

Lake Elmo Airport
Zoning Ordinance

Adopted xx, xx, 20xx

Adopted by the
Lake Elmo Airport Joint Airport Zoning Board

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

Table of Contents

1

2

3 SECTION I. PURPOSE AND AUTHORITY.....1

4 SECTION II. TITLE AND SHORT TITLE.....2

5 SECTION III. DEFINITIONS AND RULES OF CONSTRUCTION2

6 SECTION IV. AIRSPACE OBSTRUCTION ZONING6

7 SECTION V. LAND USE SAFETY ZONING.....9

8 SECTION VII. NONCONFORMING USES 10

9 SECTION VIII. AIRPORT ZONING PERMITS 11

10 SECTION IX. VARIANCES 13

11 SECTION X. HAZARD MARKING AND LIGHTING 14

12 SECTION XI. ZONING ADMINISTRATOR 14

13 SECTION XII. BOARD OF ADJUSTMENT 15

14 SECTION XIII. APPEALS 16

15 SECTION XIV. JUDICIAL REVIEW..... 17

16 SECTION XV. PENALTIES AND OTHER REMEDIES 18

17 SECTION XVI. RELATION TO OTHER LAWS, REGULATIONS, AND RULES..... 18

18 SECTION XVII. SEVERABILITY 19

19 SECTION XVIII. EFFECTIVE DATE..... 19

20 EXHIBIT A – AIRPORT BOUNDARY21

21 EXHIBIT B – JAZB SAFETY ZONE 122

22 EXHIBIT C – JAZB SAFETY ZONE 223

23 EXHIBIT D – AIRPORT BOUNDARY AND AIRSPACE ZONING LIMITS.....24

24 EXHIBIT E – AIRPORT BOUNDARY AND AIRSPACE CONTOURS.....25

25 EXHIBIT F – AIRPORT BOUNDARY AND SAFETY ZONING LIMITS.....26

26

27 AIRSPACE ZONES, INDEX SHEET AND PLATES A - A2 TO A - F6.....27

28 MAXIMUM CONSTRUCTION HEIGHTS WITHOUT PERMIT, INDEX SHEET AND PLATES MCH - A2

29 TO MCH - F662

30 SAFETY ZONES, INDEX SHEET AND PLATES SZ - A2 TO SZ - F6..... 97

31 LAKE ELMO AIRPORT
32 ZONING ORDINANCE
33 ADOPTED BY THE
34 LAKE ELMO AIRPORT JOINT AIRPORT ZONING BOARD
35
36
37

38 AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF
39 NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, IN THE VICINITY OF
40 THE LAKE ELMO AIRPORT BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE
41 BOUNDARIES THEREOF; PROVIDING FOR CHANGES IN THE RESTRICTIONS AND BOUNDARIES OF
42 SUCH ZONES; DEFINING CERTAIN TERMS; REFERRING TO THE LAKE ELMO AIRPORT ZONING MAP;
43 PROVIDING FOR ENFORCEMENT; ESTABLISHING A BOARD OF ADJUSTMENT; AND IMPOSING
44 PENALTIES.

45
46 THEREFORE, IT IS HEREBY ORDAINED BY THE LAKE ELMO AIRPORT JOINT AIRPORT ZONING
47 BOARD PURSUANT TO THE AUTHORITY CONFERRED BY MINNESOTA STATUTES §§ 360.061 –
48 360.074, THAT THE LAKE ELMO AIRPORT ZONING ORDINANCE BE EFFECTIVE AS FOLLOWS:

49 SECTION I. PURPOSE AND AUTHORITY

50 The LAKE ELMO Airport Joint Airport Zoning Board, created and established by joint action of the
51 Metropolitan Airports Commission and the Cities of Lake Elmo and Oak Park Heights, Baytown
52 Township, and West Lakeland Township, pursuant to the provisions and authority of Minnesota
53 Statutes § 360.063, hereby finds and declares that:

- 54 A. An Airport Hazard endangers the lives and property of users of the Airport and property
55 or occupants of land in its vicinity, and also, if of the obstructive type, in effect reduces
56 the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus
57 tending to destroy or impair the utility of the Airport and the public investment therein.
- 58 B. The creation or establishment of an Airport Hazard is a public nuisance and an injury
59 to the region served by the Airport.
- 60 C. For the protection of the public health, safety, order, convenience, prosperity, and
61 general welfare, and for the promotion of the most appropriate use of land, it is
62 necessary to prevent the creation or establishment of Airport Hazards.

- 63 D. The prevention of these Airport Hazards should be accomplished, to the extent legally
- 64 possible, by the exercise of police power without compensation.
- 65 E. The elimination or removal of existing land uses or their designation as nonconforming
- 66 uses is not in the public interest and should be avoided whenever possible, consistent
- 67 with reasonable standards of safety.
- 68 F. In addition, the social and economic costs of disrupting land uses around the Airport
- 69 often outweigh the benefits of a reduction in Airport Hazards, requiring a balance
- 70 between the social and economic costs to surrounding communities and the benefits
- 71 of regulation.
- 72 G. Preventing the creation or establishment of Airport Hazards and eliminating, removing,
- 73 altering, mitigating, or marking and lighting of existing Airport Hazards are public
- 74 purposes for which political subdivisions may raise and expend public funds, levy
- 75 assessments against land, and acquire land and property interests therein.

76 SECTION II. TITLE AND SHORT TITLE

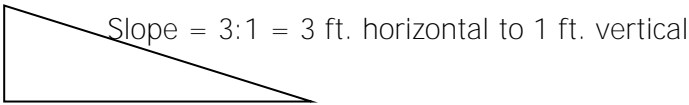
77 **This ordinance shall be known as the "Lake Elmo Airport Zoning Ordinance."**

78 SECTION III. DEFINITIONS AND RULES OF CONSTRUCTION

- 79 A. Definitions. As used in this Lake Elmo Airport Zoning Ordinance, unless otherwise
- 80 expressly stated, or unless the context clearly indicates a different meaning, the words
- 81 and phrases in the following list of definitions shall have the meanings indicated. All
- 82 words and phrases not defined shall have their common meaning.
- 83 1. *Airport*. **"Airport" means** Lake Elmo Airport located in Washington County,
- 84 Minnesota.
- 85 2. *Airport Boundary*. **"Airport Boundary" means the boundary shown on**
- 86 Exhibit A – Airport Boundary, attached hereto and made a part hereof.
- 87 3. *Airport Hazard*. **"Airport Hazard" means any Structure, Tree, or use of land**
- 88 **that obstructs the airspace required for, or is otherwise hazardous to, the flight**
- 89 **of aircraft in landing or taking off at the Airport; and, any use of land that is**
- 90 **hazardous to Persons or property because of its proximity to the Airport.**
- 91 4. *Airport Zoning Permit*. **"Airport Zoning Permit" means zoning permits as**
- 92 **required under Section VIII.**

- 126 trustee, receiver, assignee, administrator, executor, guardian, or other
 127 representative.
- 128 17. *Planned.* **“Planned” means proposed future Airport** developments and
 129 improvements indicated on a planning document having the approval of the
 130 FAA, the Minnesota Department of Transportation, Office of Aeronautics, and
 131 the Metropolitan Airports Commission.
- 132 18. *Runway.* **“Runway” means any existing or** planned paved surface of the
 133 Airport which is specifically designated and used or planned to be used for the
 134 landing and/or taking off of aircraft. The individual Runways at the Airport are
 135 defined in this Lake Elmo Airport Zoning Ordinance based on the compass
 136 heading of landing aircraft.
- 137 19. *Runway 14-32.* **“Runway 14-32” means the** planned 3,500-foot non-
 138 precision primary runway. Both the Runway 14 and 32 ends are within Baytown
 139 Township.
- 140 20. *Runway 04-22.* **“Runway 04-22” means the** planned 2,750-foot non-
 141 precision crosswind runway. Both the Runway 04 and 22 ends are within
 142 Baytown Township.
- 143 21. *Runway Protection Zone.* **“Runway Protection Zone” means a zone**
 144 mandated by FAA regulations that is longitudinally centered on the extended
 145 centerline at each end of Runways 14-32 and 04/22, whose inner edge is at
 146 the same width and elevation as, and coincides with, the end of the Primary
 147 Surfaces (250 feet) for Runways 14-32 and 04-22; and that extends outward
 148 a horizontal distance of 1,000 feet, expanding uniformly to a width of 450 feet
 149 for Runways 14-32 and 04-22.
- 150 22. *Safety Zones.* **“Safety Zones” means the land use zones established in**
 151 Section V.A.
- 152 23. *School.* **“School” means any private or public educational institution for**
 153 people in kindergarten through grade 12 and any private or public day care or
 154 pre-school facility that enrolls more than 50 children.

158 24. *Slope.* **"Slope"** means an incline from the horizontal expressed in an arithmetic
159 ratio of horizontal magnitude to vertical magnitude.



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

168 26. *Tree.* **"Tree"** means any object of natural growth.

169 27. *Zoning Administrator.* **"Zoning Administrator"** means the public official in
170 each affected municipality and at the Metropolitan Airports Commission as set
171 forth in Section XI.B.

172 B. Rules Of Construction. In the construction of this Lake Elmo Airport Zoning
173 Ordinance, the following rules shall be observed and applied, except where the context
174 clearly indicates otherwise.

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

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

184 3. *Height.* **"Height"** shall be expressed as elevation in feet above Mean Sea
185 Level, North American Vertical Datum, 1988 Adjustment, except in reference
186 to maximum construction height without an Airport Zoning Permit when it shall
187 be expressed as distance in feet above ground shown on the Maximum

188 Construction Heights Without Permit Plates in the Lake Elmo Airport Zoning
189 Map.

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

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

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

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

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

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

200 SECTION IV. AIRSPACE OBSTRUCTION ZONING

201 A. Airspace Surfaces And Zones. In order to carry out the purpose of this Lake Elmo
202 Airport Zoning Ordinance as set forth in Section I., the following Airspace Surfaces and
203 Airspace Zones are hereby established, subject to the airspace zoning limits in
204 Section VI.A.

205 1. *Primary Surface.* An imaginary surface longitudinally centered on each
206 Runway extending 200 feet beyond each end of Runways 14-32 and 04-22 and
207 having a width of 500 feet. The elevation of any point on the Primary Surface
208 is the same as the elevation of the nearest point on the Runway centerline.

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

210 3. *Horizontal Surface.* An imaginary surface that is 1,083 feet above mean sea
211 level, the perimeter of which is constructed by swinging arcs of specified radii
212 from the center of each end of the Primary Surface of each Runway and
213 connecting the adjacent arcs by lines tangent to those arcs. The radius of each
214 arc is 5,000 feet for Runways 14-32 and 04-22.

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

217 5. *Conical Surface.* An imaginary surface extending upward and outward from
218 the periphery of the Horizontal Surface at a Slope of 20 to 1 for a horizontal

219 distance of 4,000 feet as measured radially outward from the periphery of the
220 Horizontal Surface.

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

222 7. *Approach Surface.* An imaginary surface longitudinally centered on the
223 extended centerline at each end of Runways 14-32 and 04-22. The inner edge
224 of this surface is at the same width and elevation as, and coincides with, the
225 end of the Primary Surface. For Runways 14-32 and 04-22, this surface inclines
226 upward and outward at a Slope of 20 to 1 for a horizontal distance of 5,000
227 feet expanding uniformly to a width of 2,000 feet.

228 8. *Approach Zone.* All that land which lies directly under an Approach Surface.

229 9. *Transitional Surface.* An imaginary surface extending upward and outward
230 at right angles to the centerline and extended centerline of Runways 14-32
231 and 04-22 at a Slope of 7 to 1 from both sides of each Primary Surface and
232 from both sides of each Approach Surface of Runway 14-32 and 04-22 until it
233 intersects the Horizontal Surface or the Conical Surface.

234 10. *Transitional Zone.* All that land which lies directly under a Transitional
235 Surface.

236 B. Height Restrictions. Except as otherwise provided in this Lake Elmo Airport Zoning
237 Ordinance, and except as necessary and incidental to Airport operations, the following
238 height restrictions shall apply. Where a Lot is beneath more than one Airspace Surface,
239 the height of the more restrictive (lower) Airspace Surface shall control.

240 1. *Structures.* No new Structure shall be constructed or established; and no
241 existing Structure shall be altered, changed, rebuilt, repaired, or replaced in
242 any Airspace Zone so as to project above any Airspace Surface. Nor shall any
243 equipment used to accomplish any of the foregoing activities be allowed to
244 project above any Airspace Surface.

245 2. *Trees.* No Tree shall be allowed to grow or be altered, repaired, replaced, or
246 replanted in any Airspace Zone so as to project above any Airspace Surface.
247 Nor shall any equipment used to accomplish any of the foregoing activities be
248 allowed to project above any Airspace Surface.

249 a. Public Nuisance; Order. If the whole or any part of any Tree shall be
250 determined to be an Airport Hazard by the FAA, or any successor
251 entity, after proper investigation, the Metropolitan Airports

252 Commission may issue an order in writing for the owner or owners,
253 agent or occupant of the property upon which such hazardous tree is
254 located, to forthwith cause such hazardous tree, or portion thereof if
255 the removal of a portion will remove the hazard, to be taken down
256 and removed.

257 b. Notice. Said order is to be mailed to the last known address of the
258 owner, agent or occupant and shall be accompanied by a notice
259 setting forth the authority to remove such hazardous Tree at such
260 owner's, agent's or occupant's expense in the event such owner,
261 agent or occupant fails to comply with or file a notice of appeal from
262 said order within 10 days of mailing. The notice shall include
263 instructions for filing a notice of appeal from said order.

264 c. Removal. If within 10 days after said order has been mailed, as above
265 provided for, the owner or owners, agent or occupant of the property
266 upon which such hazardous Tree is located neglects or refuses to
267 comply with said order, or has failed to file a notice of appeal from
268 said order with the Metropolitan Airports Commission, then the
269 Commission or its designee(s) may enter upon said premises and take
270 down or remove said tree or portion thereof declared to be
271 hazardous, and to do any and all things which in his opinion may be
272 necessary for the protection of life, limb or property.

273 d. Assessment of Expense. If, after the notice hereinbefore provided for
274 has been given, the owner, agent or occupant has failed to remove
275 such hazardous tree or portion thereof, and it becomes necessary for
276 the Metropolitan Airports Commission to remove same, the
277 Commission or its designee shall mail a statement of the expense of
278 such removal to the owner, agent or occupant of the property from
279 which such tree or portion thereof has been removed, and if within
280 30 days therefrom the owner, agent or occupant has not remitted to
281 the Commission for the expense incurred by the Commission in said
282 removal, the Commission or its designee may forthwith recover the
283 amount of such expense from the owner or owners of said property

284 in any civil court of competent jurisdiction, in the manner provided by
285 law.

286 C. FAA 7460 Obstruction Evaluation. All construction of new Structures or alteration
287 of existing Structures in an Airspace Zone shall comply with the requirements for filing
288 notice to the FAA under the FAA 7460 Obstruction Evaluation process.

289 SECTION V. LAND USE SAFETY ZONING

290 A. Safety Zones. In order to carry out the purpose of this Lake Elmo Airport Zoning
291 Ordinance, as set forth in Section I., the following Safety Zones are hereby established,
292 subject to the safety zoning limits in Section VI.B.

- 293 1. *Safety Zone 1.* Designated land, the extents of which are shown in Exhibit
294 B. Safety Zone 1 overlies the Runway Protection Zones.
- 295 2. *Safety Zone 2.* All land enclosed within the perimeter of the Horizontal Zone,
296 as shown in Exhibit C, except that land within Safety Zone 1.

