at a width of 500 feet, extending outward a distance of  
321 two thousand six-hundred ninety one (2,691) feet and expanding uniformly to an

322 ultimate width of one thousand three hundred seven (1,307) feet less the area  
323 encompassing Safety Zone A (RPZ).

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

326 **B. Land Use Restrictions**

327 **1. General Restrictions.** Subject at all times to the height restrictions set forth in  
328 Section IV.B., no use shall be made of any land in any of the Safety Zones that creates  
329 or causes interference with the operations of radio or electronic facilities on the Airport  
330 or with radio or electronic communications between Airport and aircraft, makes it  
331 difficult for pilots to distinguish between Airport lights and other lights, results in glare in  
332 the eyes of pilots using the Airport, impairs visibility in the vicinity of the Airport, or  
333 otherwise endangers the landing, taking off, or maneuvering of aircraft.

334 **2. Safety Zone A Restrictions.** Subject at all times to the height restrictions set forth in  
335 Section IV.B. and to the general restrictions contained in Section V.B.1., areas  
336 designated as Safety Zone A for each end of Runways 10R-28L, 10L-28R, 18-36 shall  
337 contain no Structures or Trees, except Structures related to Airport operations or air  
338 navigation as allowed in a Runway Protection Zone by Federal laws and regulations or  
339 by FAA advisory circulars shall be permitted.

340 **3. Safety Zone B Restrictions.** Subject at all times to the height restrictions in  
341 Section IV.B. and to the general restrictions in Section V.B.1., all land uses shall be  
342 permitted in Safety Zone B for each end of Runways 10R-28L, 10L-28R, 18-36, except  
343 for the following uses which shall be specifically prohibited: amphitheaters,  
344 campgrounds, churches, fuel storage tank farms and Above-ground Fuel Tanks, gasoline  
345 stations, hospitals, Nursing Homes, residential uses (including low, medium, and high  
346 density residential uses), Schools, stadiums, theaters, trailer courts, and ponds or other  
347 uses that might attract waterfowl or other birds such as putrescible waste disposal  
348 operations, wastewater treatment facilities and associated settling ponds, and dredge  
349 spoil containment areas; provided, however, the prohibition on ponds or other uses that  
350 might attract waterfowl or other birds shall not apply to areas below an elevation of  
351 eight hundred sixty five (865) feet above mean sea level along any Bluff of the  
352 Minnesota River.

353 In Safety Zone B for each end of Runways 10R-28L, 10L-28R, 36-18, a minimum of 20%  
354 of the total Zone B acreage or 20 acres, whichever is greater, shall be maintained as  
355 contiguous open space.

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

359 **5. Permitted Residential Areas**

360 a. Property located in the permitted Residential Areas shall be subject to the height  
361 restrictions of Section IV.B. and the general restrictions of Section V.B.1. but shall  
362 not be subject to the Safety Zone A restrictions of Section V.B.2. or the Safety  
363 Zone B restrictions of Section V.B.3. In addition, such Structure, Lot, or use shall  
364 be deemed a conforming use that shall not be prohibited under this FCM Zoning  
365 Ordinance.

366 b. In Safety Zone B in Permitted Residential Areas, existing low, medium, and high  
367 density residential uses may be improved and expanded, and new low, medium,  
368 and high density residential uses may be developed, all subject to the height  
369 restrictions of Section IV.B. and the general restrictions of Section V.B.1.

370 c. Land uses in Permitted Residential Areas that violate any of the following  
371 restrictions are prohibited as safety hazards and must be acquired, altered, or  
372 removed at public expense, provided such expense shall not be the responsibility  
373 of any of the cities adopting this ordinance:

374 i. any Structure which a Person customarily uses as a principal residence and  
375 which is located entirely inside Safety Zone A within 1,000 feet of the end of  
376 a Primary Zone;

377 ii. any Structure which a Person customarily uses as a principal residence and  
378 which is located entirely within Safety Zones A or B and which penetrates a  
379 Precision Instrument Approach Surface;

380 iii. any land use in Safety Zone A or B which violates any of the following  
381 standards:

382 (1) the land use must not create or cause interference with the operation  
383 of radio or electronic facilities on the Airport or with radio or electronic  
384 communications between the Airport and aircraft;

- 385 (2) the land use must not make it difficult for pilots to distinguish between  
386 Airport lights and other lights; or  
387 (3) the land use must not result in glare in the eyes of pilots using the  
388 Airport or impair visibility in the vicinity of the Airport;  
389 iv. any isolated Low Density Residential Lot on which any Structure, if built,  
390 would be prohibited by Section V.B.5.c., subsections i., ii., or iii.; and  
391 v. any other land use that the Commissioner determines, pursuant to Minnesota  
392 Rules 8800.2400, subp. 6.E.(5)(e), constitutes a material danger to the  
393 landing, taking off, or maneuvering of aircraft or to the safety of Persons on  
394 the ground.

395 **SECTION VI. AIRPORT ZONING LIMITS AND FCM ZONING MAP**

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

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

406 **C. FCM Zoning Map.** The locations and boundaries of the Airspace Surfaces, Airspace Zones,  
407 Safety Zones, and the Maximum Construction Heights without an Airport Zoning Permit  
408 established by this FCM Zoning Ordinance are set forth on the Flying Cloud Airport Zoning  
409 Map consisting of one-hundred and two (102) plates – Airspace Zones, Plates A-A1 to A-F6;  
410 Safety Zones, Plates SZ-A1 to SZ-F6; and Maximum Construction Heights Without Permit,  
411 Plates MCH-A1 to MCH-F6 prepared by the Metropolitan Airports Commission, attached  
412 hereto and made a part hereof. These plates, together with such amendments thereto as  
413 may from time to time be made, and all notations, references, elevations, heights, data,

414 surface and zone boundaries, and other information thereon, shall be and the same are  
415 hereby adopted as part of this FCM Zoning Ordinance.

416 **SECTION VII. NONCONFORMING USES**

417 **A. FCM Zoning Ordinance.** The provisions of this FCM Zoning Ordinance shall not be  
418 construed to require the removal, lowering, other change, or alteration of any Structure, or  
419 otherwise interfere with the continuance of any Nonconforming Use in existence but not  
420 conforming to the provisions of this FCM Zoning Ordinance on the Effective Date. Nothing  
421 herein contained shall require any change in the construction, alteration, or intended use of  
422 any Structure, the construction or alteration of which was begun prior to the Effective Date,  
423 and was diligently prosecuted and completed within two (2) years of the Effective Date.

424 **SECTION VIII. AIRPORT ZONING PERMITS**

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

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

430 **2. New Structures.** Except as specifically provided in Section IX.B., no Structure shall be  
431 newly constructed or otherwise established.

432 **3. Nonconforming Structures.** No nonconforming Structure shall be altered, changed,  
433 rebuilt, repaired, or replaced.

434 **5. Nonconforming Use.** No Nonconforming Use shall be changed or converted to  
435 another Nonconforming Use.

436 **B. Exception To Permit Requirement.**

437 **1. Maximum Construction Height Without A Permit.** No Airport Zoning Permit shall  
438 be required for an existing Structure to be altered, changed, rebuilt, repaired, or  
439 replaced on a Lot or for a new Structure to be constructed or otherwise established on a  
440 Lot, if the highest point on the Structure or on any equipment used to accomplish any of

441 the foregoing activities, whichever is higher, measured in feet from curb level or from  
442 natural grade at a point ten (10) feet away from the front center of the Structure,  
443 whichever is lower, does not exceed the maximum construction height above ground  
444 without an Airport Zoning Permit shown for the Lot on the applicable Maximum  
445 Construction Heights Without Permit Plate in the FCM Zoning Map. The permitting  
446 process will require an FAA 7460 Obstruction Evaluation for all structures with proposed  
447 heights in excess of the maximum allowable construction height without a permit.

448 **2. No Violation Of Height Or Land Use Restriction Permitted.** Nothing in this  
449 Section IX.B. shall be construed as permitting or intending to permit a violation or a  
450 greater violation of any provision of this FCM Zoning Ordinance.

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

454 **D. Permit Standard.** An Airport Zoning Permit shall be granted unless the Zoning  
455 Administrator determines that granting the permit (1) would allow a conforming Structure or  
456 use to violate any provision of this FCM Zoning Ordinance or (2) would permit a  
457 nonconforming Structure or a Nonconforming Use to become a greater violation of any  
458 provision of this FCM Zoning Ordinance. Any Airport Zoning Permit granted may be granted  
459 subject to any reasonable conditions that the Zoning Administrator may deem necessary to  
460 effectuate the purpose of this FCM Zoning Ordinance. In making any determination, the  
461 Zoning Administrator need not give public notice of, or hold a public hearing on, the Airport  
462 Zoning Permit application or the determination.

463 **E. Abandoned Or Deteriorated Nonconforming Uses.** Whenever a Zoning Administrator  
464 determines that a nonconforming Structure has been abandoned or more than eighty percent  
465 (80%) torn down, deteriorated, or decayed, no Airport Zoning Permit shall be granted that  
466 would allow such Structure to exceed the height restrictions of Section IV.B. or otherwise  
467 violate any provision of this FCM Zoning Ordinance. Whether application is made for an  
468 Airport Zoning Permit or not, a Zoning Administrator may order the owner of a nonconforming  
469 Structure, at the owner's expense, to lower, remove, reconstruct, or equip the same in the  
470 manner necessary to conform to the provisions of this FCM Zoning Ordinance. Prior to issuing



471 such an order, the city Zoning Administrator shall consult with the Metropolitan Airports  
472 Commission and obtain its consent to the proposed order. Further, prior to the issuance of  
473 any such order, the affected City and the Metropolitan Airports Commission shall enter into an  
474 agreement as to which party is responsible for issuance and enforcement of the order. In the  
475 event the owner of the nonconforming Structure shall neglect or refuse to comply with such  
476 order for ten (10) days after receipt of written notice of such order, the Zoning Administrator  
477 may, by appropriate legal action, proceed to have the nonconforming Structure lowered,  
478 removed, reconstructed, or equipped and assess the cost and expense thereof against the  
479 land on which the Structure is, or was, located. Unless such an assessment is paid within  
480 ninety (90) days from the service of notice thereof on the owner of the land, the sum shall  
481 bear interest at the rate of eight percent (8%) per annum from the date the cost and expense  
482 is incurred until paid, and shall be collected in the same manner as are general taxes, all as  
483 authorized by Minnesota Statutes § 360.067.

484 **SECTION IX. VARIANCES**

485 **A. FAA 7460 Obstruction Evaluation.** Any proposed structure with a height in excess of the  
486 maximum allowable building height without a permit that has been analyzed by the FAA as  
487 part of a 7460 Obstruction Evaluation and has been determined by the FAA not to be a  
488 hazard to air navigation and not requiring changes to airport or aircraft operations will not  
489 require a variance.

490 **B. Variance Application.** Any Person desiring to construct or establish a new Structure; to  
491 alter, change, rebuild, repair, or replace an existing Structure, to allow a Tree to grow higher;  
492 to alter, repair, replace, or replant a Tree, or to use his or her property in violation of any  
493 provision of this FCM Zoning Ordinance may apply to the Board of Adjustment for a variance  
494 from such provision. A variance application shall be made by sending the application on the  
495 form provided by the Board of Adjustment by certified United States Mail to (1) the members  
496 of the Board of Adjustment and (2) the Board of Adjustment at the mailing address specified  
497 in Section XIII.C. The applicant shall also mail a copy of the application by regular United  
498 States Mail to the Zoning Administrator of the jurisdiction in which the Structure or property is  
499 located, as designated in Section XII.B. The Board of Adjustment may charge a fee for  
500 processing the application.

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

511 **D. Variance Standard.** A variance shall be granted where it is found that a literal application  
512 or enforcement of the provisions of this FCM Zoning Ordinance would result in practical  
513 difficulty or unnecessary hardship and relief granted would not be contrary to the public  
514 interest but do substantial justice and be in accordance with the spirit of this FCM Zoning  
515 Ordinance and Minnesota Statutes Chapter 360. Any variance granted may be granted  
516 subject to any reasonable conditions that the Board of Adjustment, or the Commissioner  
517 acting under Section XI.B., may deem necessary to effectuate the purpose of this FCM Zoning  
518 Ordinance.

519 **SECTION X. HAZARD MARKING AND LIGHTING**

520 **A. Nonconforming Uses.** The Metropolitan Airports Commission may require the owner of any  
521 nonconforming Structure to permit the installation, operation, and maintenance thereon of  
522 such markers and lights as shall be deemed necessary by the Metropolitan Airports  
523 Commission to indicate to the operators of aircraft in the vicinity of the Airport the presence  
524 of such Airport Hazards. Such markers and lights shall be installed, operated, and maintained  
525 at the expense of the Metropolitan Airports Commission.

526 **B. Permits And Variances.** Any Airport Zoning Permit or variance granted by a Zoning  
527 Administrator or the Board of Adjustment may, if such action is deemed advisable to  
528 effectuate the purpose of this FCM Zoning Ordinance and be reasonable in the circumstances,  
529 be granted subject to a condition that the owner of the Structure in question, at the owner's

530 expense, install, operate, and maintain thereon such markers and lights as may be necessary  
531 to indicate to pilots the presence of an Airport Hazard.

532 **SECTION XI. ZONING ADMINISTRATOR**

533 **A. Duties.** It shall be the duty of each Zoning Administrator to administer and enforce the  
534 provisions of this FCM Zoning Ordinance. Applications for Airport Zoning Permits shall be  
535 made to a Zoning Administrator as provided herein. A Zoning Administrator may charge a fee  
536 for processing the application. Airport Zoning Permit applications shall be considered and  
537 acted upon by the Zoning Administrator in accordance with the provisions of this FCM Zoning  
538 Ordinance and within the timelines established by Minnesota Statutes § 15.99, as it may be  
539 amended. The Zoning Administrator shall remind each applicant that it is the responsibility of  
540 the applicant to record any conditions of an Airport Zoning Permit, if required by law.

541 **B. Designated Zoning Administrators.** For the purpose of this FCM Zoning Ordinance, the  
542 Zoning Administrator shall be the official entitled as follows: the Eden Prairie Zoning  
543 Administrator for lands located in the City of Eden Prairie; the Shakopee Zoning Administrator  
544 for lands located in the City of Shakopee; and the Chanhassen Zoning Administrator for lands  
545 located in the City of Chanhassen. In the event that one (1) or more of the above described  
546 Zoning Administrators does not administer this FCM Zoning Ordinance, the Flying Cloud  
547 Airport Joint Airport Zoning Board hereby appoints the Executive Director, Metropolitan  
548 Airports Commission, (or his or her designee) to administer this FCM Zoning Ordinance in the  
549 municipality or municipalities. If any official position designated above as a Zoning  
550 Administrator ceases to exist or to perform or serve its present function, the successor  
551 position as designated by the applicable entity shall become the Zoning Administrator for that  
552 entity and shall perform or serve such functions.

553 **SECTION XII. BOARD OF ADJUSTMENT**

554 **A. Establishment Of Board And Selection Of Chair.** There is hereby established a Board of  
555 Adjustment that shall consist of five (5) members appointed by the Metropolitan Airports  
556 Commission, and each shall serve for a term of three (3) years and until a successor is duly  
557 appointed and qualified. Of the members first appointed, one (1) shall be appointed for a  
558 term of one (1) year, two (2) for a term of two (2) years, and two (2) for a term of three (3)

559 years. Upon their appointment, the members shall select a chair to act at the pleasure of the  
560 Board of Adjustment. Members shall be removable by the Metropolitan Airports Commission  
561 for cause, upon written charges, after a public hearing.

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

566 **C. Board Procedures**

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

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

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

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

590 FCM Zoning Ordinance Board of Adjustment  
591 c/o Executive Director  
592 Metropolitan Airports Commission  
593 6040 28<sup>th</sup> Avenue South  
594 Minneapolis, MN 55450

595 **SECTION XIII. APPEALS**

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

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

608 **C. Stay Of Proceedings.** An appeal shall stay all proceedings in furtherance of the order,  
609 requirement, decision, or determination appealed from, unless the Zoning Administrator  
610 certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by  
611 reason of the facts stated in the certificate a stay would, in the Zoning Administrator's  
612 opinion, cause imminent peril to life or property. In such case, proceedings shall not be  
613 stayed except by order of the Board of Adjustment on notice to the Zoning Administrator and  
614 on due cause shown.

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

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

624 **SECTION XIV. JUDICIAL REVIEW**

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

632 **SECTION XV. PENALTIES AND OTHER REMEDIES**

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

642 **SECTION XVI. RELATION TO OTHER LAWS, REGULATIONS, AND RULES**

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

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

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

## 658 **SECTION XVII. SEVERABILITY**

659 **A. Effect Of Taking.** In any case in which the provisions of this FCM Zoning Ordinance,  
660 although generally reasonable, are held by a court to interfere with the use or enjoyment of a  
661 particular Structure, Lot , or Tree to such an extent, or to be so onerous in their application to  
662 such a Structure, Lot, or Tree, as to constitute a taking or deprivation of that property in  
663 violation of the constitution of this state or the constitution of the United States, such holding  
664 shall not affect the application of this FCM Zoning Ordinance as to other Structures, Lots, and  
665 Trees, and, to this end, the provisions of this FCM Zoning Ordinance are declared to be  
666 severable.

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

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675 **SECTION XVIII. EFFECTIVE DATE**

676 This FCM Zoning Ordinance shall take effect on the \_\_\_\_ day of \_\_\_\_, 2018. Copies thereof shall be  
677 filed with the Commissioner and the Registers of Deeds for Hennepin County, Minnesota.

678  
679 Passed and adopted after public hearings by the Flying Cloud Airport Joint Airport Zoning Board this  
680 day of \_\_\_\_, 2018.

681  
682  
683  
684  
685  
686  
687 I hereby certify that this is a complete, true, and correct copy of the *Flying Cloud Airport Zoning*  
688 *Ordinance* as adopted by the Flying Cloud Airport Joint Airport Zoning Board on \_\_\_\_, 2018.

689  
690  
691  
692 \_\_\_\_\_  
693 Shelly Cambridge, Secretary  
694 Flying Cloud Airport Joint Airport Zoning Board

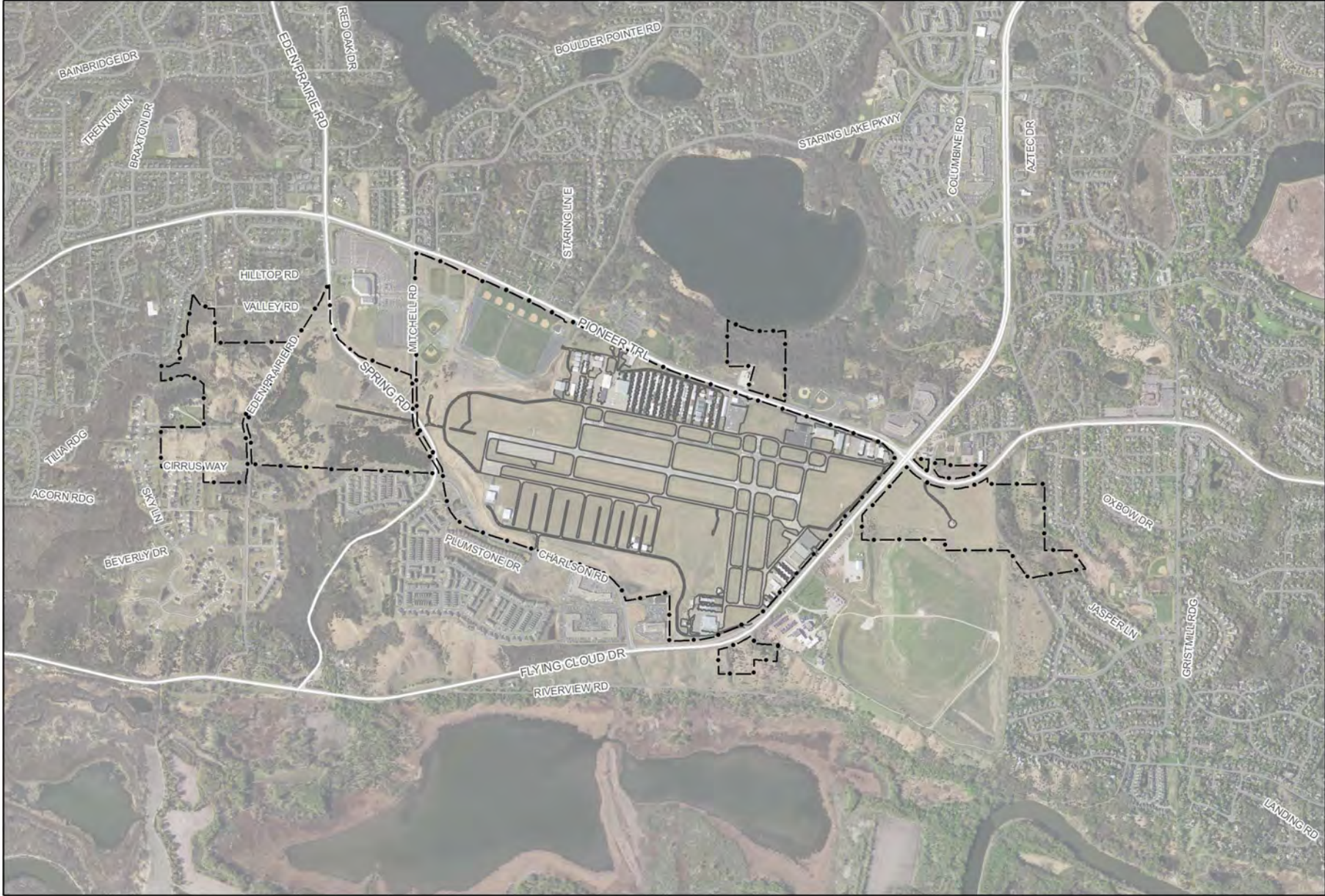
695 Date: \_\_\_\_, 2018  
696

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698  
699 Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_, 2018 by Shelly Cambridge, Secretary  
700 of the Flying Cloud Airport Joint Airport Zoning Board.

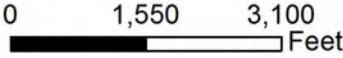
701  
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703 \_\_\_\_\_  
704 Notary Public  
705



# FCM Zoning Ordinance Exhibit A - Airport Boundary



--- FCM Property Line



**EXHIBIT B: PARCELS IN PERMITTED RESIDENTIAL AREAS**

<b>PIN</b>	<b>BLDG NUM</b>	<b>STREETNAME</b>	<b>CITY</b>	<b>ZIP</b>	<b>LEGAL DESCRIPTION</b>	<b>USE DESC</b>
053-2011622430008	16555	HILLTOP RD	EDEN PRAIRIE	55347	EDEN HEIGHTS	Residential
053-2011622430009	16403	VALLEY RD	EDEN PRAIRIE	55347	EDEN HEIGHTS	Residential
053-2011622430010	16501	VALLEY RD	EDEN PRAIRIE	55347	EDEN HEIGHTS	Residential
053-2011622430026	9281	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2011622430027	9293	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2011622430028	9305	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2011622430029	9317	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2011622430030	9329	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2011622430031	9341	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
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053-2011622430063	9346	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
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053-2611622230060	9695	TREE FARM RD	EDEN PRAIRIE	55347	THE TREE FARM	Residential
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**EXHIBIT B: PARCELS IN PERMITTED RESIDENTIAL AREAS**

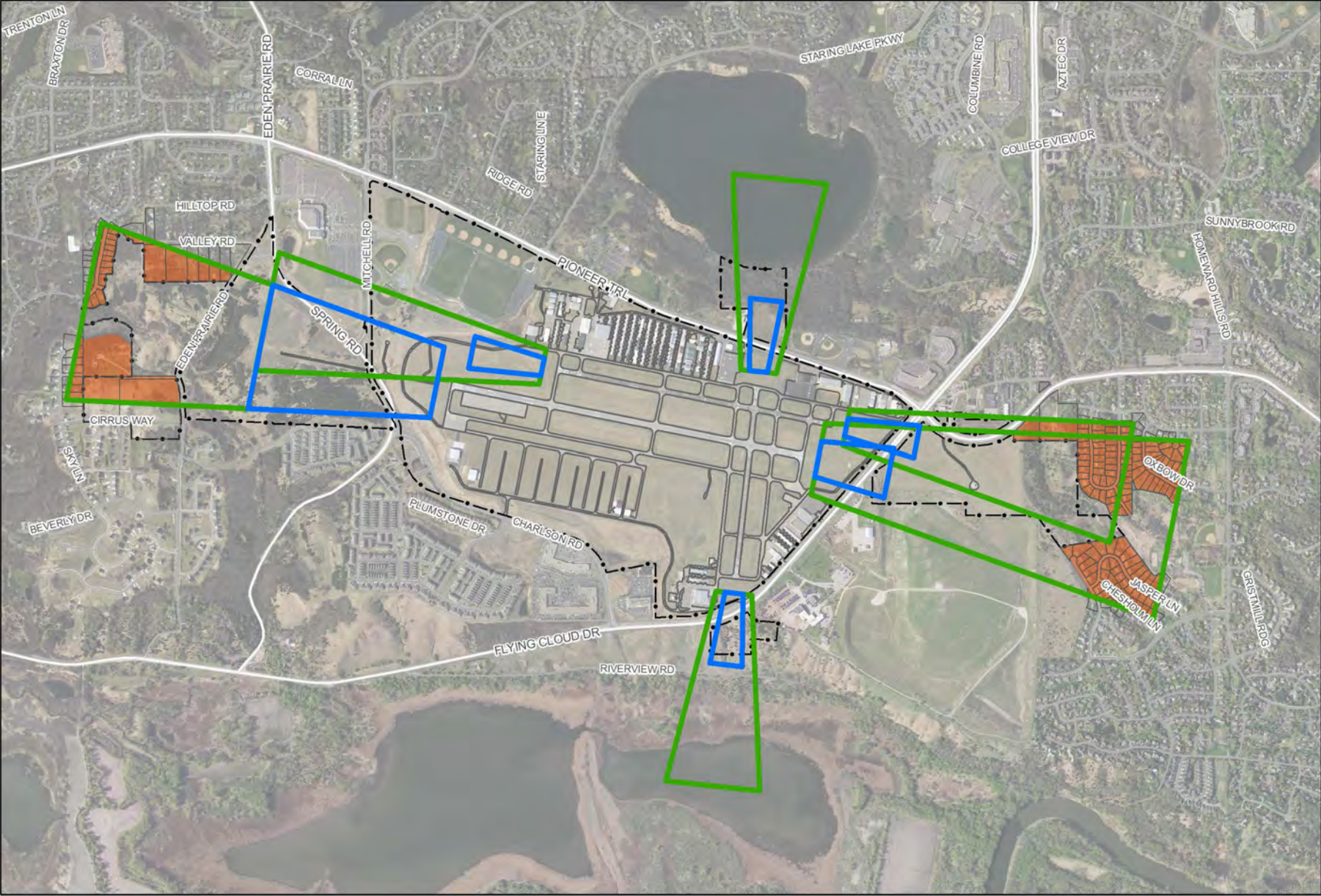
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053-2611622240066	12246	OXBOW DR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240067	12266	OXBOW DR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240068	12286	OXBOW DR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240069	12306	OXBOW DR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240070	12326	OXBOW DR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240072	12213	TRAVOIS RD	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240073	12193	TRAVOIS RD	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240074	12173	TRAVOIS RD	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240075	9732	PALLISADES CIR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
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053-2611622240077	9755	PALLISADES CIR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240078	9745	PALLISADES CIR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
053-2611622240079	9735	PALLISADES CIR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
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053-2611622310010	12155	OXBOW DR	EDEN PRAIRIE	55347	HILLSBOROUGH 2ND ADDN	Residential
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053-2611622320006	9863	JEDLICKA CT	EDEN PRAIRIE	55347	THE TREE FARM	Residential
053-2611622320007	9887	JEDLICKA CT	EDEN PRAIRIE	55347	THE TREE FARM	Residential
053-2611622320008	9894	JEDLICKA CT	EDEN PRAIRIE	55347	THE TREE FARM	Residential
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053-2611622320018	9842	WOODRIDGE DR	EDEN PRAIRIE	55347	THE TREE FARM	Residential
053-2611622320019	9903	TREE FARM RD	EDEN PRAIRIE	55347	THE TREE FARM	Residential
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053-2611622320025	10003	KIERSTEN PL	EDEN PRAIRIE	55347	NORTH BLUFF 2ND ADDN	Residential
053-2611622320026	10009	KIERSTEN PL	EDEN PRAIRIE	55347	NORTH BLUFF 2ND ADDN	Residential
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053-2611622320033	12378	JASPER LA	EDEN PRAIRIE	55347	NORTH BLUFF 2ND ADDN	Residential
053-2611622320034	12403	JASPER LA	EDEN PRAIRIE	55347	NORTH BLUFF 2ND ADDN	Residential
053-2611622330004	12392	CHESHOLM LA	EDEN PRAIRIE	55347	NORTH BLUFF ADDN	Residential



**EXHIBIT B: PARCELS IN PERMITTED RESIDENTIAL AREAS**

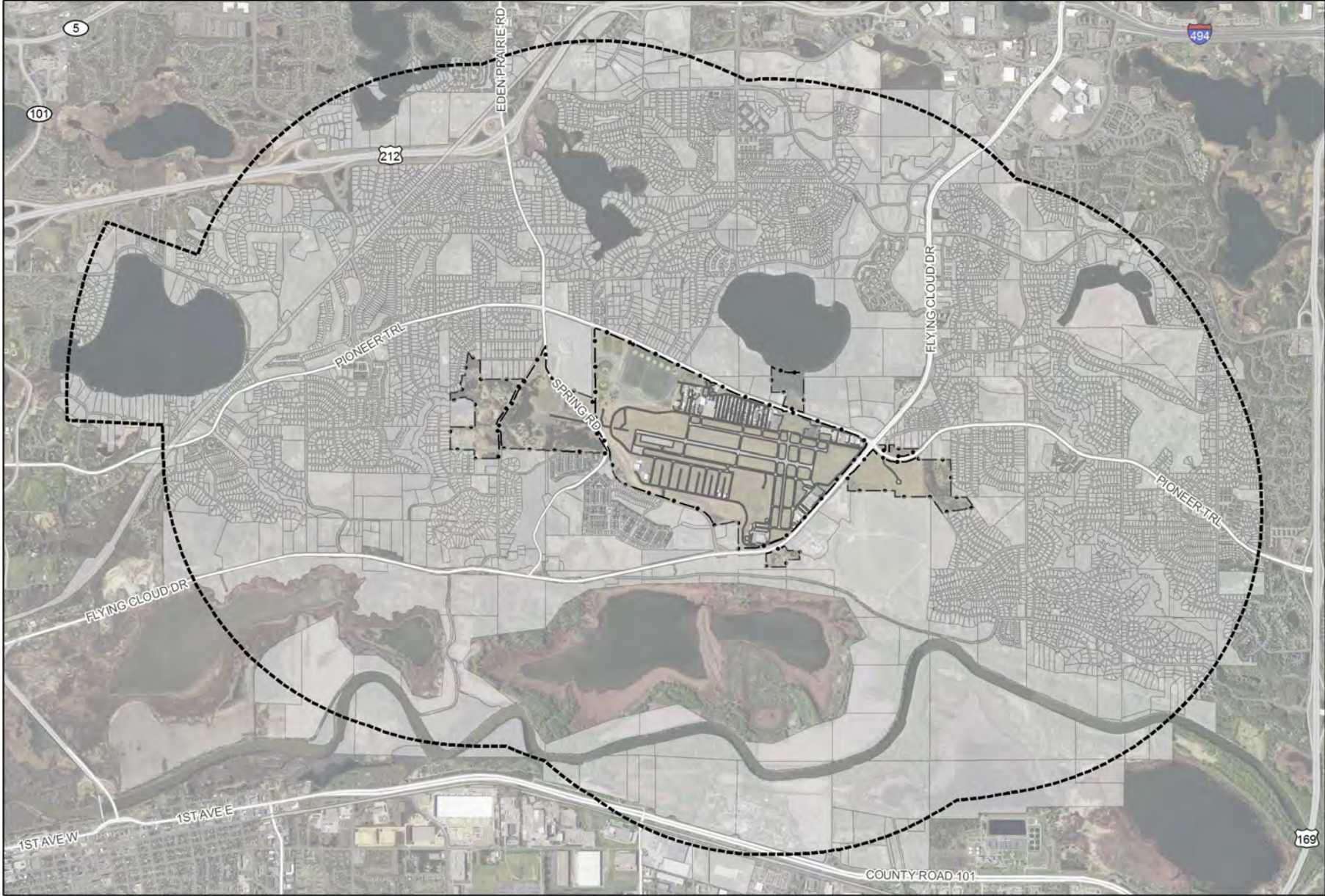
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053-2611622330005	12426	CHESHOLM LA	EDEN PRAIRIE	55347	NORTH BLUFF ADDN	Residential
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053-2611622330033	10088	KIERSTEN PL	EDEN PRAIRIE	55347	NORTH BLUFF 2ND ADDN	Residential
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053-2911622120009	9425	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2911622120010	9413	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2911622120011	9401	SHETLAND RD	EDEN PRAIRIE	55347	RILEY CREEK RIDGE	Residential
053-2911622130010	9640	EDEN PRAIRIE RD	EDEN PRAIRIE	55347	UNPLATTED 29 116 22	Vacant Land - Commercial
053-2911622130011	9630	EDEN PRAIRIE RD	EDEN PRAIRIE	55347	UNPLATTED 29 116 22	Vacant Land - Commercial
053-2911622210069	9507	SKY LA	EDEN PRAIRIE	55347	THE RIDGE AT RILEY CREEK 2ND ADDN	Vacant Land - Residential
053-2911622210070	9527	SKY LA	EDEN PRAIRIE	55347	THE RIDGE AT RILEY CREEK 2ND ADDN	Vacant Land - Residential
053-2911622210071	9547	SKY LA	EDEN PRAIRIE	55347	THE RIDGE AT RILEY CREEK 2ND ADDN	Residential
053-2911622210072	9567	SKY LA	EDEN PRAIRIE	55347	THE RIDGE AT RILEY CREEK 2ND ADDN	Residential
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053-2911622240070	9647	SKY LA	EDEN PRAIRIE	55347	THE RIDGE AT RILEY CREEK 2ND ADDN	Vacant Land - Residential

# FCM Zoning Ordinance Exhibit C - Permitted Residential Areas





# FCM Zoning Ordinance Exhibit D - Airport Boundary and Airspace Zoning Limits

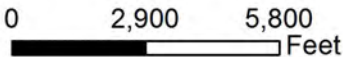
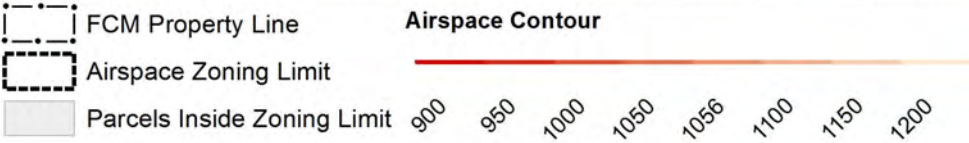
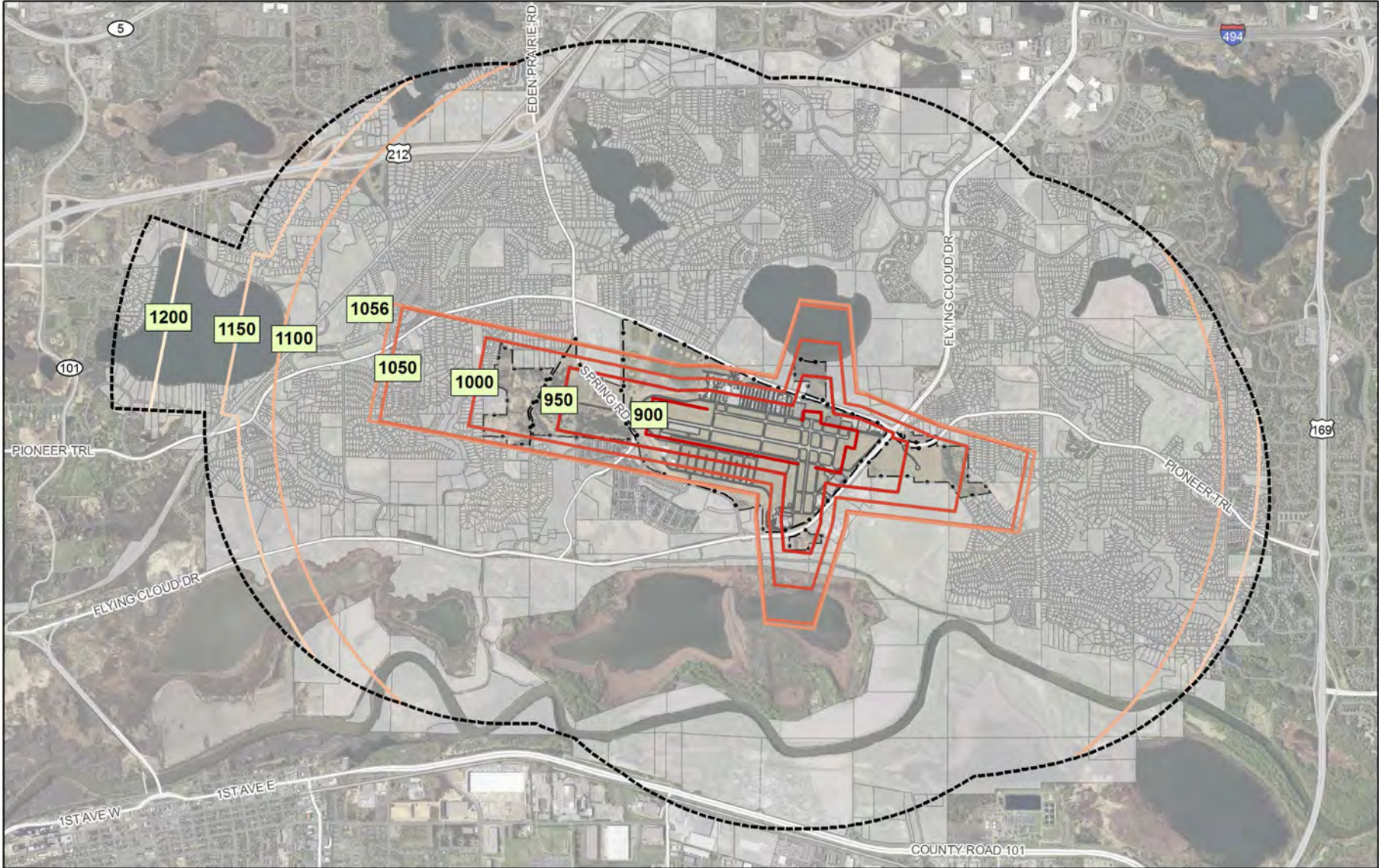