297 B. Land Use Restrictions.

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

307 2. *Safety Zone 1 Restrictions.* Subject at all times to the height restrictions
308 set forth in Section IV.B. and to the general restrictions contained in
309 Section V.B.1., areas designated as Safety Zone 1 for each end of Runways 14-
310 32 and 04-22 shall contain no buildings, exposed high-voltage transmission
311 lines, or other similar land use structural hazards, and shall be restricted to
312 those uses which will not create, attract, or bring together an assembly of
313 persons thereon. Allowed uses may include, but are not limited to, such uses
314 as agriculture (seasonal crops), horticulture, animal husbandry, wildlife habitat,
315 light outdoor recreation (non-spectator, including trails), cemeteries, roadways

316 and vehicle parking, railroads, and other approved aeronautical uses. Where
317 Safety Zone 1 overlies the Runway Protection Zone, land uses and Structures
318 within the Runway Protection Zone will be governed by Federal laws and
319 regulations or by FAA advisory circulars, orders, or guidance.

320 3. *Safety Zone 2 Restrictions.* No land use in Safety Zone 2 shall violate the
321 height restrictions set forth in Section IV.B. or the general restrictions
322 contained in Section V.B.1.

323

324 SECTION VI. AIRPORT ZONING LIMITS AND LAKE ELMO AIRPORT ZONING MAP

325 A. Airspace Zoning Limits. Exhibit D – Airport Boundary and Airspace Zoning Limits
326 and Exhibit E – Airport Boundary and Airspace Contours, attached hereto and made a
327 part hereof, show these limits.

328 B. Safety Zoning Limits. Exhibit F – Airport Boundary and Safety Zoning Limits,
329 attached hereto and made a part hereof, shows these limits.

330 C. Lake Elmo Airport Zoning Map. The locations and boundaries of the Airspace
331 Surfaces, Airspace Zones, Safety Zones, and the Maximum Construction Heights
332 without an Airport Zoning Permit established by this Lake Elmo Airport Zoning
333 Ordinance are set forth on the Lake Elmo Airport Zoning Map consisting of 102 plates
334 – Airspace Zones, Plates A-A2 to A-F6; Maximum Construction Heights Without
335 Permit, Plates MCH-A2 to MCH-F6; and Safety Zones, Plates SZ-A2 to SZ-F6 prepared
336 by the Metropolitan Airports Commission, attached hereto and made a part hereof.
337 These plates, together with such amendments thereto as may from time to time be
338 made, and all notations, references, elevations, heights, data, surface and zone
339 boundaries, and other information thereon, shall be and the same are hereby adopted
340 as part of this Lake Elmo Zoning Ordinance.

341 SECTION VII. NONCONFORMING USES

342 A. Lake Elmo Airport Zoning Ordinance. The provisions of this Lake Elmo Airport
343 Zoning Ordinance shall not be construed to require the removal, lowering, other
344 change, or alteration of any Nonconforming Structure or Tree, or otherwise interfere
345 with the continuance of any Nonconforming Use. Nonconforming Structures and
346 Nonconforming Uses are permitted under this Lake Elmo Airport Zoning Ordinance,
347 subject to the provisions in Section VIII. (Airport Zoning Permits) and Section IX.

348 (Variances). Nothing herein contained shall require any change in the construction,
349 alteration, or intended use of any Structure, the construction or alteration of which
350 was begun prior to the Effective Date, and was diligently prosecuted and completed
351 within 2 years of the Effective Date.

352 SECTION VIII. AIRPORT ZONING PERMITS

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

- 356 1. *Existing Structures.* Except as specifically provided in Section VIII.B., no
357 existing Structure shall be altered, changed, rebuilt, repaired, or replaced.
- 358 2. *New Structures.* Except as specifically provided in Section VIII.B., no
359 Structure shall be newly constructed or otherwise established.
- 360 3. *Nonconforming Structures.* No Nonconforming Structure shall be replaced,
361 substantially altered or repaired, or rebuilt.

362 B. Exception To Permit Requirement.

363 1. *Maximum Construction Height Without A Permit.* No Airport Zoning
364 Permit shall be required for an existing Structure to be altered, changed,
365 rebuilt, repaired, or replaced on a Lot, or for a new Structure to be constructed
366 or otherwise established on a Lot, if the highest point on the Structure or on
367 any equipment used to accomplish any of the foregoing activities, whichever
368 is higher (measured in feet from curb level or from natural grade at a point 10
369 feet away from the front center of the Structure, whichever is lower) does not
370 exceed the "maximum construction height above ground without an Airport
371 Zoning Permit" shown for the Lot on the applicable Maximum Construction
372 Heights Without Permit Plate in the Lake Elmo Airport Zoning Map. The
373 permitting process will require an FAA 7460 Obstruction Evaluation for all
374 structures with proposed heights in excess of the maximum allowable
375 construction height without a permit.

376 2. *No Violation Of Height Or Land Use Restriction Permitted.* Nothing in
377 this Section VIII.B. shall be construed as permitting or intending to permit a
378 violation or a greater violation of any provision of this Lake Elmo Airport Zoning
379 Ordinance.

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

383 D. Permit Standard. An Airport Zoning Permit shall be granted unless the Zoning
384 Administrator determines that granting the permit (1) would allow a conforming
385 Structure or use to violate any provision of this Lake Elmo Airport Zoning Ordinance
386 or (2) would permit a Nonconforming Structure or a Nonconforming Use to become a
387 greater violation of any provision of this Lake Elmo Airport Zoning Ordinance. Any
388 Airport Zoning Permit may be granted subject to any reasonable conditions that the
389 Zoning Administrator may deem necessary to effectuate the purpose of this Lake Elmo
390 Airport Zoning Ordinance. In making any determination, the Zoning Administrator
391 need not give public notice of, or hold a public hearing on, the Airport Zoning Permit
392 application or the determination.

393 E. Abandoned Or Deteriorated Nonconforming Uses. Whenever a Zoning
394 Administrator determines that a Nonconforming Structure, Nonconforming Use, or
395 Tree has been abandoned or more than 80% torn down, deteriorated, or decayed, no
396 Airport Zoning Permit shall be granted that would allow such Nonconforming Structure,
397 Nonconforming Use, or Tree to exceed the height restrictions of Section IV.B. or
398 otherwise violate any provision of this Lake Elmo Airport Zoning Ordinance. Whether
399 application is made for an Airport Zoning Permit or not, a Zoning Administrator may
400 order the owner of the abandoned, torn down, deteriorated, or decayed
401 Nonconforming Structure, Nonconforming Use, or Tree **at the owner's expense**, to
402 lower, remove, reconstruct, or equip the same in the manner necessary to conform to
403 the provisions of this Lake Elmo Airport Zoning Ordinance. In the event the owner
404 shall neglect or refuse to comply with such order for 10 days after receipt of written
405 notice of such order, the Zoning Administrator may, by appropriate legal action,
406 proceed to have the Nonconforming Structure, Nonconforming Use, or Tree lowered,
407 removed, reconstructed, or equipped and assess the cost and expense thereof against
408 the land on which the Nonconforming Structure, Nonconforming Use, or Tree is, or
409 was, located. Unless such an assessment is paid within 90 days from the service of
410 notice thereof on the owner of the land, the sum shall bear interest at the rate of 8%
411 per annum from the date the cost and expense is incurred until paid, and shall be

412 collected in the same manner as are general taxes, all as authorized by Minnesota
413 Statutes § 360.067.

414 SECTION IX. VARIANCES

415 A. Variance Application. Any Person desiring to use his or her property in violation of
416 any provision of this Lake Elmo Airport Zoning Ordinance, whether to construct or
417 establish a new Structure; to alter, change, rebuild, repair, or replace an existing
418 Structure; to allow a Tree to grow higher; to alter, repair, replace, or replant a Tree; or
419 to otherwise use his or her property in violation of any provision of this Lake Elmo
420 Airport Zoning Ordinance, may apply to the Board of Adjustment for a variance from
421 such provision. A variance application shall be made by sending the application on
422 the form provided by the Board of Adjustment by certified United States Mail to (1) the
423 members of the Board of Adjustment and (2) the Board of Adjustment at the mailing
424 address specified in Section XII.C. The applicant shall also mail a copy of the
425 application by regular United States Mail to the Zoning Administrator of the jurisdiction
426 in which the Structure or property is located, as designated in Section XI.B. The Board
427 of Adjustment may charge a fee for processing the application.

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

439 C. Variance Standard. A variance shall be granted where it is found that a literal
440 application or enforcement of the provisions of this Lake Elmo Airport Zoning
441 Ordinance would result in practical difficulty or unnecessary hardship and relief
442 granted would not be contrary to the public interest but do substantial justice and be
443 in accordance with the spirit of this Lake Elmo Airport Zoning Ordinance and Minnesota

444 Statutes Chapter 360. Any variance granted may be granted subject to any reasonable
445 conditions that the Board of Adjustment, or the Commissioner acting under
446 Section IX.B., may deem necessary to effectuate the purpose of this Lake Elmo Airport
447 Zoning Ordinance or Minnesota Statutes Chapter 360.

448 SECTION X. HAZARD MARKING AND LIGHTING

449 A. Nonconforming Structure. The Metropolitan Airports Commission may require the
450 owner of any Nonconforming Structure to permit the installation, operation, and
451 maintenance thereon of such markers and lights as shall be deemed necessary by the
452 Metropolitan Airports Commission to indicate the presence of the Structure to the
453 operators of aircraft in the vicinity of the Airport. Such markers and lights shall be
454 installed, operated, and maintained at the expense of the Metropolitan Airports
455 Commission.

456 B. Permits And Variances. Any Airport Zoning Permit or variance granted by a Zoning
457 Administrator or the Board of Adjustment may, if such action is deemed advisable to
458 effectuate the purpose of this Lake Elmo Airport Zoning Ordinance and be reasonable
459 in the circumstances, be granted subject to a condition that the owner of the Structure
460 in question permit the Metropolitan Airports Commission, at its expense, to install,
461 operate, and maintain thereon such markers and lights as may be necessary to indicate
462 to pilots the presence of an Airport Hazard.

463 SECTION XI. ZONING ADMINISTRATOR

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

473 B. Designated Zoning Administrators. For the purpose of this Lake Elmo Airport
474 Zoning Ordinance, the Zoning Administrator shall be the official entitled as follows: the

475 Lake Elmo Zoning Administrator for lands located in the City of Lake Elmo; the Oak
 476 Park Heights Zoning Administrator for lands located in the City of Oak Park Heights;
 477 the Baytown Township Zoning Administrator for lands located in Baytown Township;
 478 and the West Lakeland Township Zoning Administrator for lands located in West
 479 Lakeland Township. In the event that 1 or more of the above described Zoning
 480 Administrators does not administer or enforce this Lake Elmo Airport Zoning
 481 Ordinance, the Lake Elmo Airport Joint Airport Zoning Board hereby appoints the
 482 Metropolitan Airports Commission to administer or enforce this Lake Elmo Airport
 483 Zoning Ordinance in the municipality or municipalities. If any official position
 484 designated above as a Zoning Administrator ceases to exist or to perform or serve its
 485 present function, the successor position as designated by the applicable entity shall
 486 become the Zoning Administrator for that entity and shall perform or serve such
 487 functions.

488 SECTION XII. BOARD OF ADJUSTMENT

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

497 B. Board Powers. The Board of Adjustment shall have the power to hear and decide
 498 appeals from any order, requirement, decision, or determination made by any Zoning
 499 Administrator or the Metropolitan Airports Commission in the enforcement of this Lake
 500 Elmo Airport Zoning Ordinance and to hear and grant or deny variances.

501 C. Board Procedures.

502 1. *Rules, Meetings, And Records.* The Board of Adjustment shall adopt rules
 503 for its governance and procedure in harmony with the provisions of this Lake
 504 Elmo Airport Zoning Ordinance. Meetings of the Board of Adjustment shall be
 505 held at the call of the chair and at such other times as the Board of Adjustment
 506 may determine. The chair, or in his or her absence the acting chair, may

507 administer oaths and compel the attendance of witnesses. All hearings of the
508 Board of Adjustment shall be public. The Board of Adjustment shall keep
509 minutes of its proceedings showing the vote of each member upon each
510 question or, if absent or failing to vote, indicating such fact, and shall keep
511 records of its examinations and other official actions, all of which shall
512 immediately be filed in the offices of the Metropolitan Airports Commission and
513 the Zoning Administrator of the jurisdiction in which the affected Structure or
514 Lot is located, and shall be a public record.

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

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

527 4. *Mailing Address.* The mailing address for the Board of Adjustment is:
528 Lake Elmo Airport Zoning Ordinance Board of Adjustment
529 c/o Executive Director
530 Metropolitan Airports Commission
531 6040 28th Avenue South
532 Minneapolis, MN 55450

533 SECTION XIII. APPEALS

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

540 application of this Lake Elmo Airport Zoning Ordinance as it concerns such governing
541 body or board.

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

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

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

559 E. Decision. The Board of Adjustment may, in conformity with the provisions of
560 Minnesota Statutes Chapter 360 and this Lake Elmo Airport Zoning Ordinance, affirm
561 or reverse, in whole or in part, or modify the order, requirement, decision, or
562 determination appealed from and may make such order, requirement, decision, or
563 determination, as may be appropriate under the circumstances and, to that end, shall
564 have all the powers of a Zoning Administrator.

565 SECTION XIV. JUDICIAL REVIEW

566 Any Person aggrieved, or any taxpayer affected, by any decision of the Board of Adjustment or any
567 action of the Commissioner taken under Minnesota Statutes 360.063, subd. 6 or 6a, or any governing
568 body of a municipality or county, or any joint airport zoning board, which is of the opinion that an
569 order, requirement, decision, or determination of the Board of Adjustment or action of the
570 Commissioner is illegal, may seek judicial review as provided in Minnesota Statutes § 360.072. The

571 petitioner must exhaust the remedies provided in this Lake Elmo Airport Zoning Ordinance before
572 availing himself or herself of the right to seek judicial review as provided by this Section XIV.

573 SECTION XV. PENALTIES AND OTHER REMEDIES

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

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

584 A. Compliance Required. In addition to the requirements of this Lake Elmo Airport
585 Zoning Ordinance, all Structures, Trees, and uses shall comply with all other applicable
586 city, local, regional, state, or federal laws, regulations, and rules, including Minnesota
587 Statutes §§ 360.81-360.91 – Regulation Of Structure Heights, Minnesota
588 Rules 8800.1100 – Regulation Of Structure Heights, and 14 Code of Federal
589 Regulations Part 77 – Objects Affecting Navigable Airspace.

590 B. Conflicts With Other Regulations. Where a conflict exists between any provision
591 of this Lake Elmo Airport Zoning Ordinance and any city, local, regional, state, or
592 federal law, regulation, or rule applicable to the same area, whether the conflict be
593 with respect to the height of Structures or Trees, the use of land, or any other matter,
594 the more stringent law, regulation, or rule shall govern and prevail.

595 C. Current Versions And Citations. All references to city, local, regional, state, and
596 federal laws, regulations, and rules in this Lake Elmo Airport Zoning Ordinance are
597 intended to refer to the most current version and citation. If such references are no
598 longer valid due to repeal or renumbering, the new laws, regulations, or rules intended
599 to replace those cited, regardless of the citation, shall govern.

600 SECTION XVII. SEVERABILITY

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

610 B. Validity Of Remaining Provisions. Should any section or provision of this Lake
611 Elmo Airport Zoning Ordinance be declared by the courts to be unconstitutional or
612 invalid, such decision shall not affect the validity of this Lake Elmo Airport Zoning
613 Ordinance as a whole or any part thereof other than the parts so declared to be
614 unconstitutional or invalid.

615 SECTION XVIII. EFFECTIVE DATE

616 This Lake Elmo Airport Zoning Ordinance shall take effect on the xx day of xx, 20xx. Copies thereof
617 shall be filed with the Commissioner and the Registers of Deeds for Washington County, Minnesota.

618
619 Passed and adopted after public hearings by the Lake Elmo Airport Joint Airport Zoning Board this xx
620 day of xx, 20xx.

621
622
623
624
625
626
627
628
629
630
631

DRAFT

632 I hereby certify that this is a complete, true, and correct copy of the *Lake Elmo Airport Zoning Ordinance*
633 as adopted by the Lake Elmo Airport Joint Airport Zoning Board on xx xx, 20xx.

634
635
636
637

Richard Weyrauch, Chair
Lake Elmo Airport Joint Airport Zoning Board

Date: xx xx, 20xx

642
643
644
645

Kristin Berwald, Secretary
Lake Elmo Airport Joint Airport Zoning Board

Date: xx xx, 20xx

646
647
648
649
650
651
652

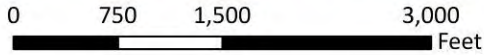
653
654 Subscribed and sworn to before me this xx day of xx, 20xx by Richard Weyrauch and Kristin Berwald,
655 Chair and Secretary respectively, of the Lake Elmo Airport Joint Airport Zoning Board.



656
657
658

Notary Public

661
662

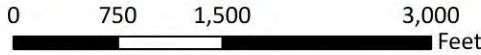
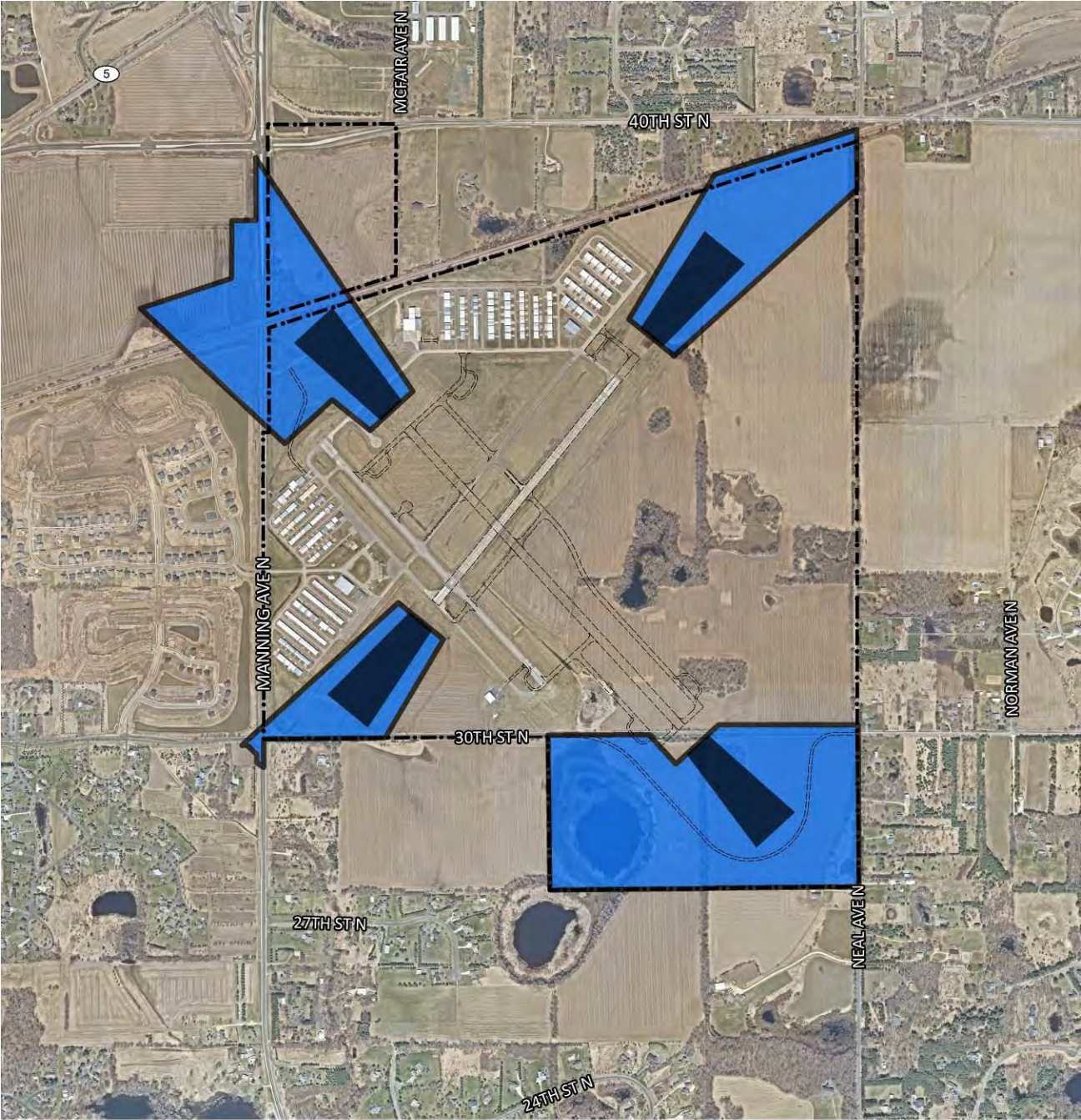
663 EXHIBIT A – AIRPORT BOUNDARY



-  21D Property Line
-  Future Improvements

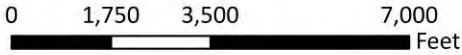
664
665

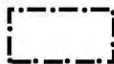



666 EXHIBIT B – JAZB SAFETY ZONE 1



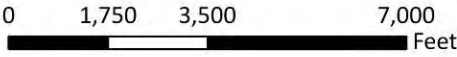
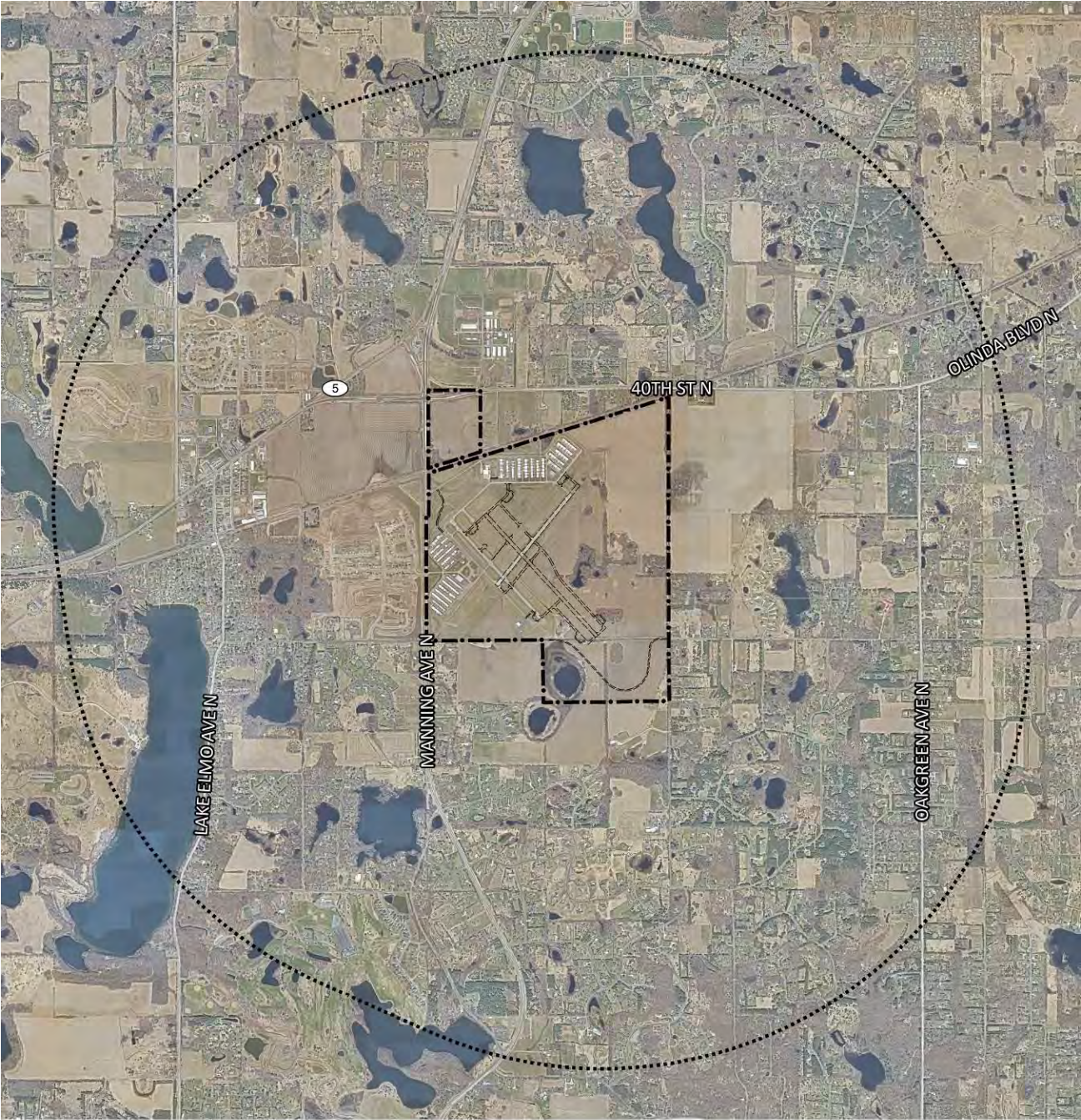
-  21D Property Line
-  Runway Protection Zones (RPZ)
-  Future Improvements
-  JAZB Zone 1


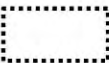
667
668



-  21D Property Line
-  Future Improvements
-  Runway Protection Zones (RPZ)
-  JAZB Zone 2

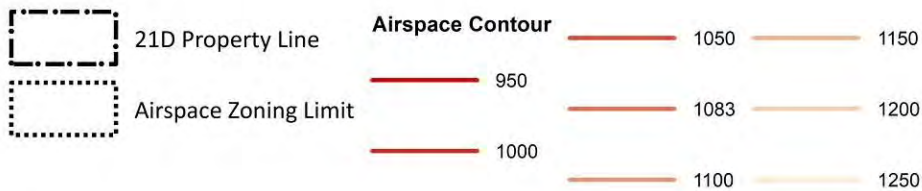
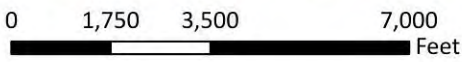
672 EXHIBIT D – AIRPORT BOUNDARY AND AIRSPACE ZONING LIMITS



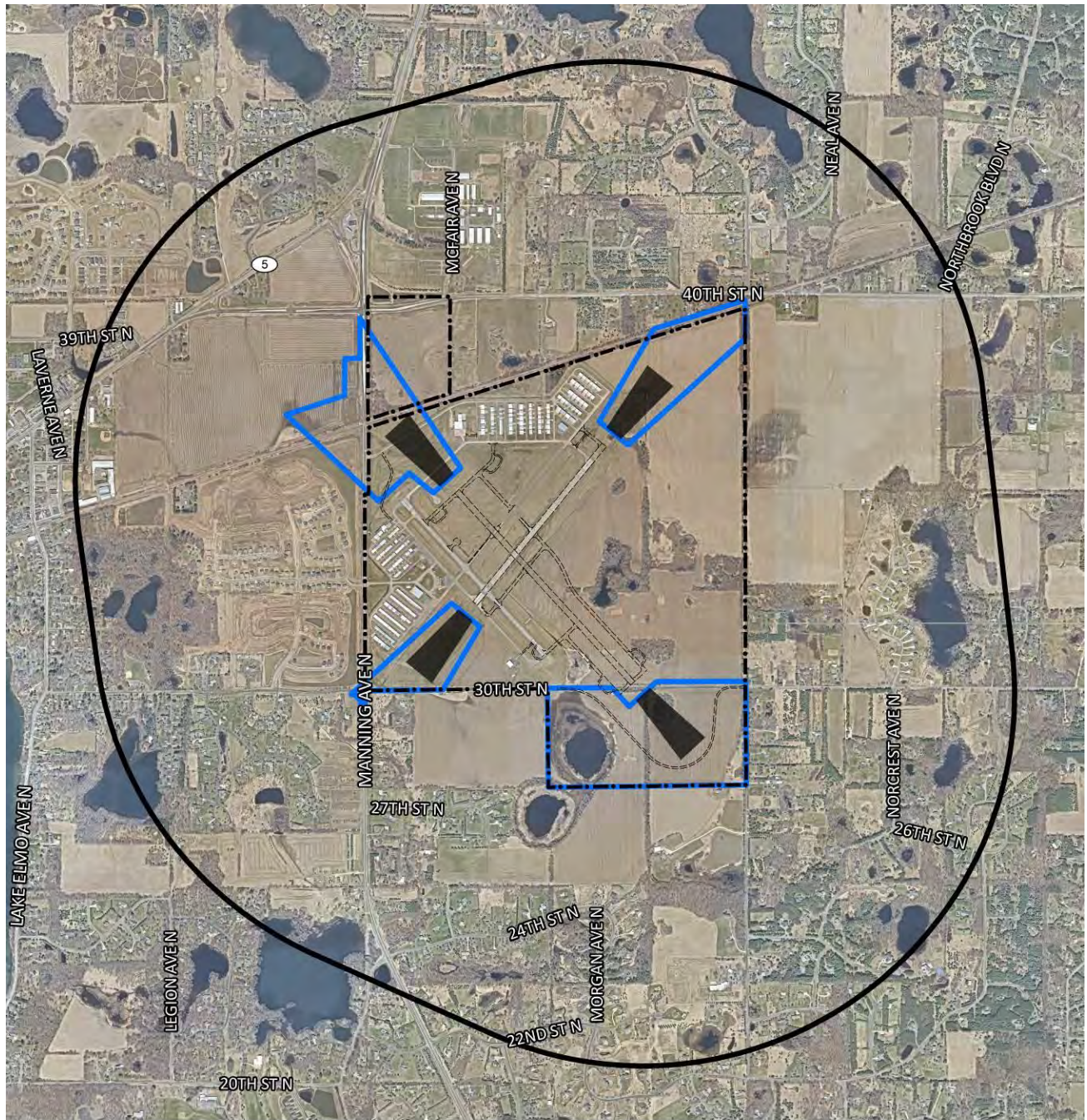
-  21D Property Line
-  Airspace Zoning Limit

673
674

675 EXHIBIT E – AIRPORT BOUNDARY AND AIRSPACE CONTOURS



677 EXHIBIT F – AIRPORT BOUNDARY AND SAFETY ZONING LIMITS

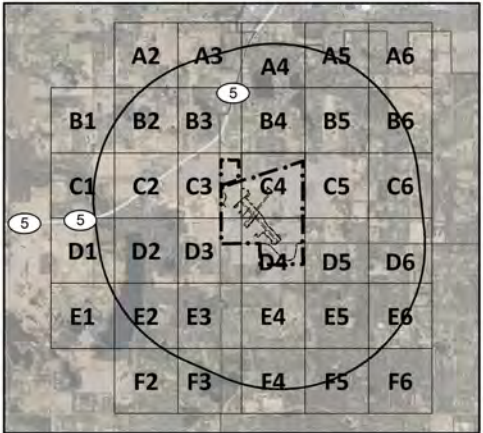
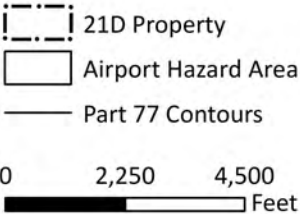