FCM Property Line    Airspace Zoning Limit    Parcels Inside Zoning Limit

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Feet

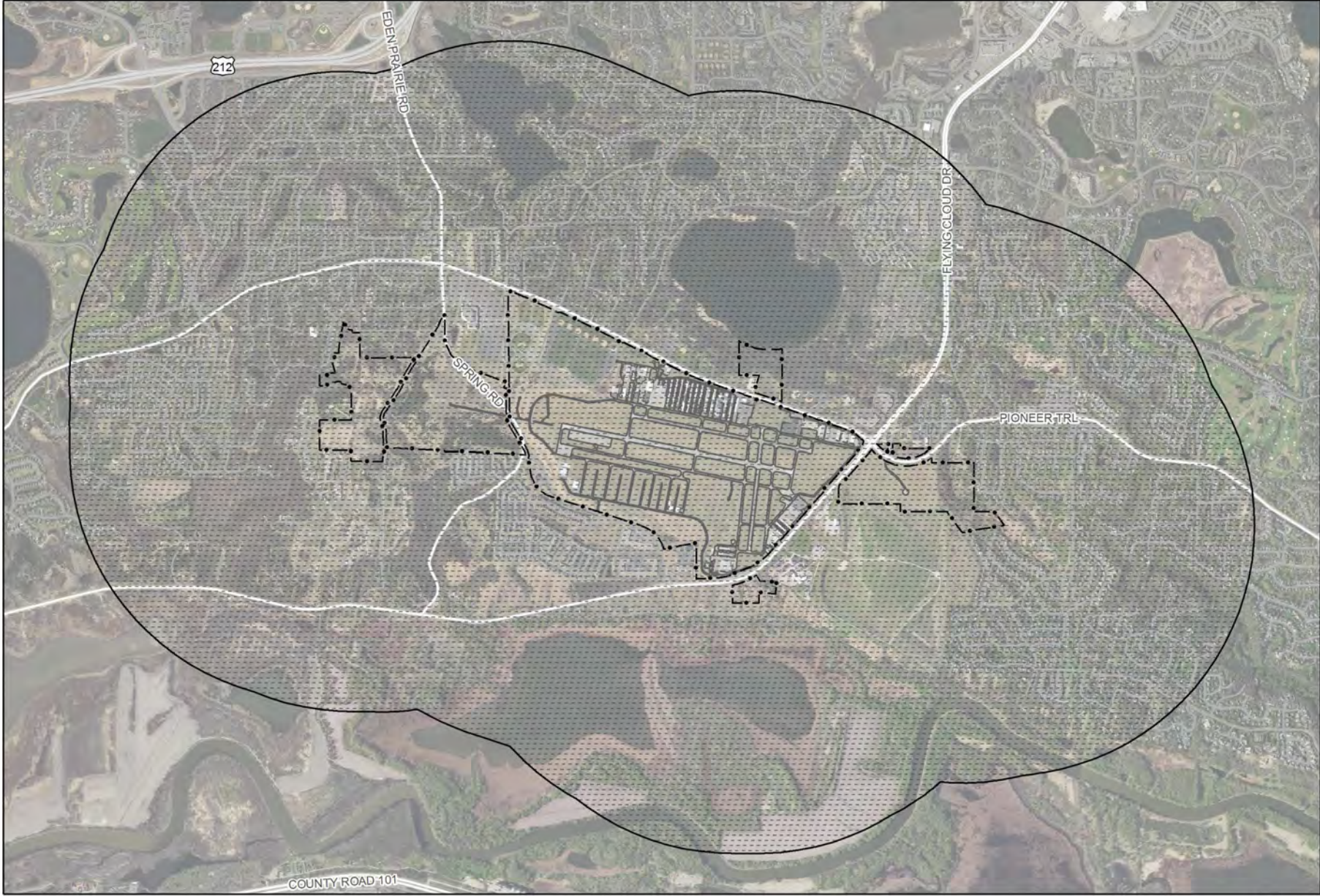


# FCM Zoning Ordinance Exhibit E - Airport Boundary and Airspace Contours

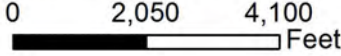




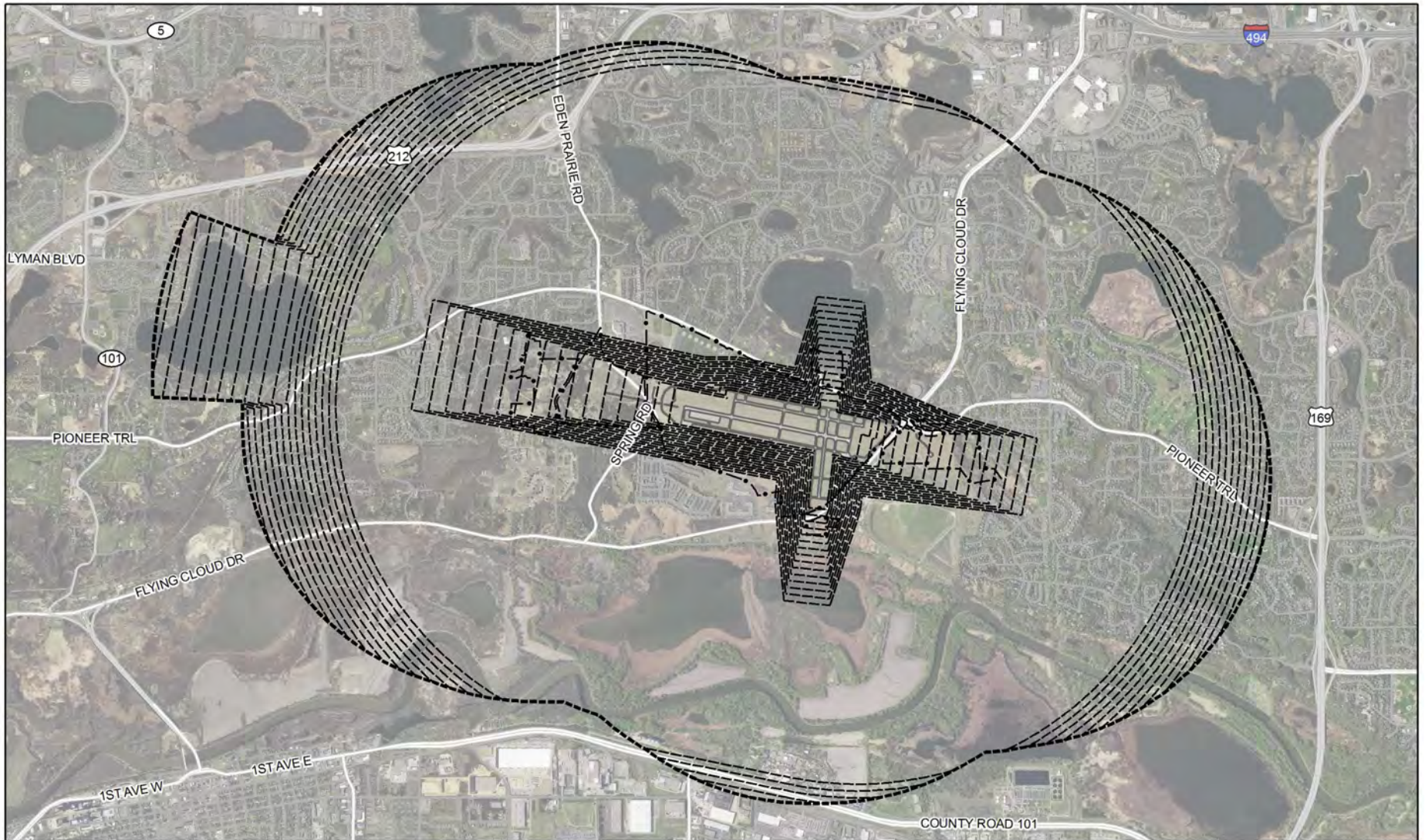
**FCM Zoning Ordinance  
Exhibit F - Airport Boundary and Safety Zoning Limit**



--- FCM Property Line    [stippled box] Safety Zoning Limit








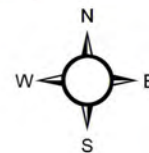


## FCM Airspace Zones Within Zoning Limits

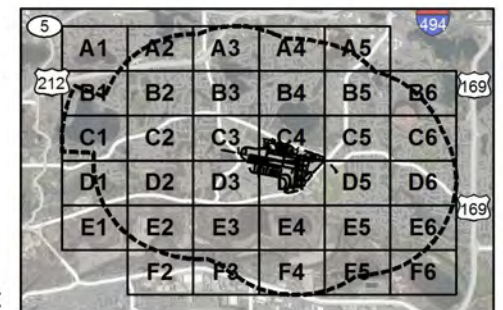
### A - Index Sheet

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

FCM Zoning Ordinance



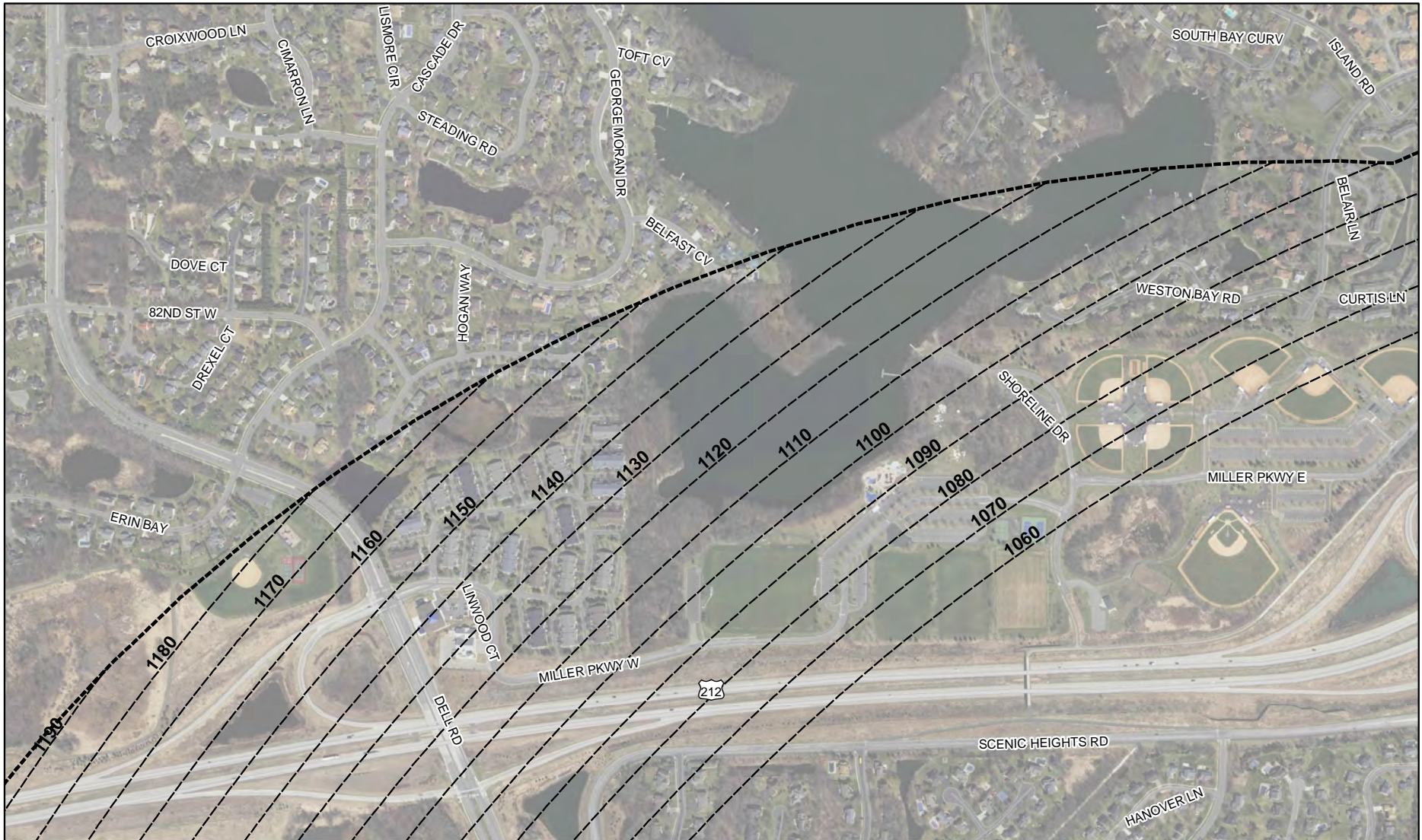
0 3,200 6,400 Feet











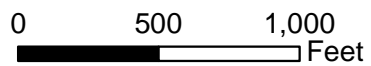
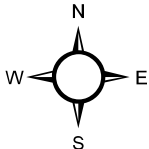




# FCM Airspace Zones Within Zoning Limits

## A - A2

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






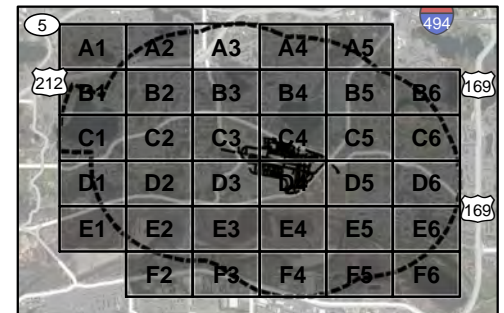
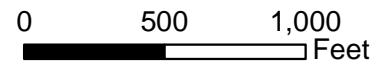
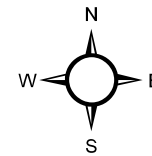




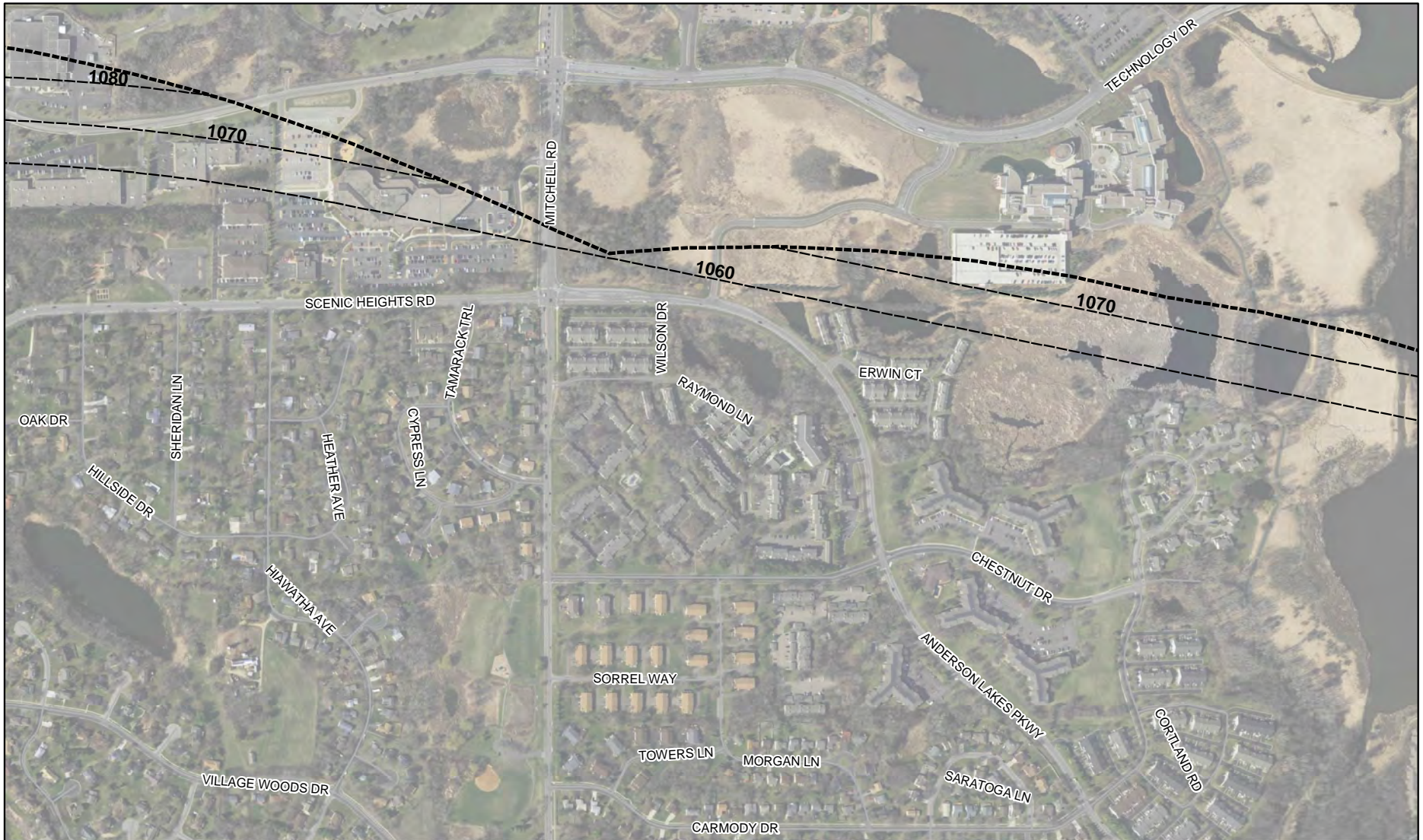
## FCM Airspace Zones Within Zoning Limits

### A - A3

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






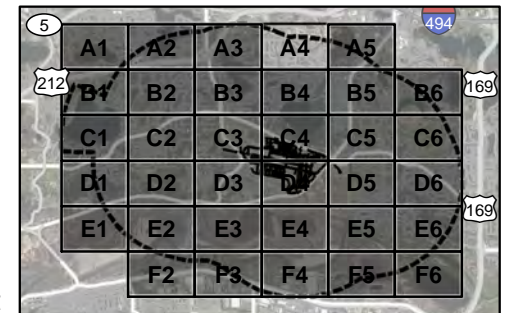
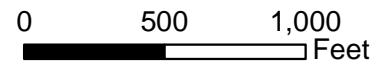
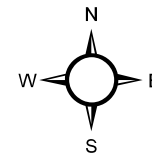




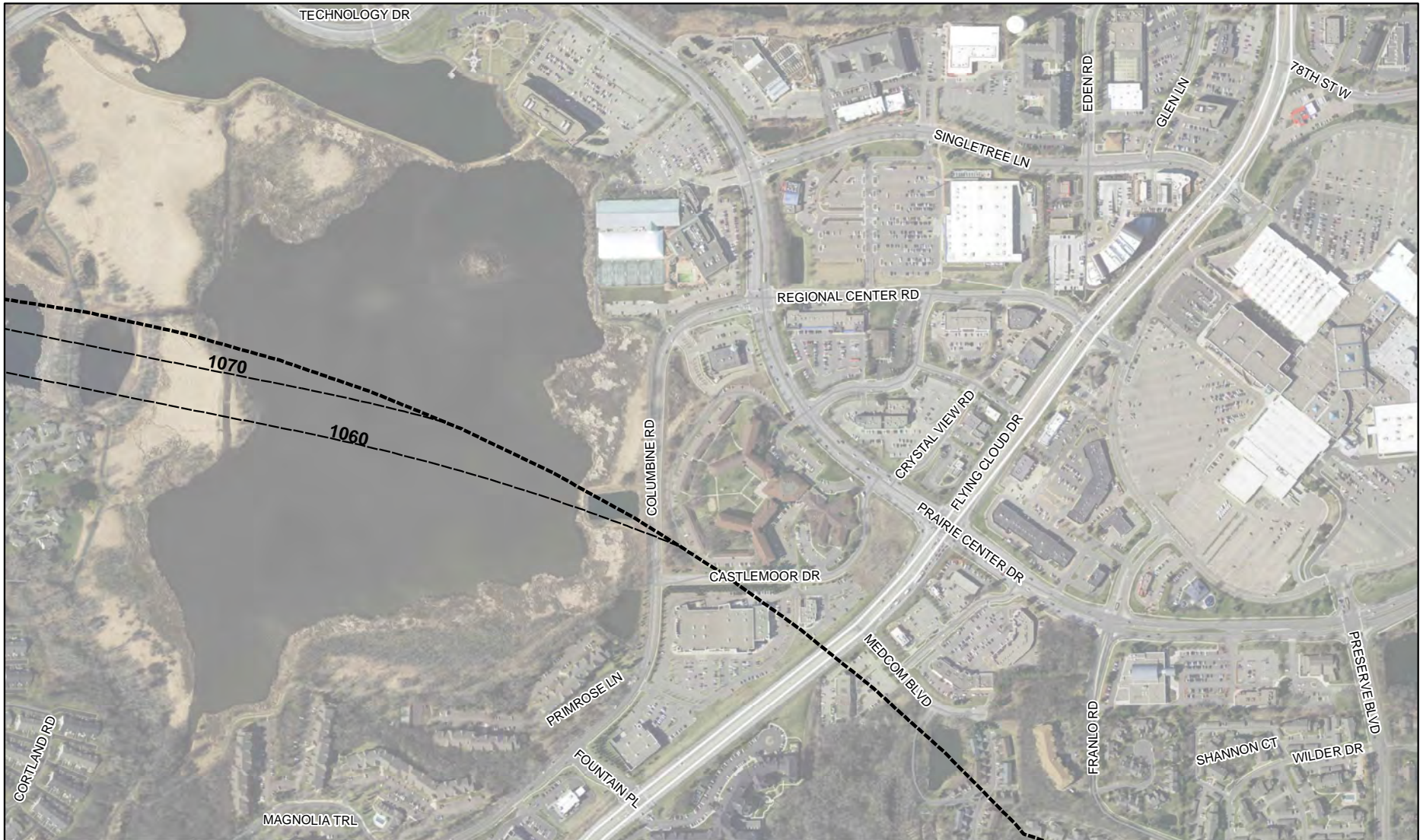
## FCM Airspace Zones Within Zoning Limits

### A - A4

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






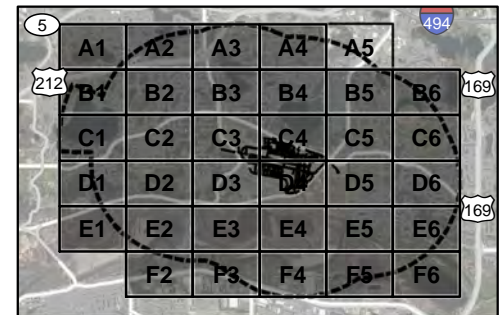
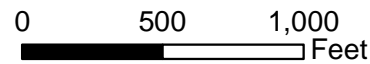
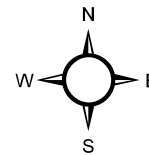




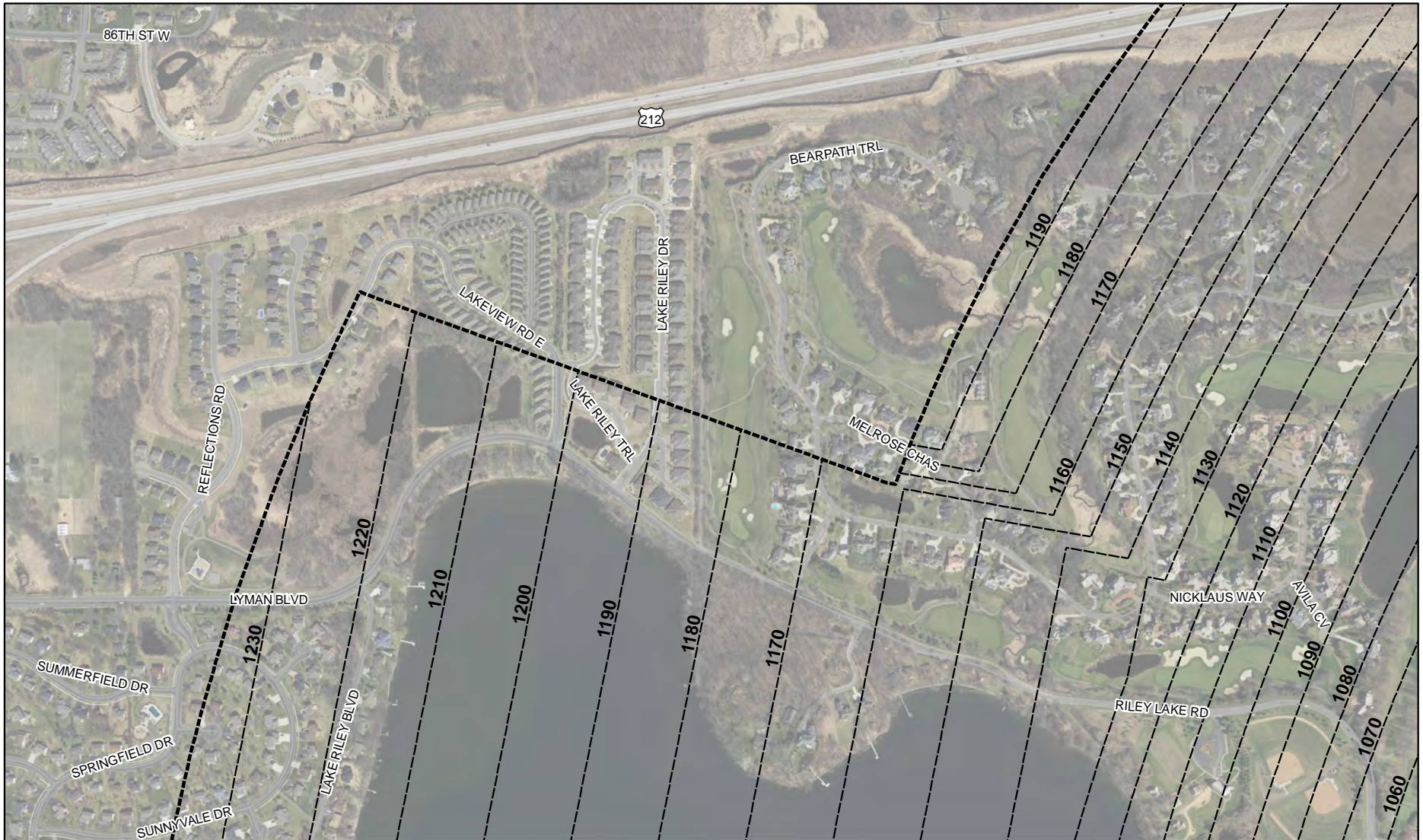
## FCM Airspace Zones Within Zoning Limits

### A - A5

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






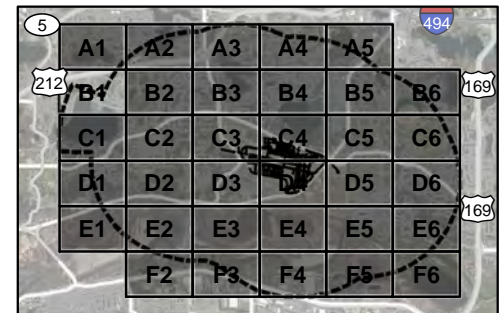
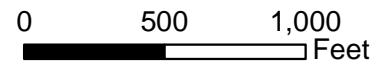
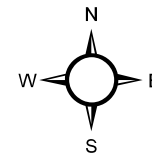




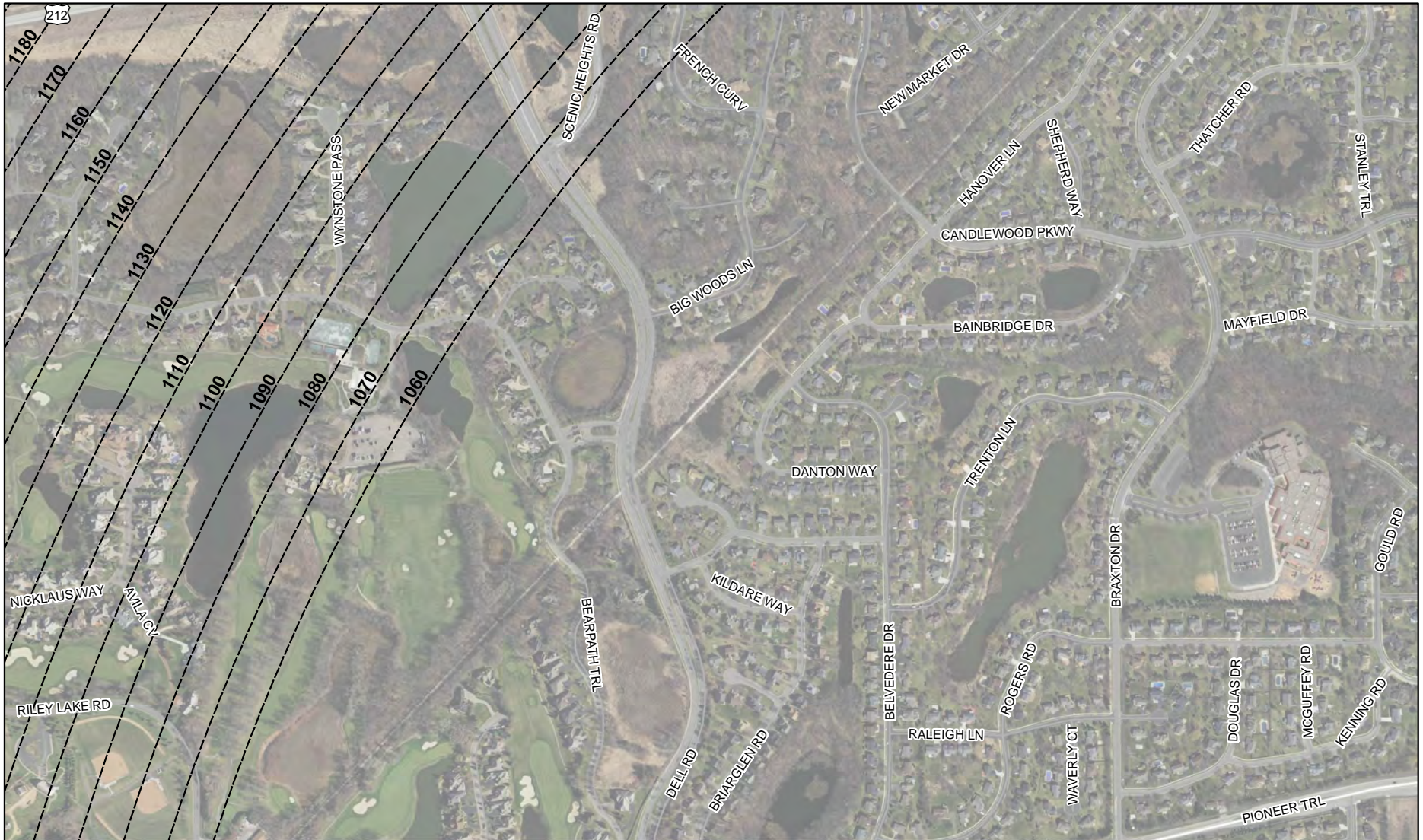
## FCM Airspace Zones Within Zoning Limits

**A - B1**

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







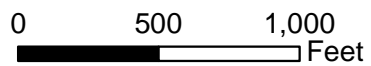
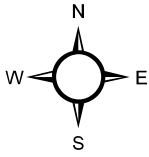




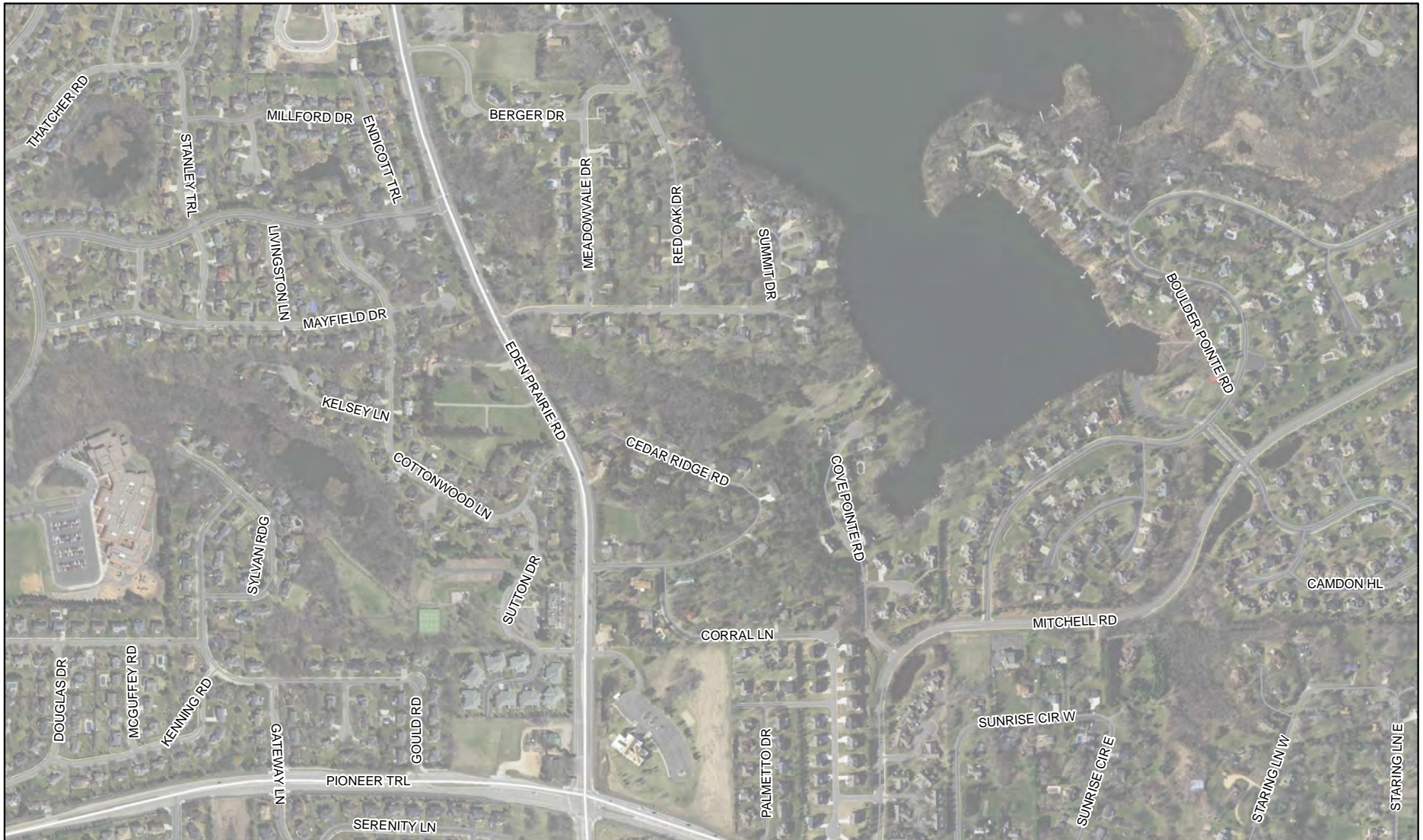
# FCM Airspace Zones Within Zoning Limits

## A - B2

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







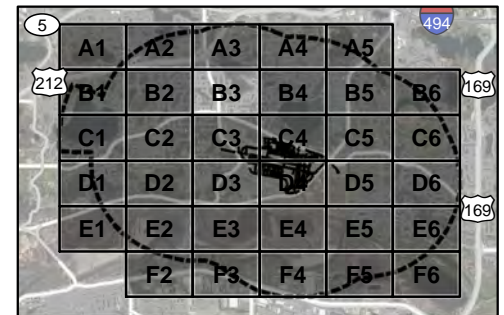
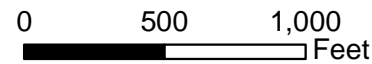
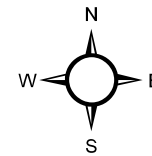




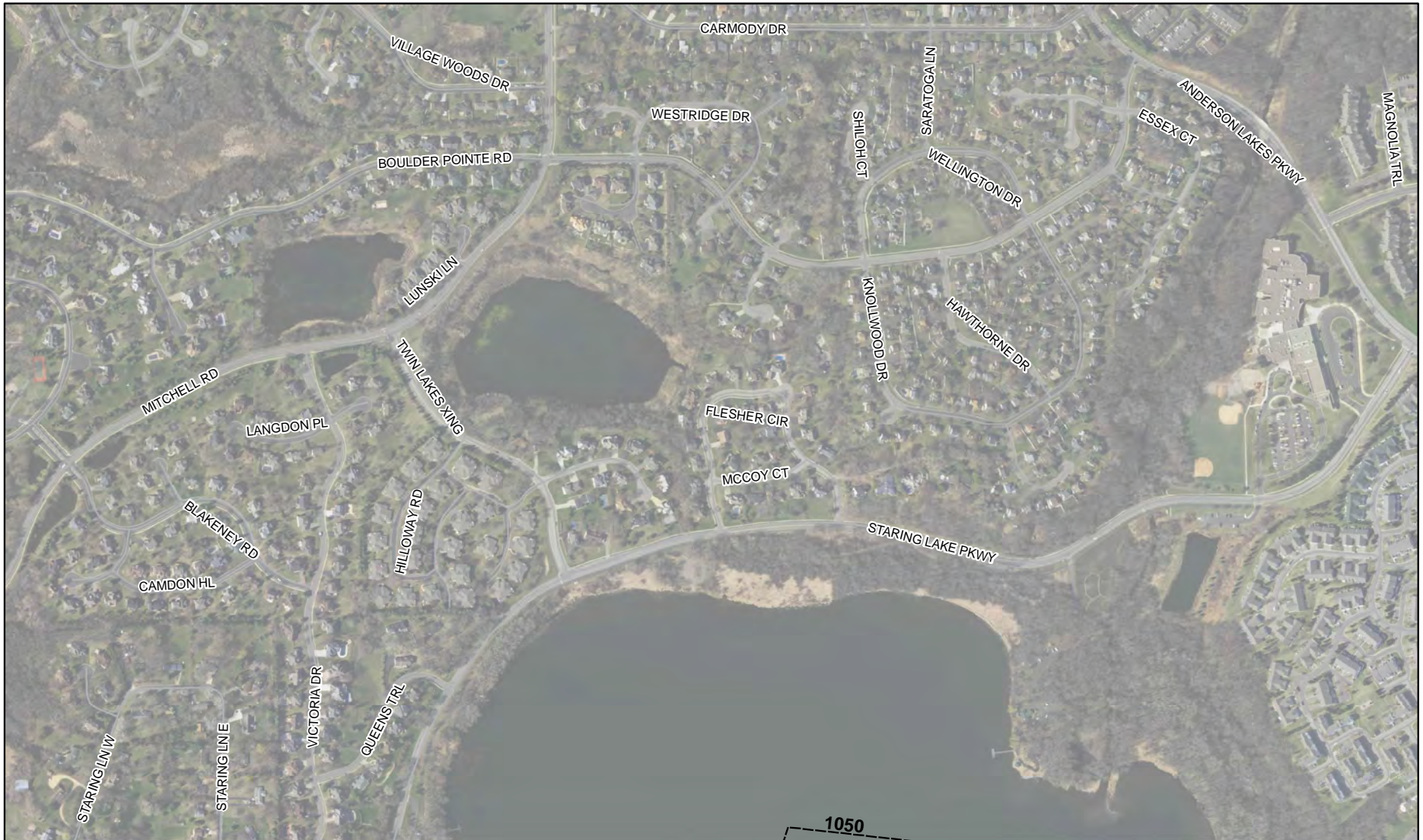
## FCM Airspace Zones Within Zoning Limits

### A - B3

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







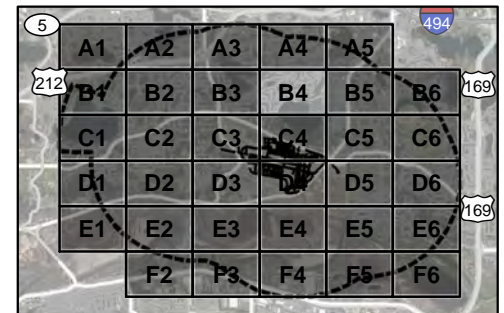
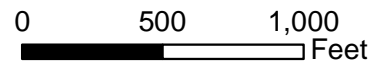
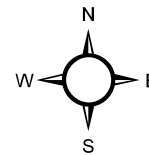




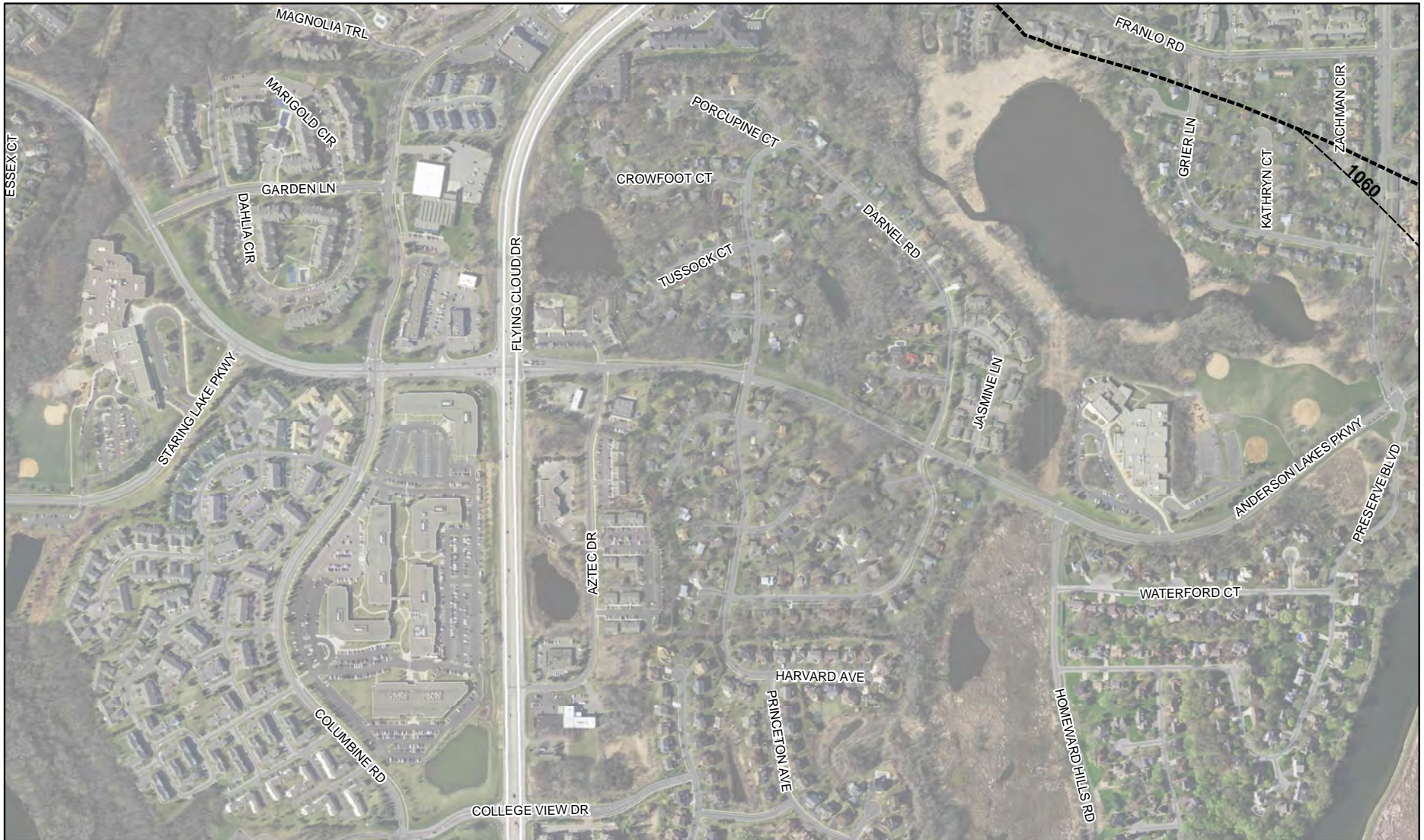
## FCM Airspace Zones Within Zoning Limits

### A - B4

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






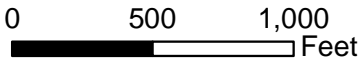
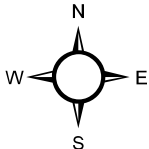