678



21D Airspace Zones




A - Index Sheet

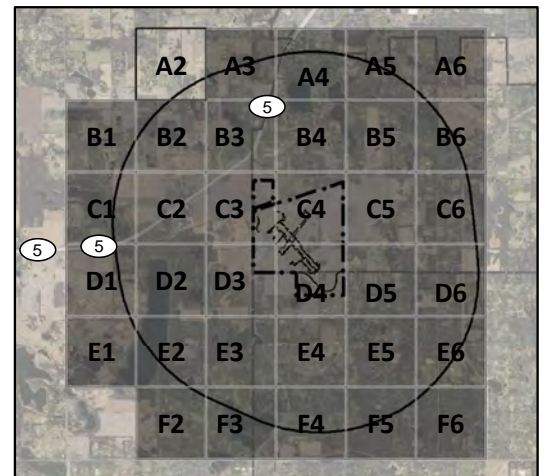
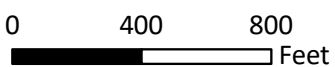




21D Airspace Zones

A - A2




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

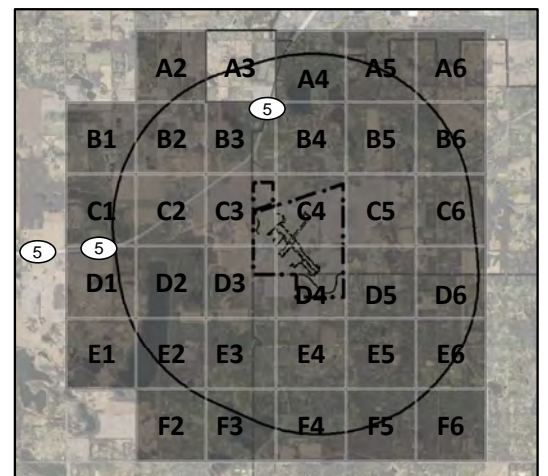
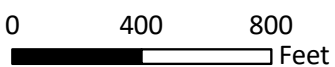


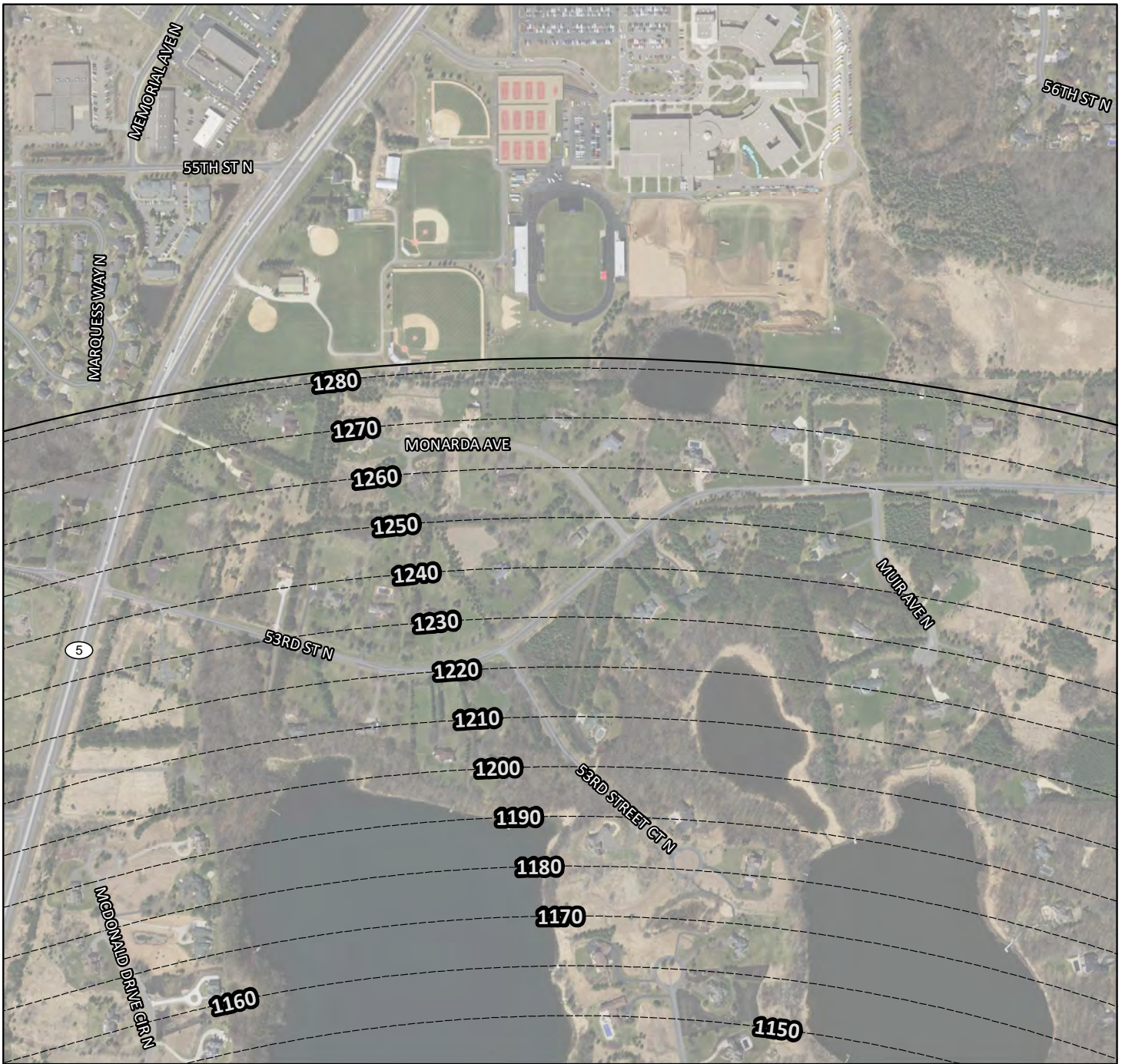


21D Airspace Zones

A - A3




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

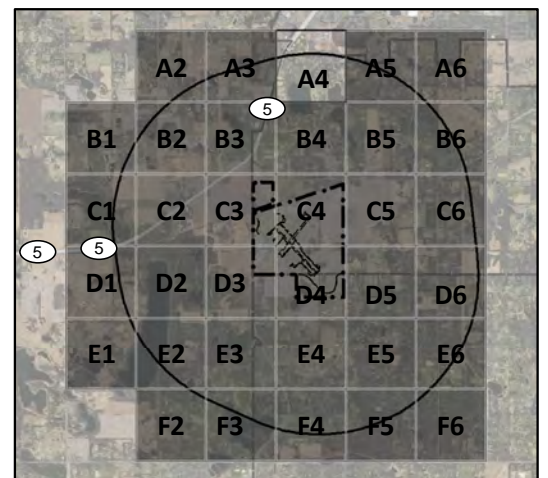
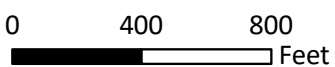




21D Airspace Zones

A - A4




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

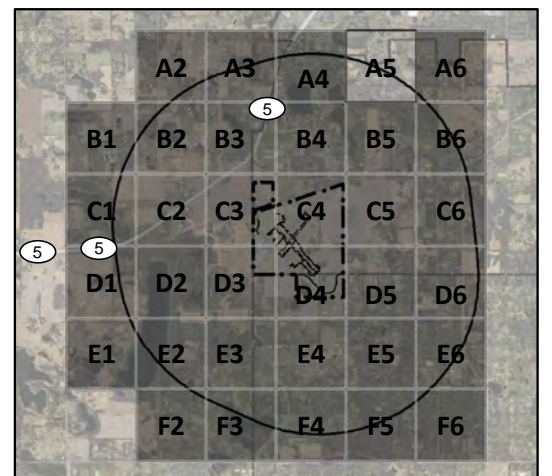
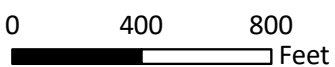




21D Airspace Zones

A - A5




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

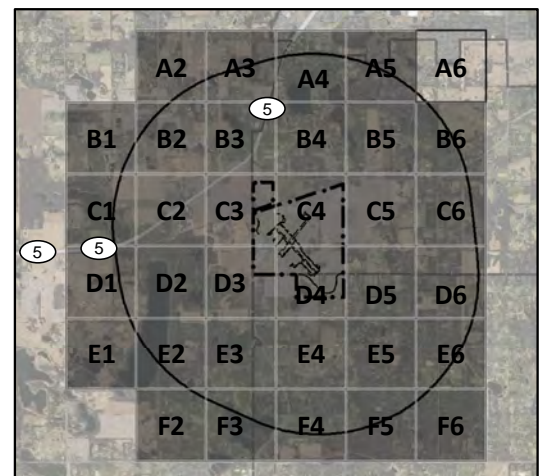
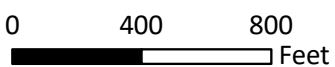


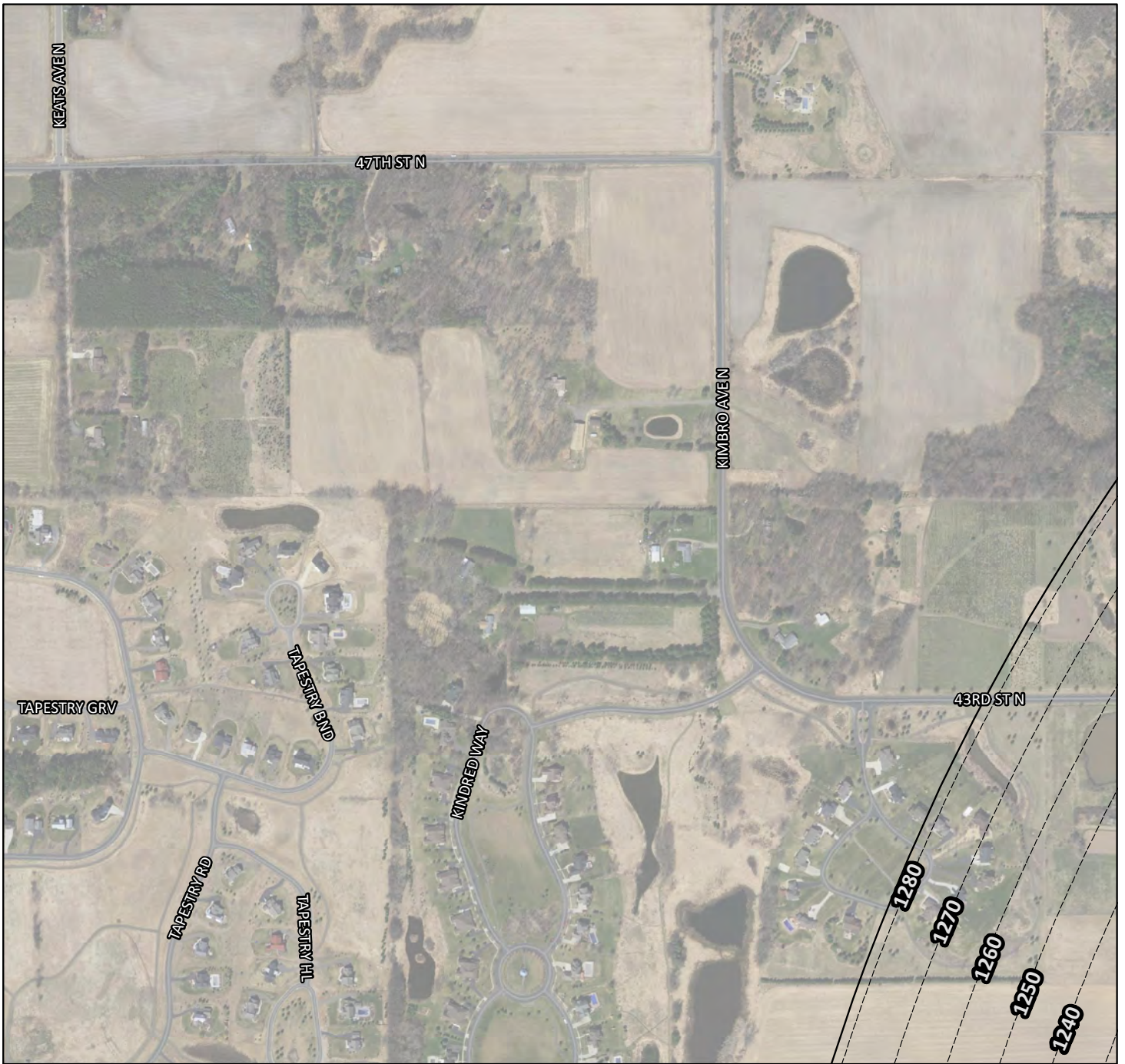


21D Airspace Zones

A - A6




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

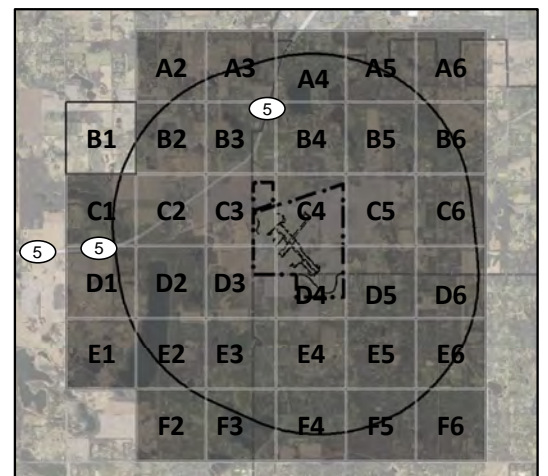
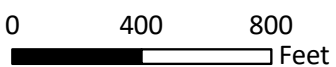


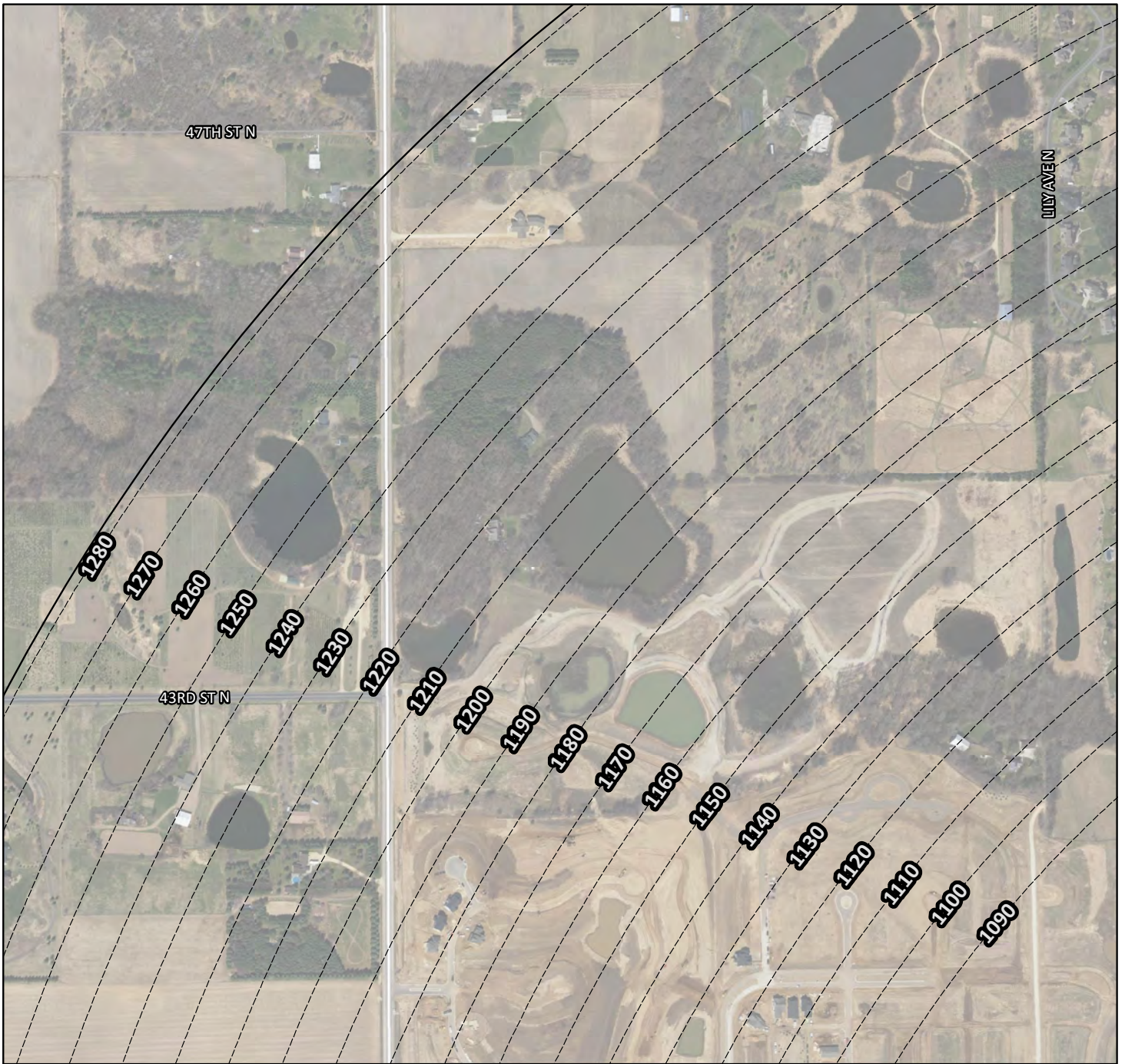


21D Airspace Zones

A - B1




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

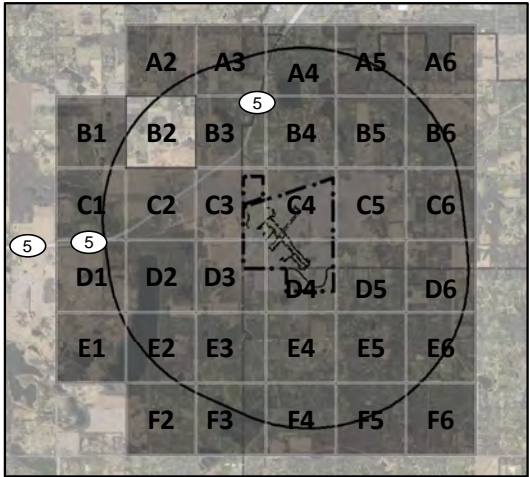
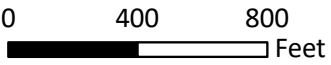




21D Airspace Zones

A - B2




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

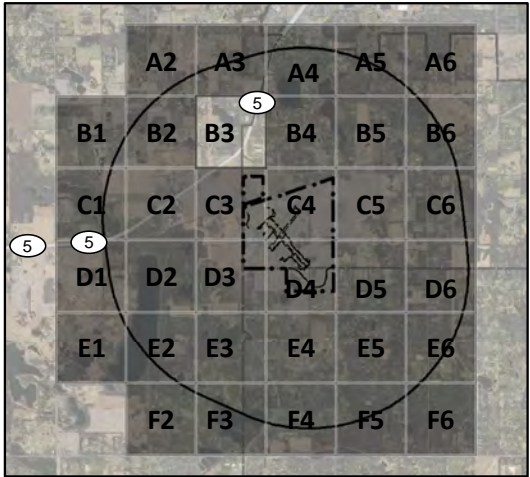
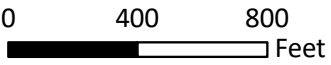


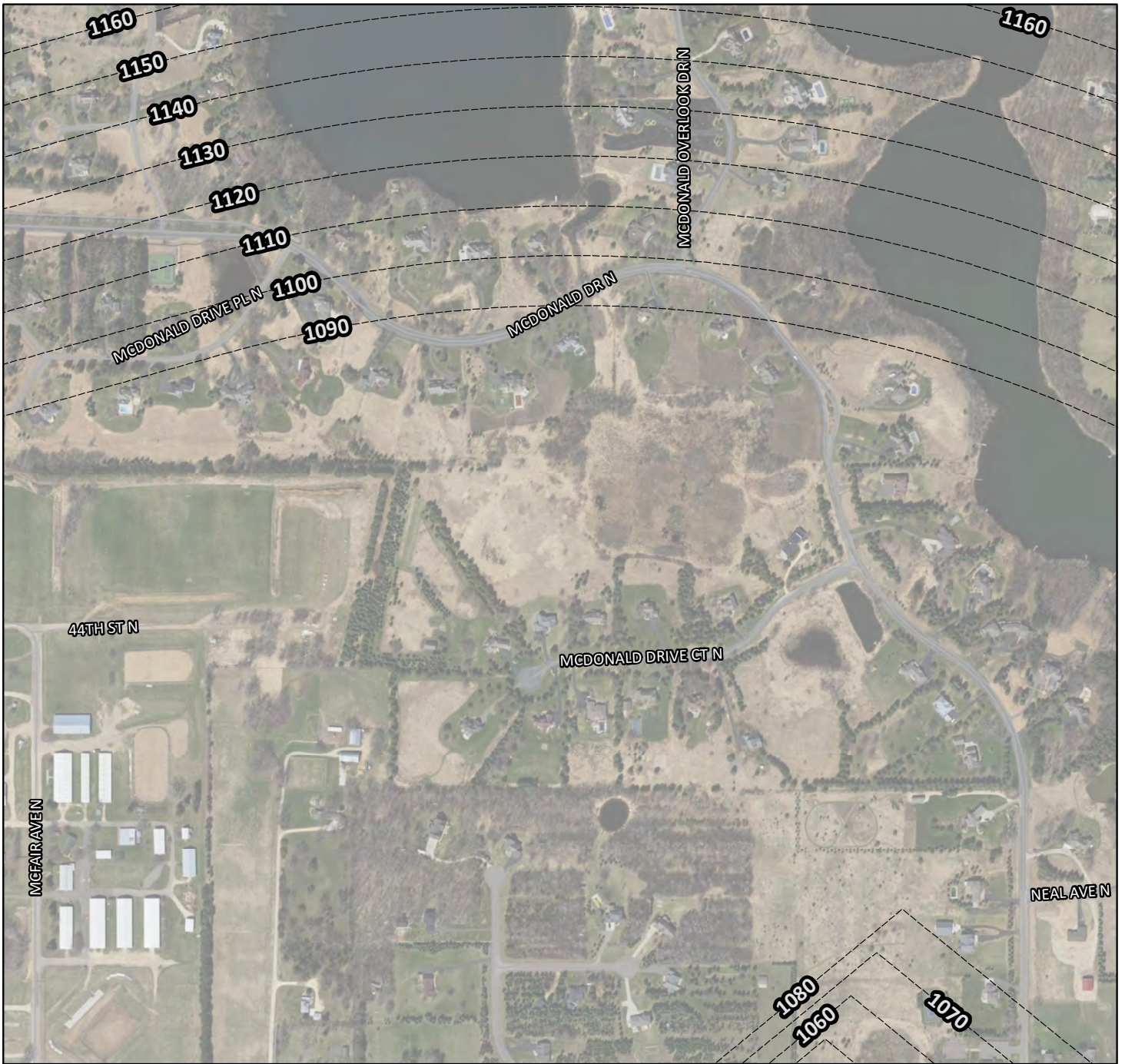


21D Airspace Zones

A - B3




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

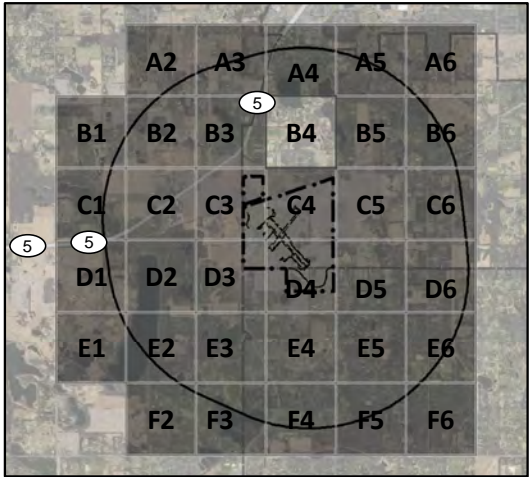
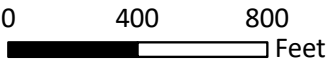




21D Airspace Zones

A - B4




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

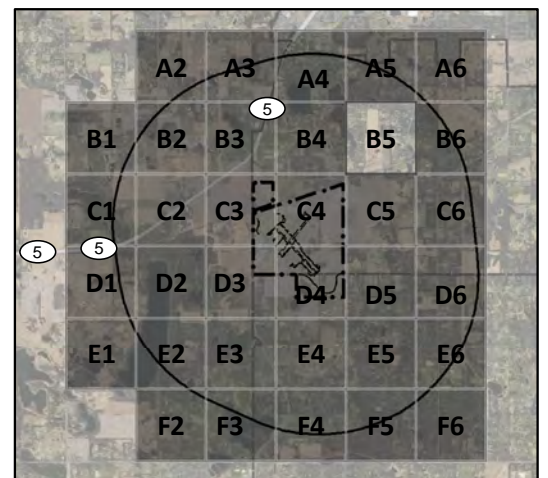
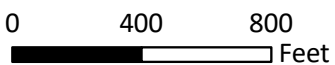




21D Airspace Zones

A - B5




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

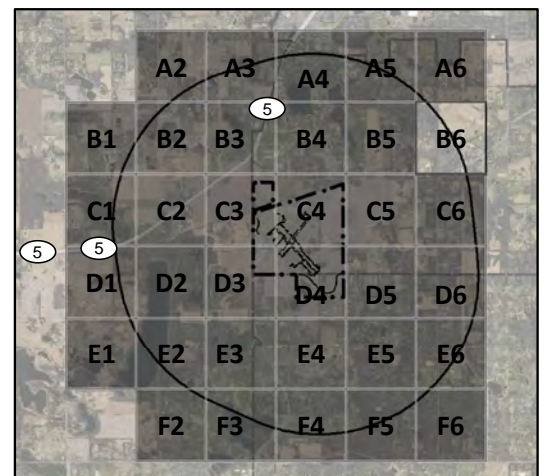
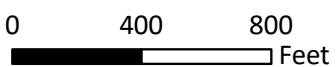


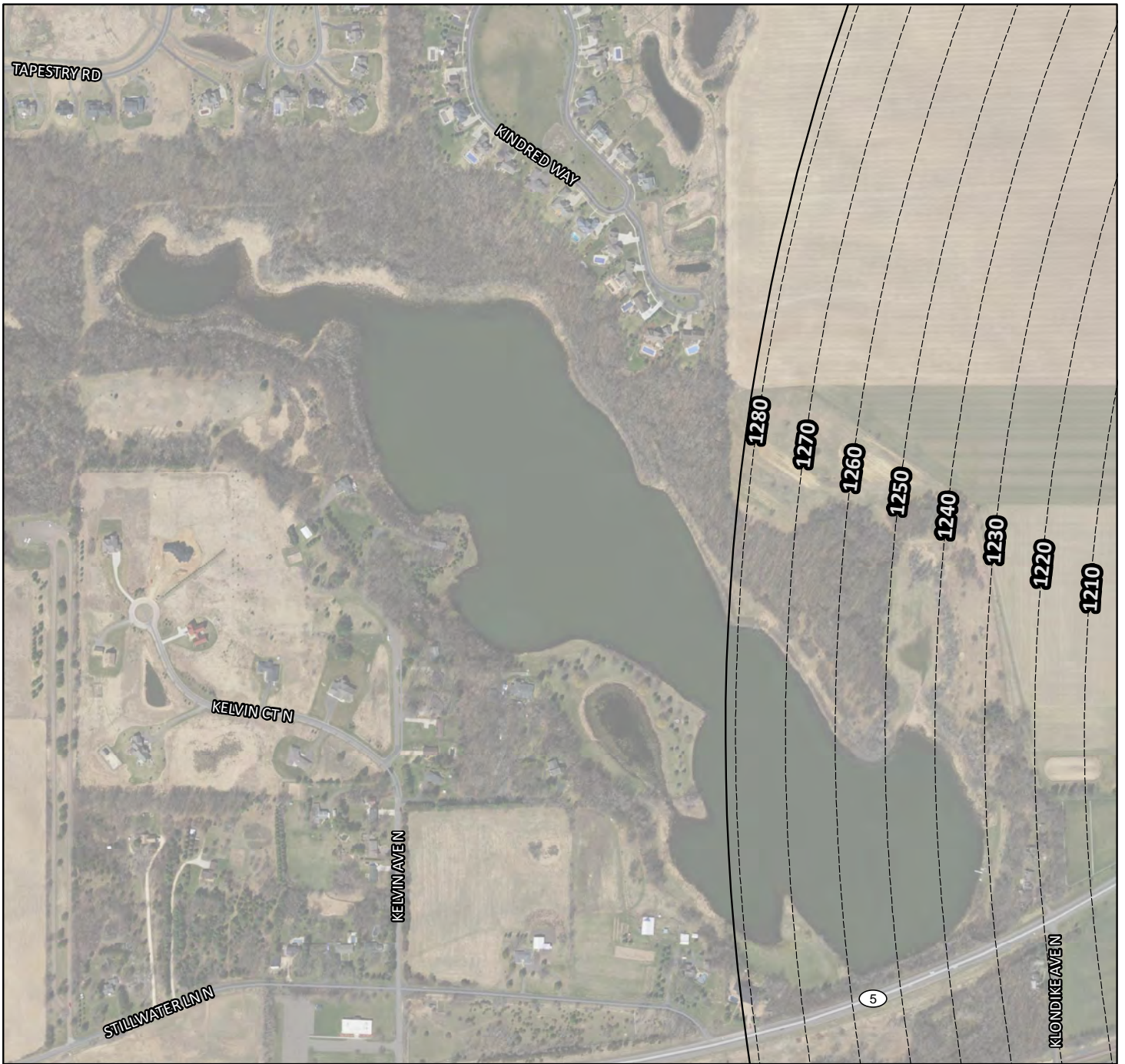


21D Airspace Zones

A - B6




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

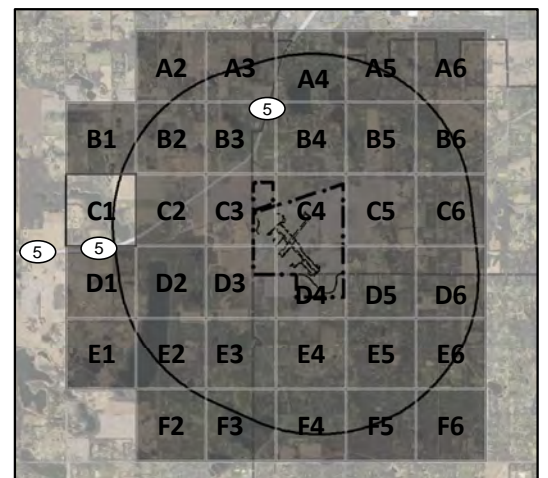
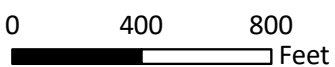