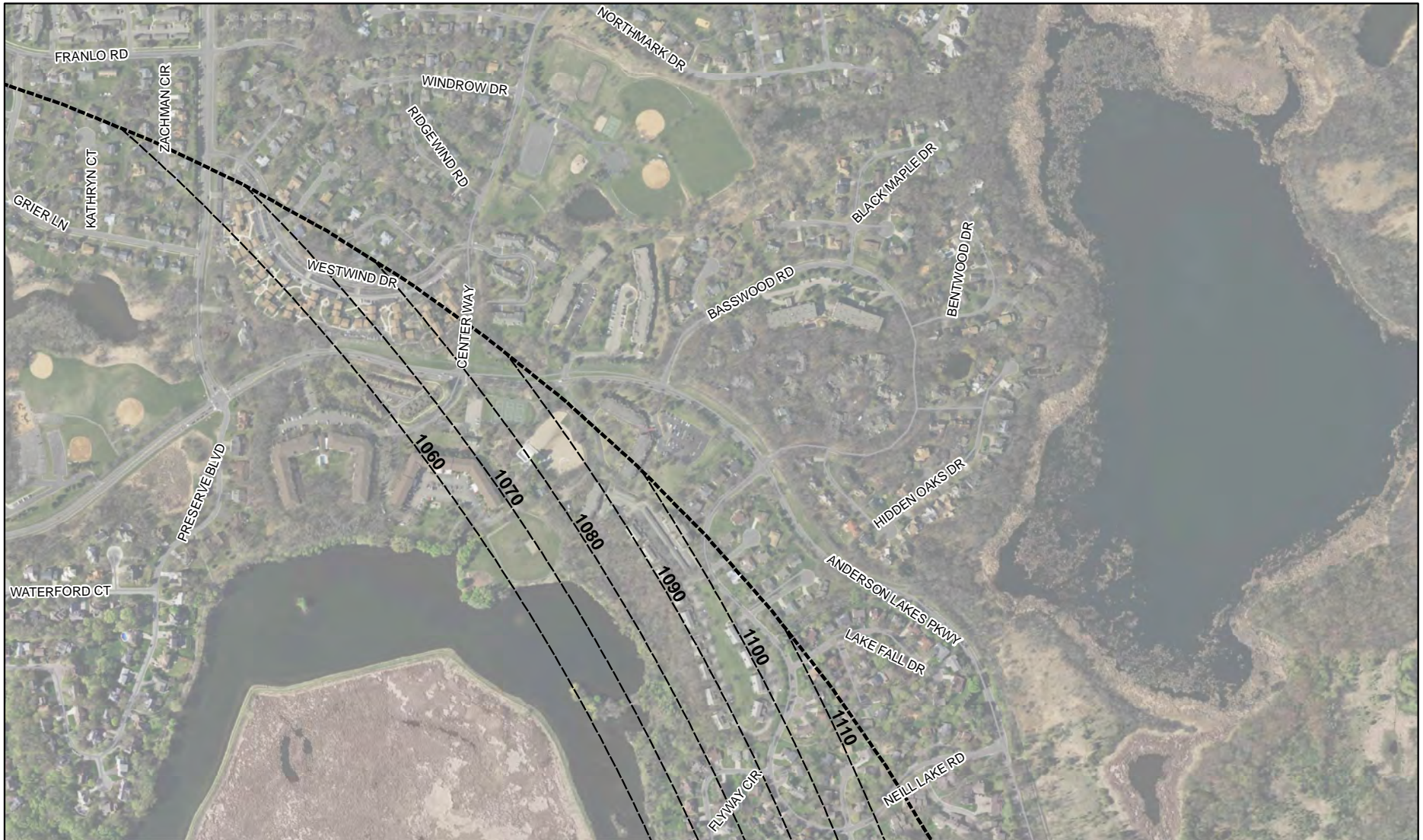
# FCM Airspace Zones Within Zoning Limits

A - B5

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






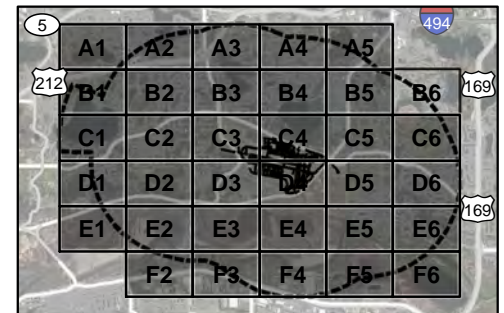
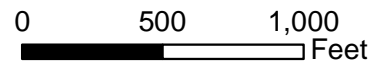
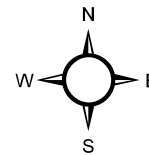




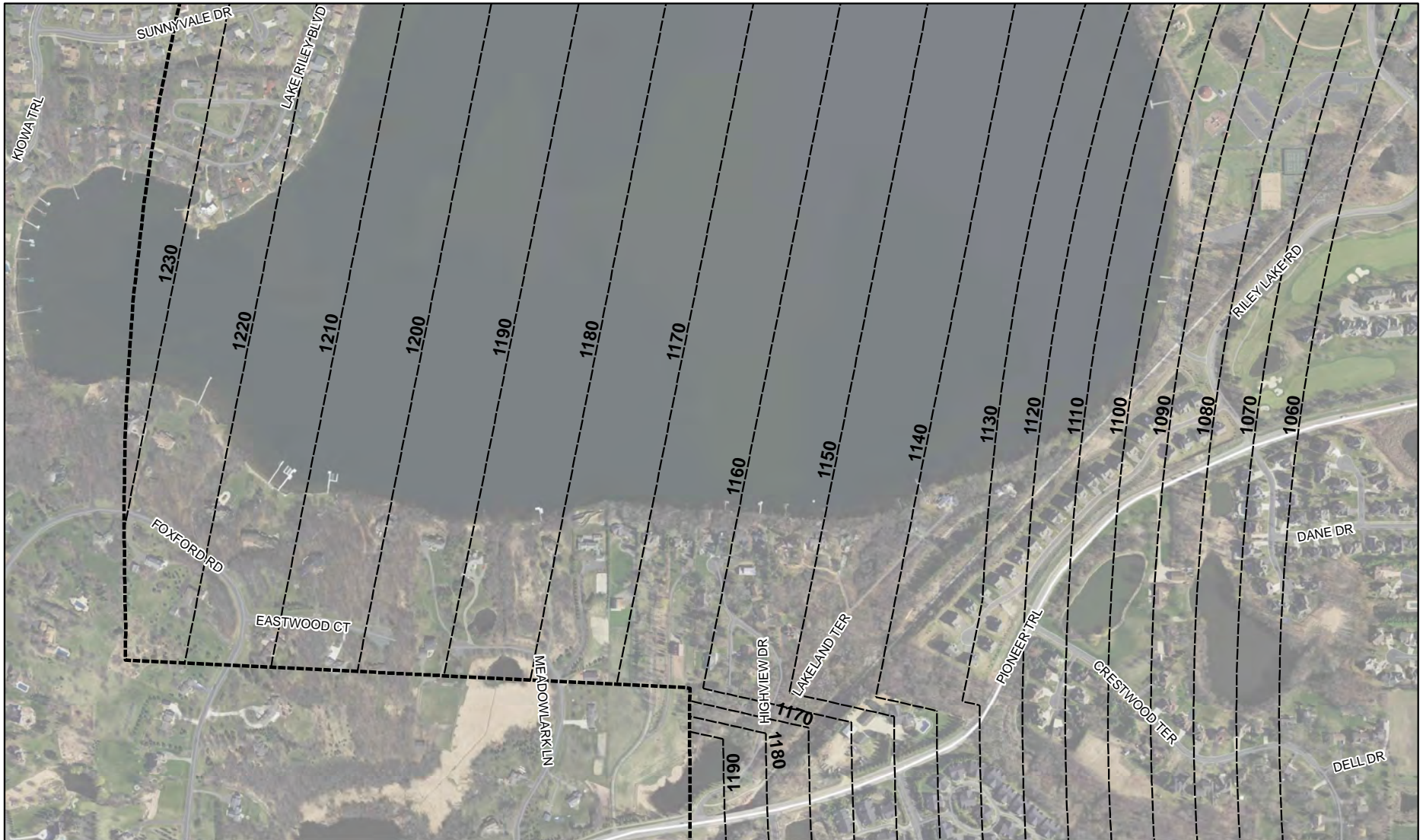
## FCM Airspace Zones Within Zoning Limits

**A - B6**

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






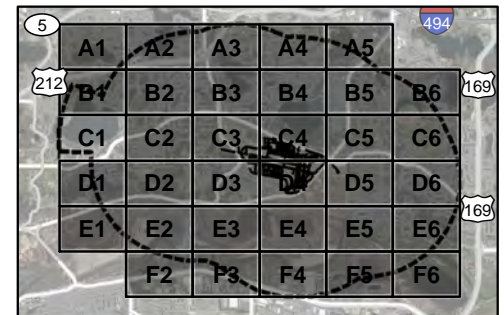
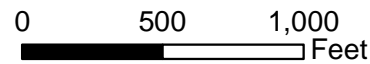
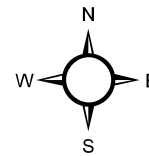




## FCM Airspace Zones Within Zoning Limits

**A - C1**

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






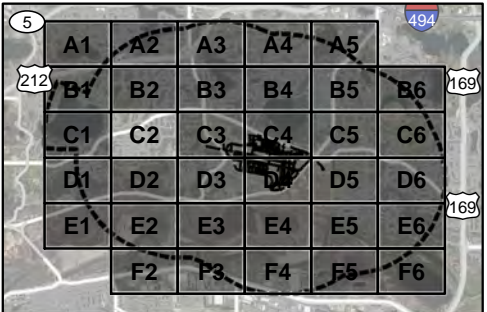
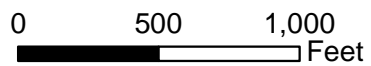
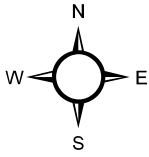




# FCM Airspace Zones Within Zoning Limits

## A - C2

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






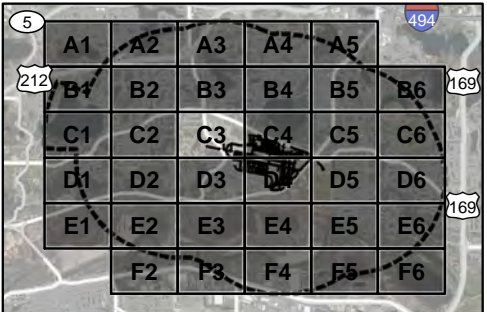
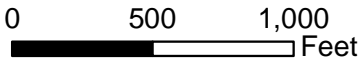
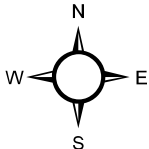




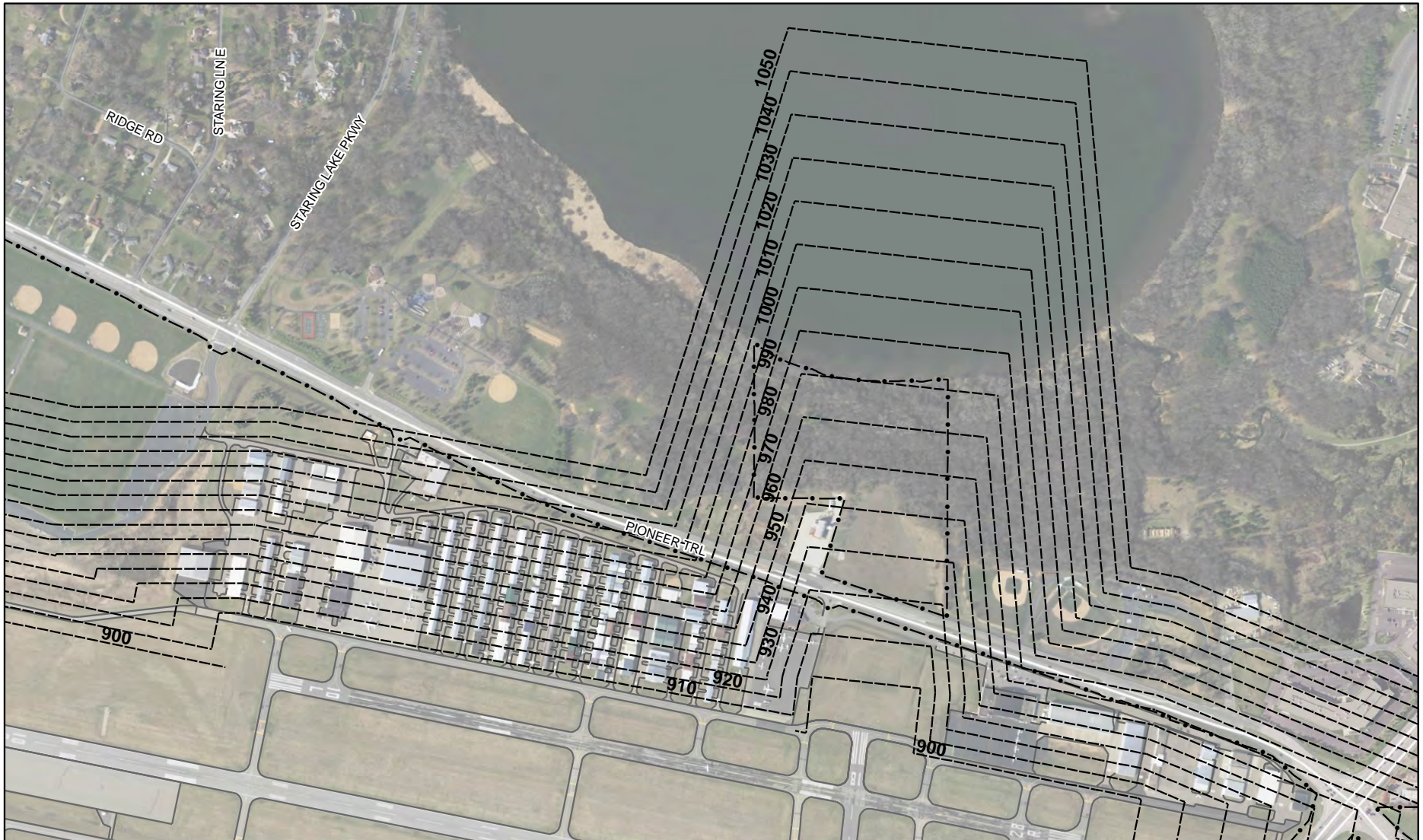
# FCM Airspace Zones Within Zoning Limits

## A - C3

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






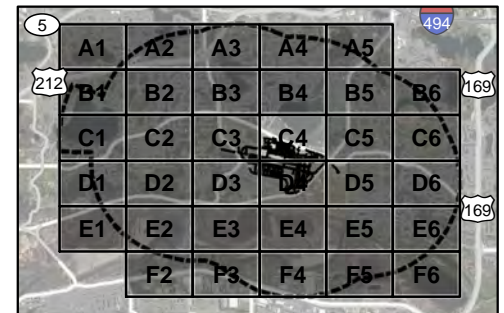
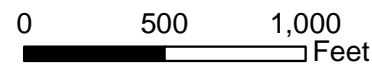
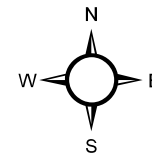




## FCM Airspace Zones Within Zoning Limits

**A - C4**

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






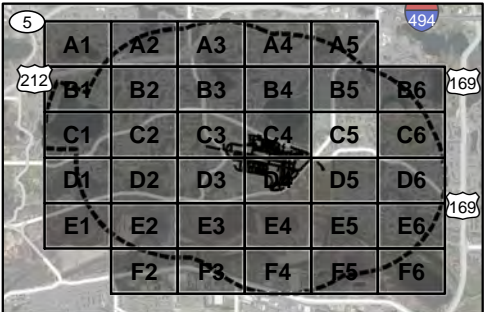
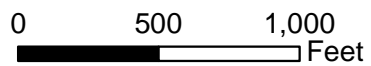
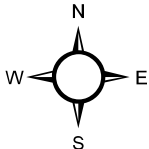




# FCM Airspace Zones Within Zoning Limits

A - C5

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






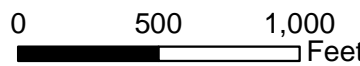
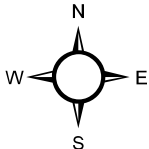




# FCM Airspace Zones Within Zoning Limits

## A - C6

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






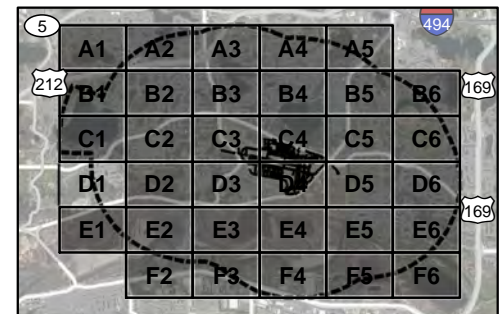
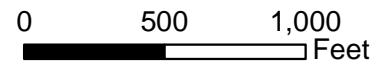
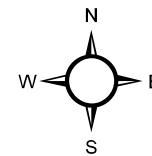




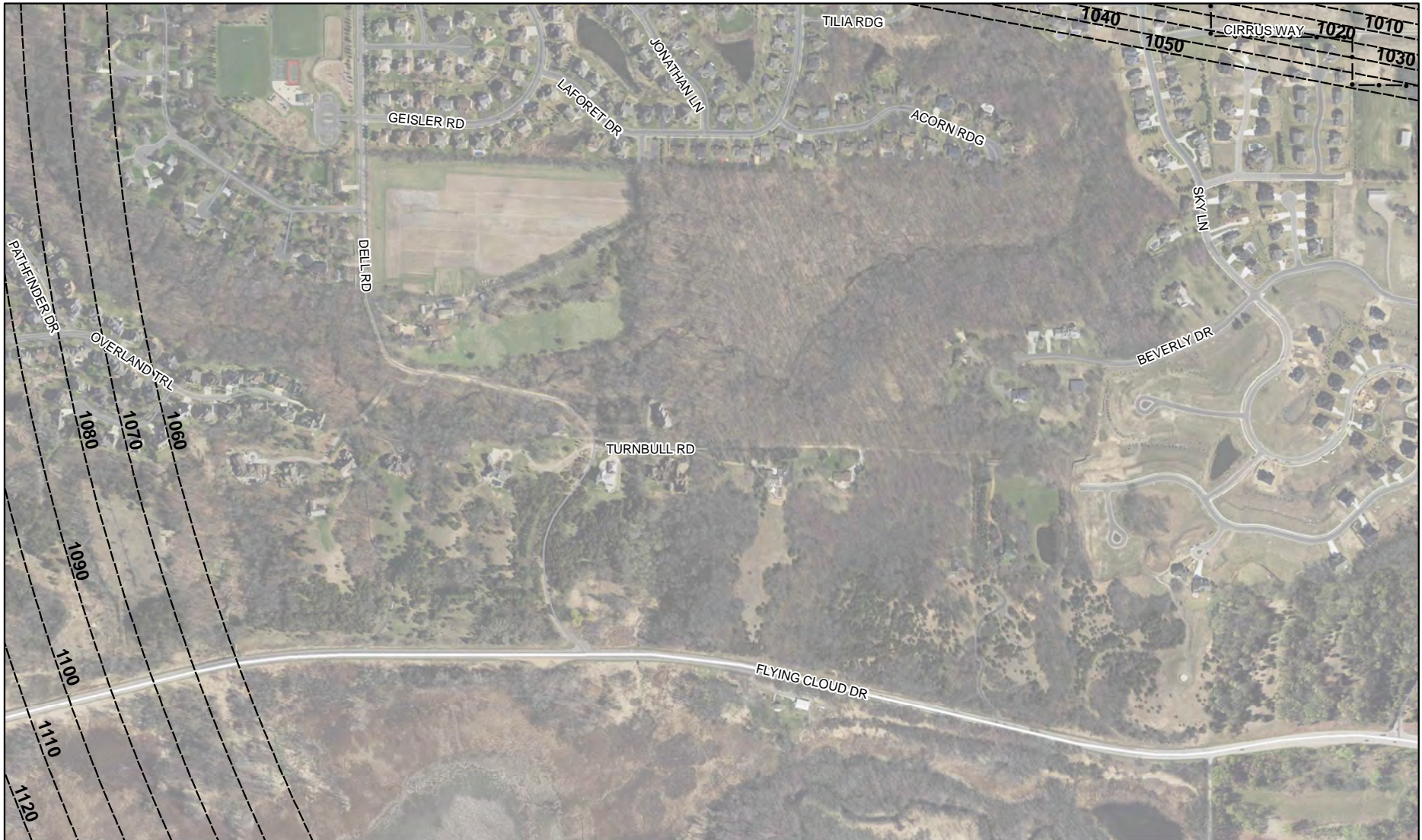
## FCM Airspace Zones Within Zoning Limits

### A - D1

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







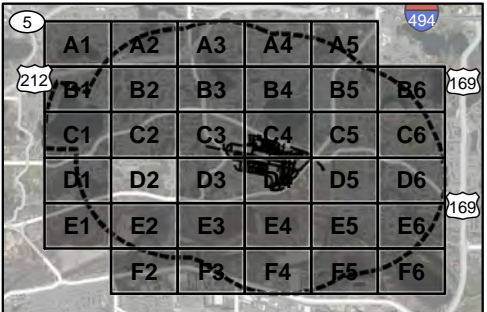
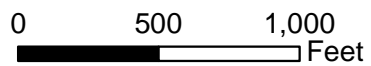
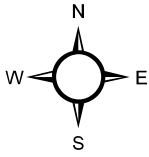




# FCM Airspace Zones Within Zoning Limits

**A - D2**

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







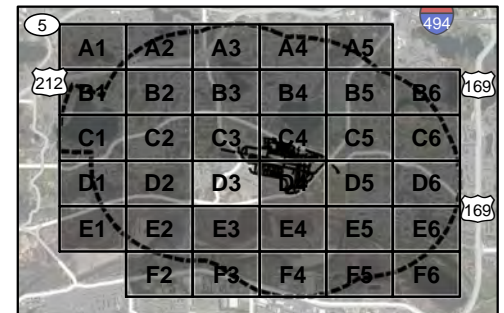
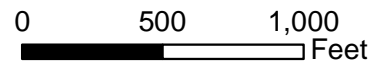
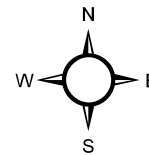




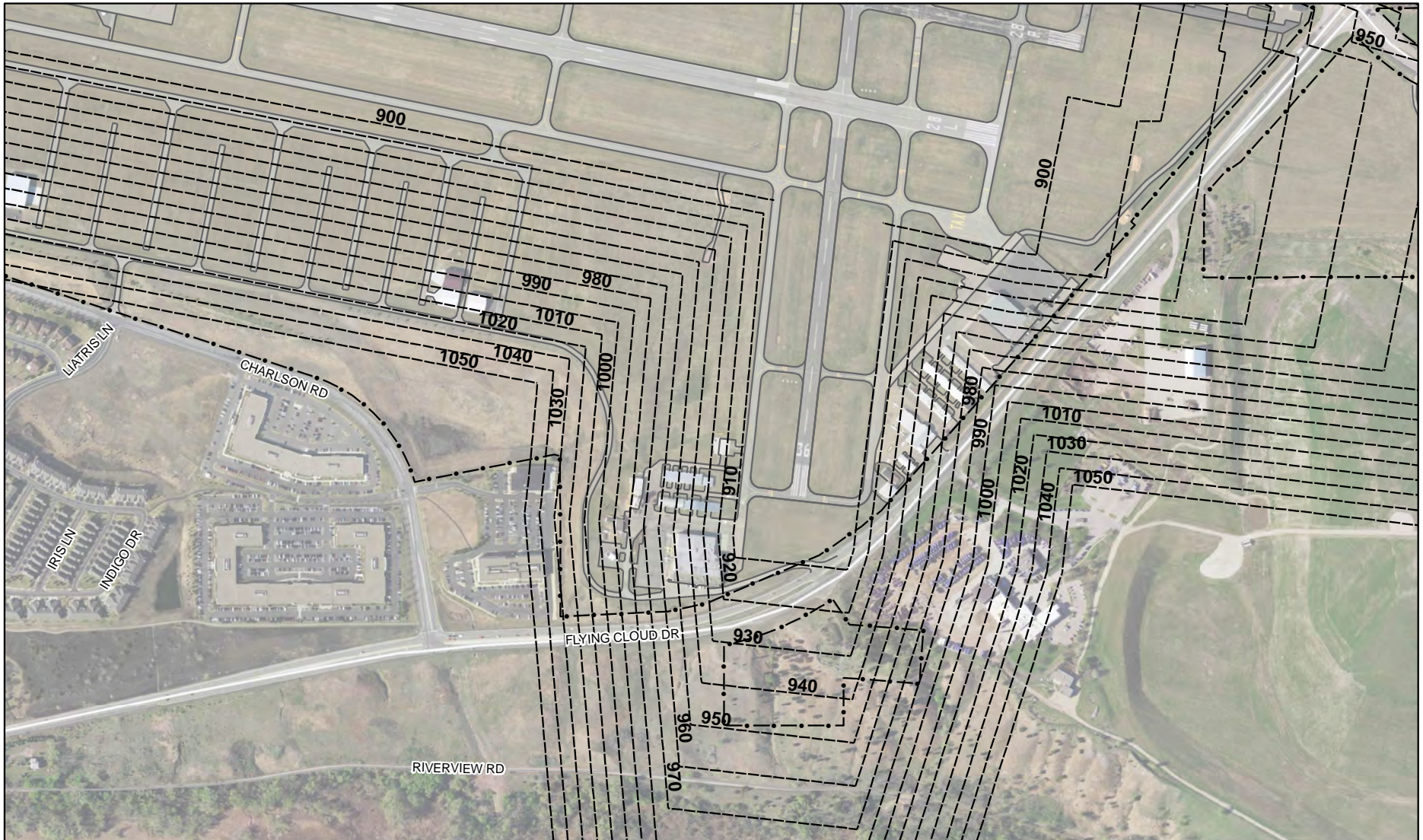
## FCM Airspace Zones Within Zoning Limits

### A - D3

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






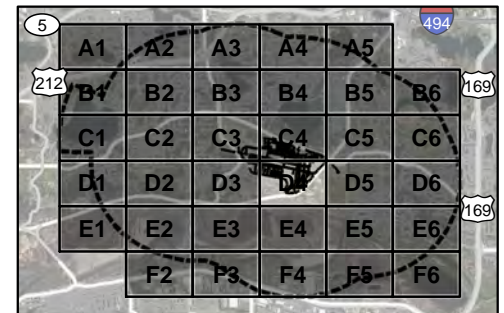
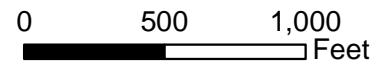
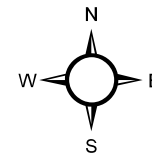




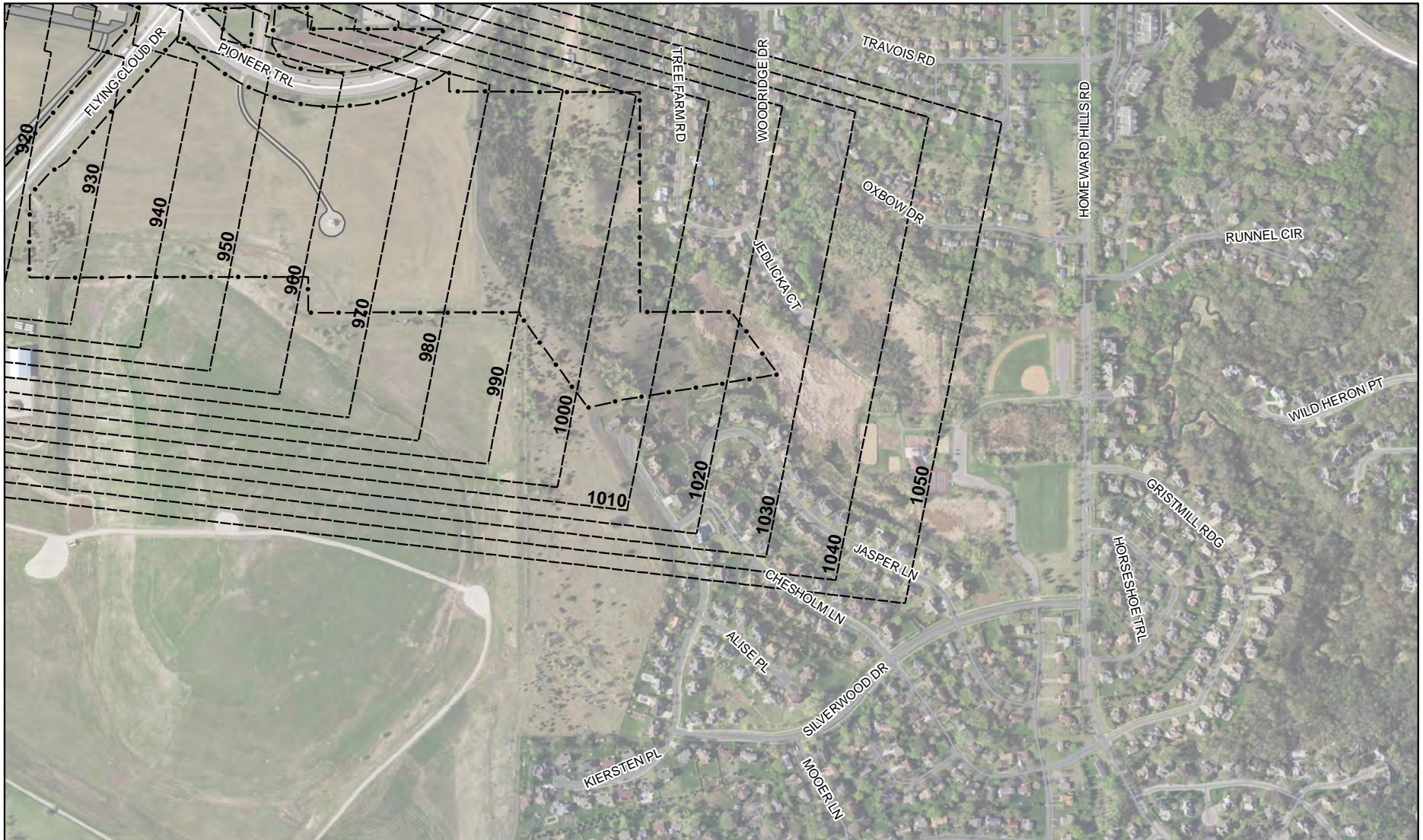
## FCM Airspace Zones Within Zoning Limits

### A - D4

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







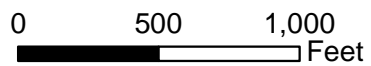
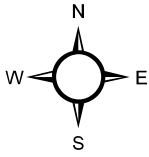




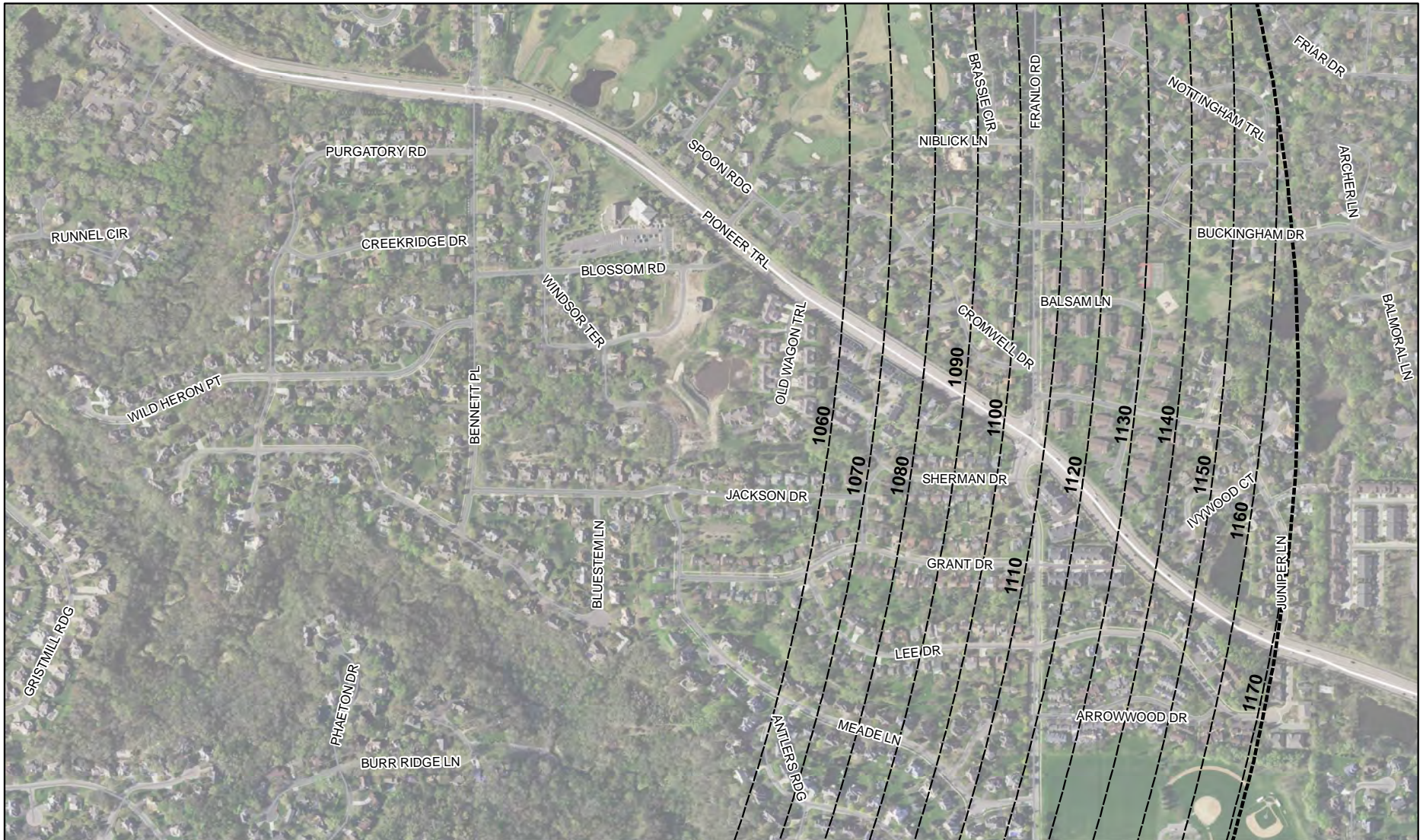
# FCM Airspace Zones Within Zoning Limits

A - D5

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






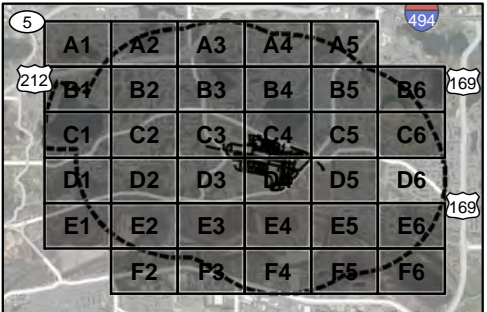
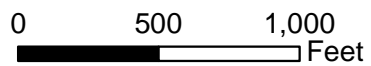
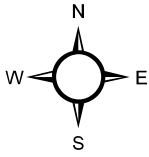




# FCM Airspace Zones Within Zoning Limits

**A - D6**

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







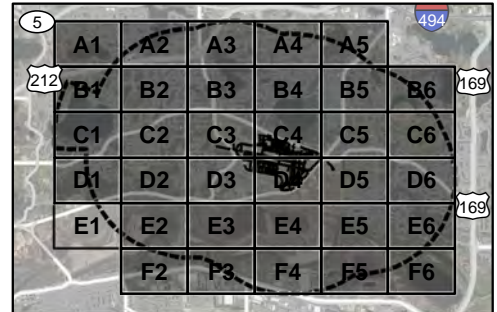
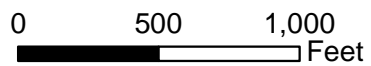
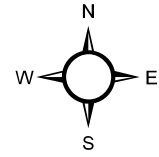




## FCM Airspace Zones Within Zoning Limits

**A - E1**

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







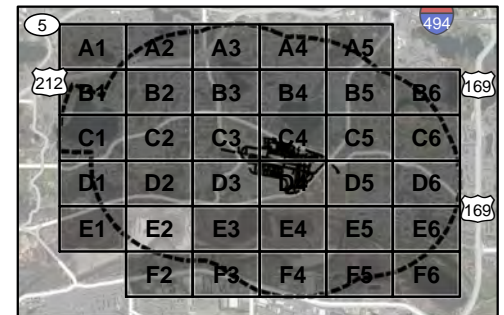
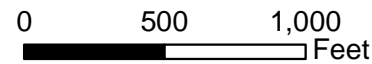
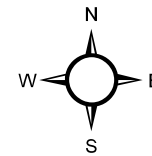




## FCM Airspace Zones Within Zoning Limits

**A - E2**

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







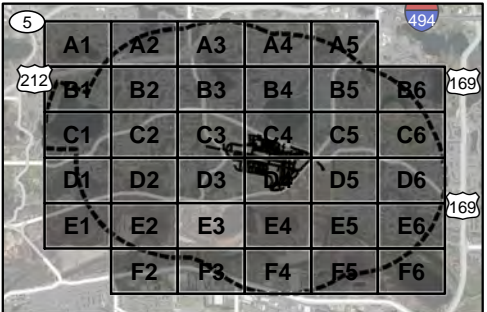
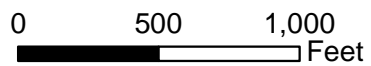
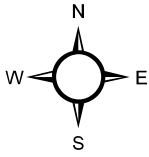




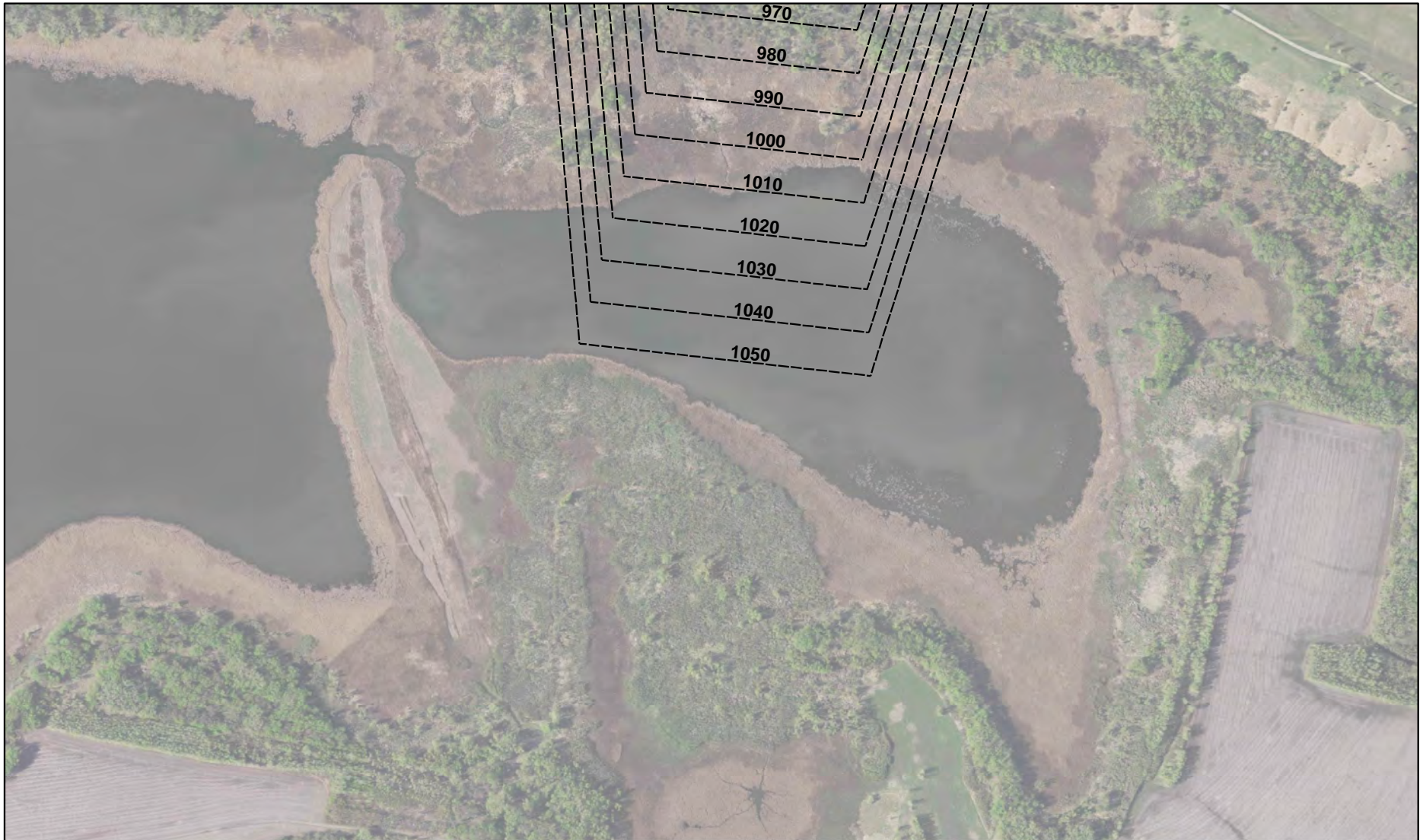
# FCM Airspace Zones Within Zoning Limits

**A - E3**

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







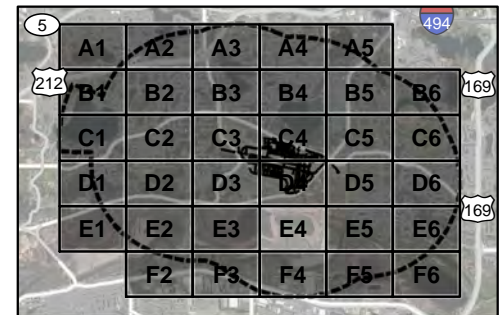
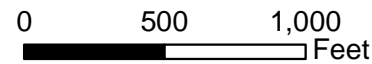
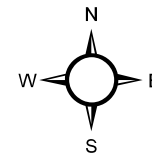




## FCM Airspace Zones Within Zoning Limits

**A - E4**

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







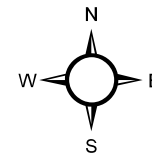




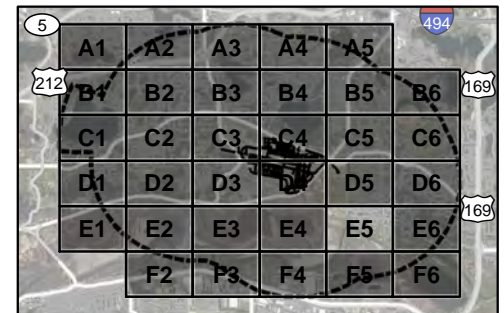
## FCM Airspace Zones Within Zoning Limits