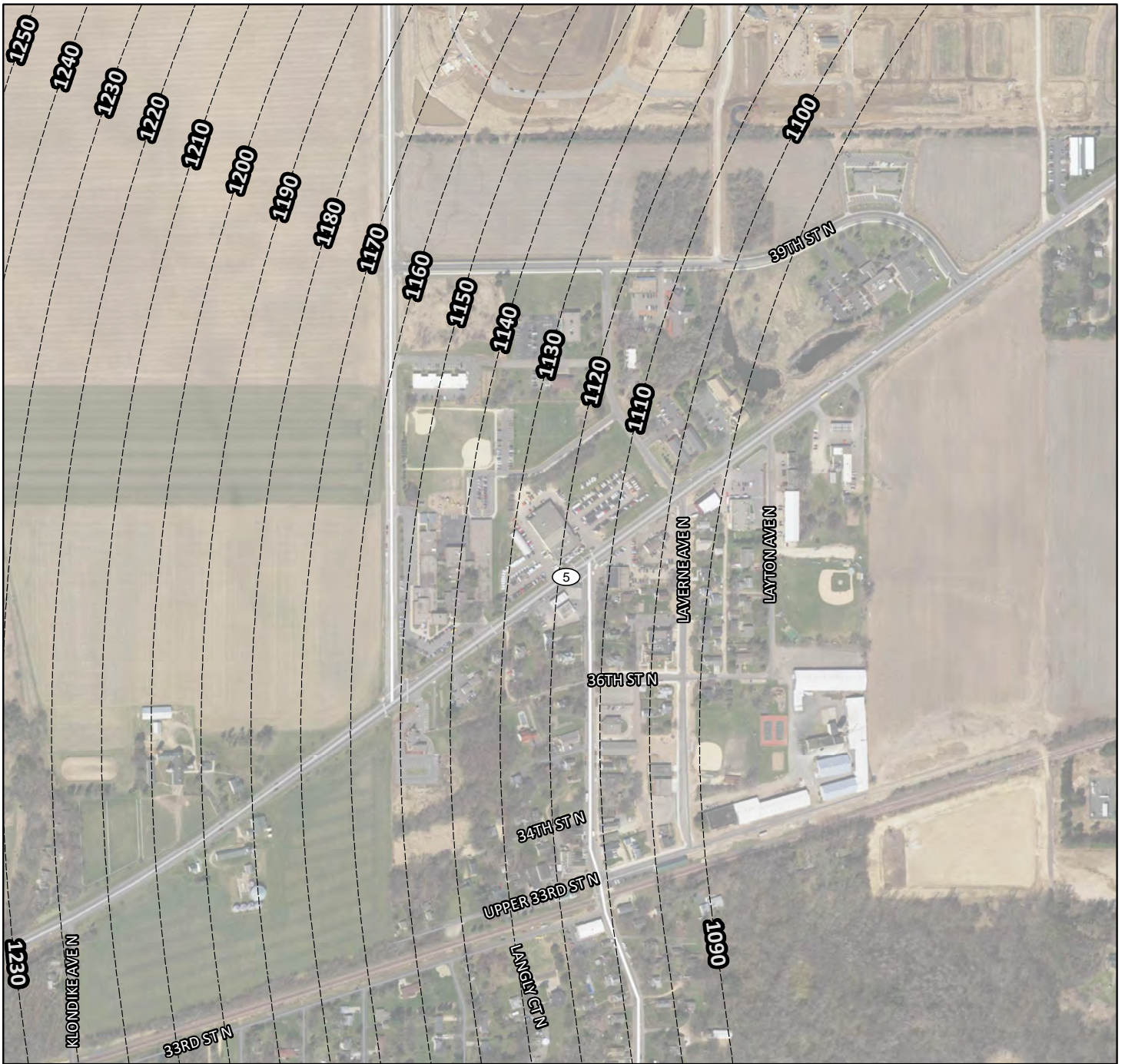


21D Airspace Zones

A - C1




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

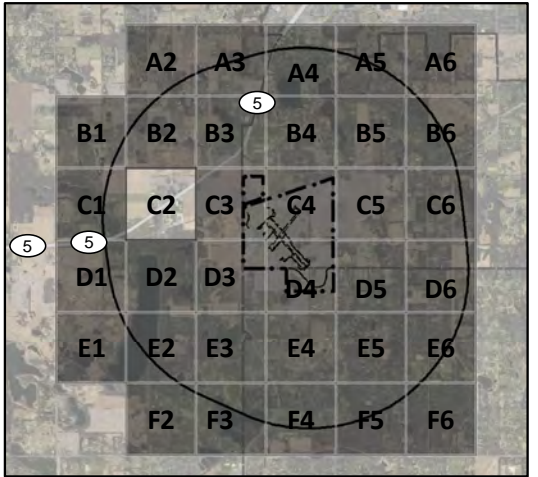
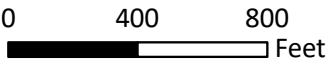




21D Airspace Zones

A - C2




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

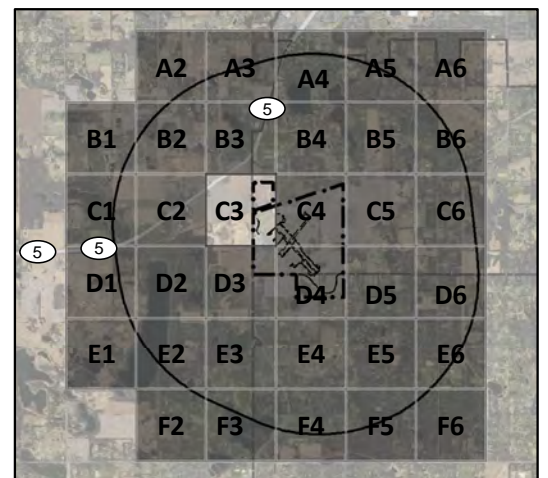
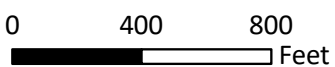




21D Airspace Zones

A - C3




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

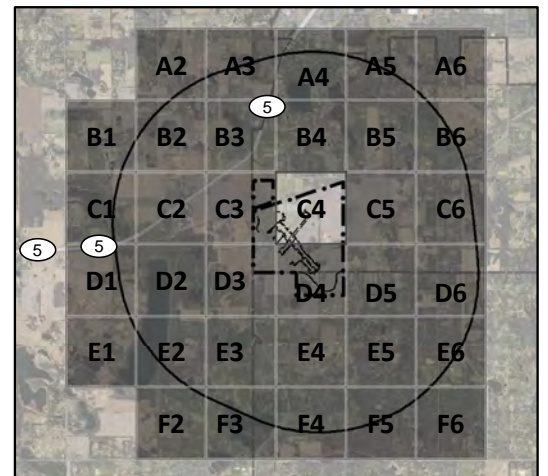
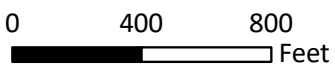


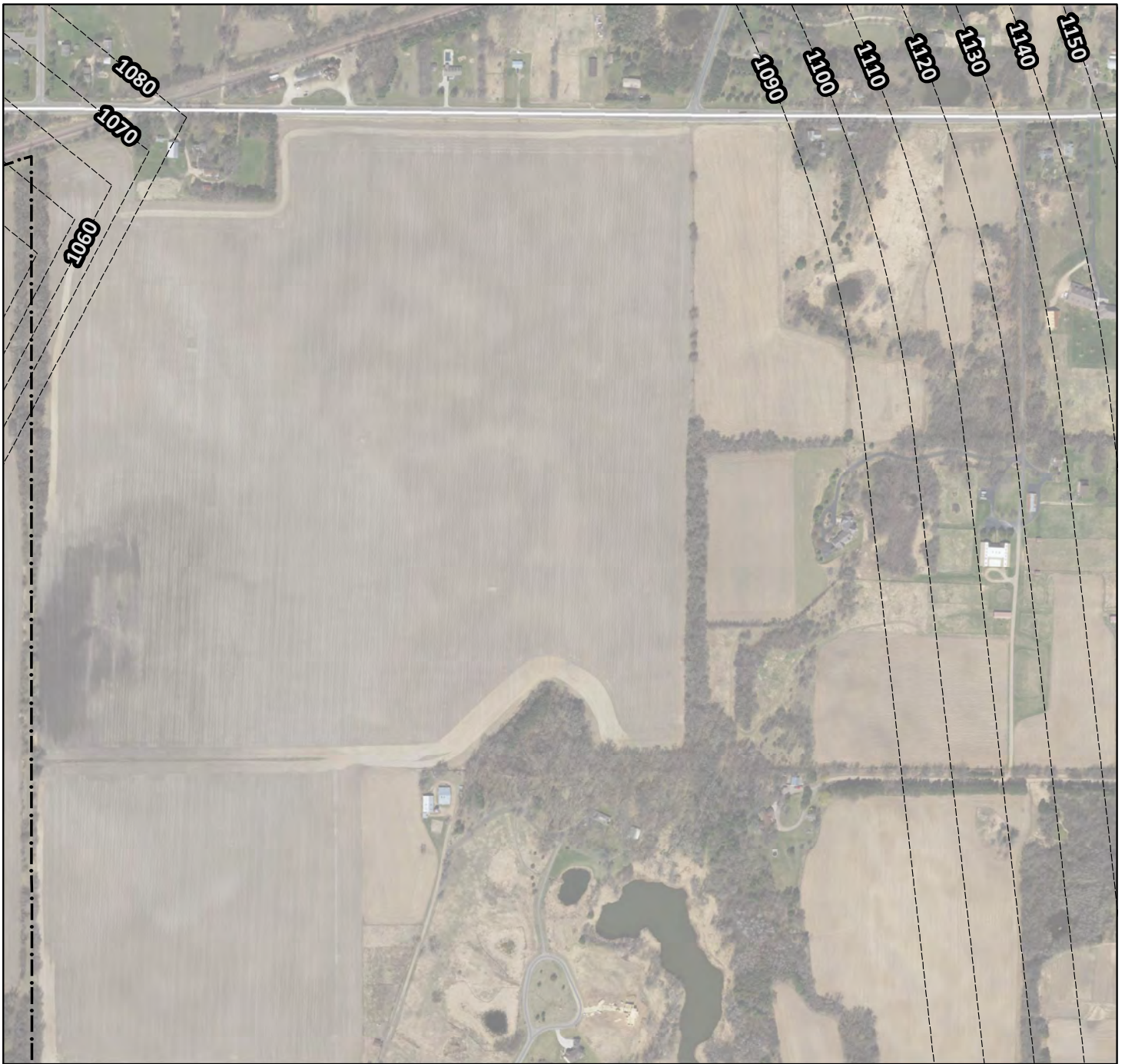


21D Airspace Zones

A - C4




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

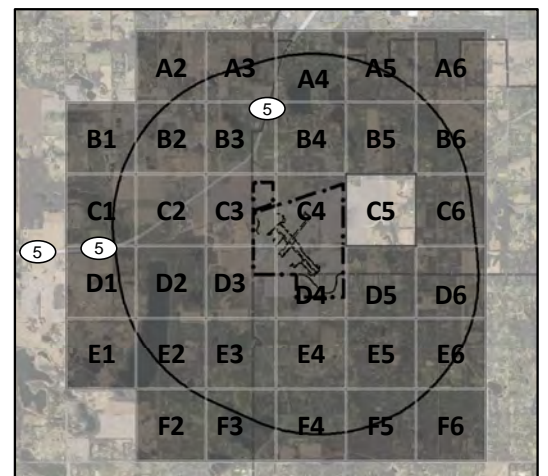
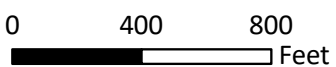




21D Airspace Zones

A - C5




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

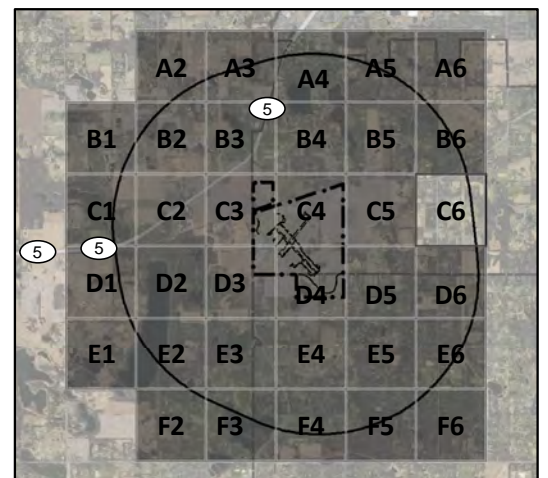
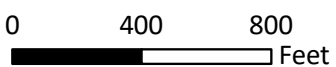


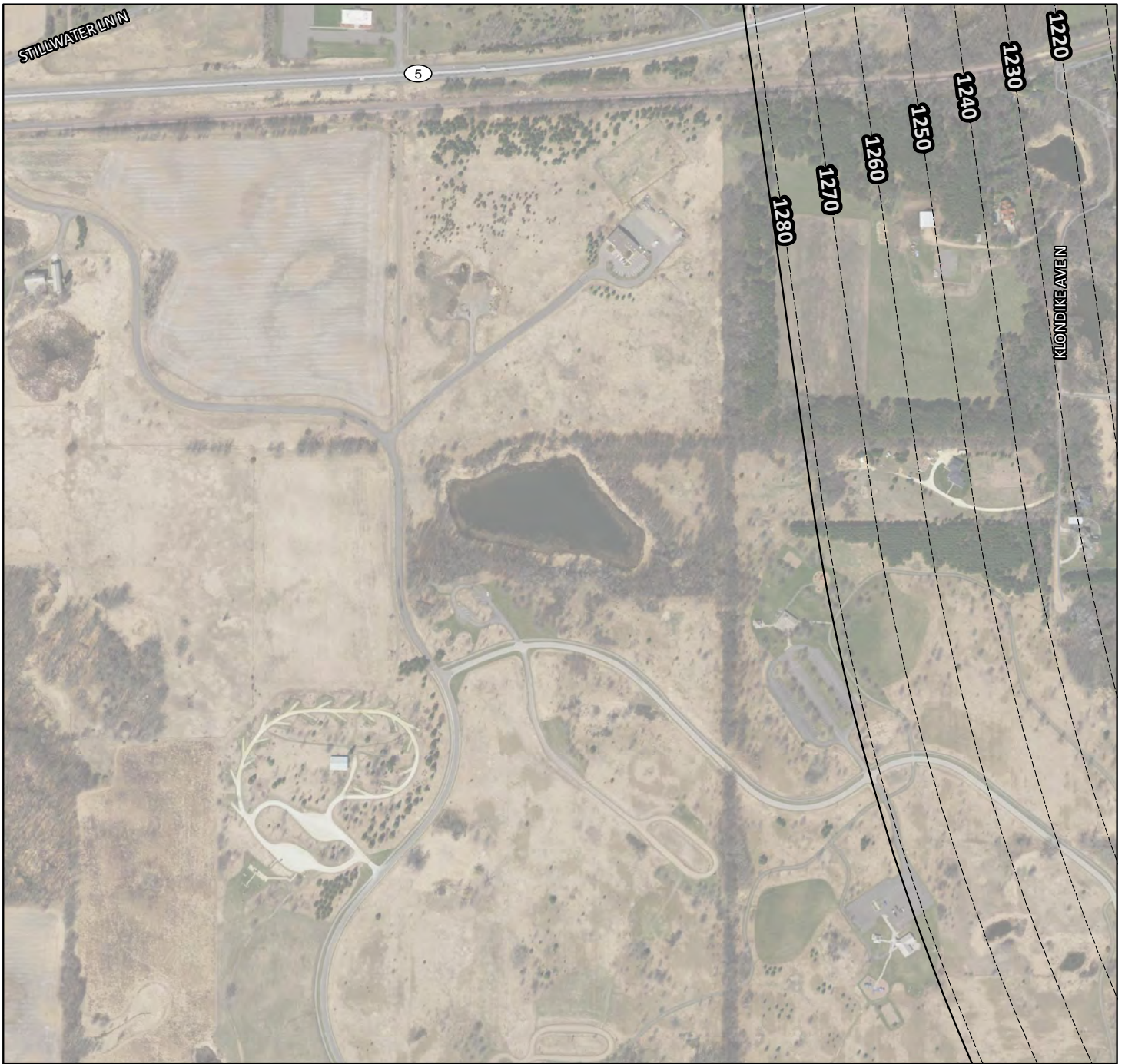


21D Airspace Zones

A - C6




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

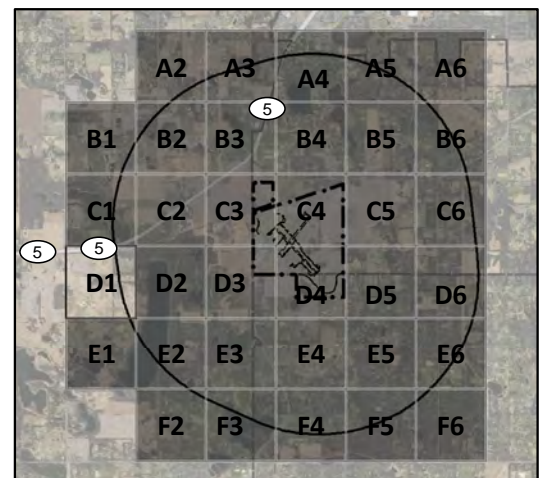
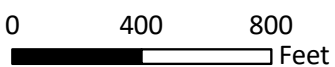


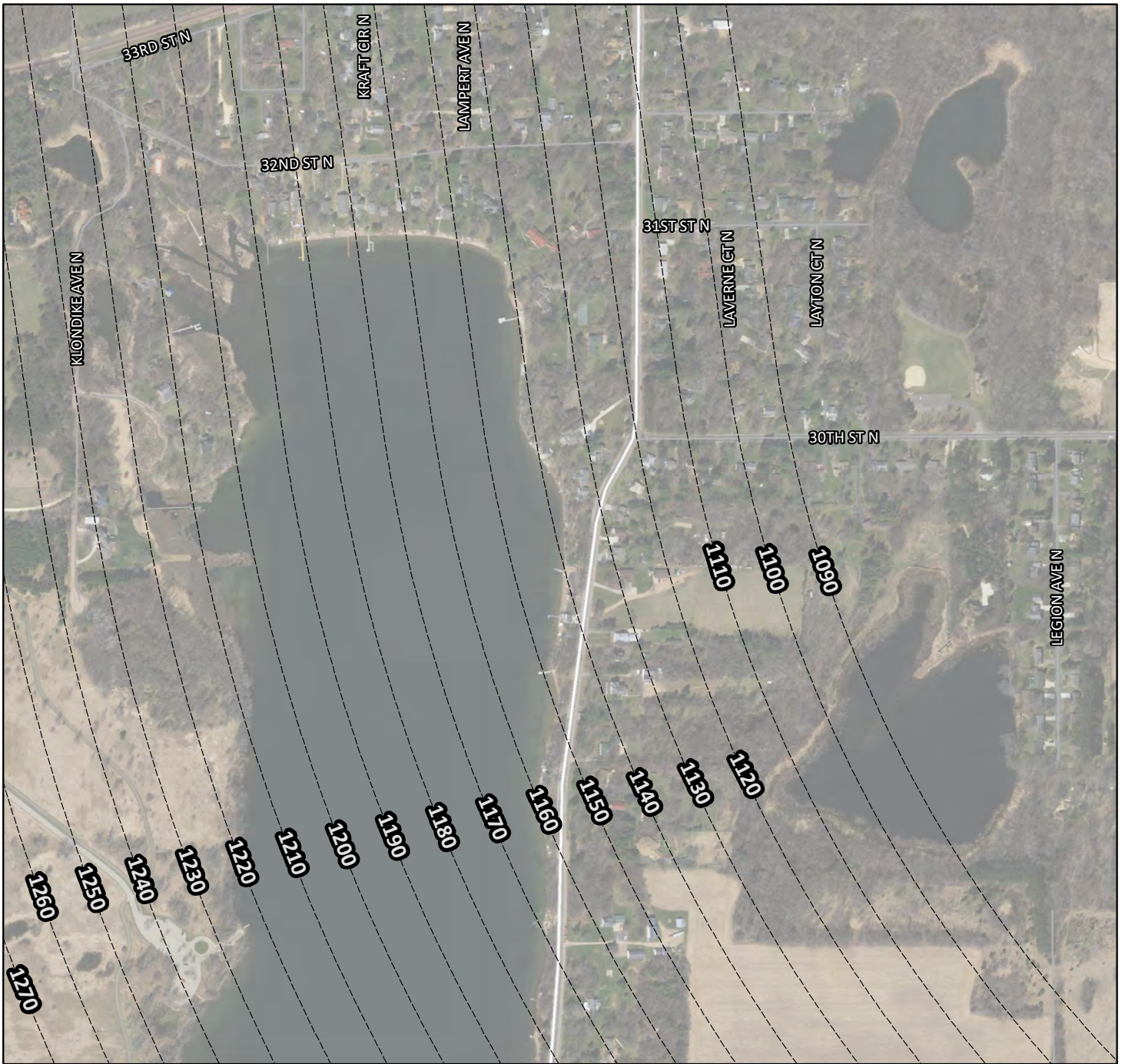


21D Airspace Zones

A - D1




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

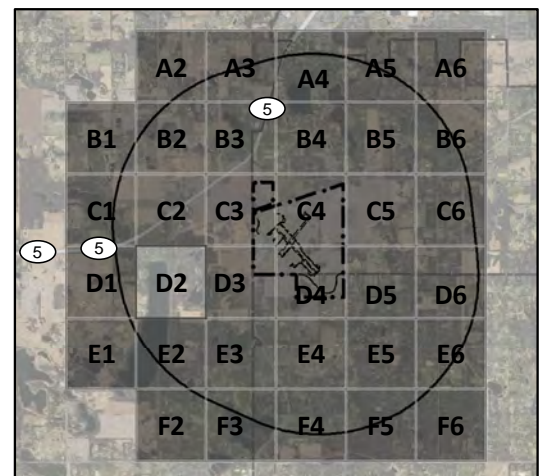
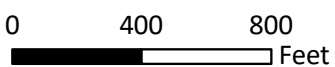


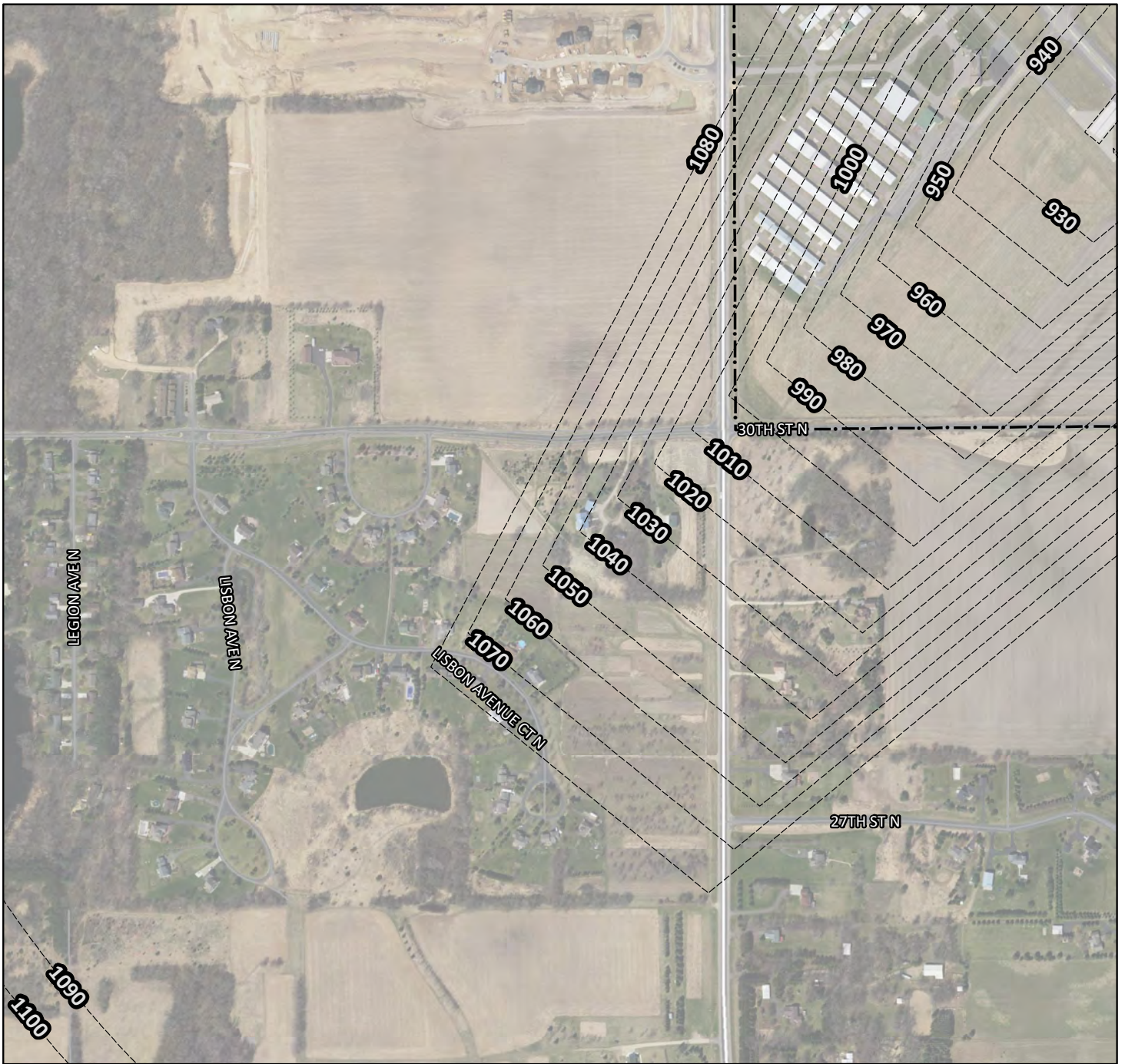


21D Airspace Zones

A - D2




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

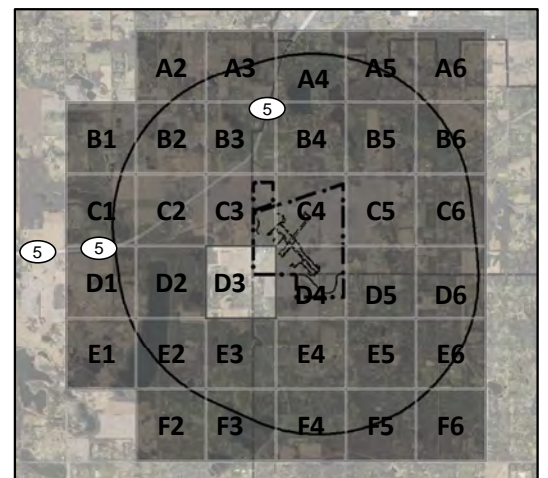
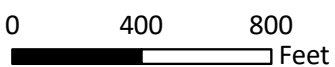


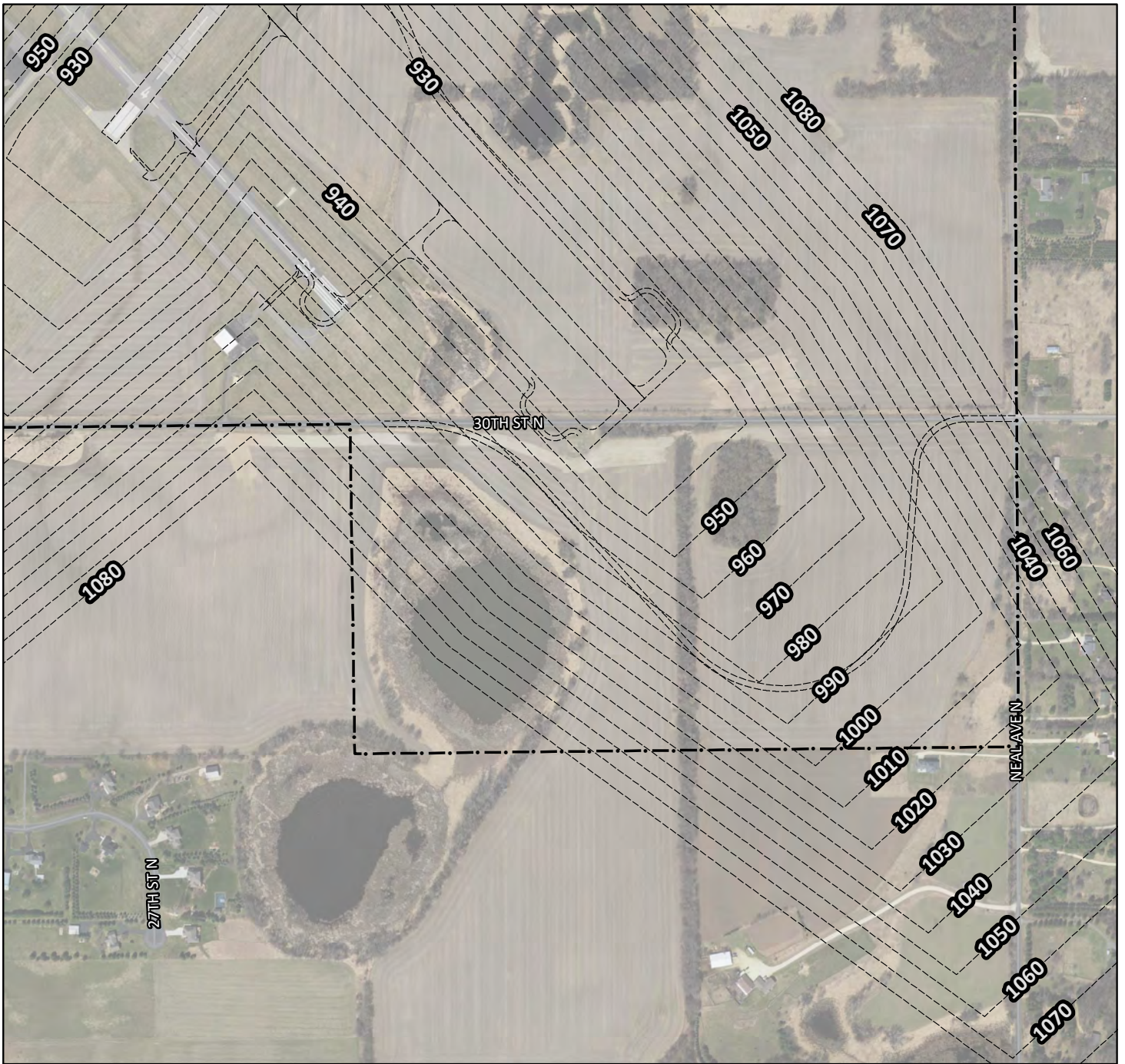


21D Airspace Zones

A - D3




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

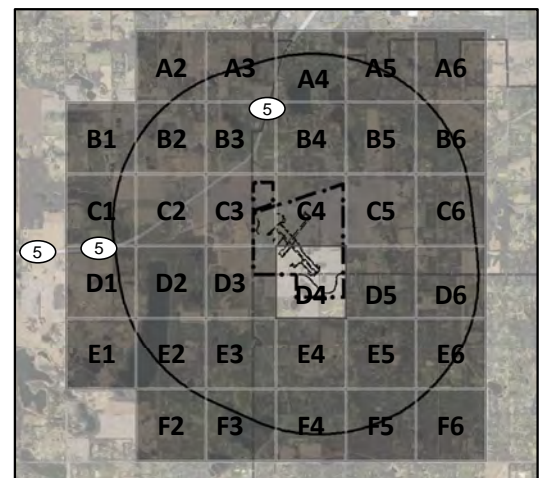
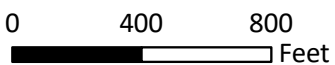