**A - E5**

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



0 500 1,000  
Feet






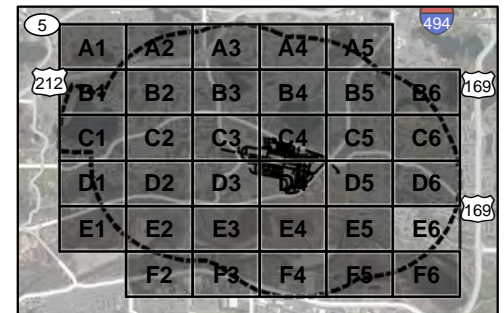
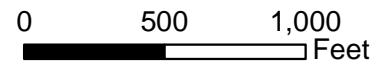
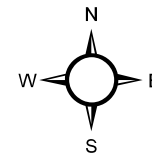




## FCM Airspace Zones Within Zoning Limits

A - E6

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






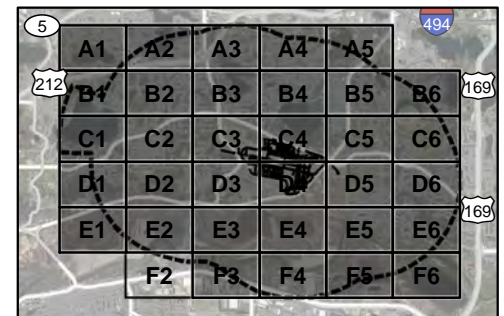
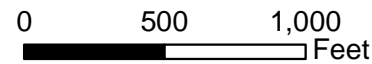
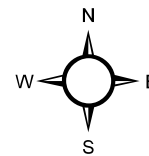




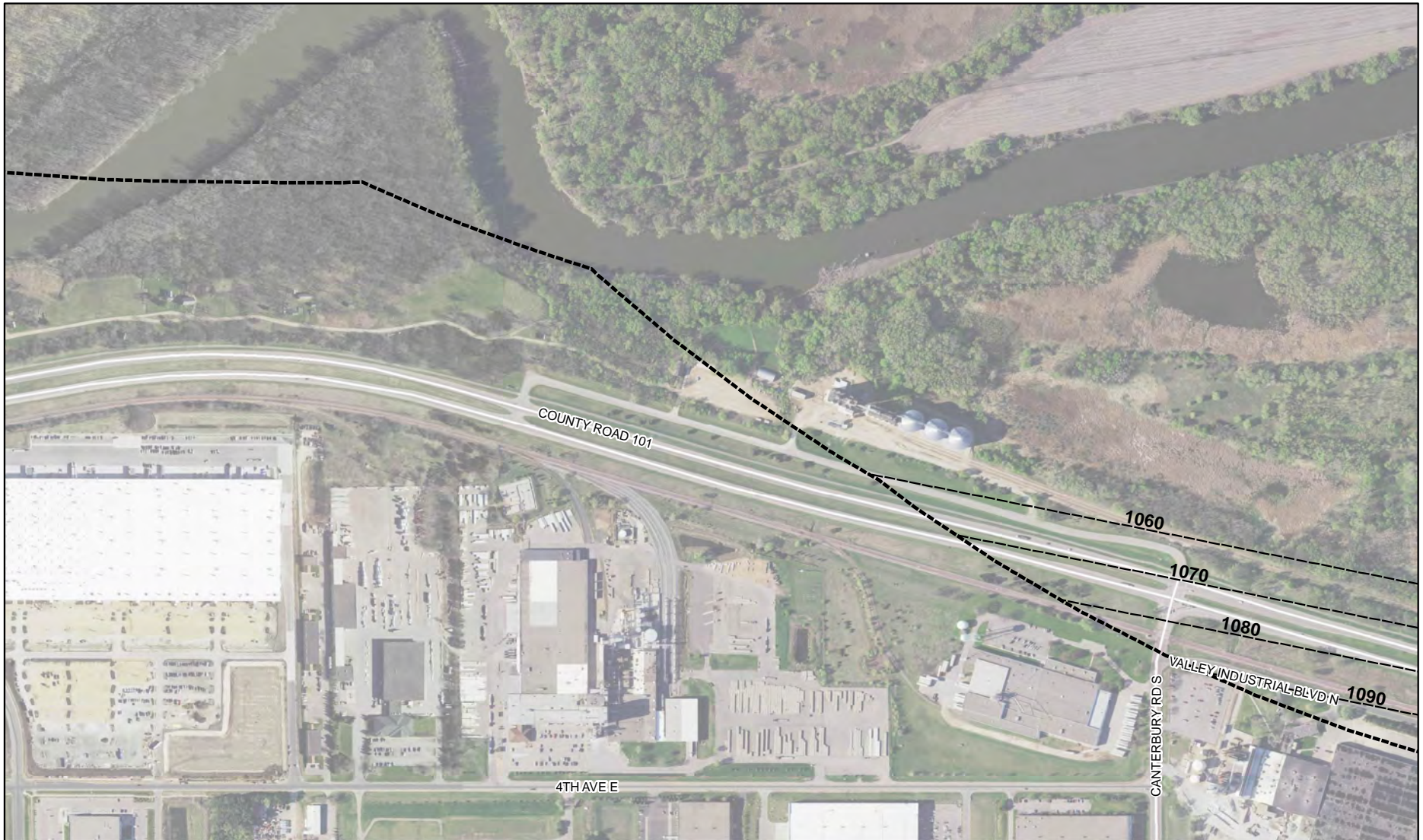
## FCM Airspace Zones Within Zoning Limits

**A - F2**

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






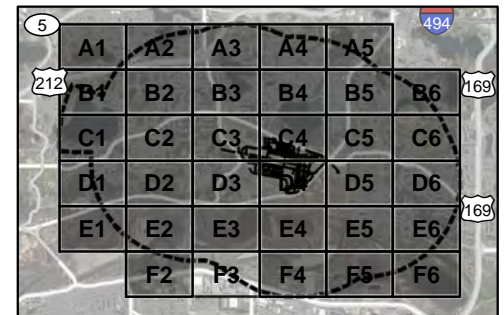
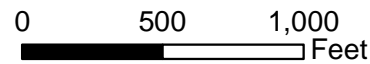
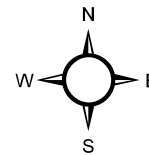




## FCM Airspace Zones Within Zoning Limits

**A - F3**

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






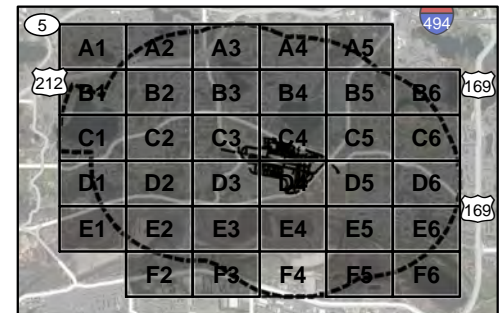
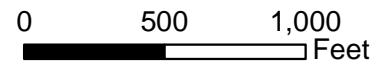
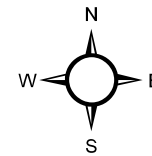




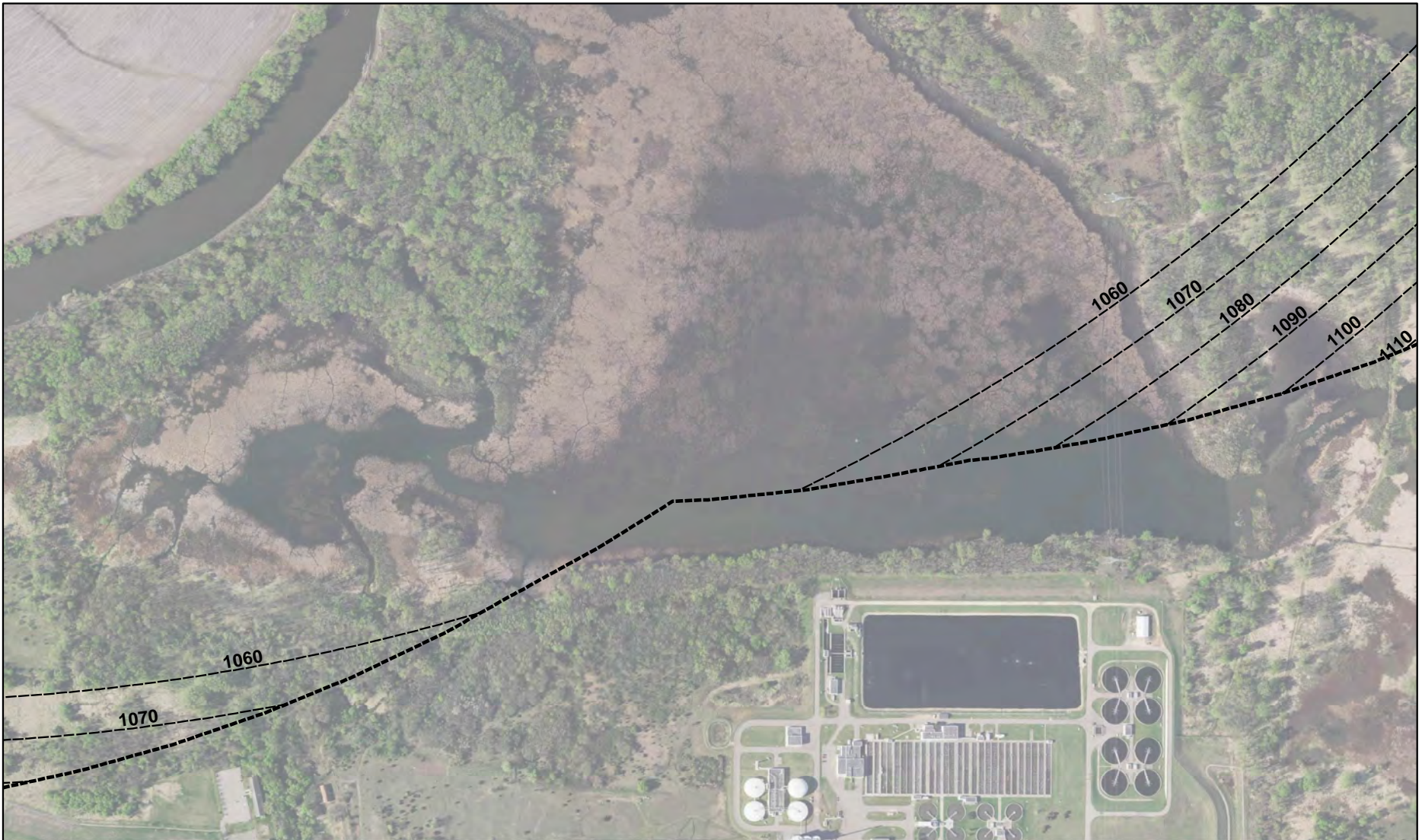
## FCM Airspace Zones Within Zoning Limits

**A - F4**

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






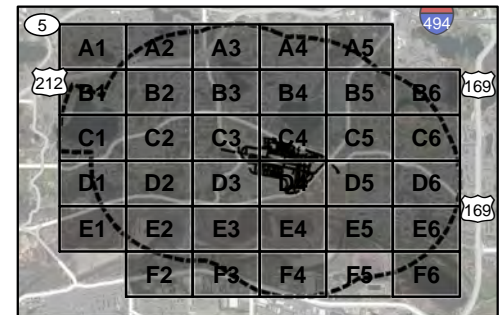
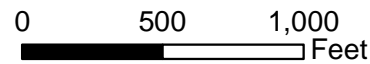
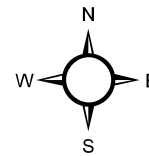




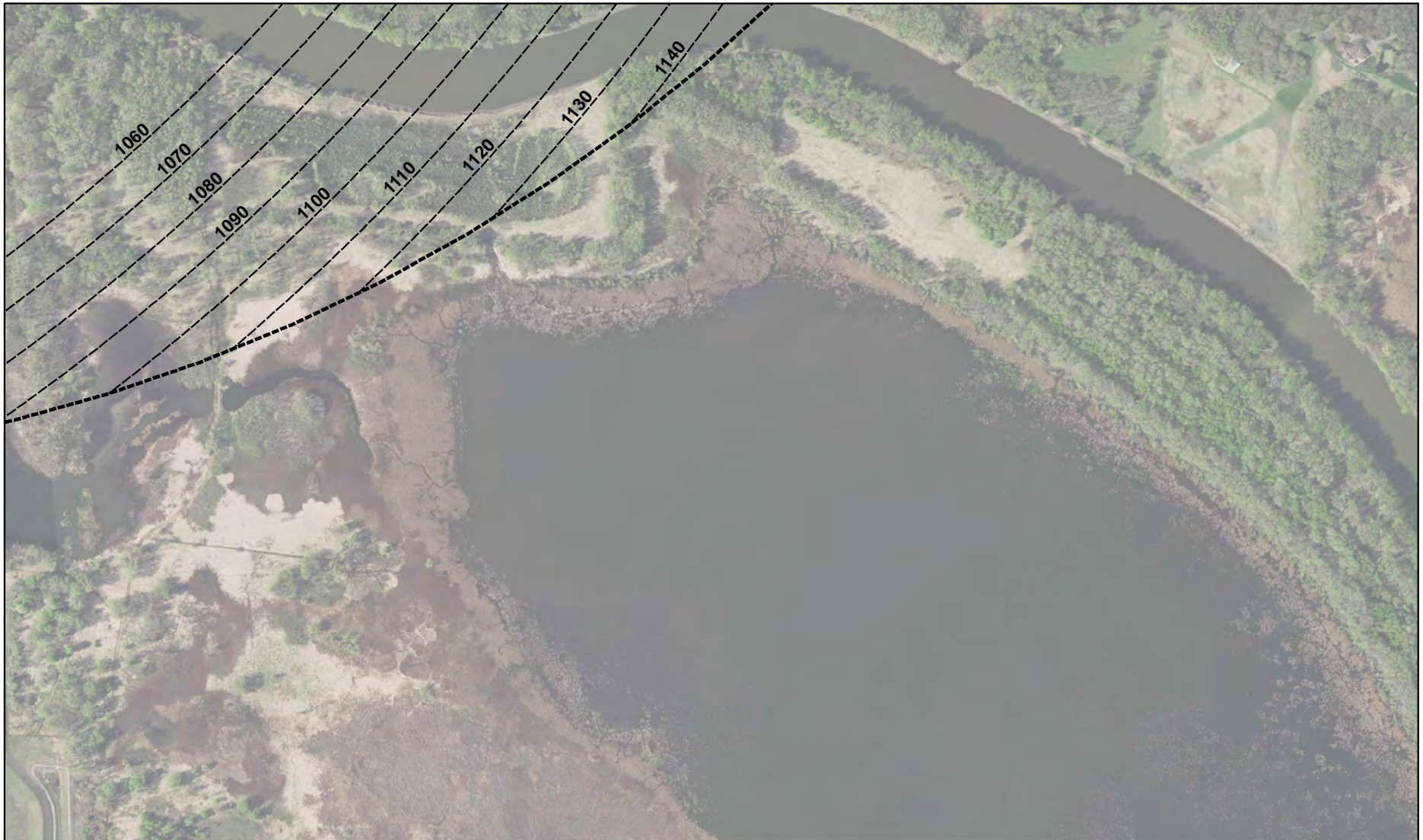
## FCM Airspace Zones Within Zoning Limits

**A - F5**

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






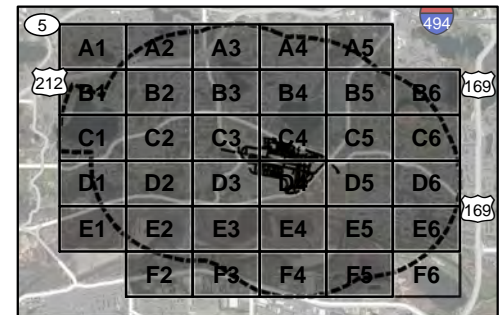
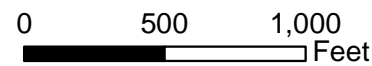
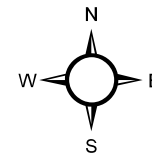




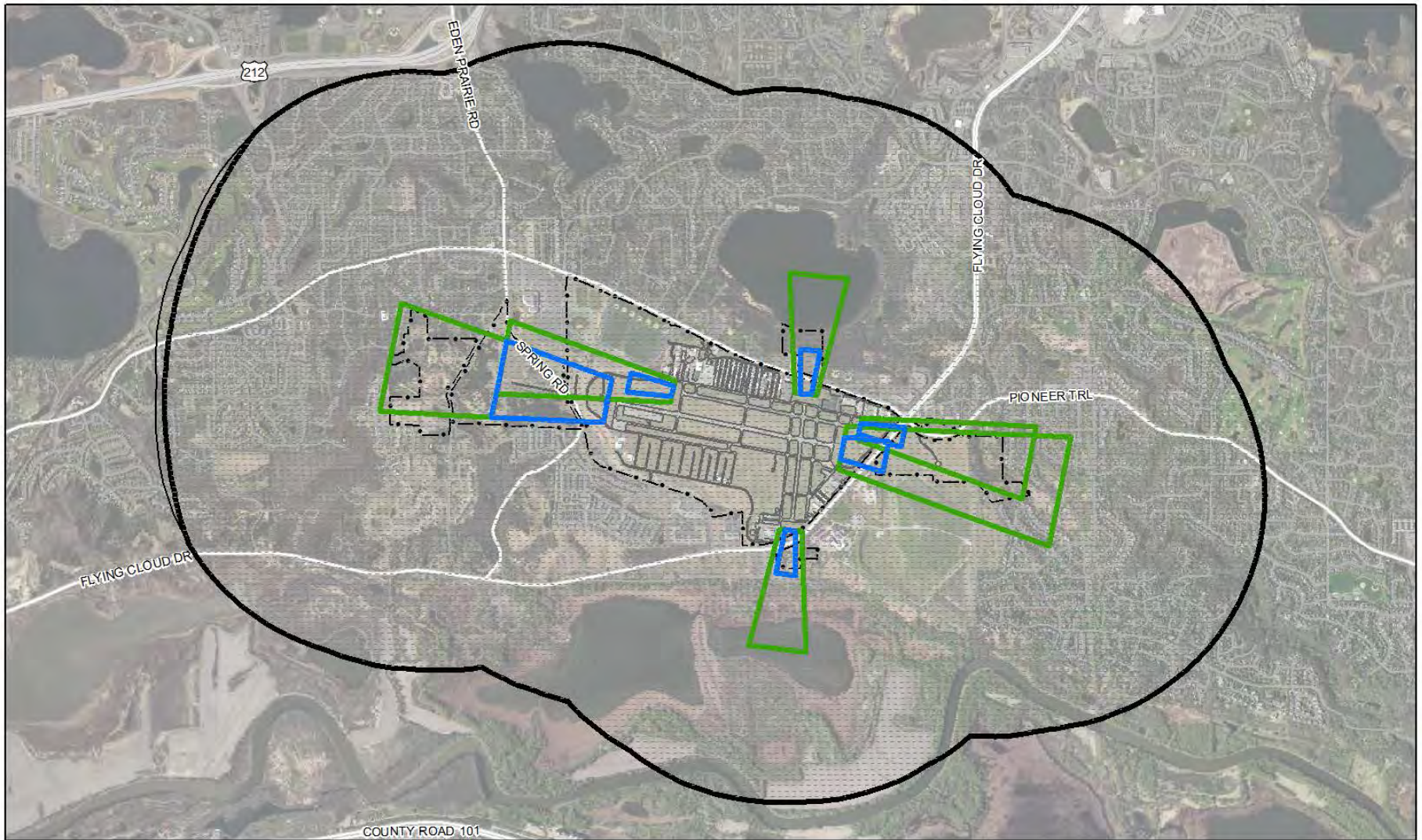
## FCM Airspace Zones Within Zoning Limits

**A - F6**

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








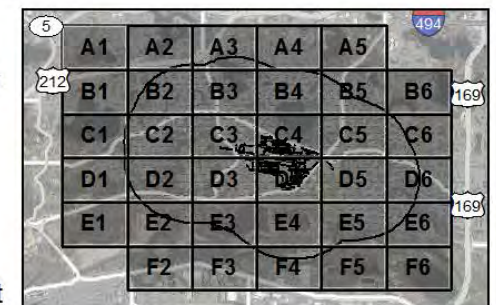
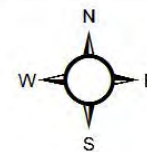




## FCM Safety Zones Within Zoning Limits

### SZ - Index Sheet

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



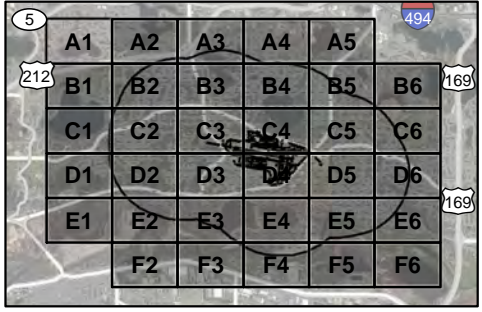




# FCM Safety Zones Within Zoning Limits

**SZ - A1**

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




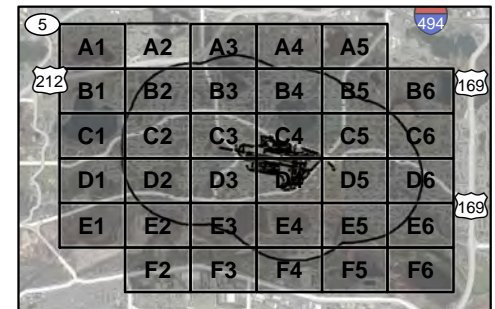
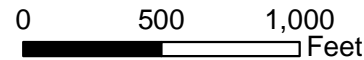
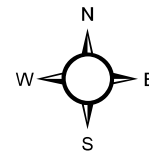




## FCM Safety Zones Within Zoning Limits

SZ - A2

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








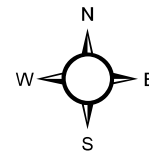




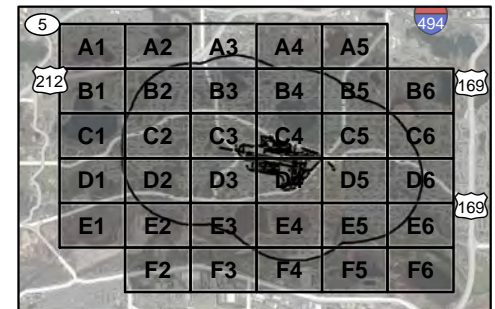
## FCM Safety Zones Within Zoning Limits

**SZ - A3**

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



0 500 1,000  
Feet



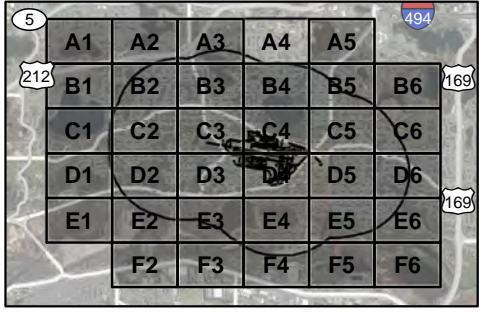




# FCM Safety Zones Within Zoning Limits

**SZ - A4**

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



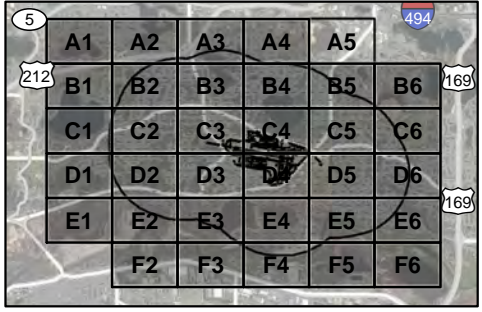




# FCM Safety Zones Within Zoning Limits

**SZ - A5**

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








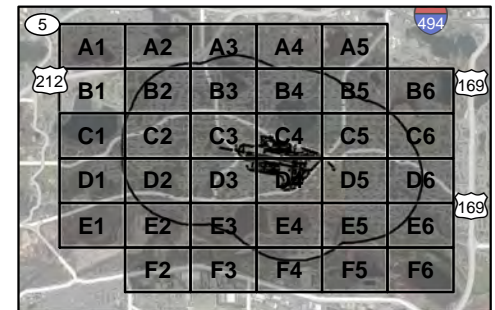
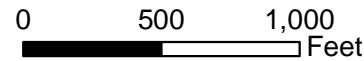
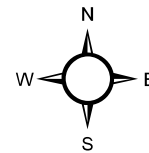




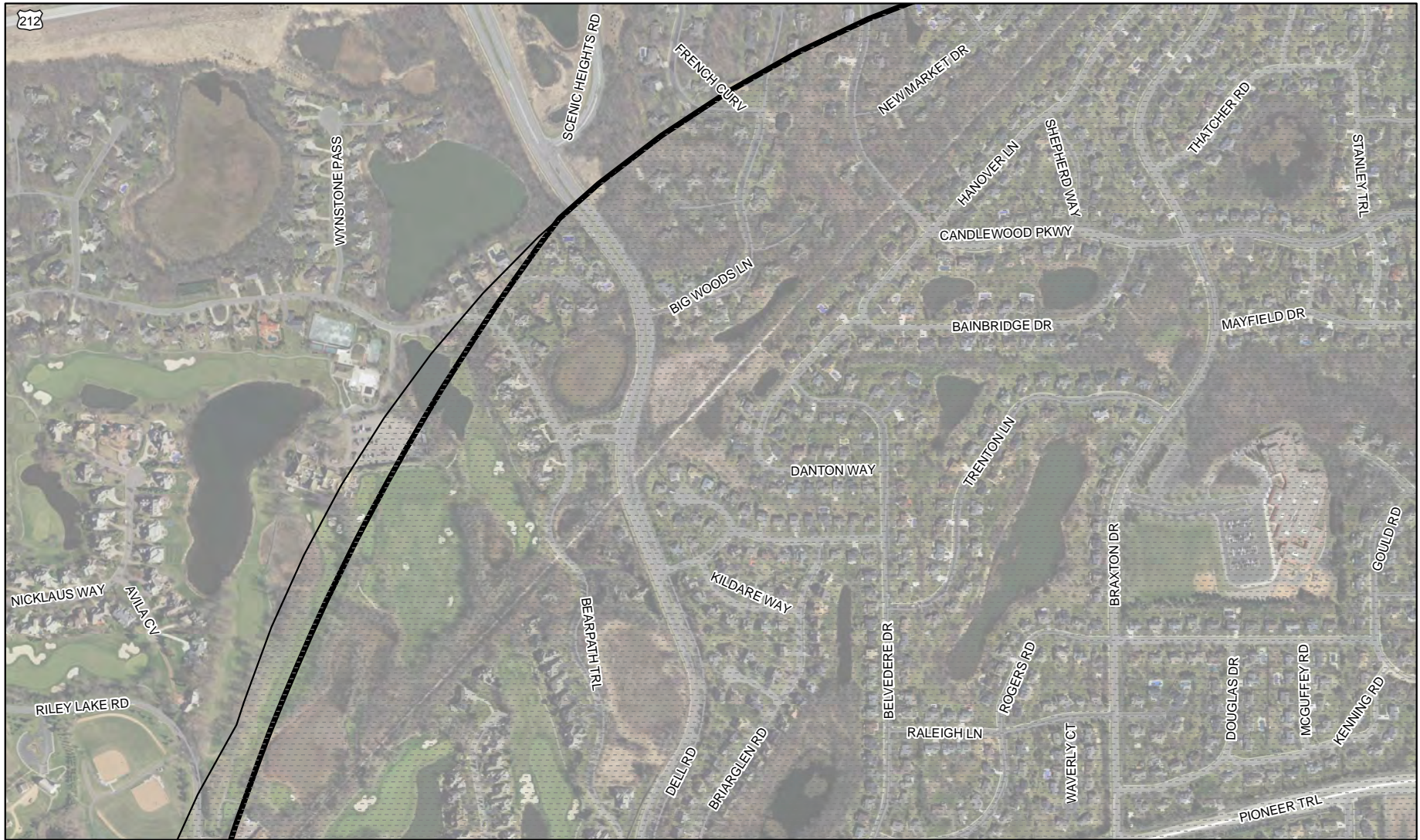
## FCM Safety Zones Within Zoning Limits

**SZ - B1**

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








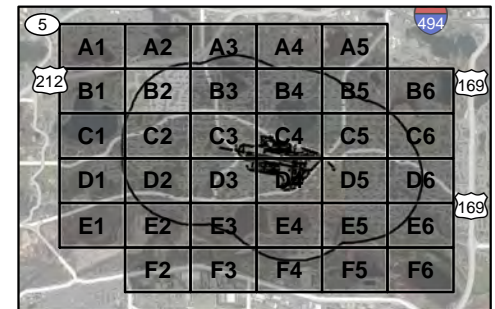
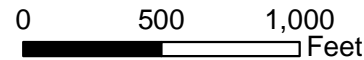
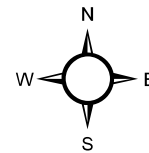




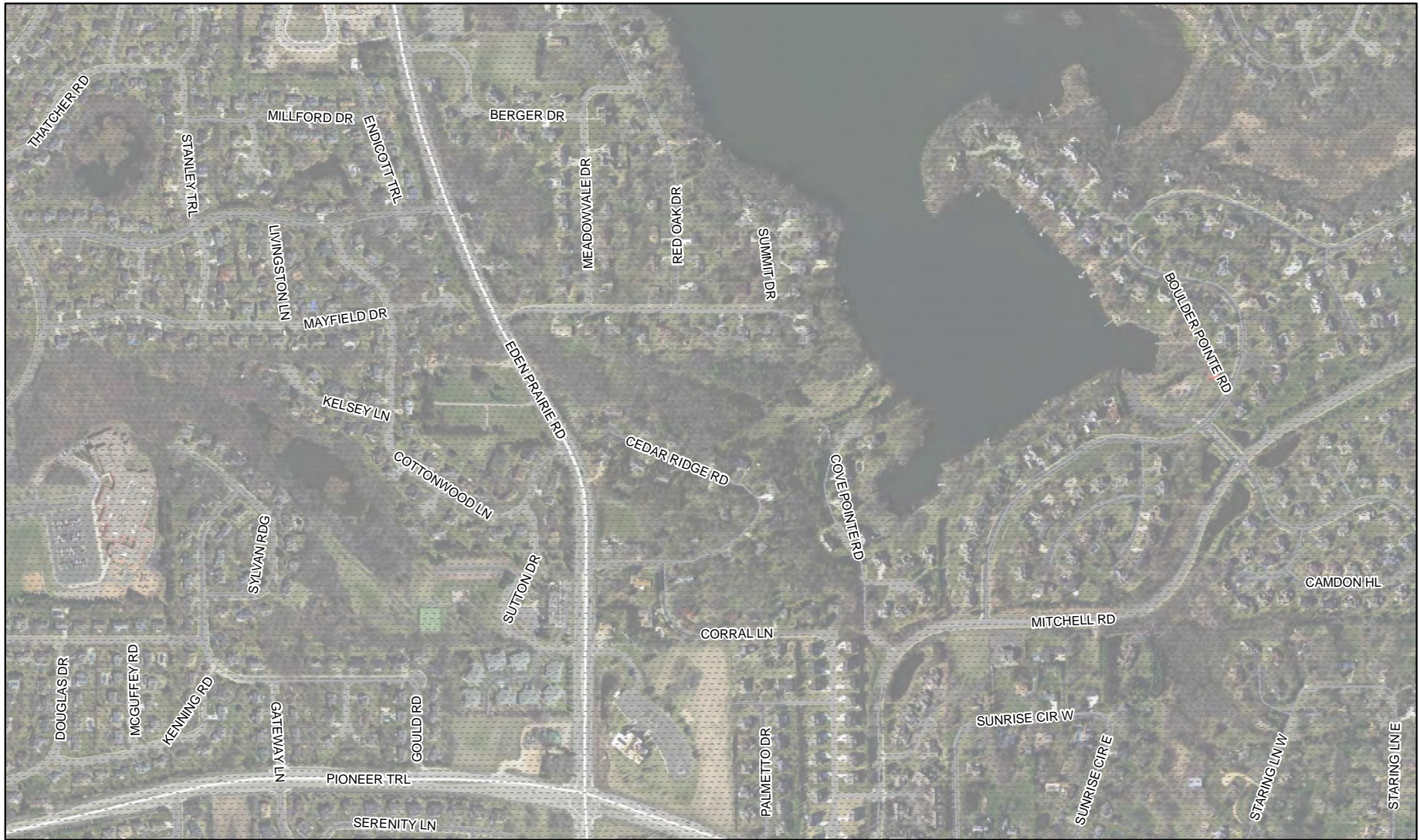
## FCM Safety Zones Within Zoning Limits

**SZ - B2**

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



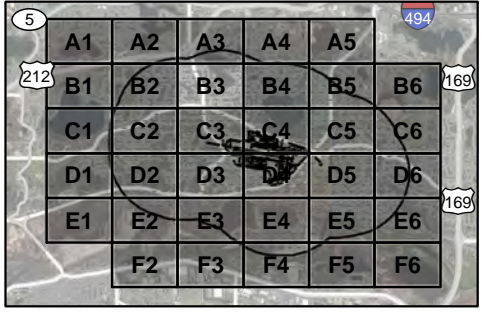




# FCM Safety Zones Within Zoning Limits

**SZ - B3**

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



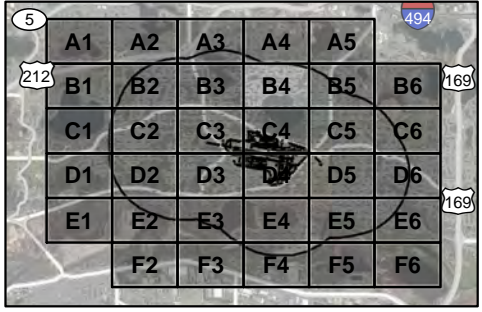




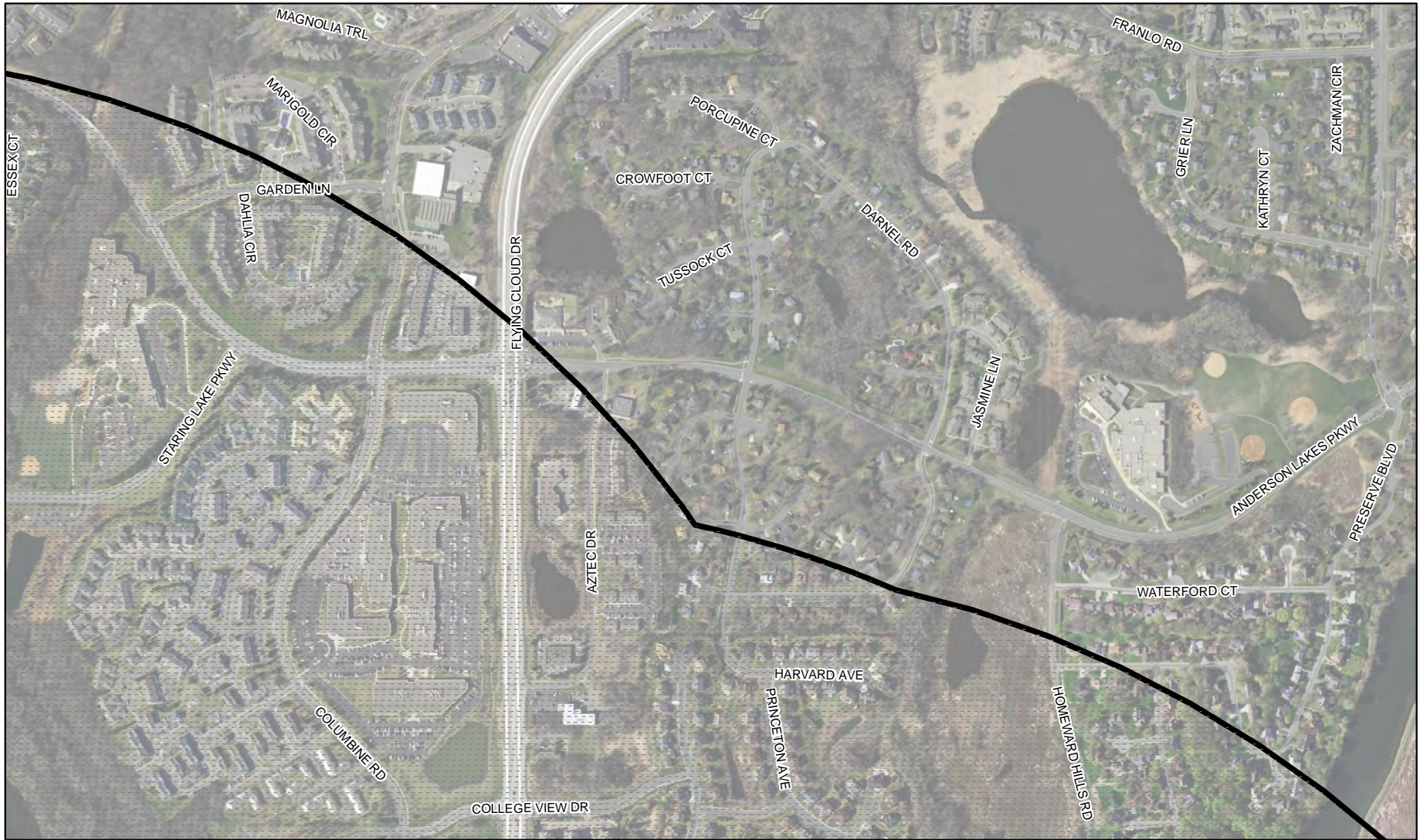
# FCM Safety Zones Within Zoning Limits

**SZ - B4**

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



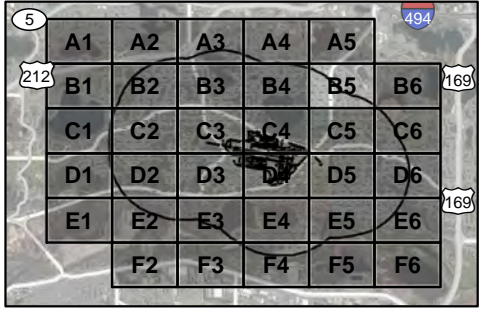




# FCM Safety Zones Within Zoning Limits

**SZ - B5**

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



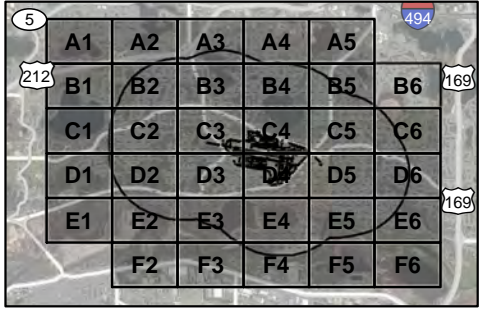
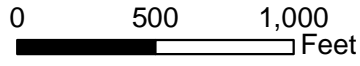




**FCM Safety Zones  
Within Zoning Limits**

**SZ - B6**

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



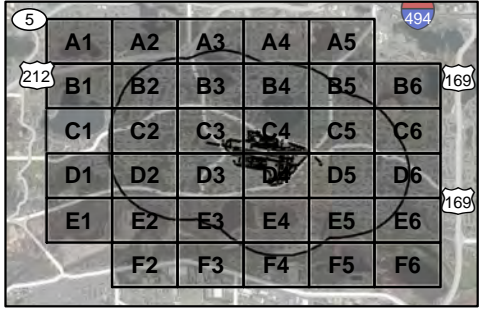




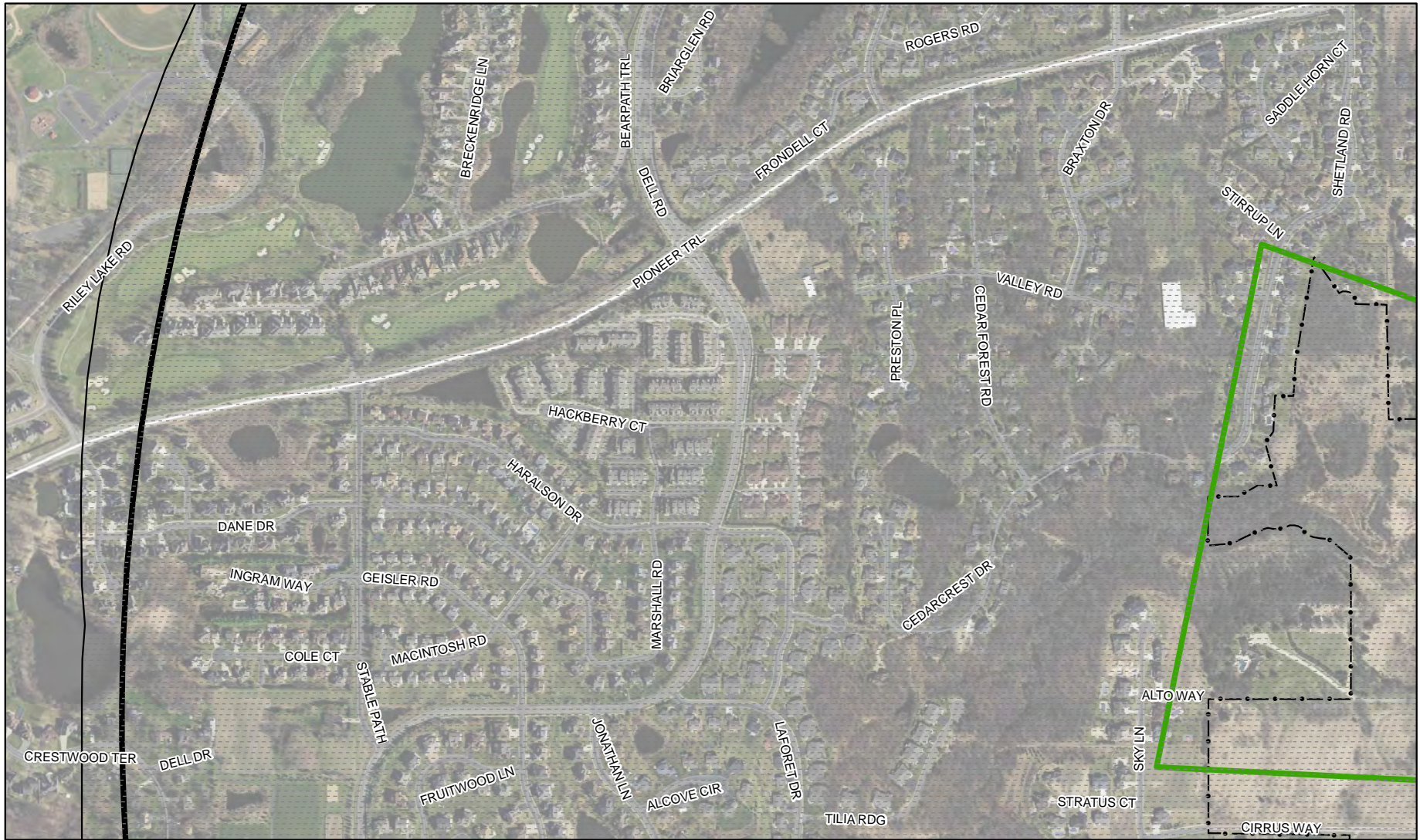
**FCM Safety Zones  
Within Zoning Limits**

**SZ - C1**

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



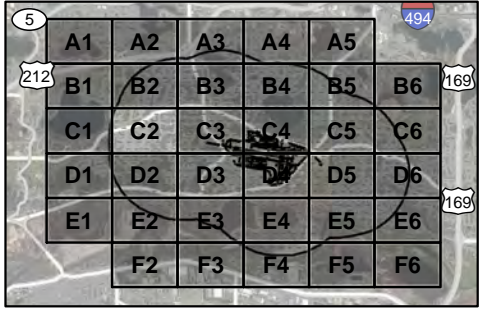




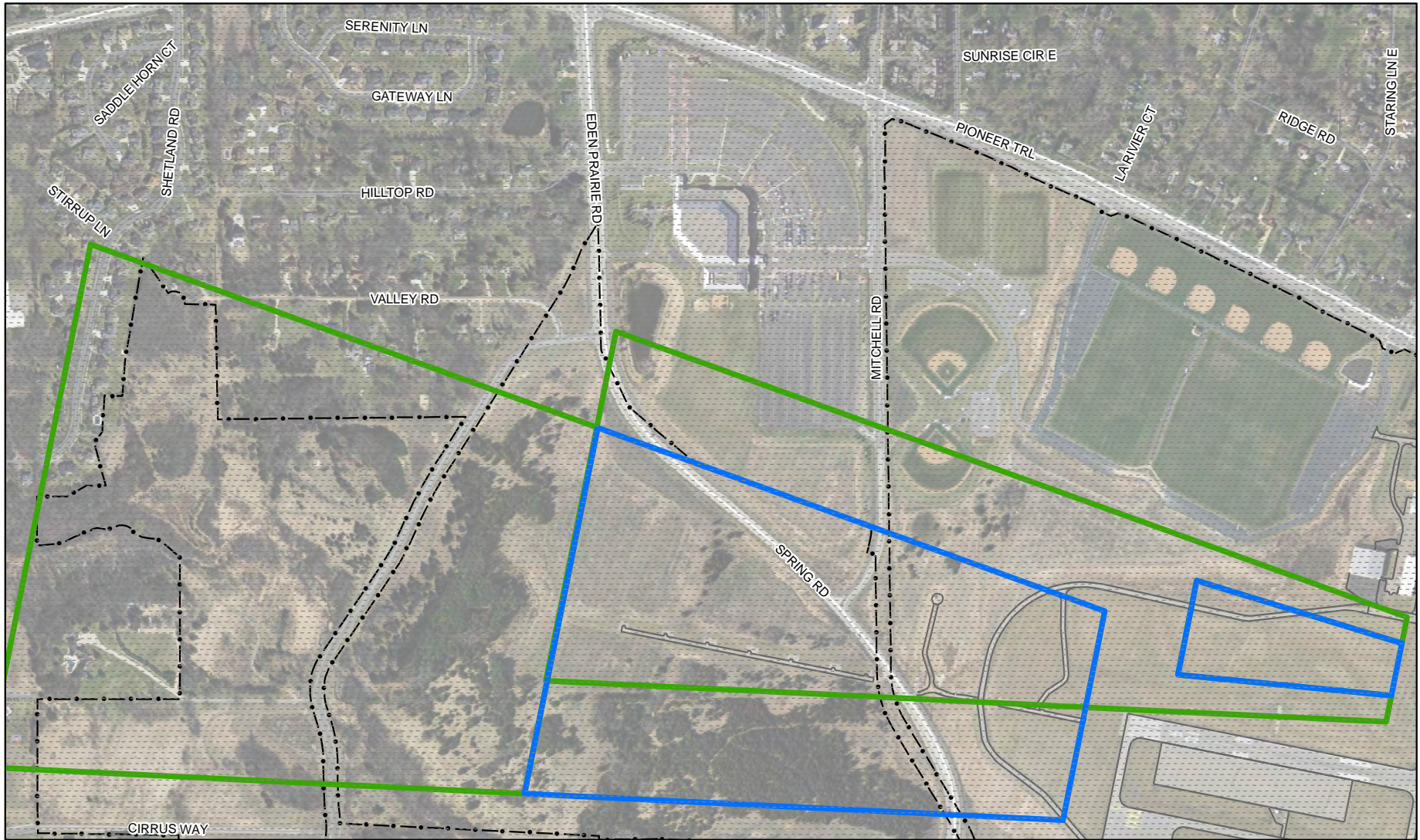
# FCM Safety Zones Within Zoning Limits

**SZ - C2**

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



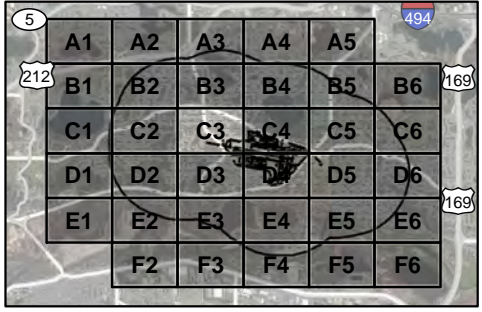




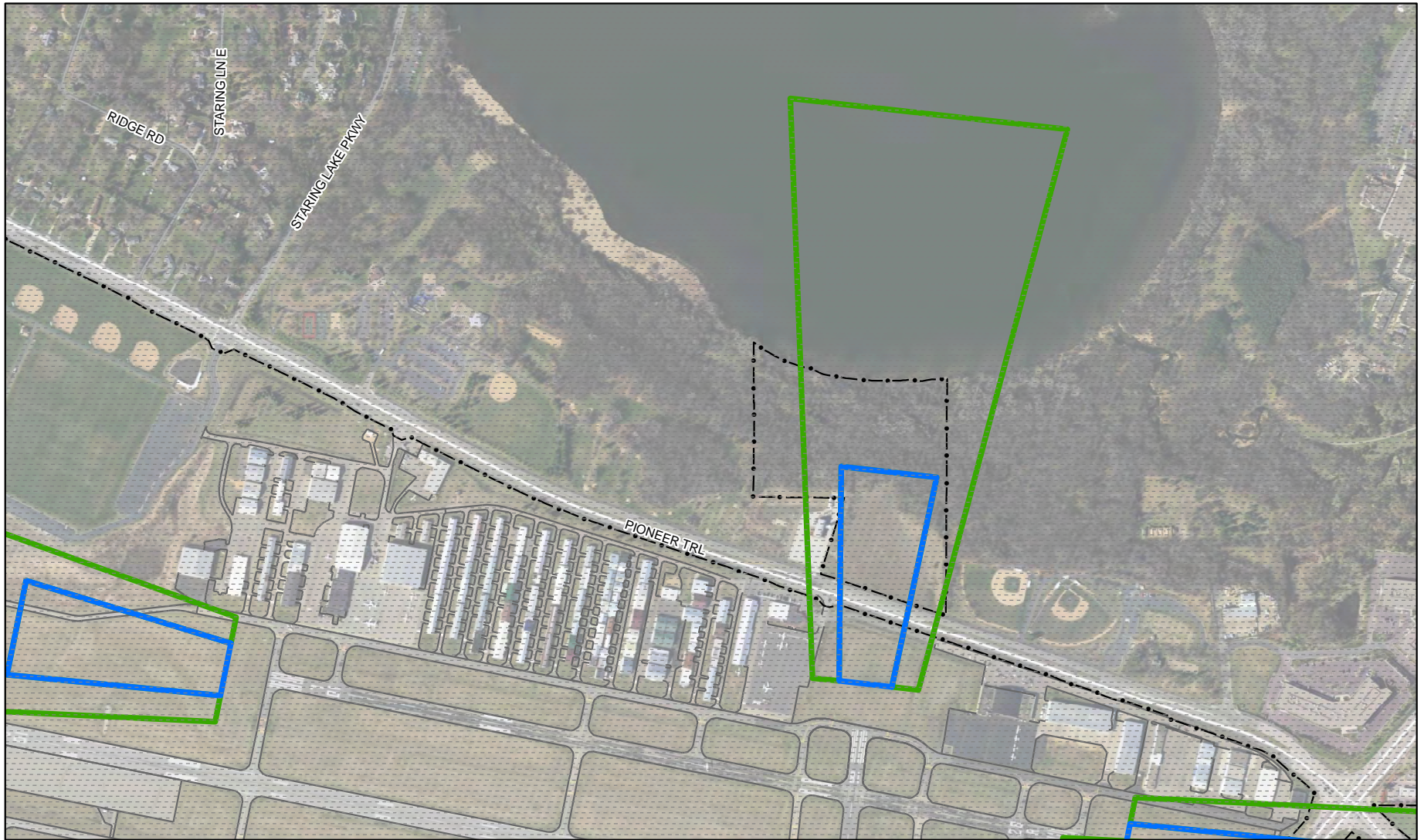
**FCM Safety Zones  
Within Zoning Limits**

**SZ - C3**

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








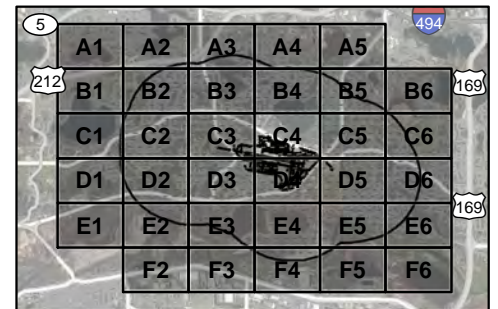
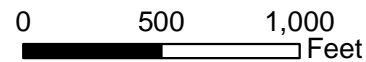
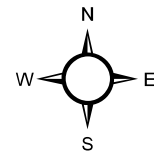




**FCM Safety Zones  
Within Zoning Limits**

**SZ - C4**

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








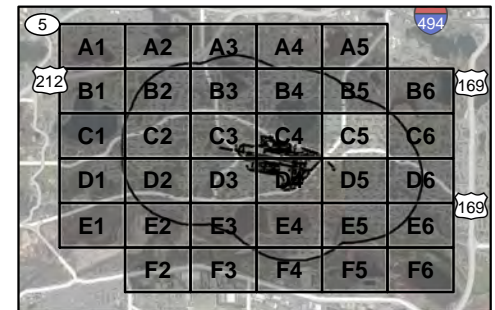
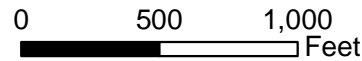
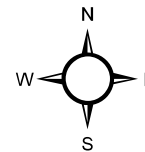




## FCM Safety Zones Within Zoning Limits

**SZ - C5**

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



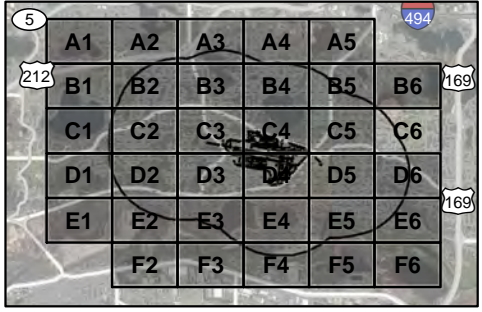




# FCM Safety Zones Within Zoning Limits

**SZ - C6**

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



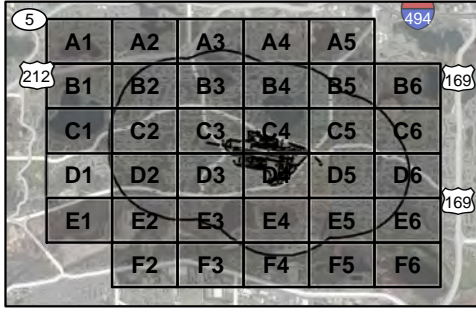




# FCM Safety Zones Within Zoning Limits

**SZ - D1**

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



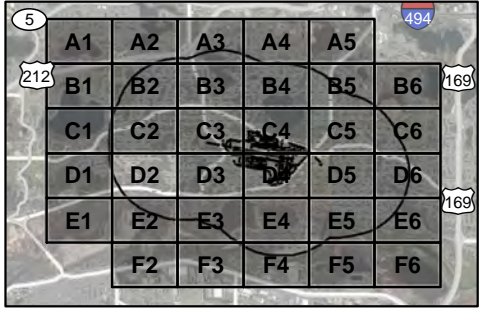




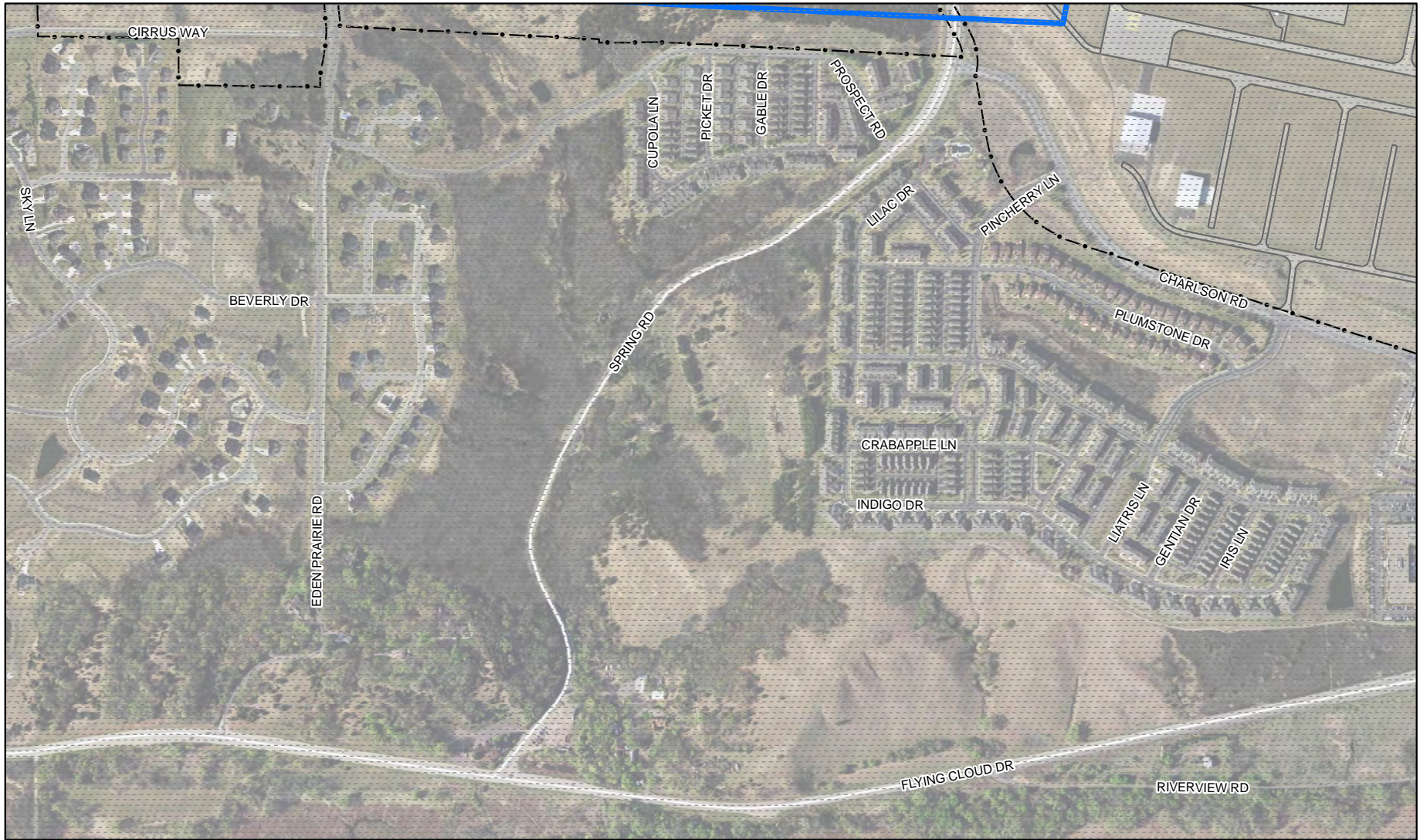
**FCM Safety Zones  
Within Zoning Limits**

**SZ - D2**

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



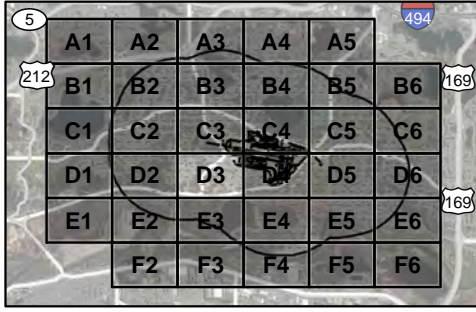




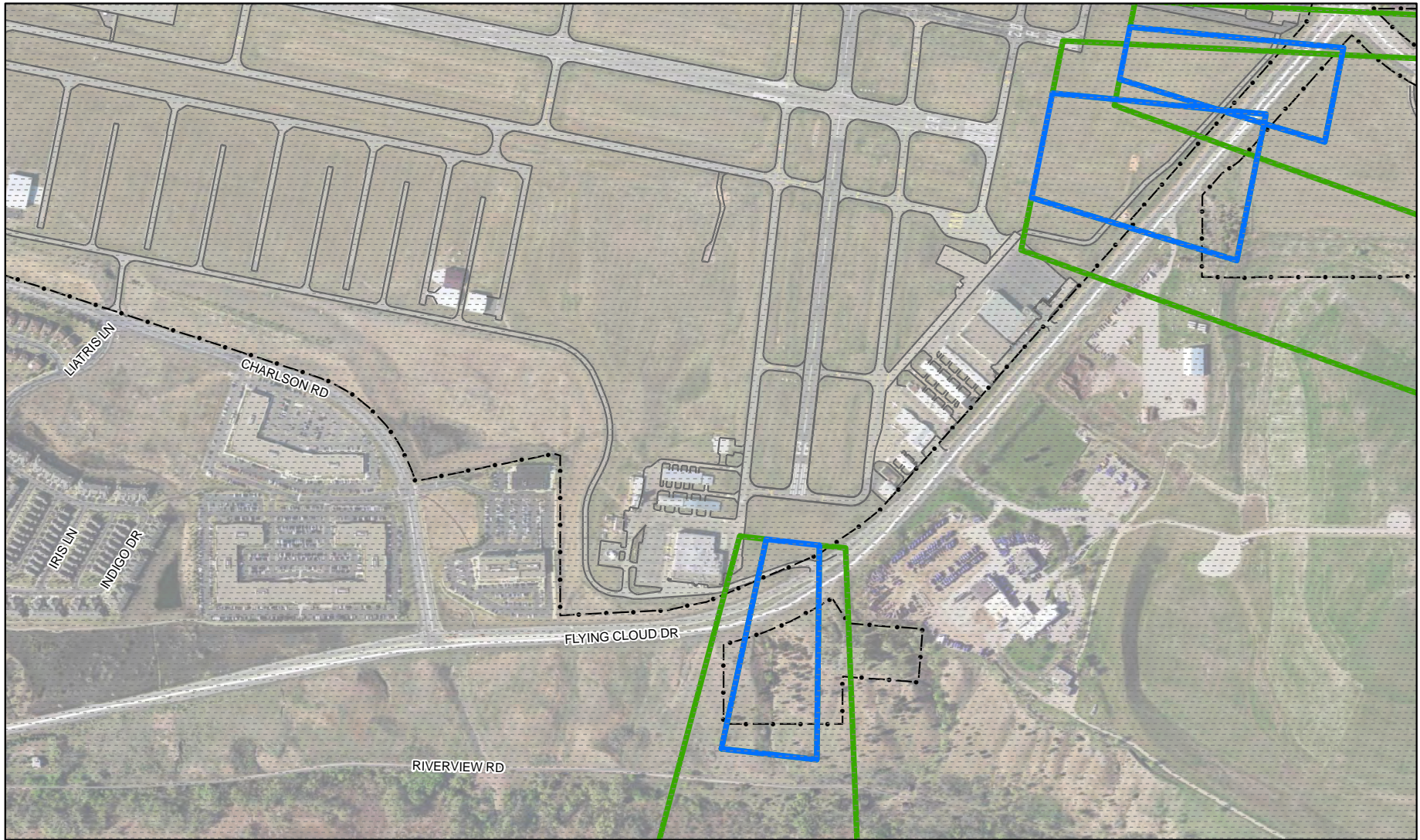
# FCM Safety Zones Within Zoning Limits

**SZ - D3**

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



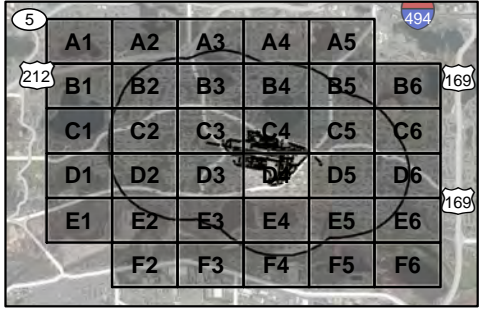




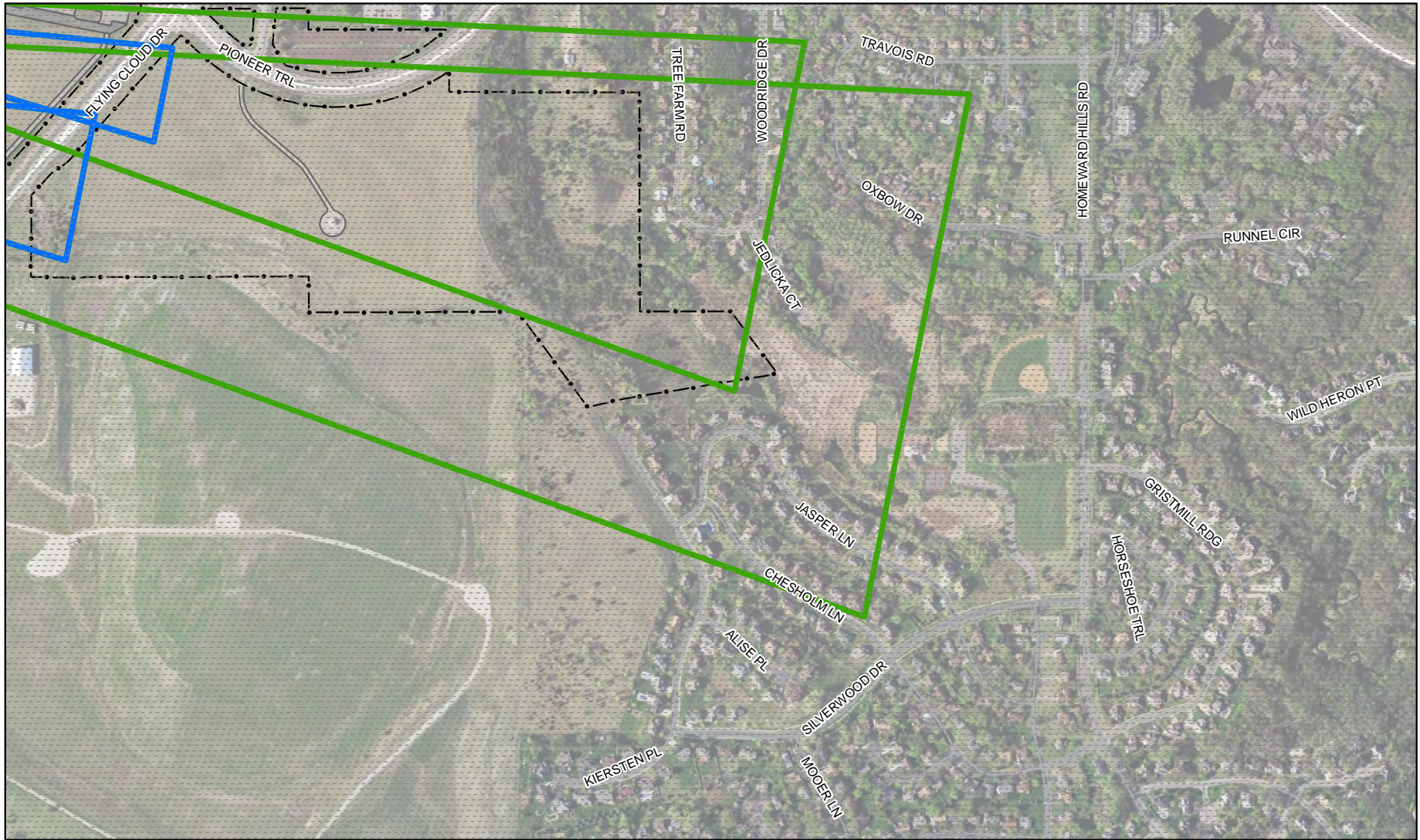
**FCM Safety Zones  
Within Zoning Limits**

**SZ - D4**

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



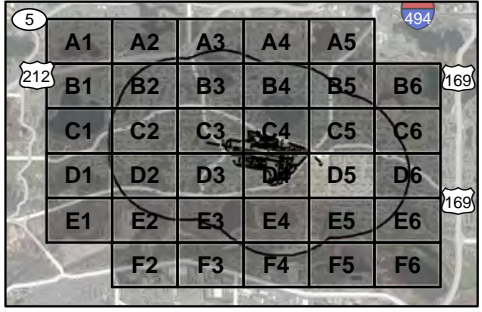




**FCM Safety Zones  
Within Zoning Limits**

**SZ - D5**

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



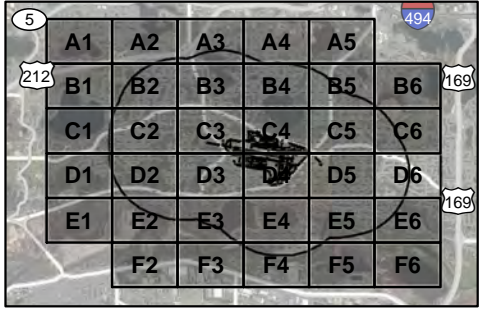




# FCM Safety Zones Within Zoning Limits

**SZ - D6**

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



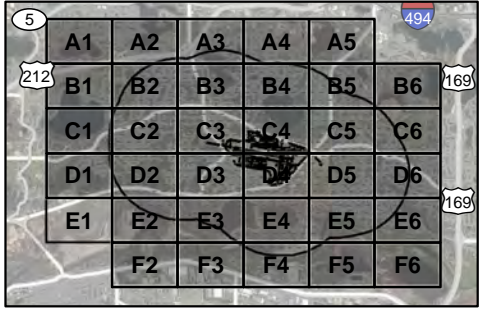




**FCM Safety Zones  
Within Zoning Limits**

**SZ - E1**

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



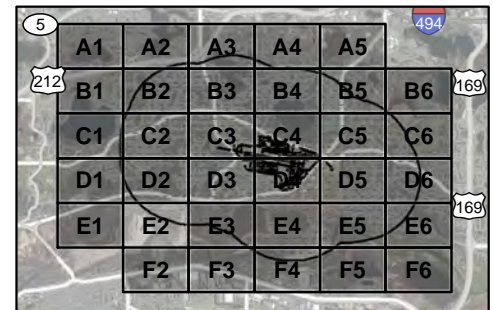
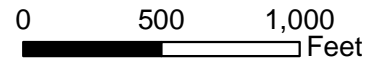
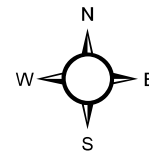




## FCM Safety Zones Within Zoning Limits

**SZ - E2**

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



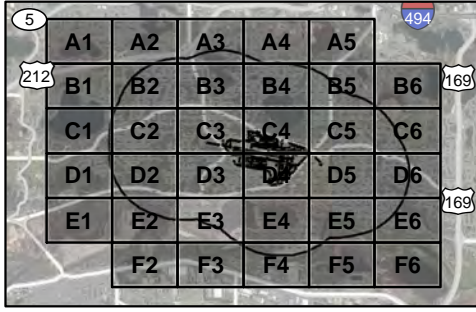




**FCM Safety Zones  
Within Zoning Limits**

**SZ - E3**

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



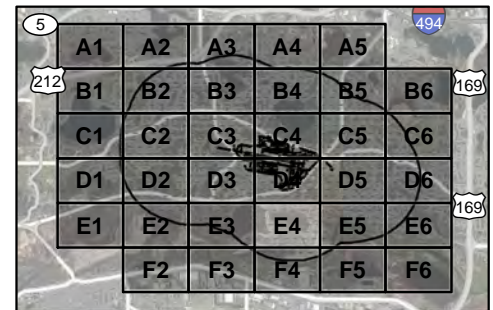
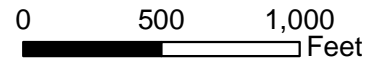
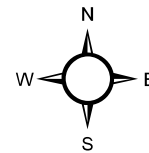




## FCM Safety Zones Within Zoning Limits

**SZ - E4**

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



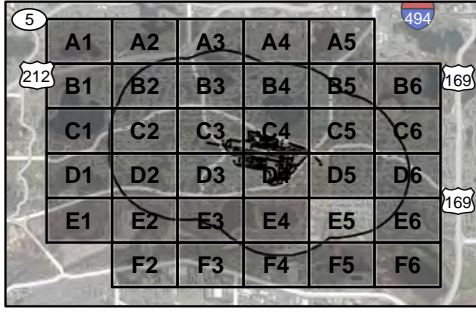




### FCM Safety Zones Within Zoning Limits

**SZ - E5**

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



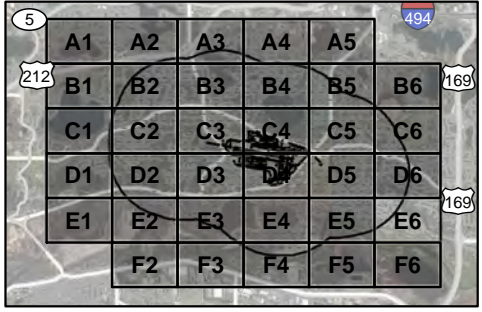




**FCM Safety Zones  
Within Zoning Limits**

**SZ - E6**

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



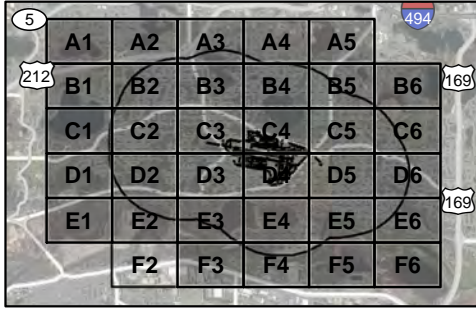




# FCM Safety Zones Within Zoning Limits

**SZ - F2**

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








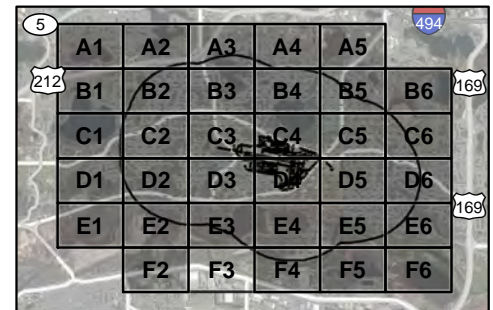
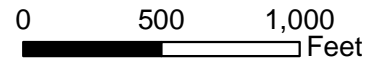
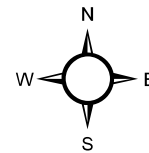




## FCM Safety Zones Within Zoning Limits

**SZ - F3**

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





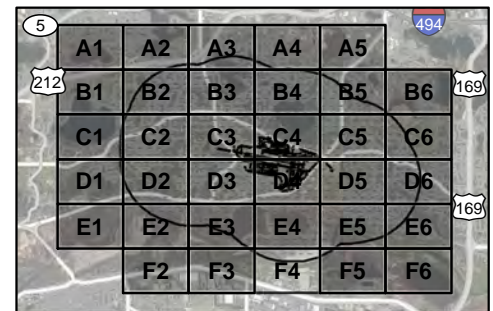
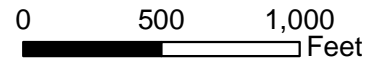
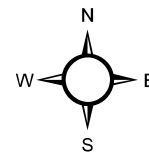




## FCM Safety Zones Within Zoning Limits

**SZ - F4**

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








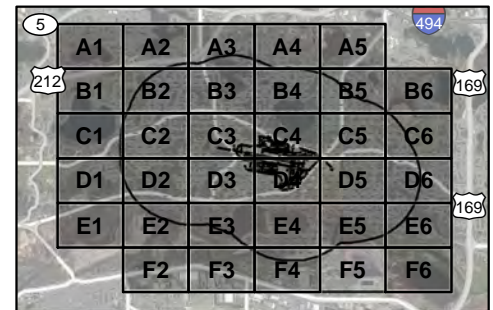
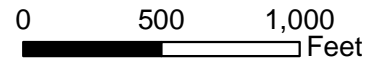
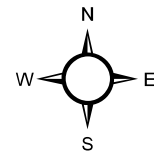




## FCM Safety Zones Within Zoning Limits

**SZ - F5**

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



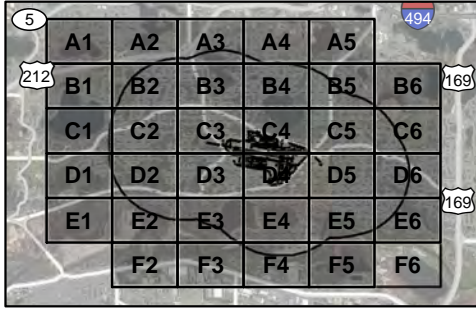




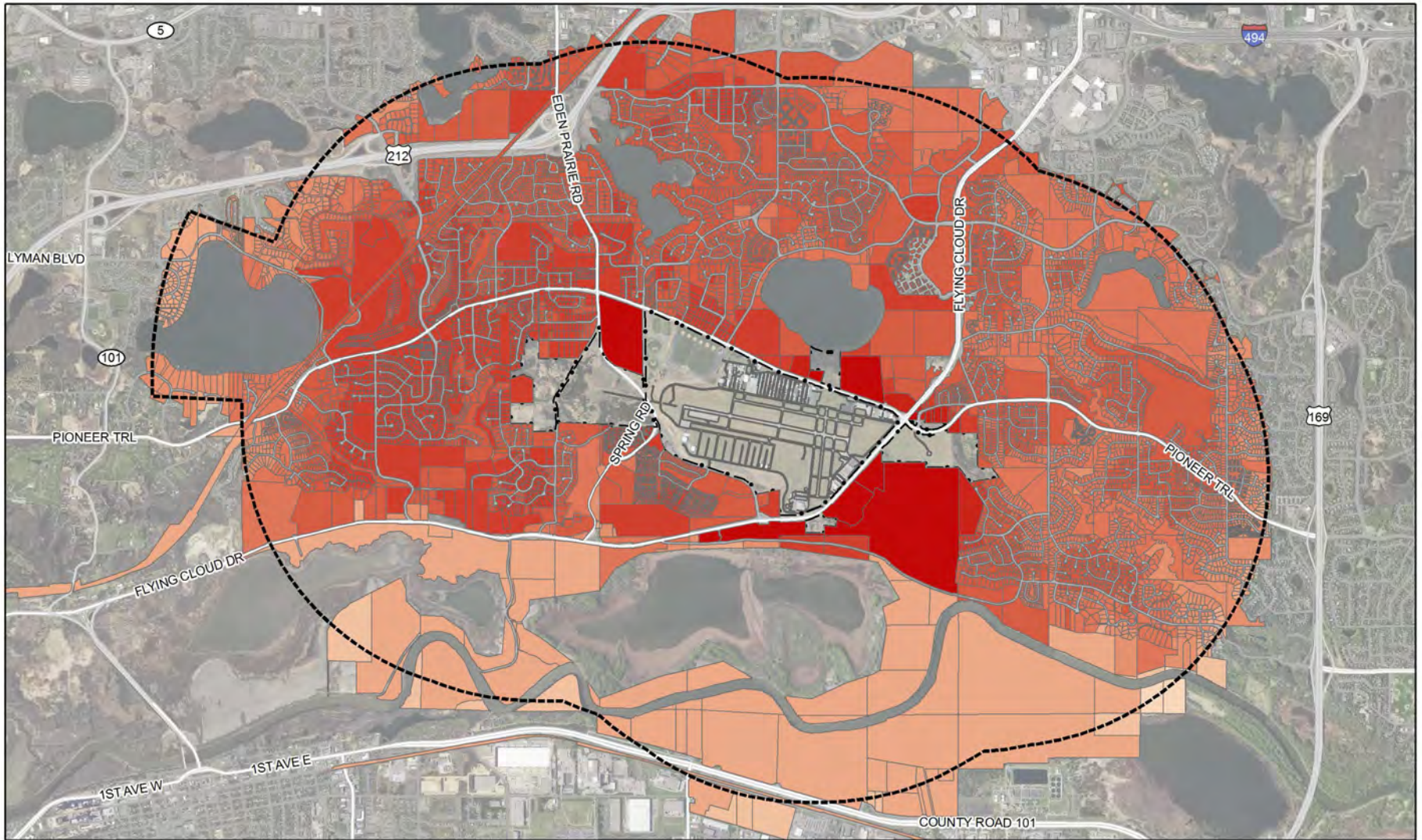
**FCM Safety Zones  
Within Zoning Limits**

**SZ - F6**

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

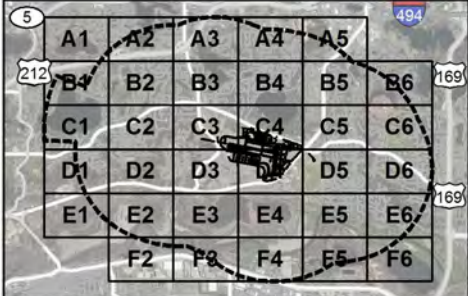
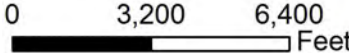
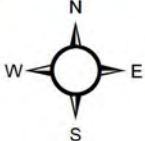
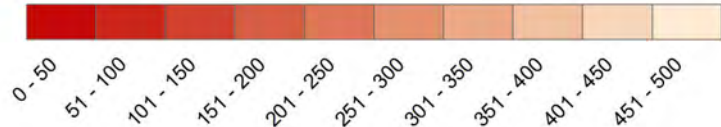






**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - Index Sheet**

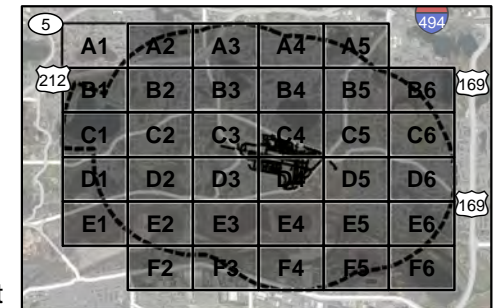
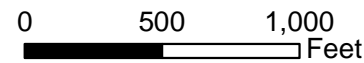
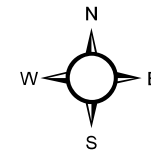
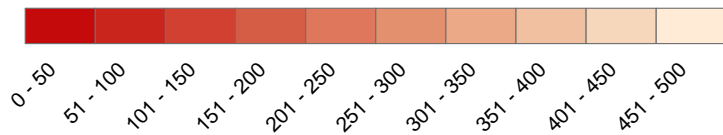




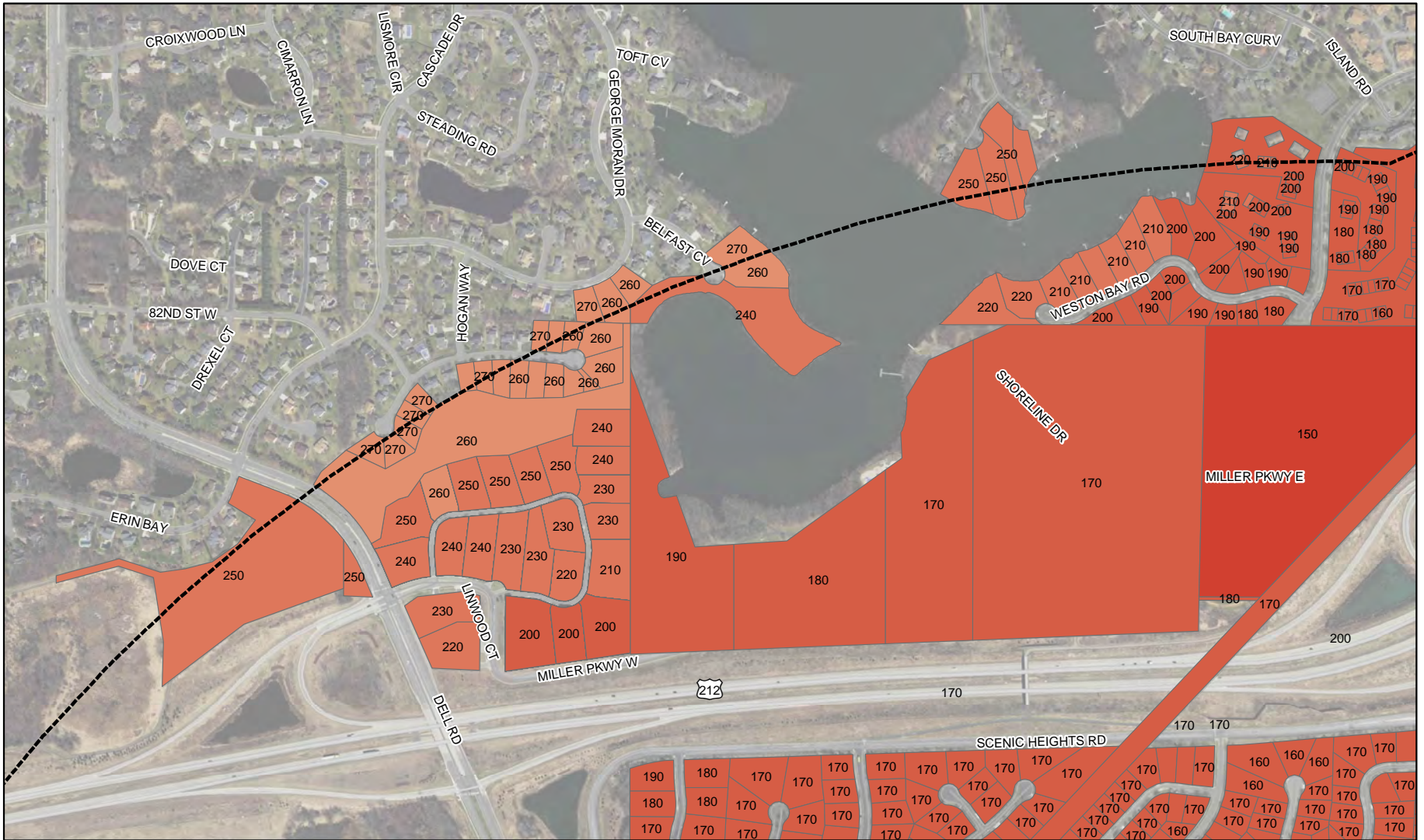


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - A1

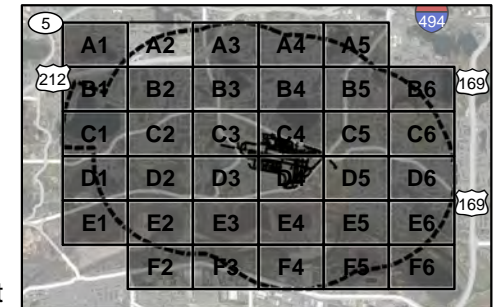
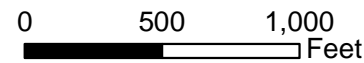
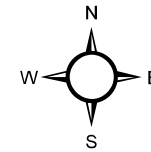
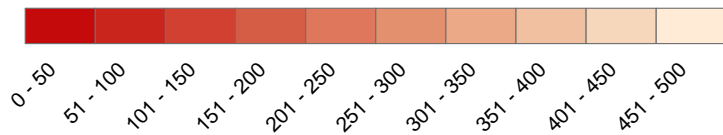




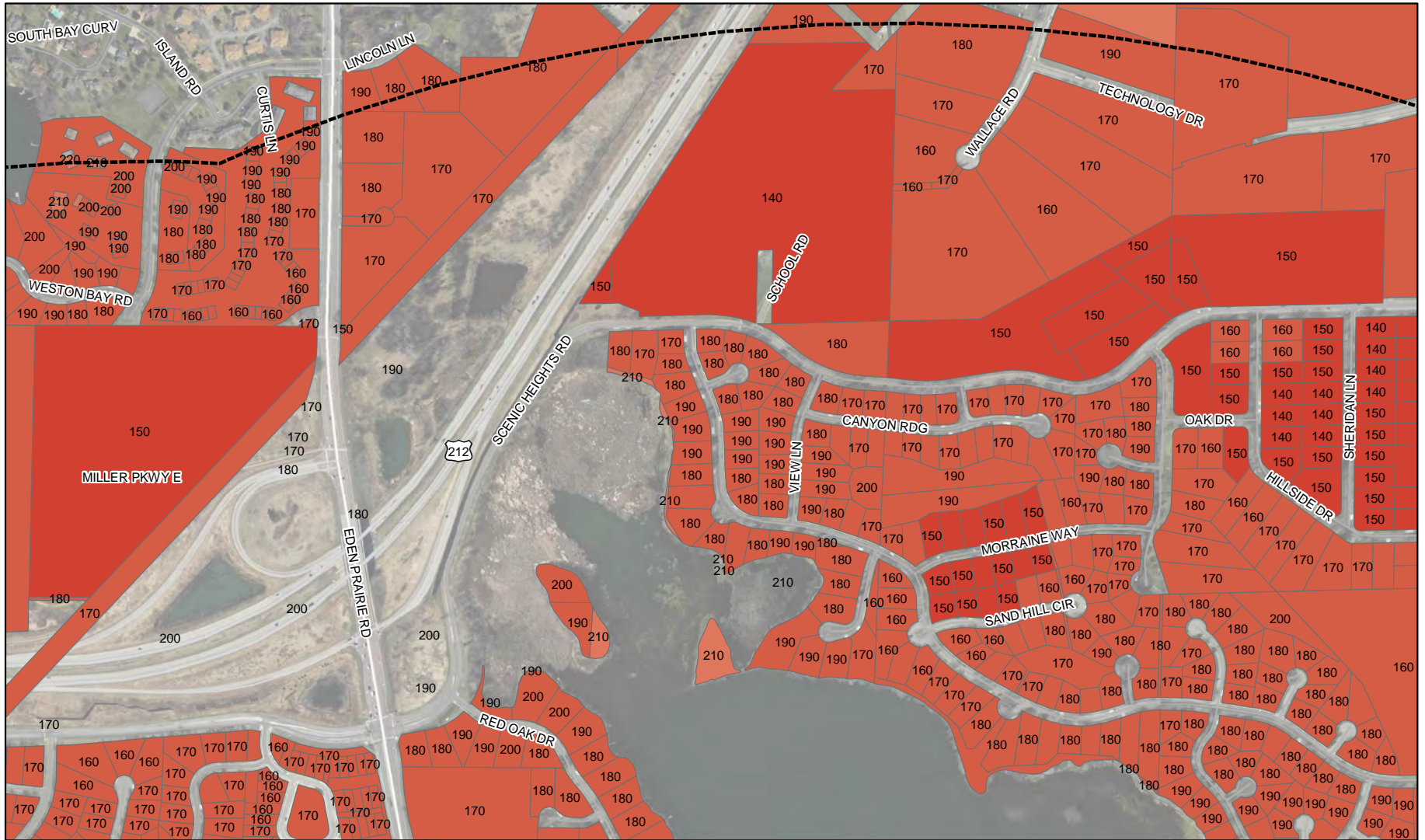


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - A2

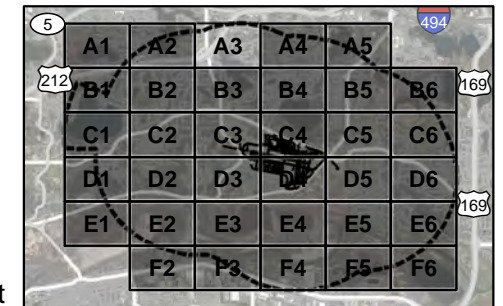
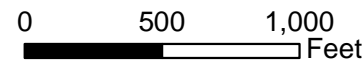
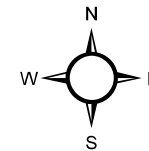
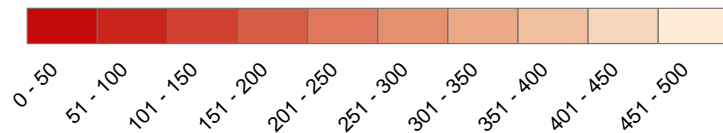




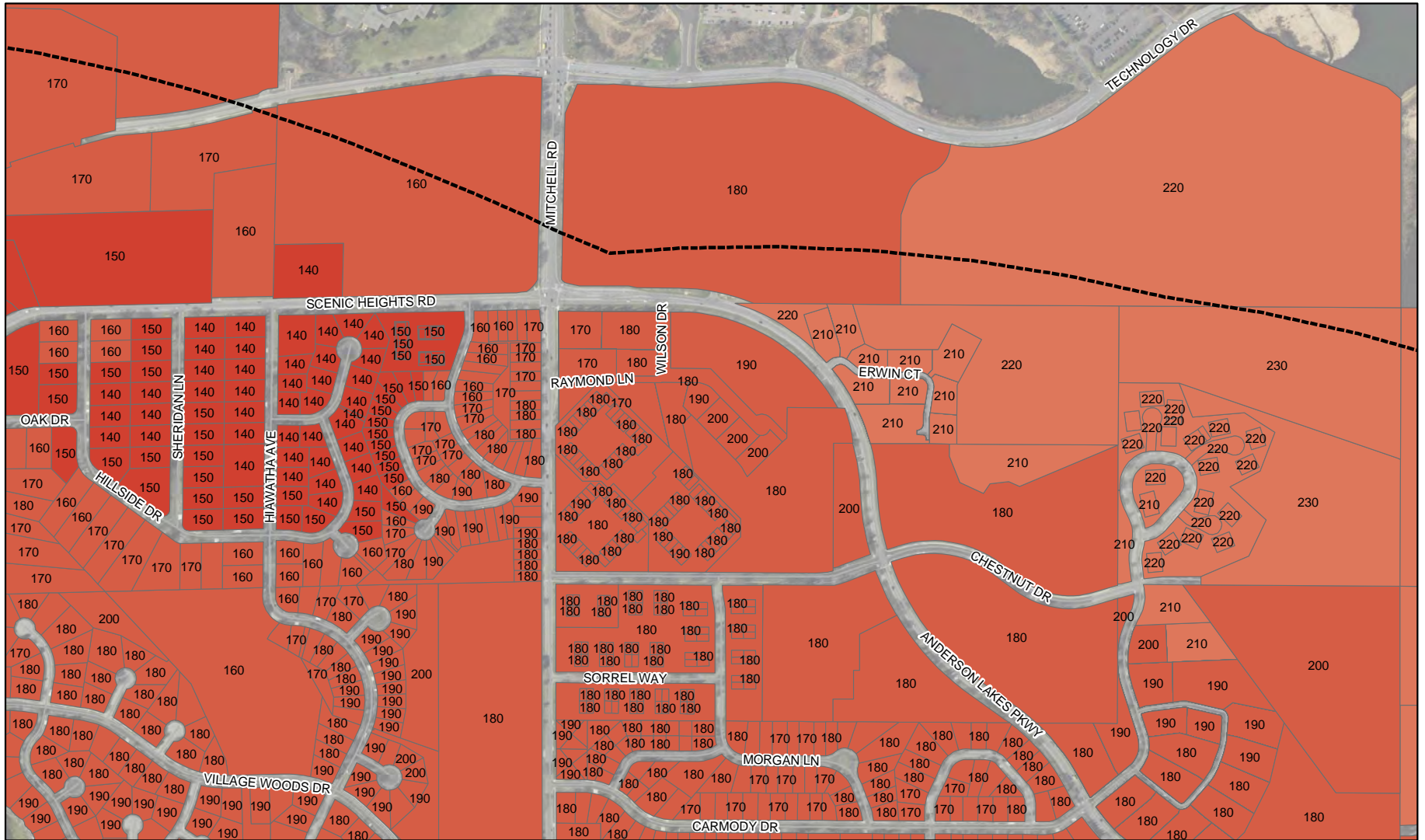


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - A3

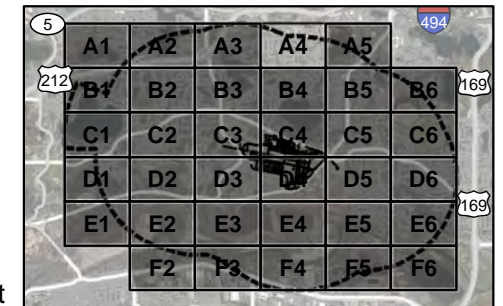
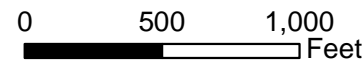
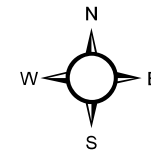
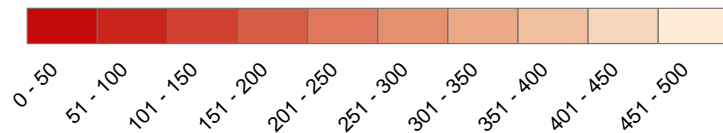




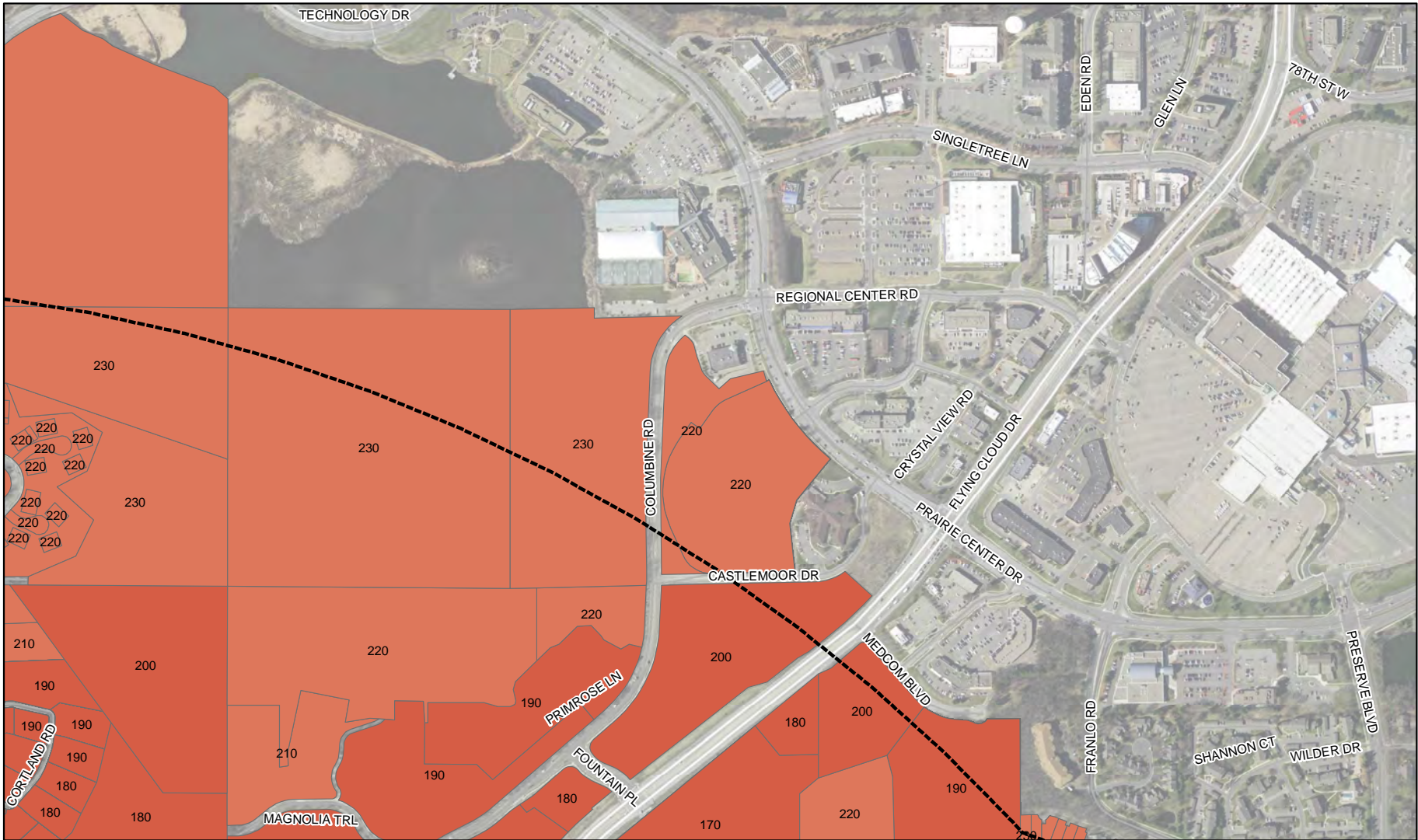


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - A4

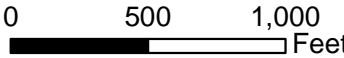
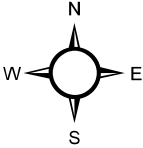
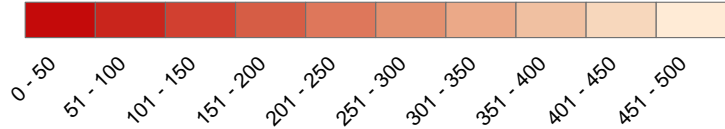




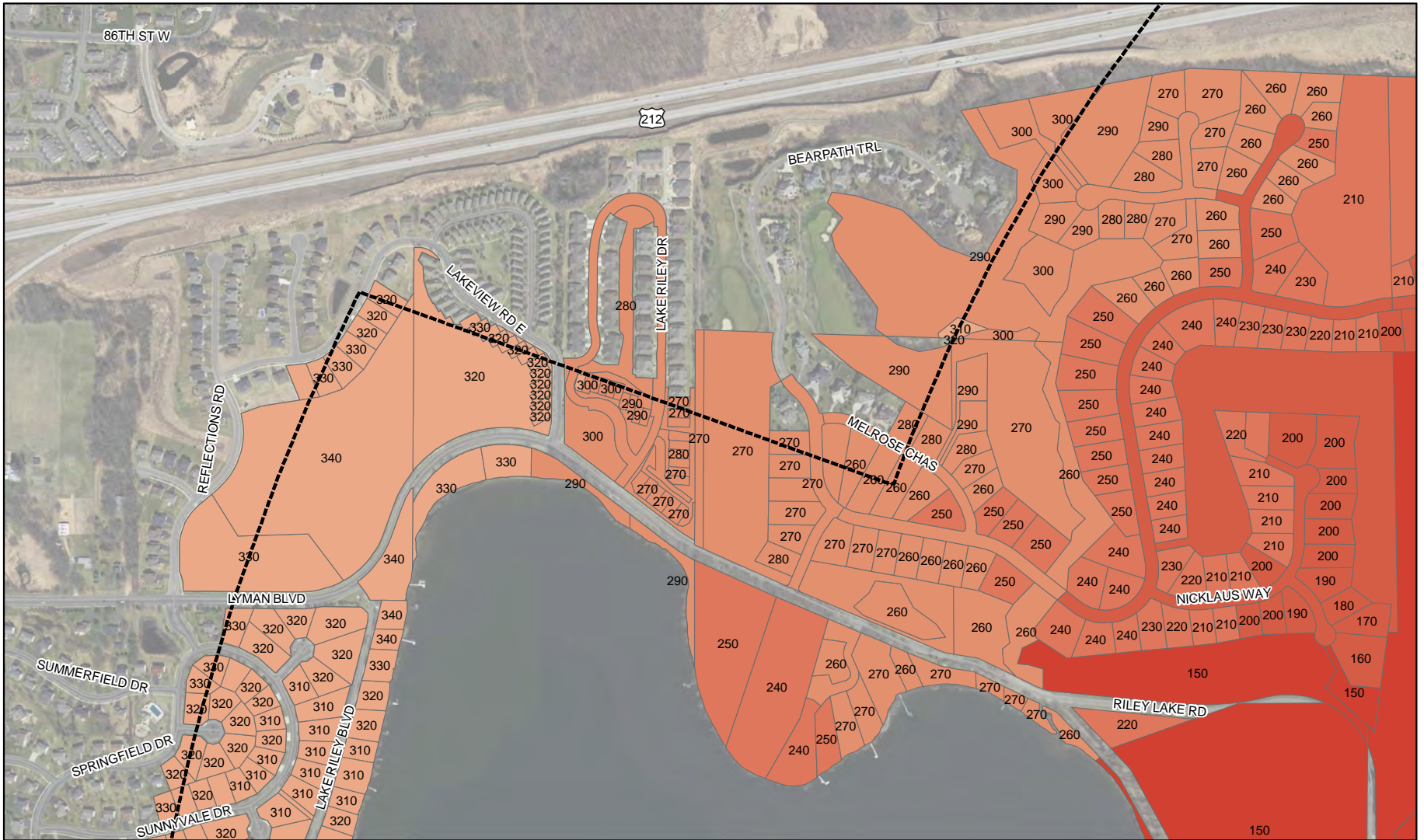


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - A5**

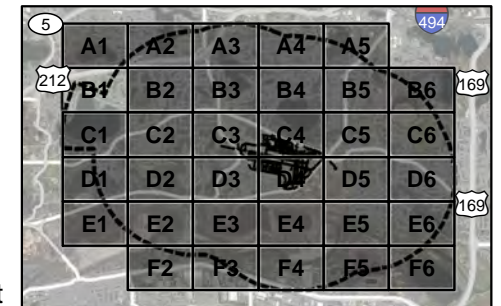
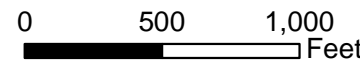
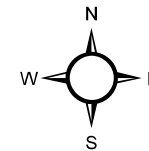
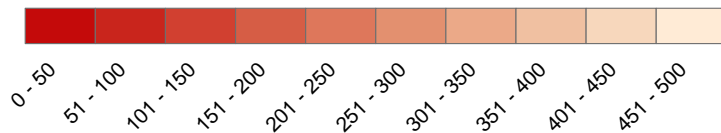




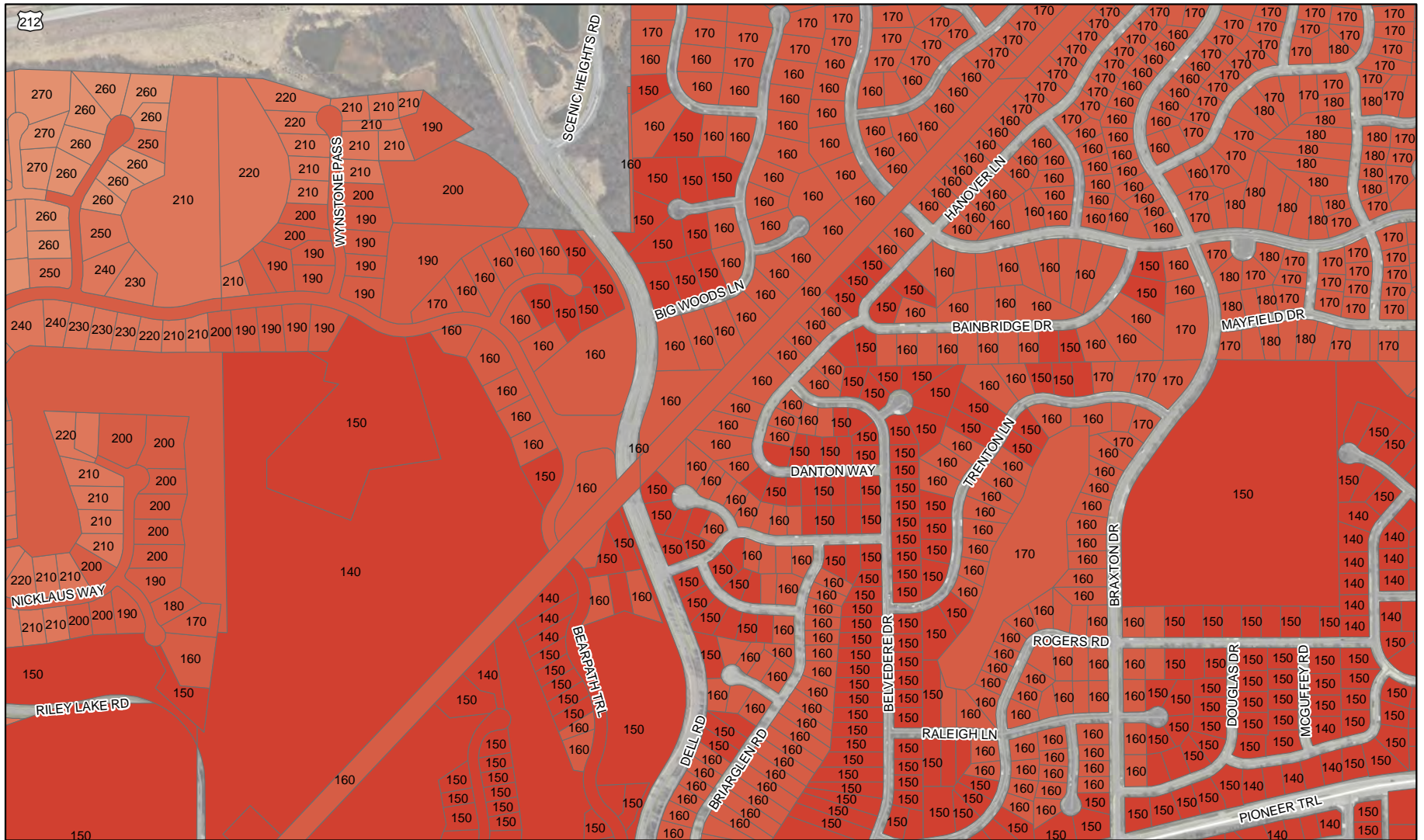


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - B1

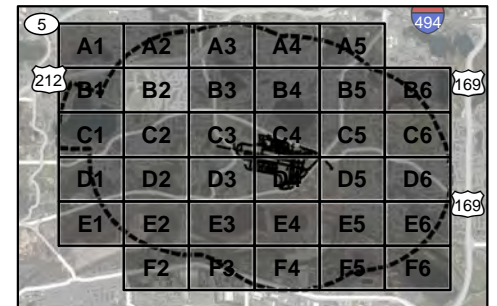
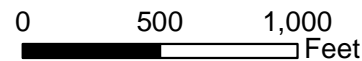
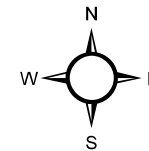
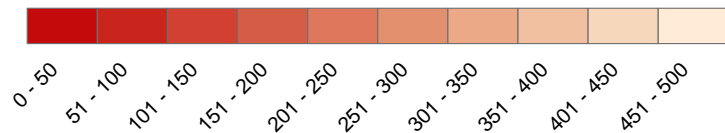




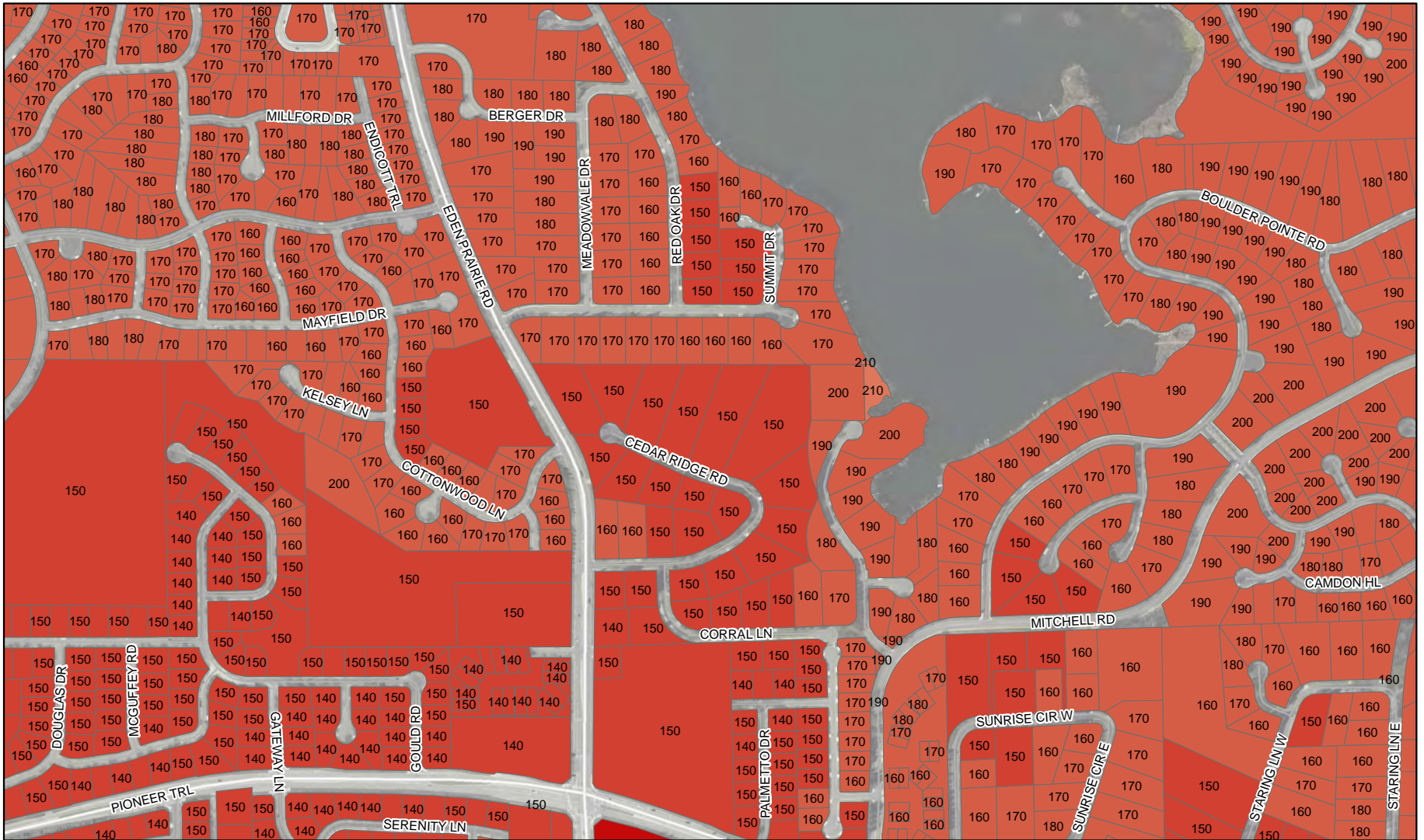


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - B2

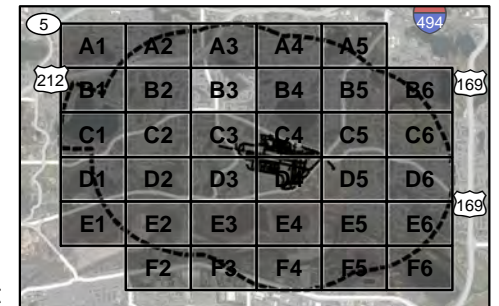
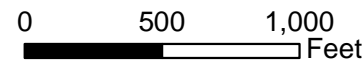
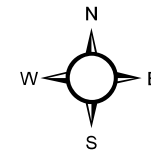
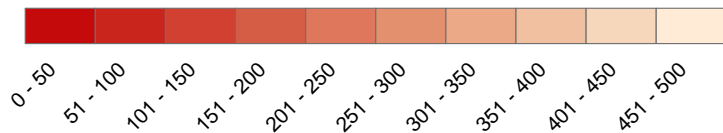






## FCM Maximum Construction Heights Without Permit Within Zoning Limits

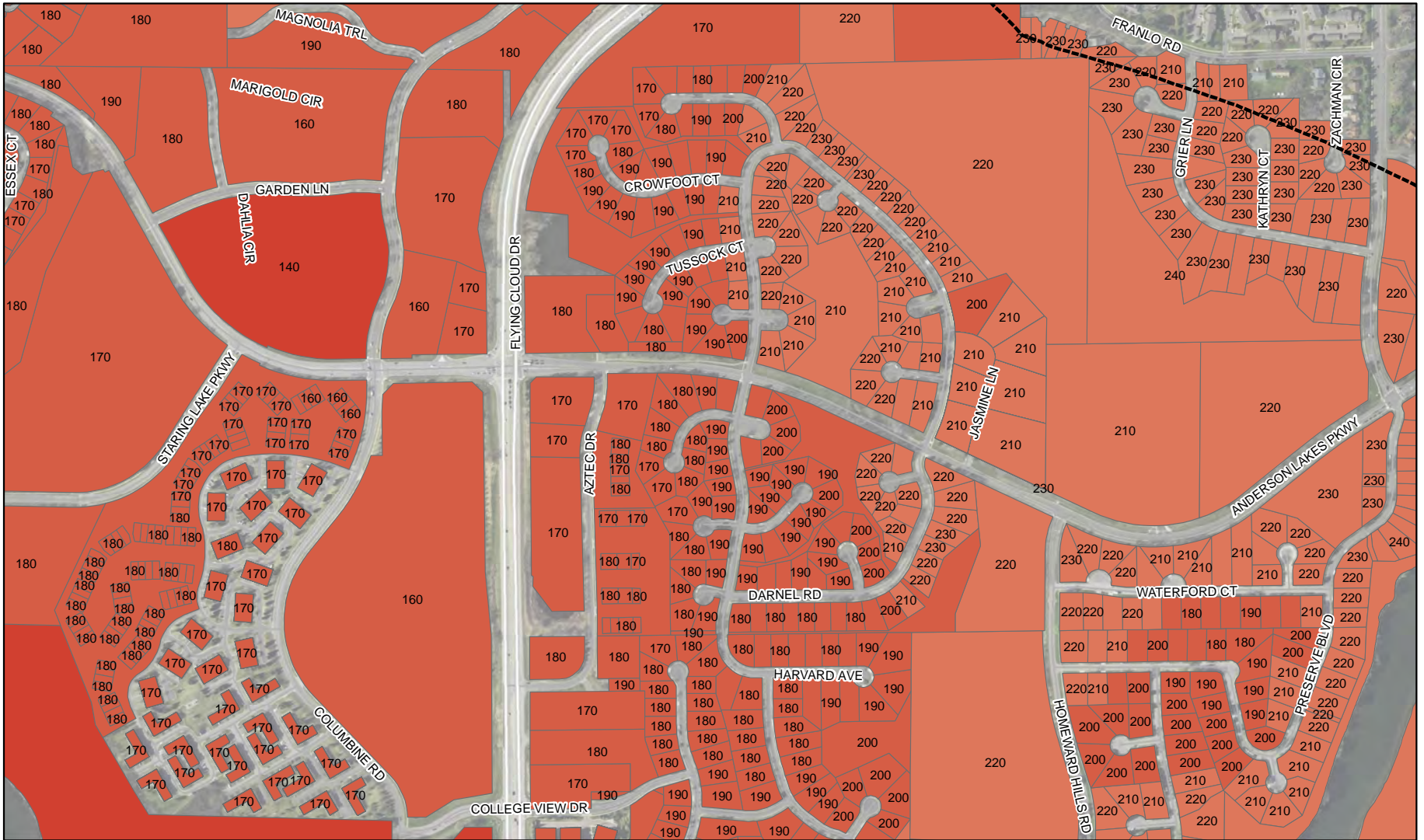
MCH - B3





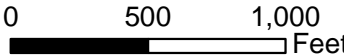
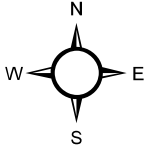
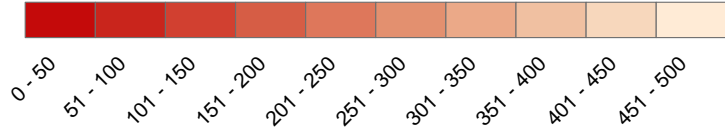




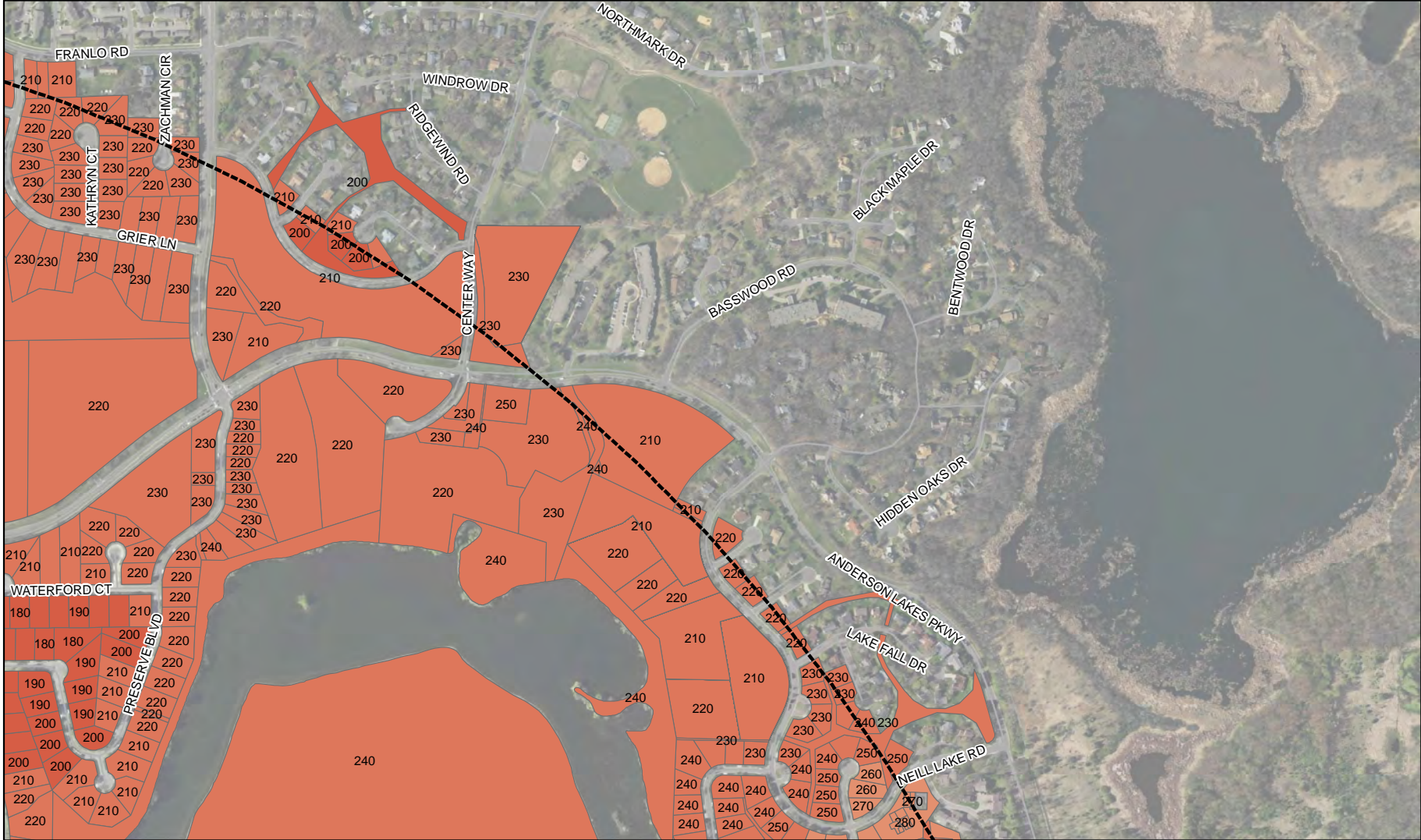


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - B5**

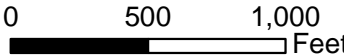
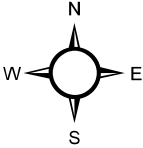
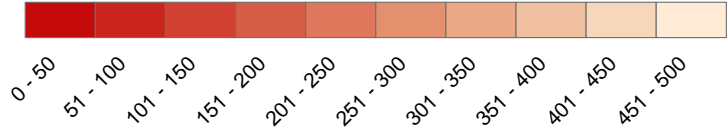






**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - B6**

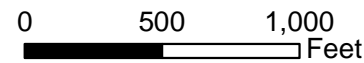
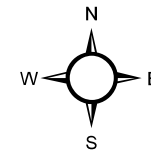
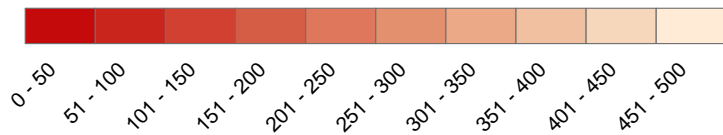




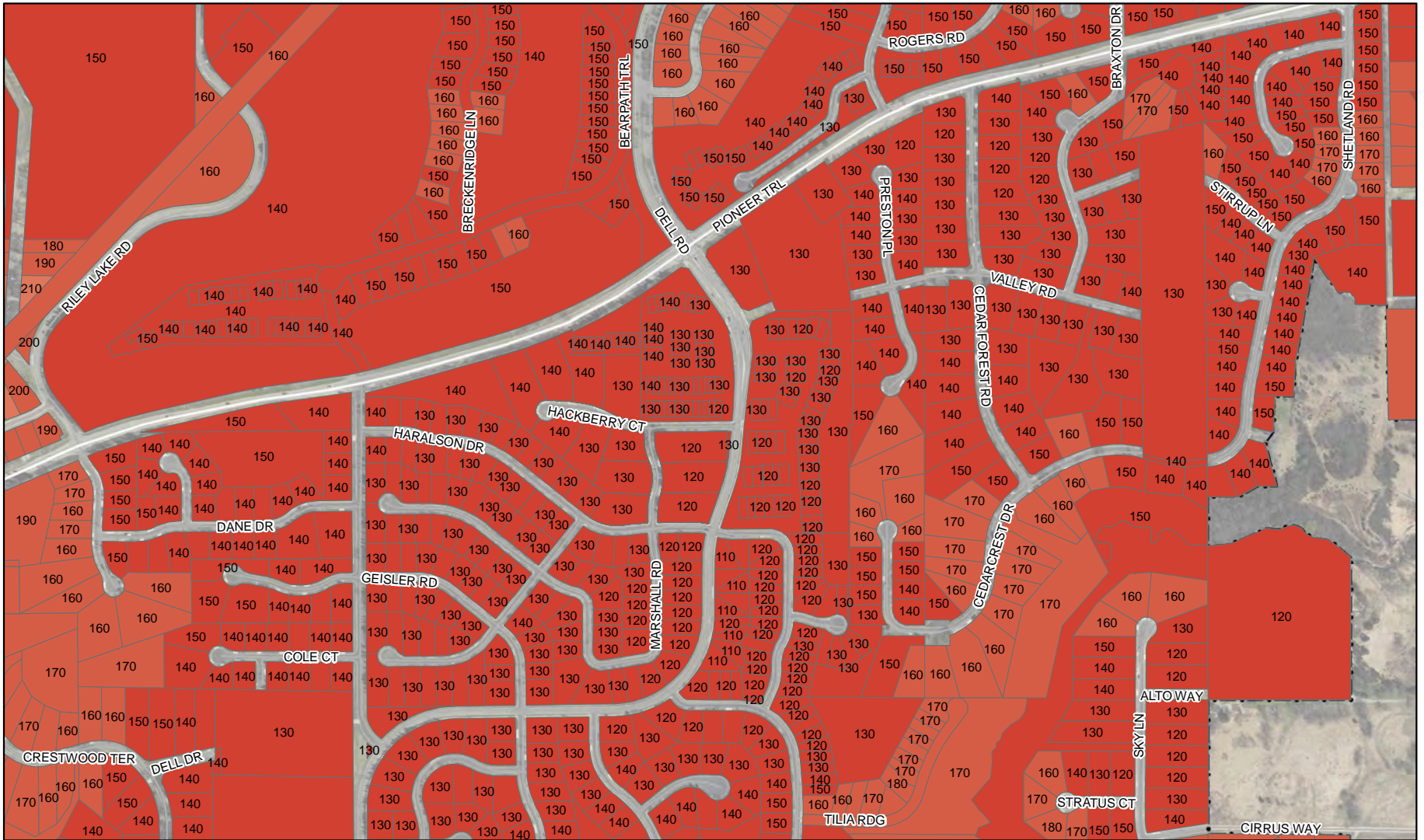


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - C1

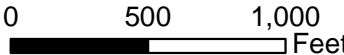
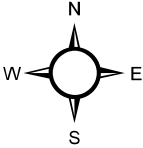
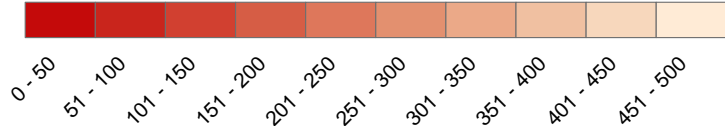




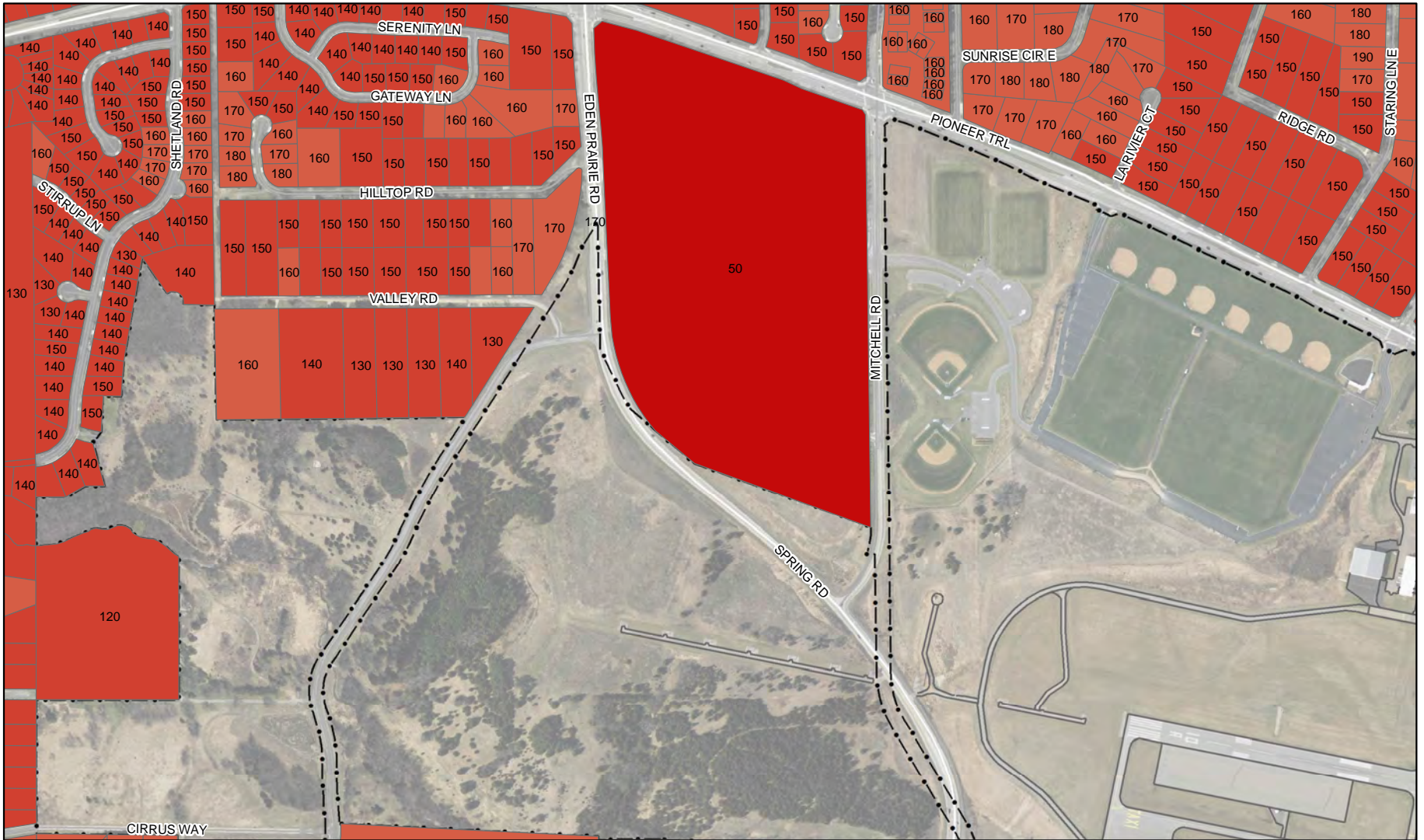


**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - C2**

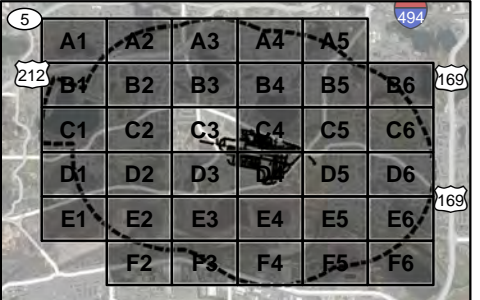
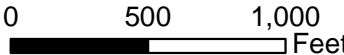
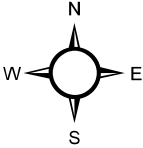
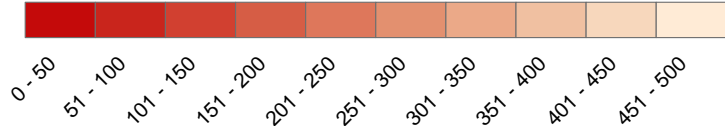




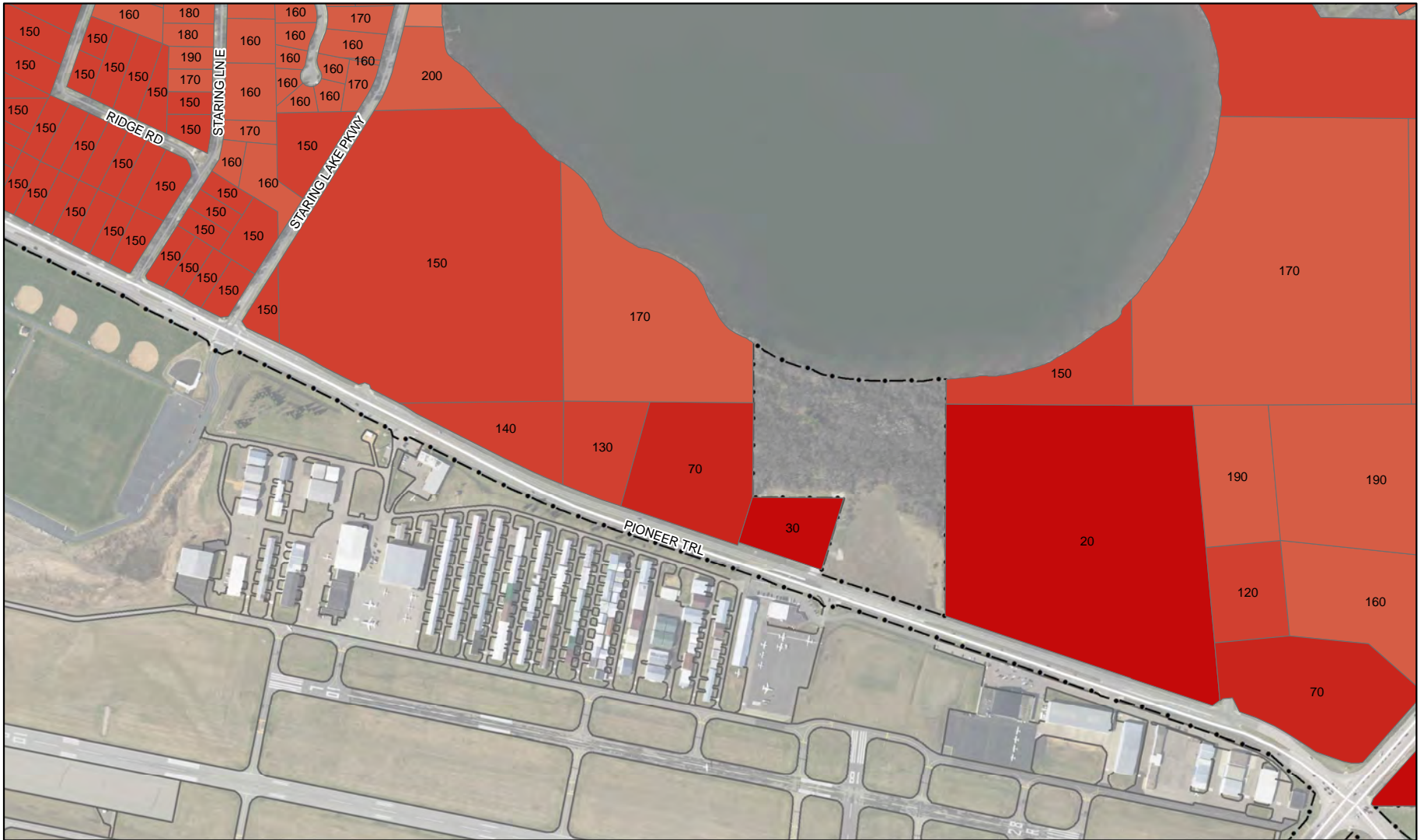


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - C3**

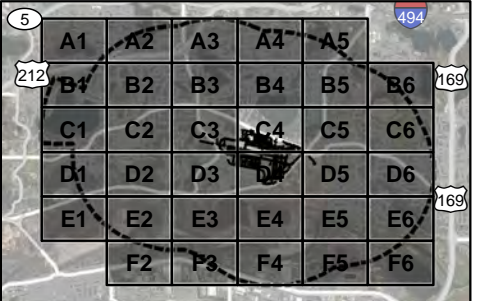
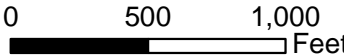
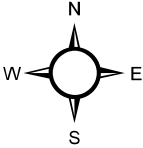
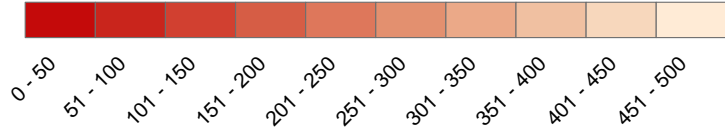




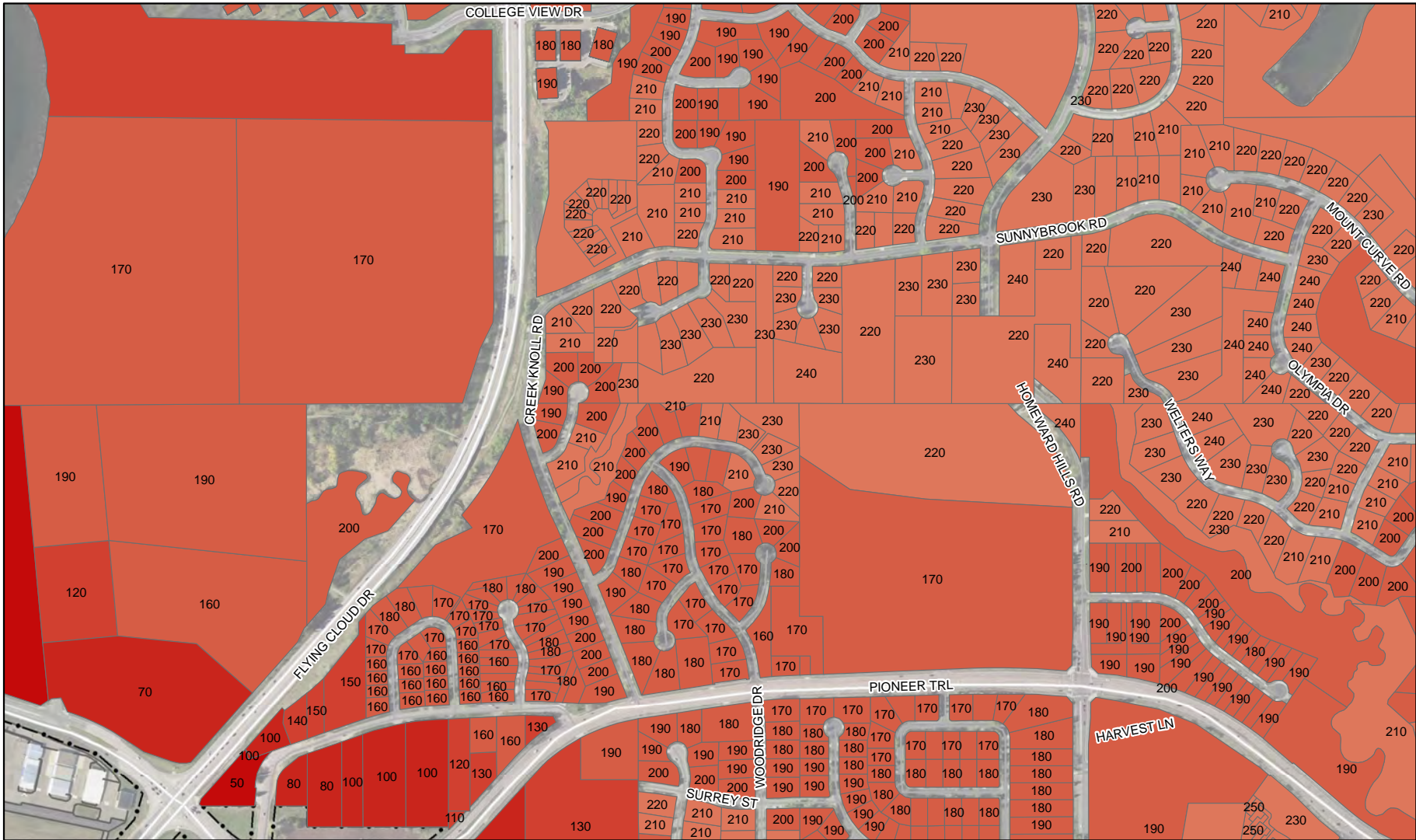


**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - C4**

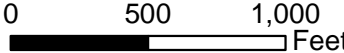
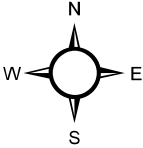
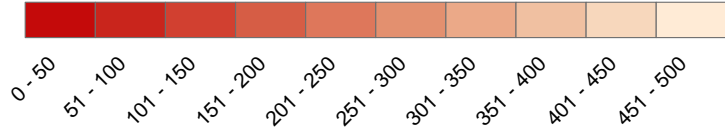




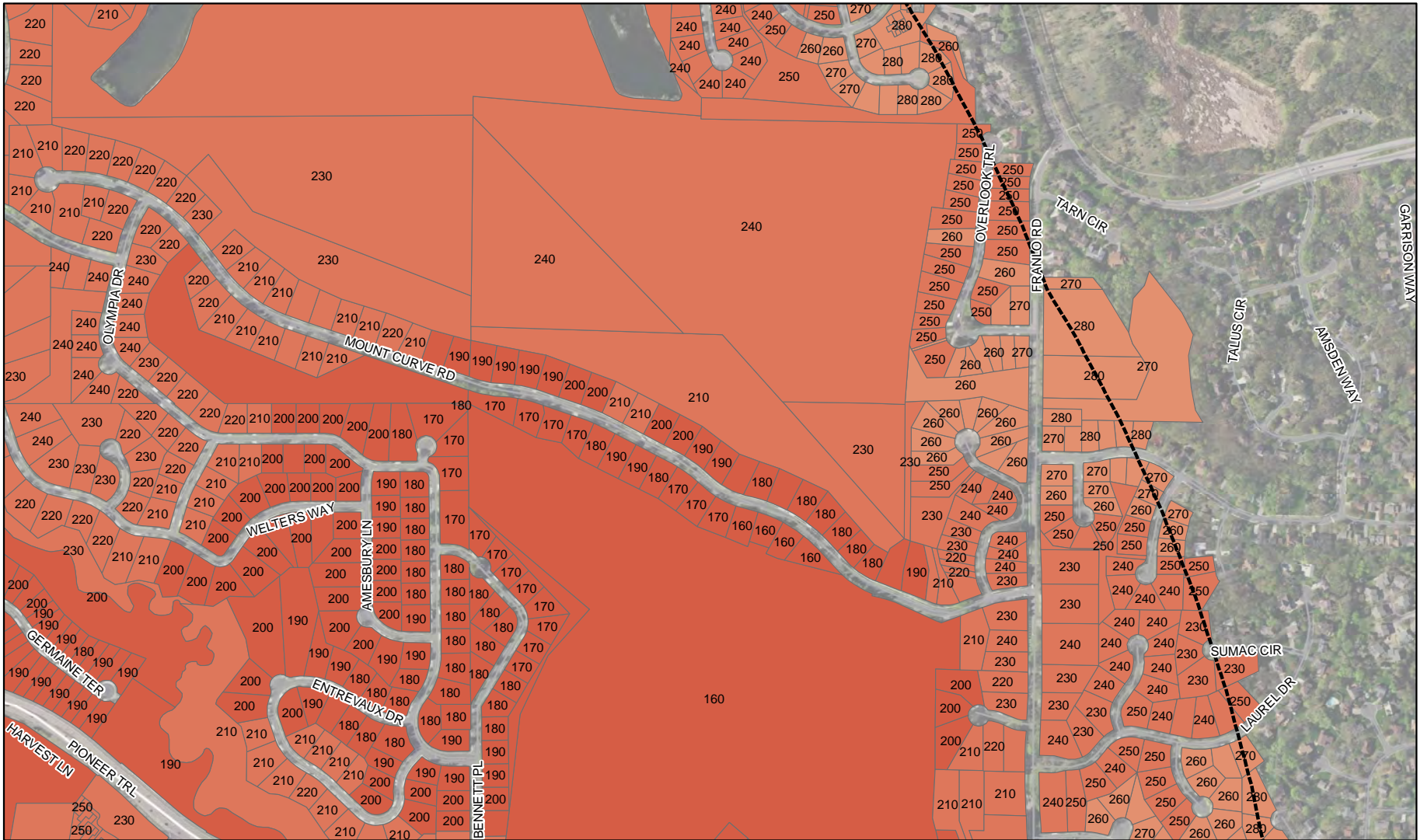


# FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - C5

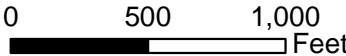
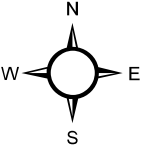
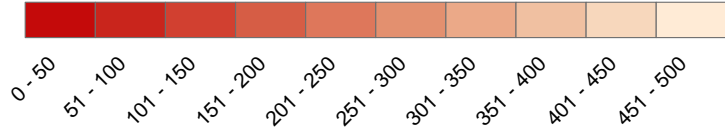




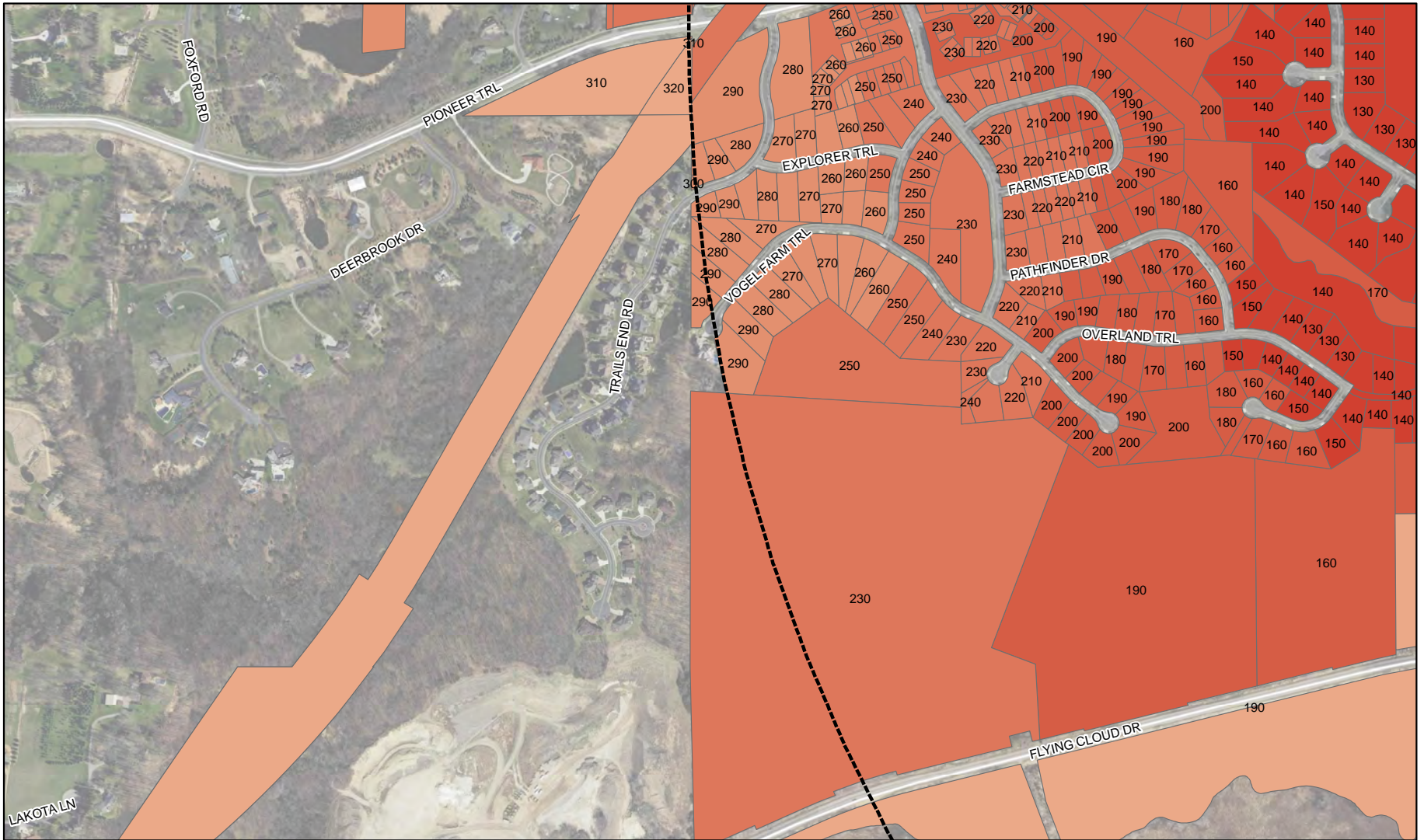


# FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - C6

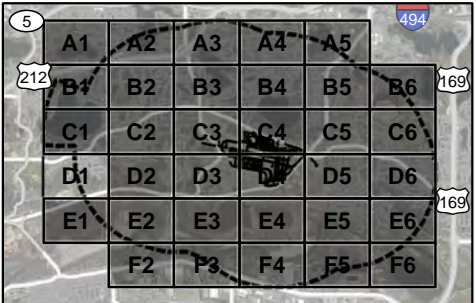
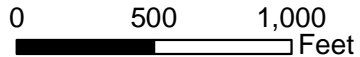
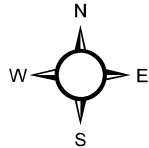
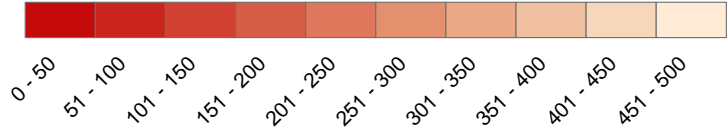




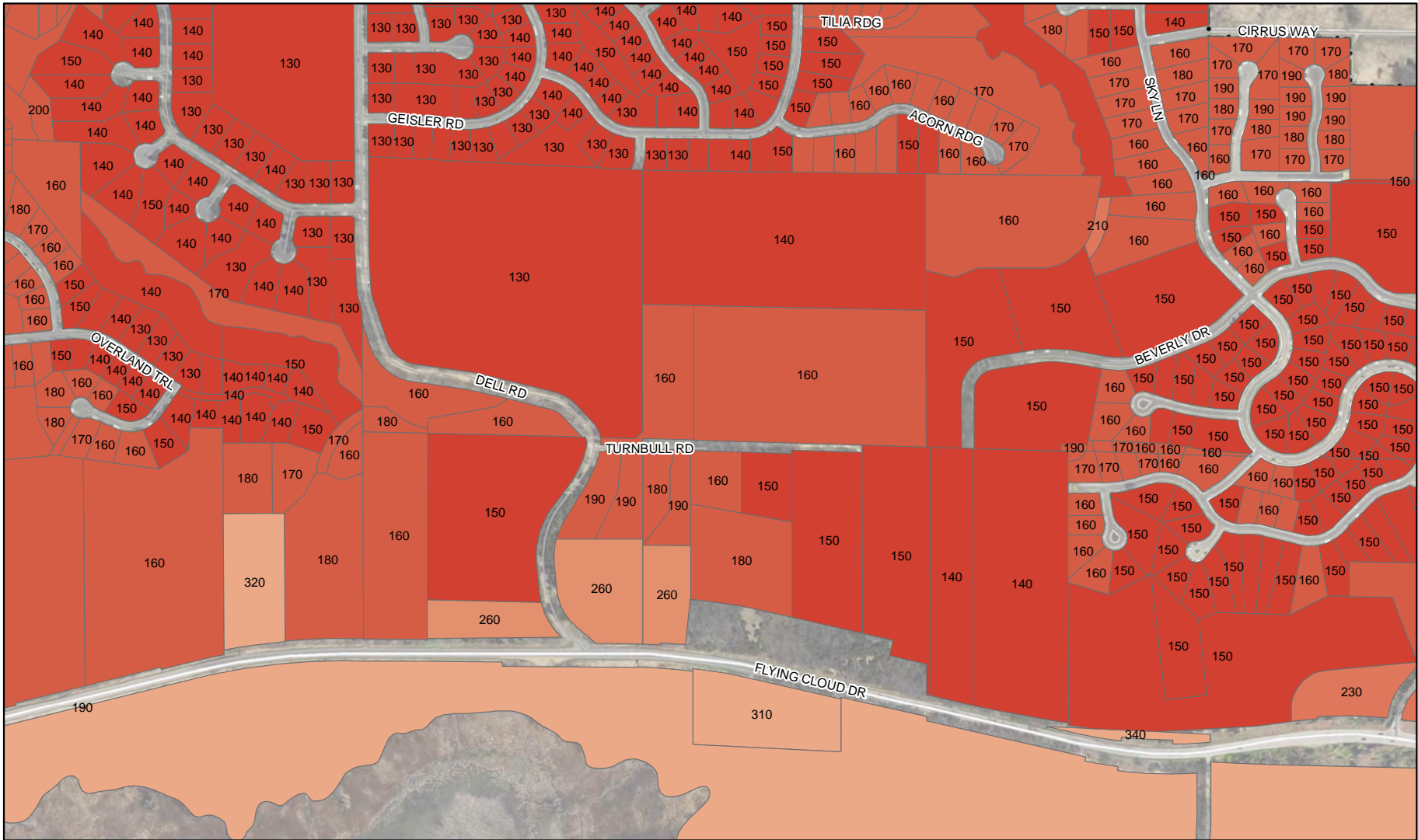


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - D1**

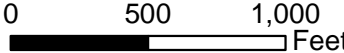
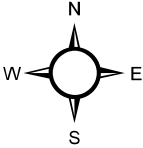
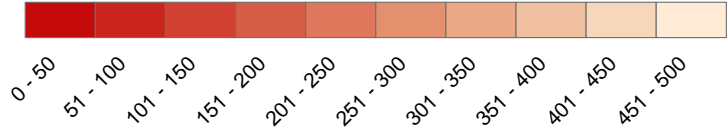




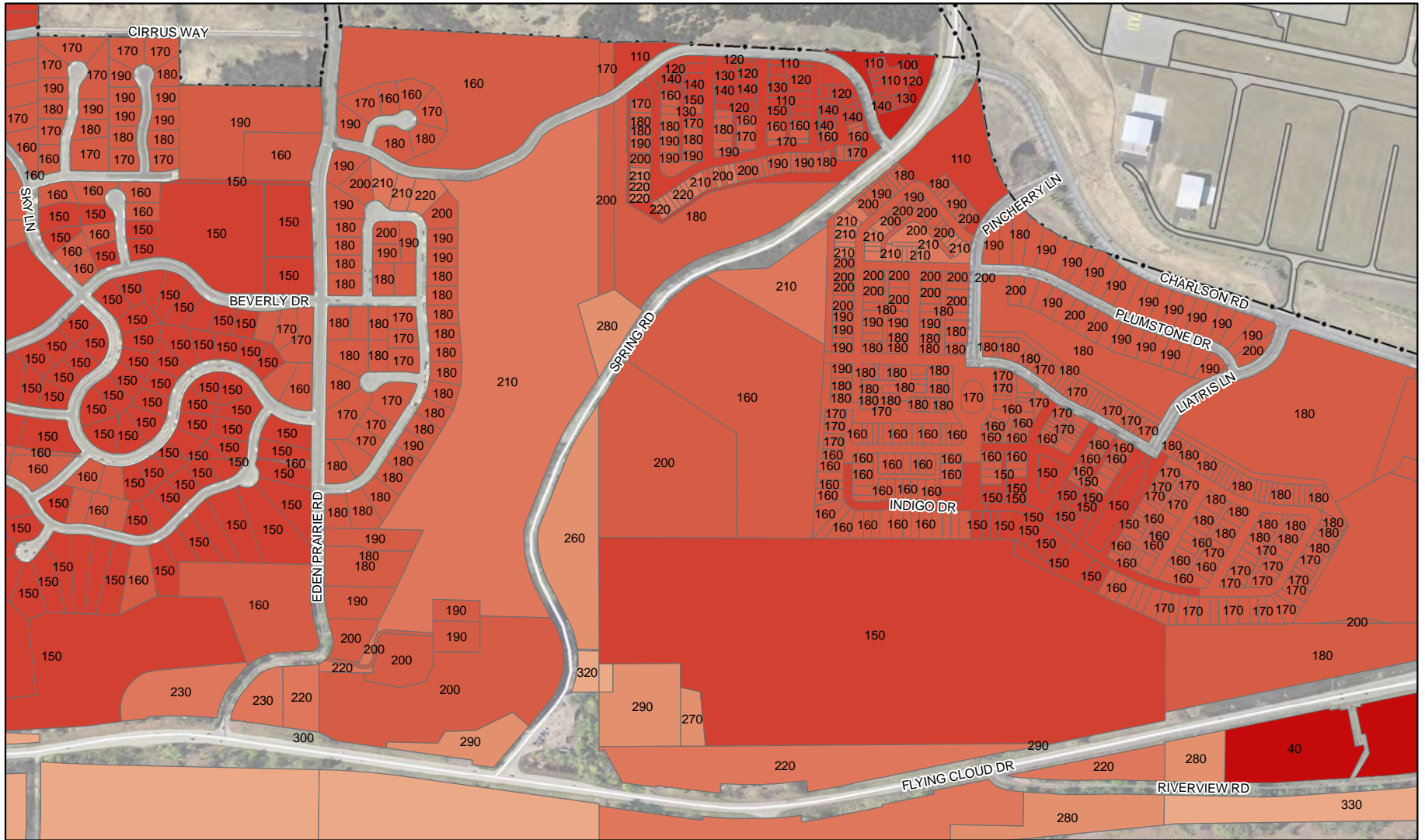


# FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - D2

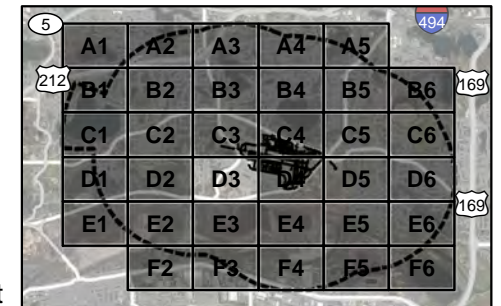
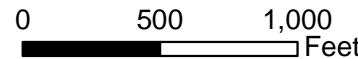
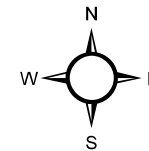
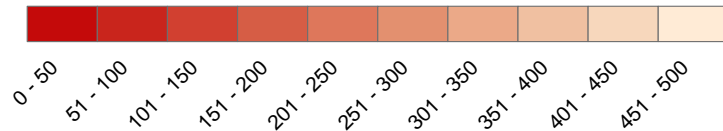




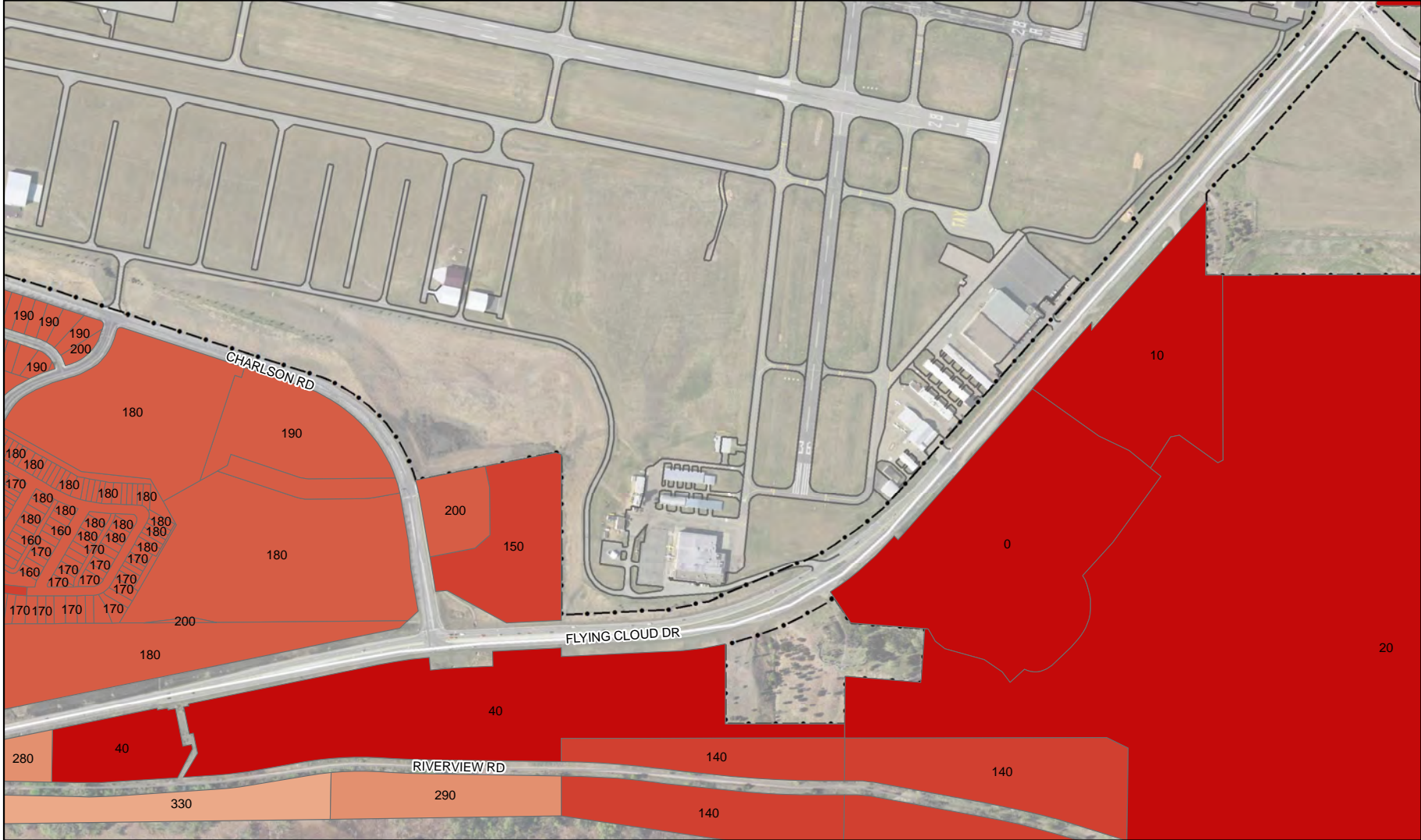


## FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - D3

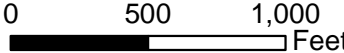
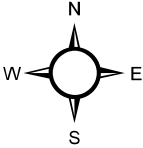
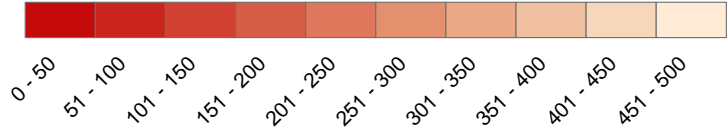




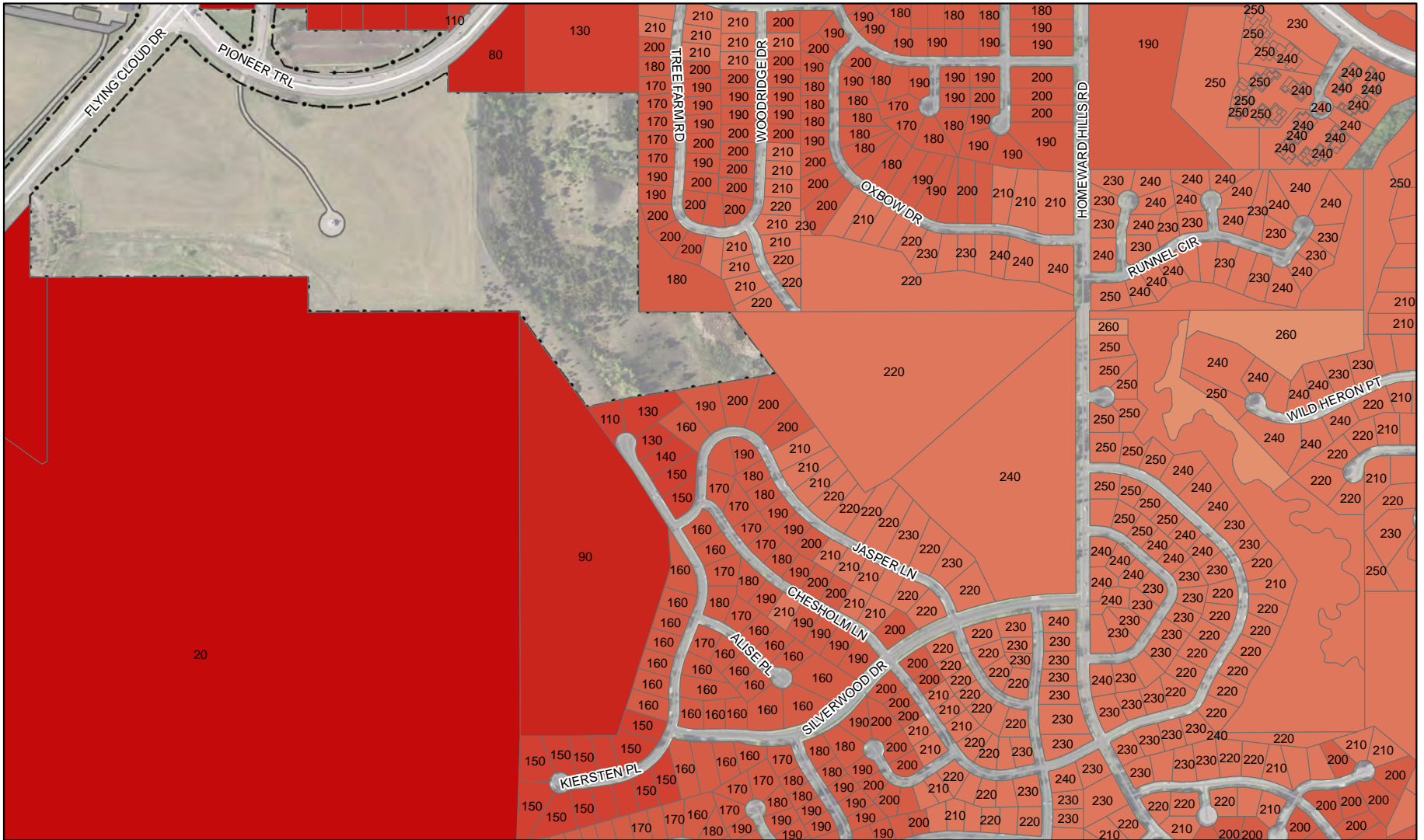


**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - D4**

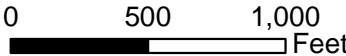
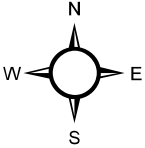
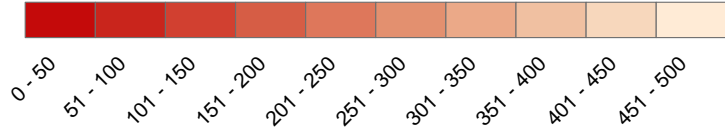




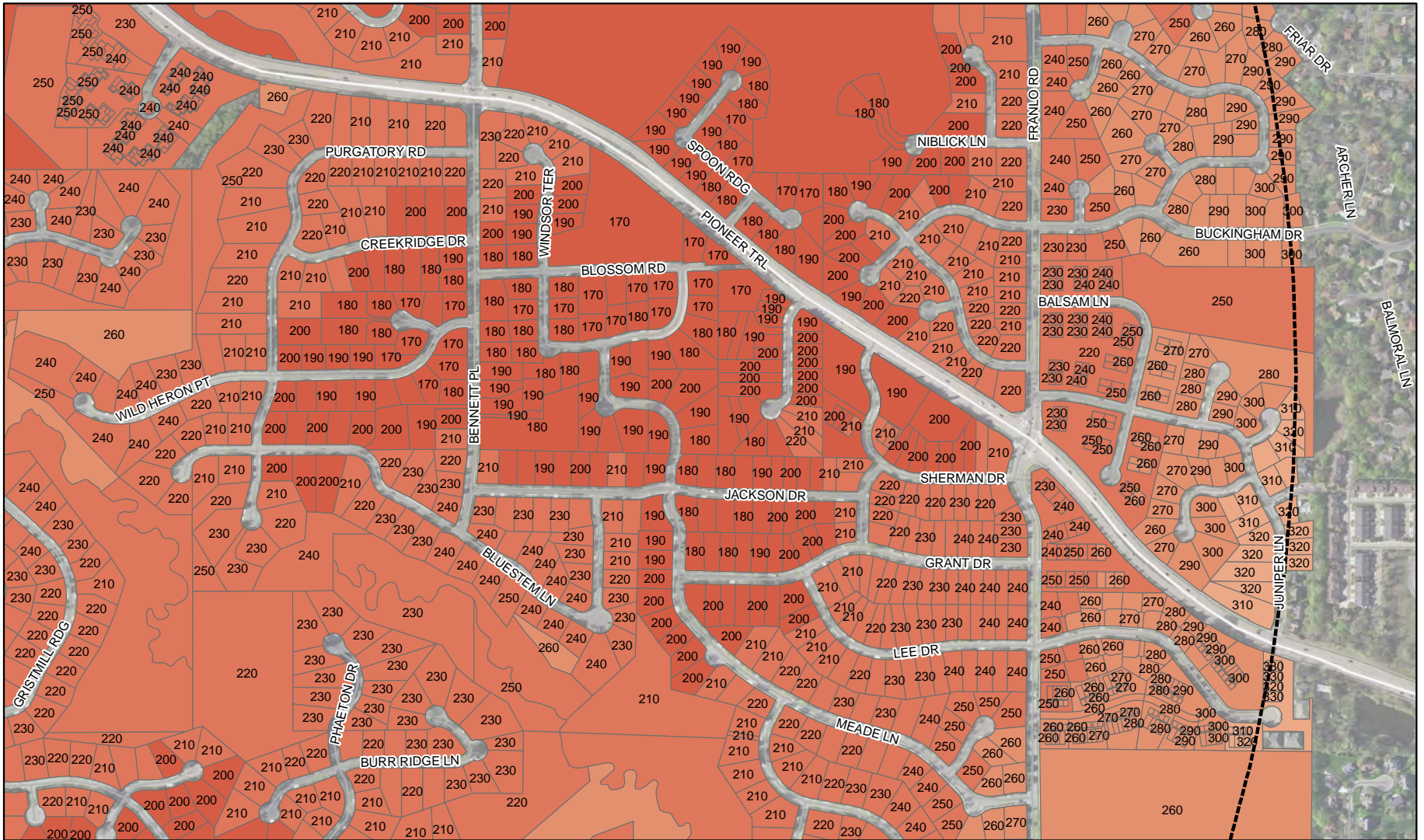


**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - D5**

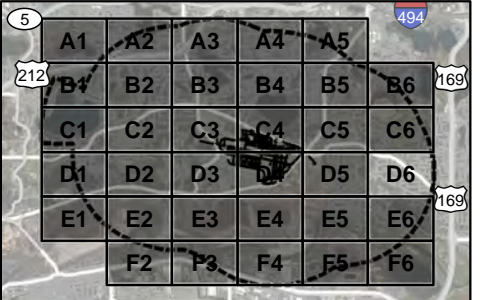
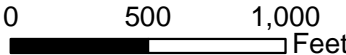
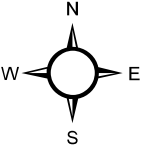
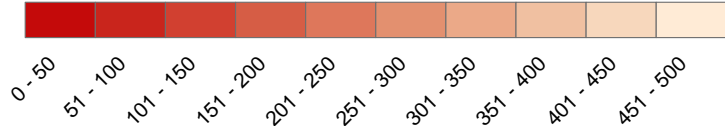






# FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - D6

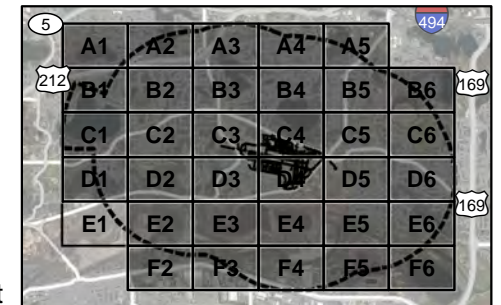
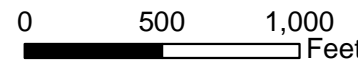
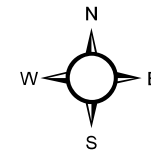
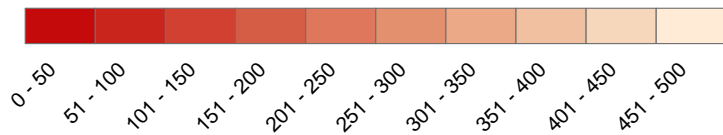




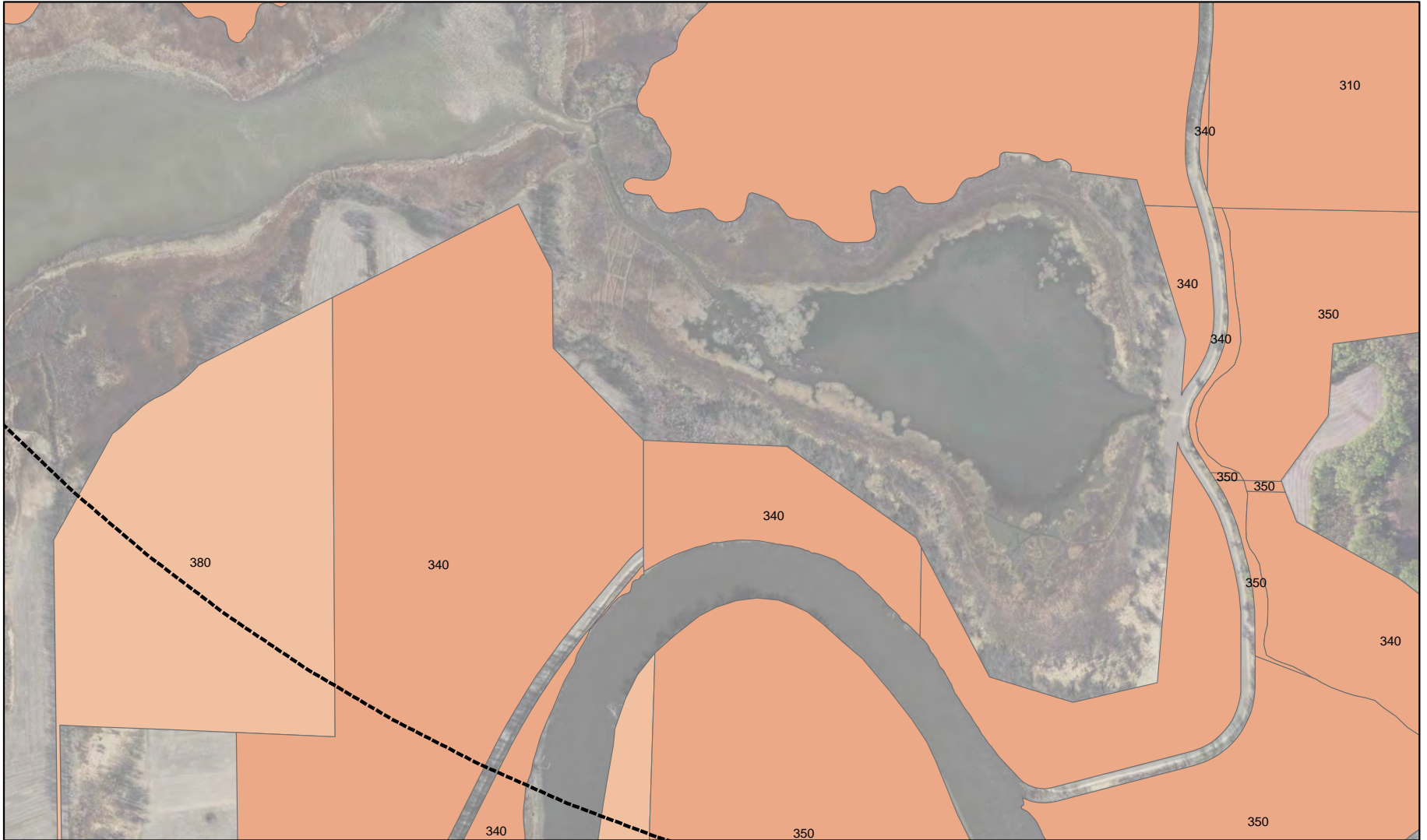


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - E1**

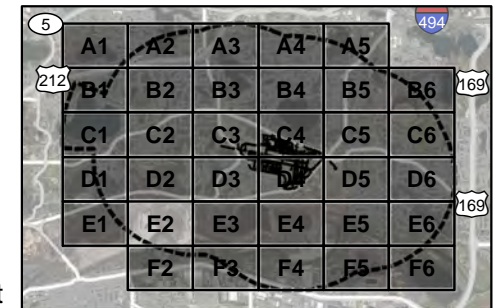
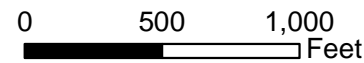
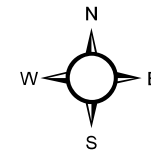
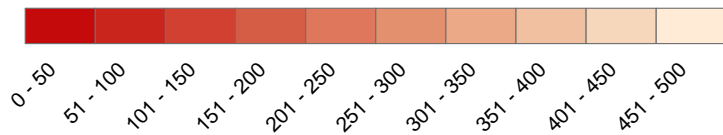






**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - E2**

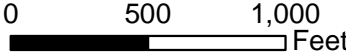
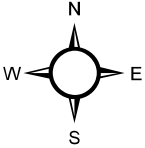
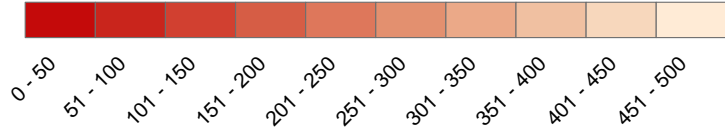


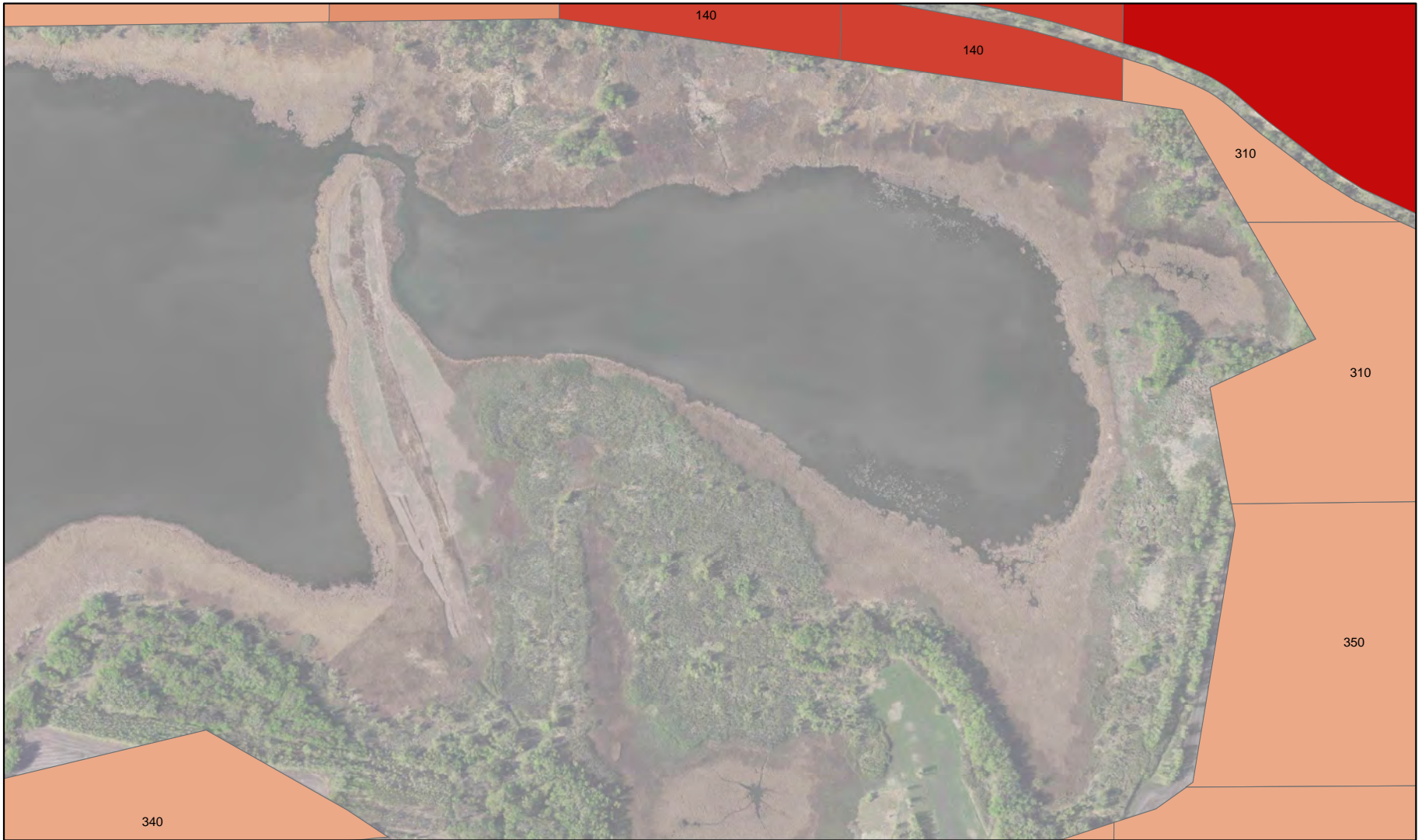




**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

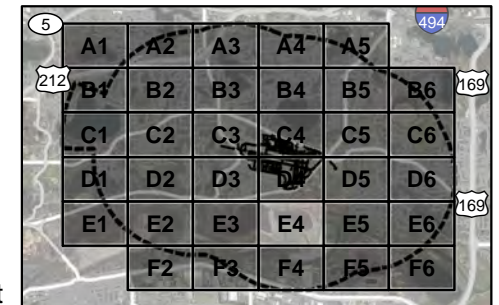
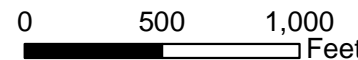
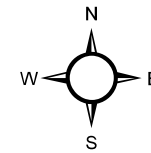
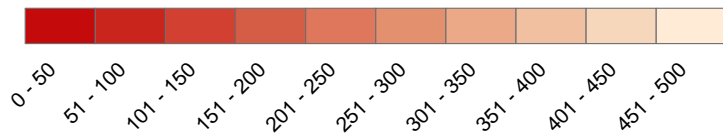
**MCH - E3**



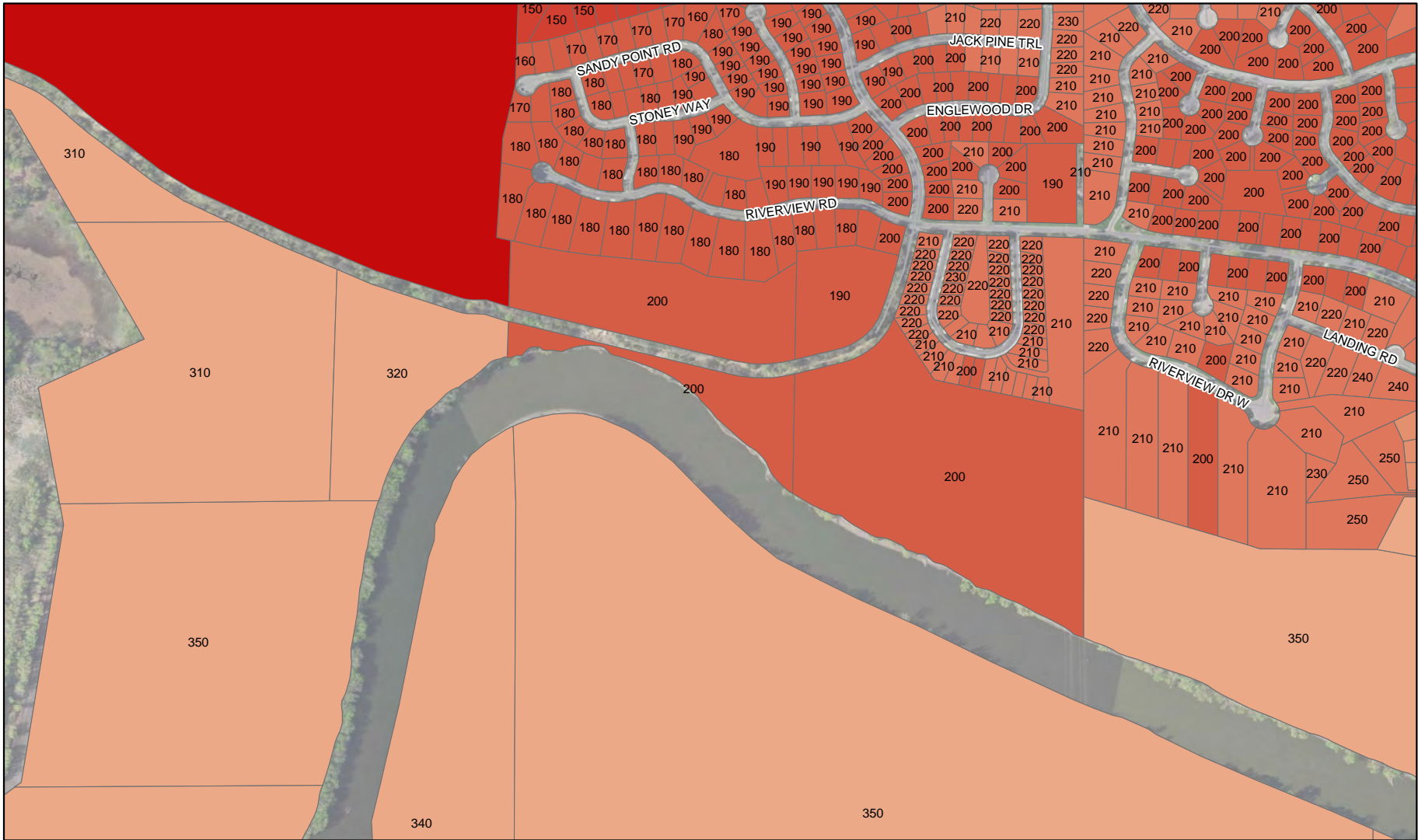


**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

**MCH - E4**

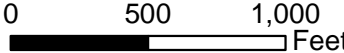
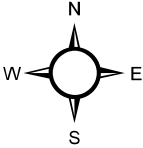
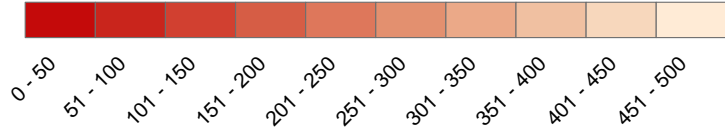


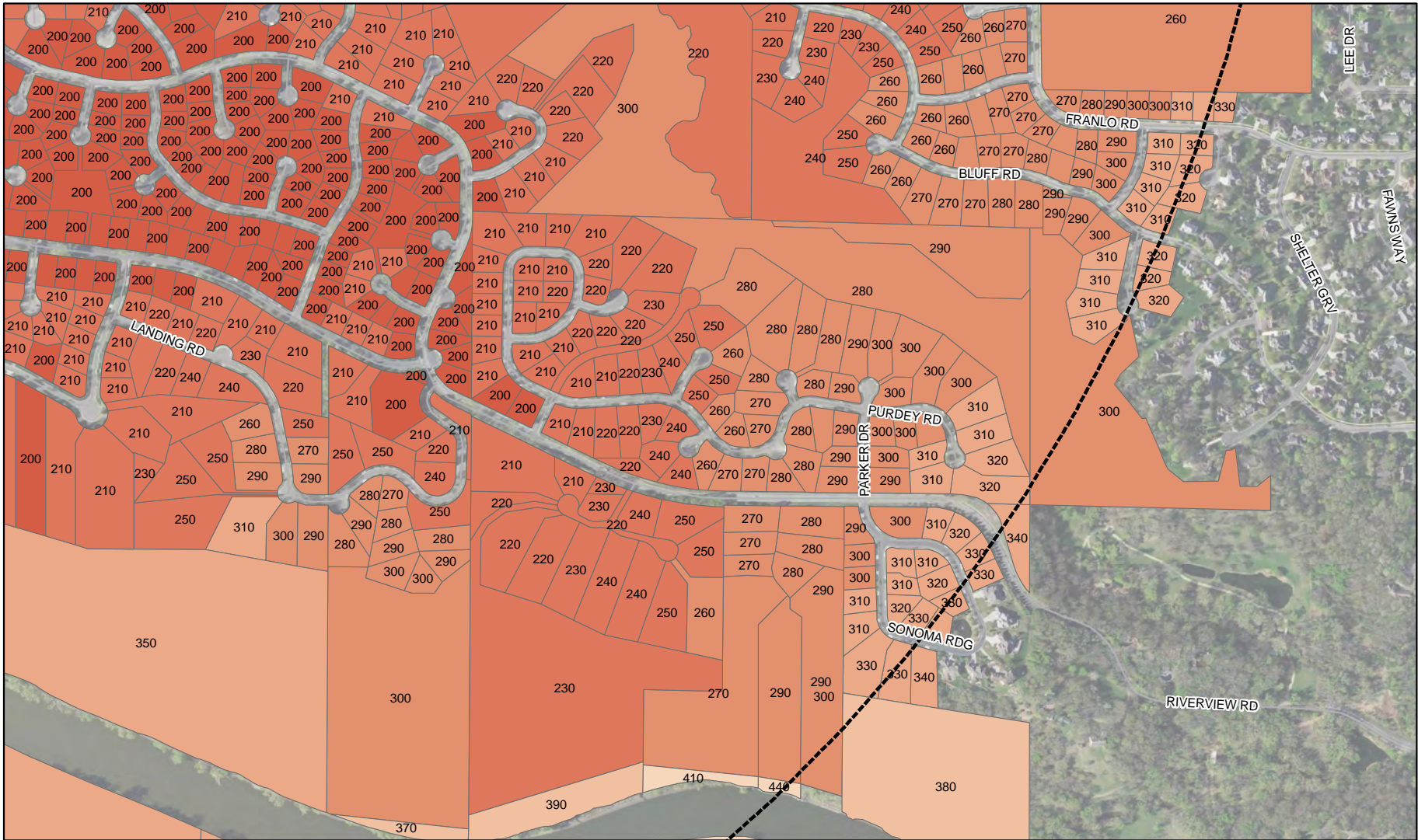




**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

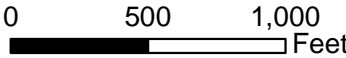
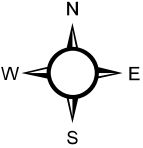
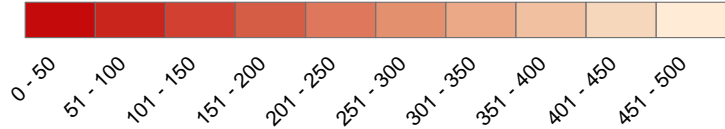
**MCH - E5**



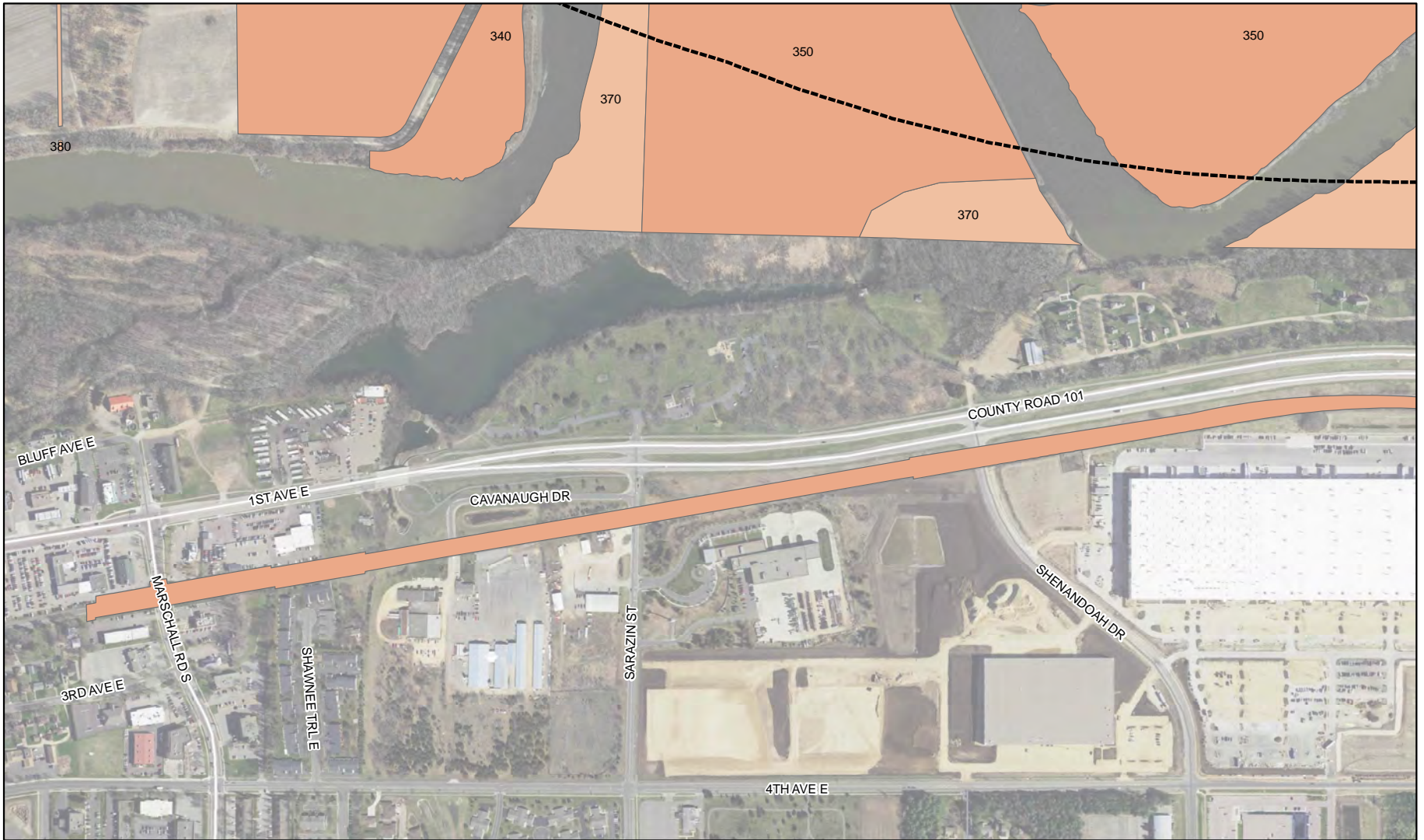


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - E6**

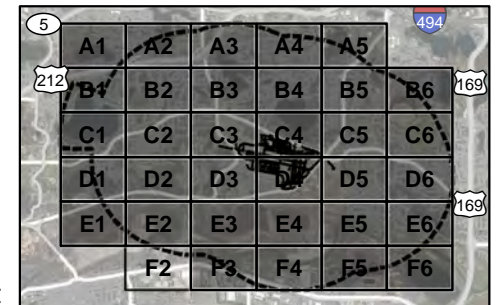
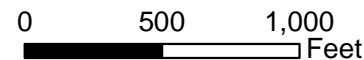
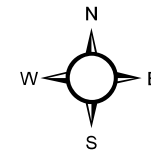
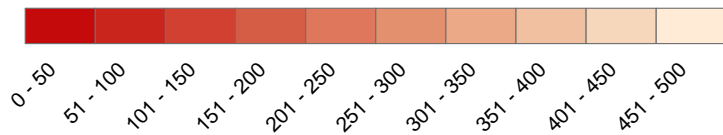


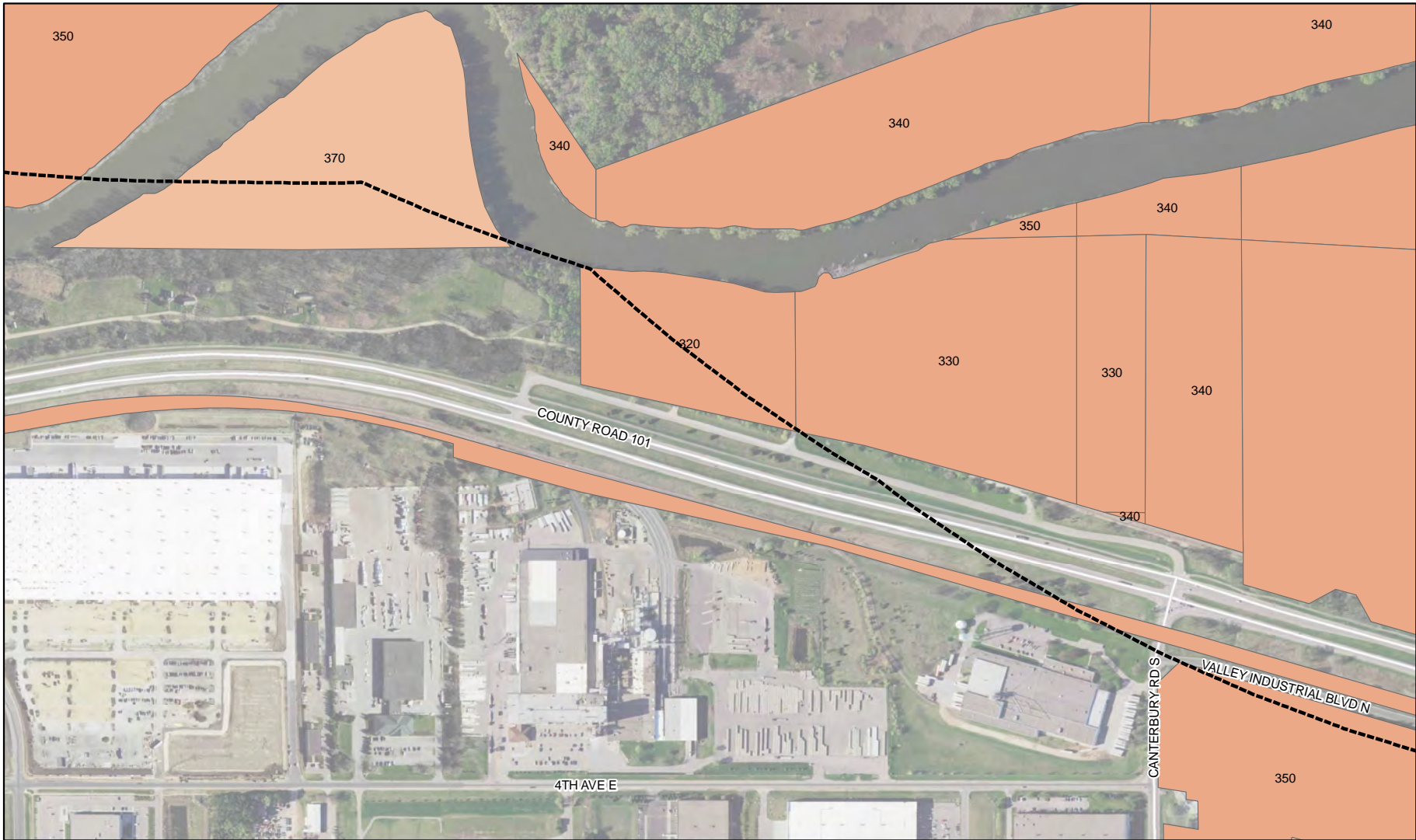




## FCM Maximum Construction Heights Without Permit Within Zoning Limits

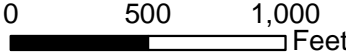
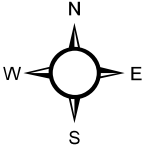
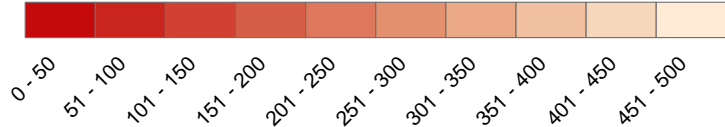
MCH - F2



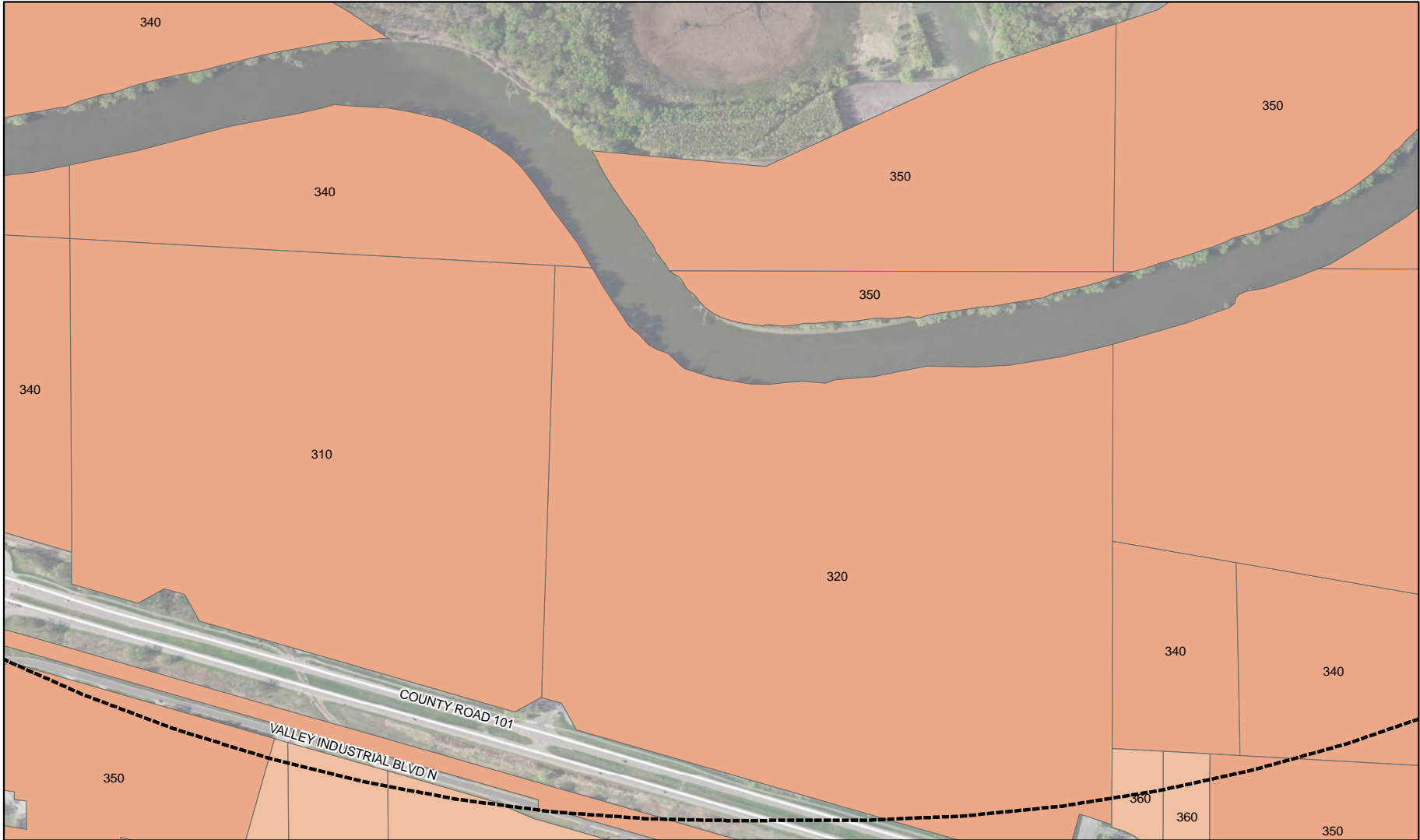


**FCM Maximum Construction Heights Without Permit Within Zoning Limits**

**MCH - F3**

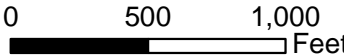
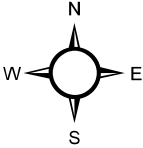
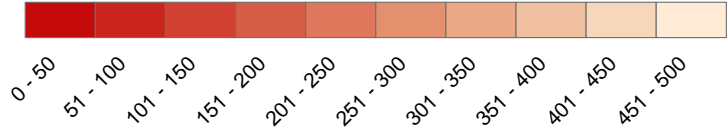


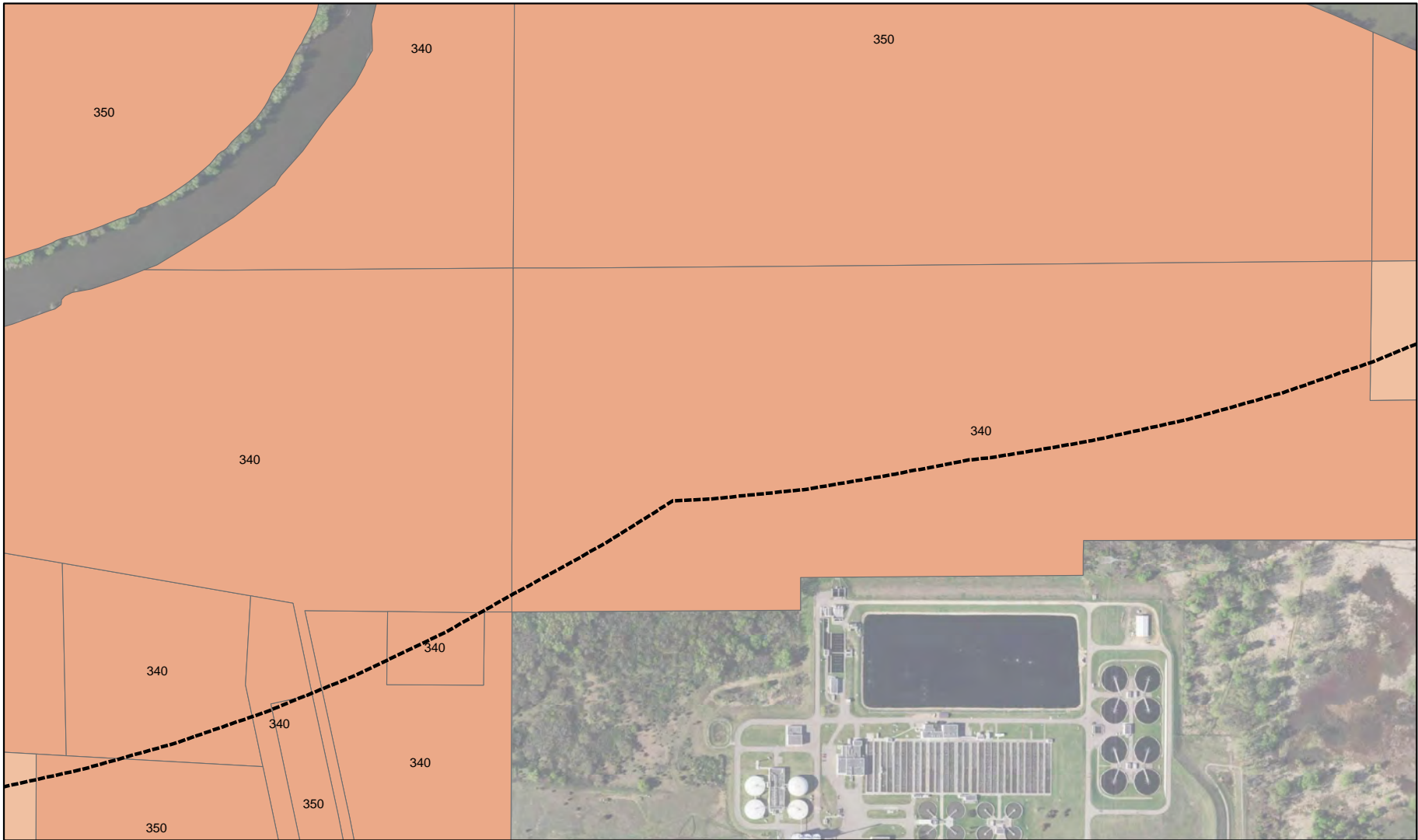




**FCM Maximum Construction Heights Without Permit  
Within Zoning Limits**

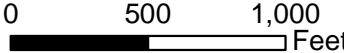
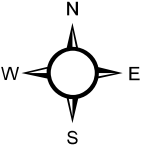
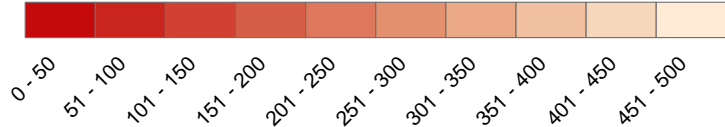
**MCH - F4**





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

**MCH - F5**







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

**MCH - F6**