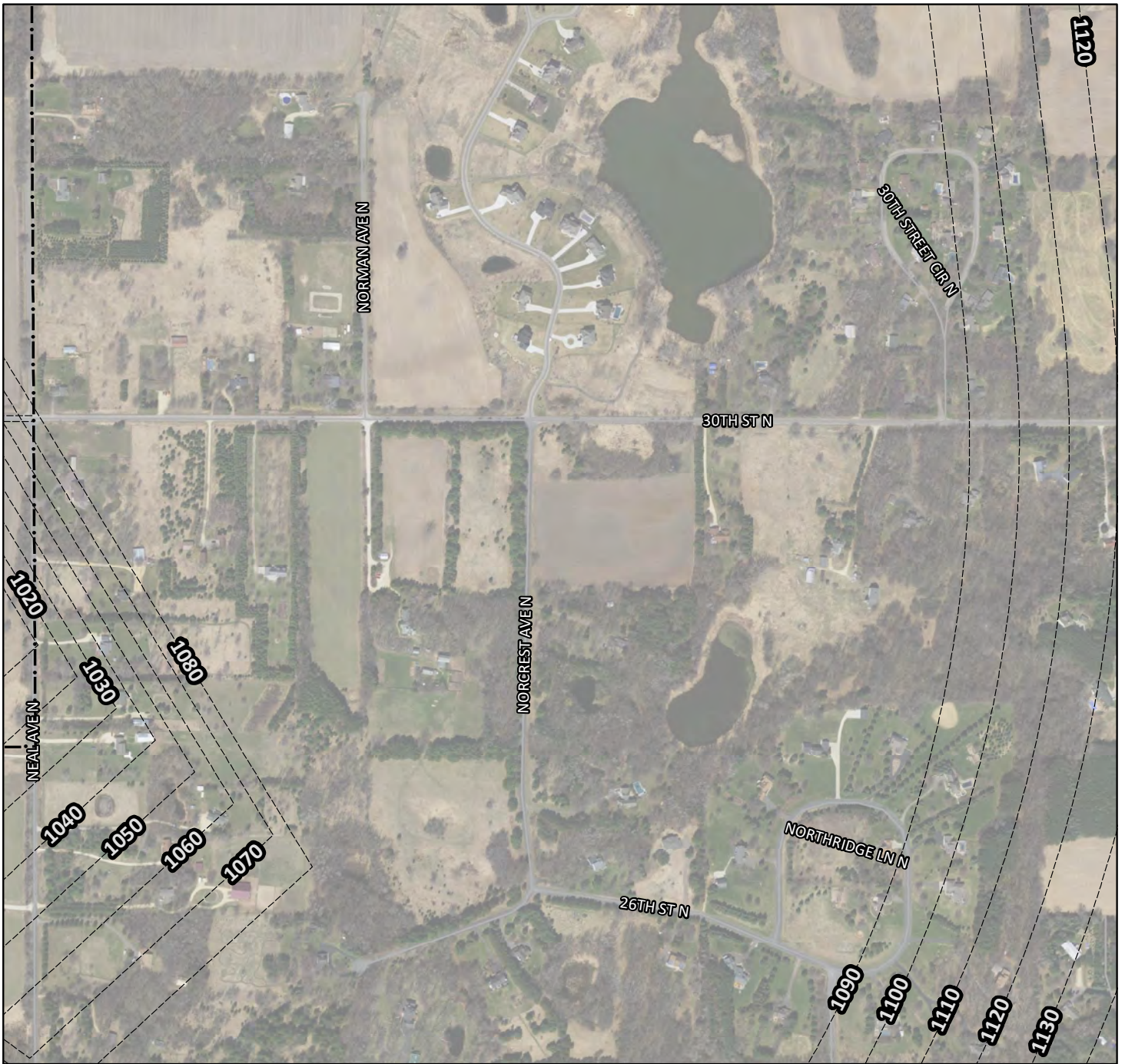


21D Airspace Zones

A - D4




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

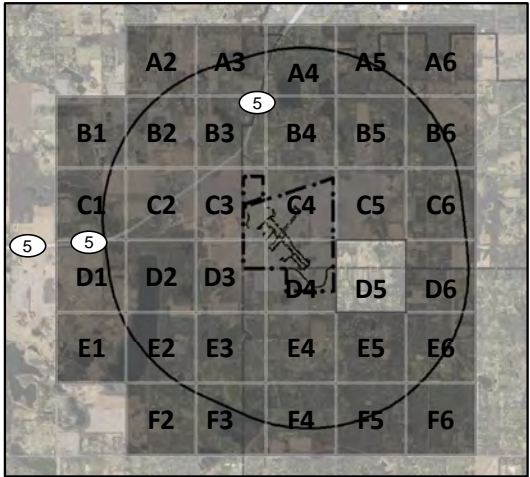
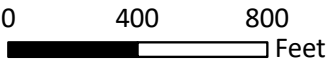




21D Airspace Zones

A - D5




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

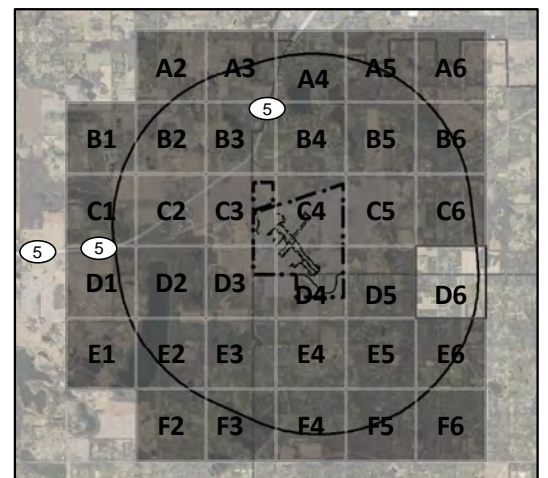
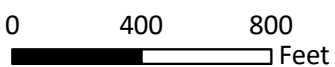




21D Airspace Zones

A - D6




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

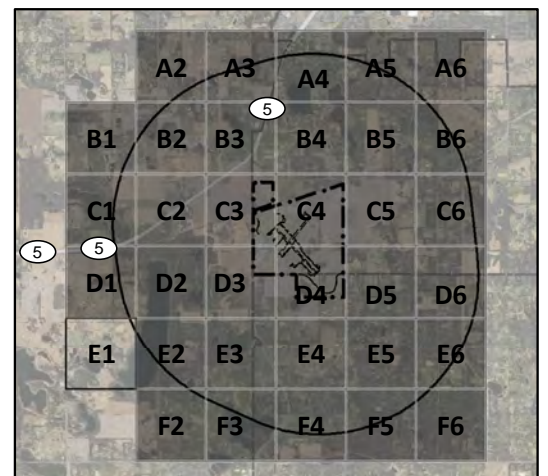
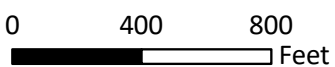


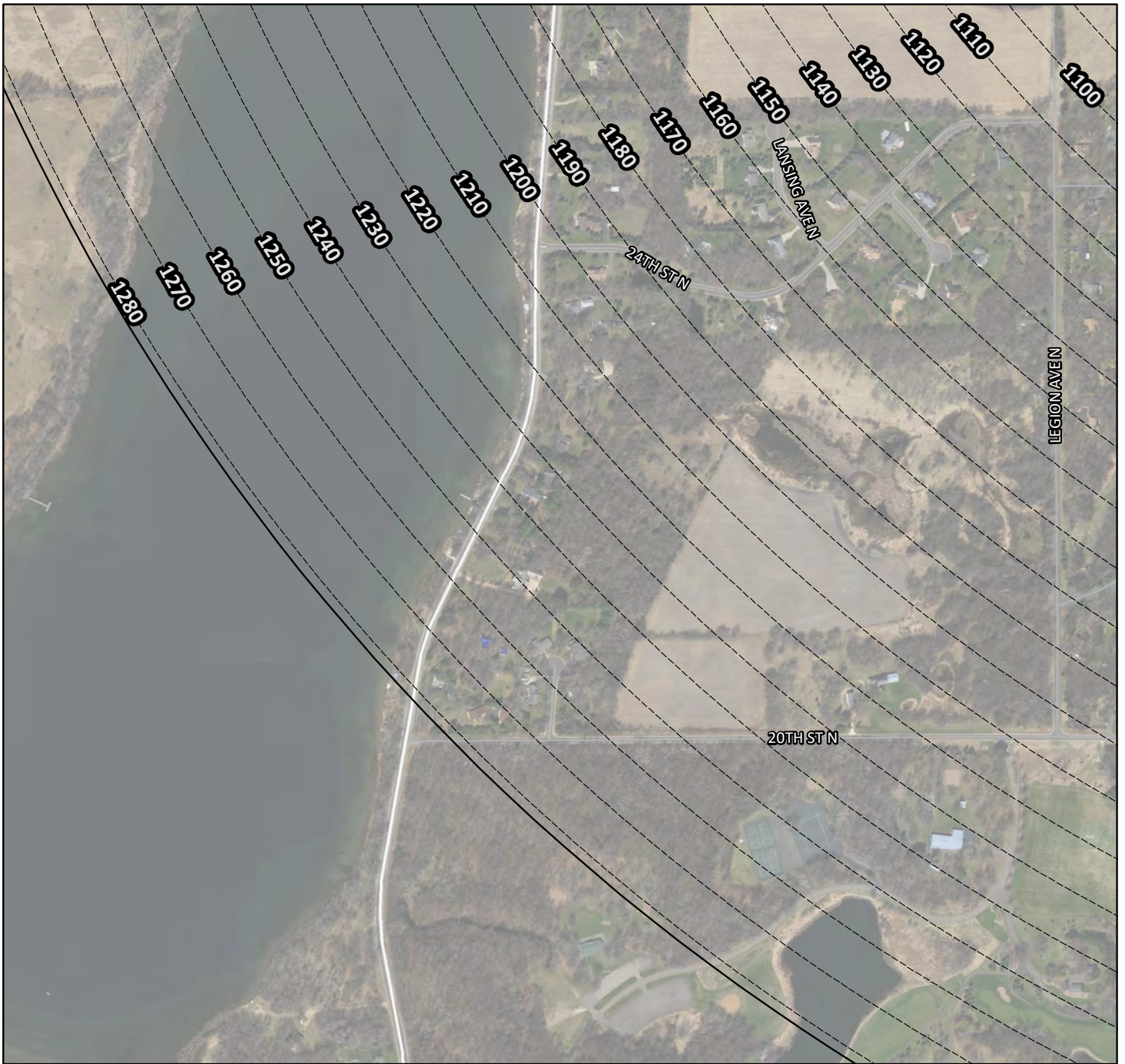


21D Airspace Zones

A - E1




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

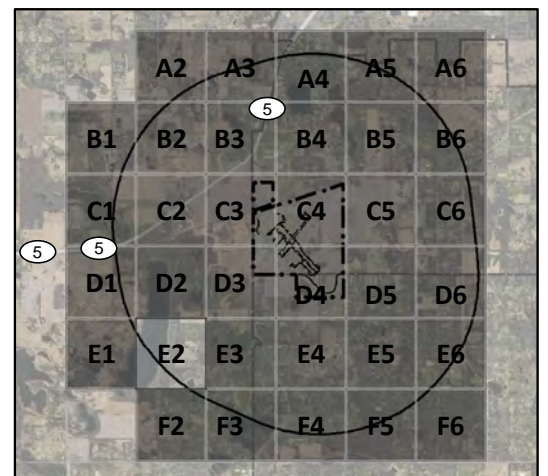
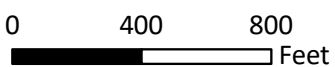


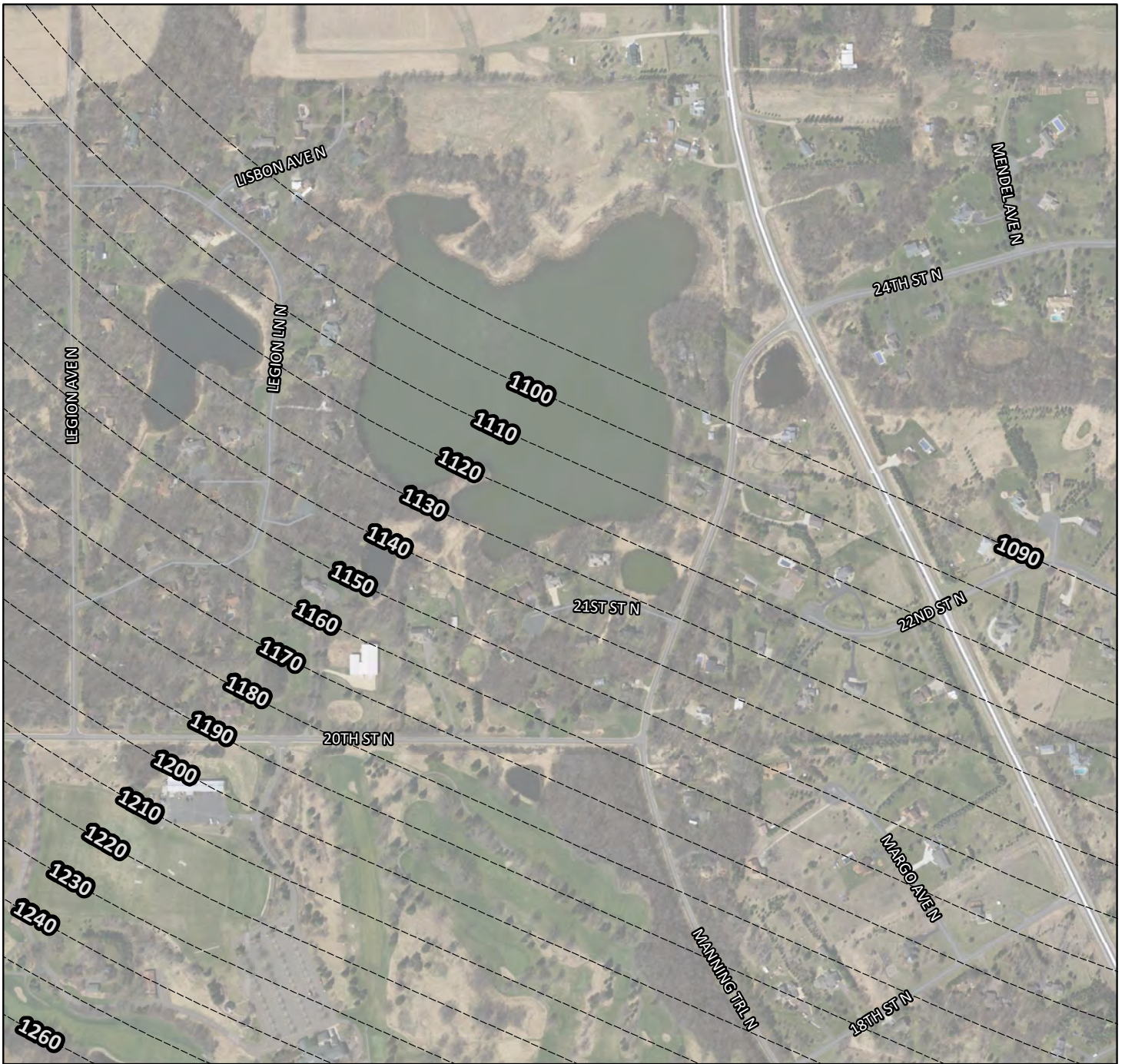


21D Airspace Zones

A - E2




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

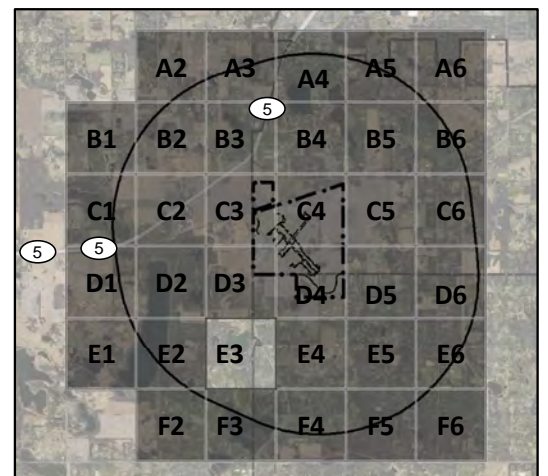
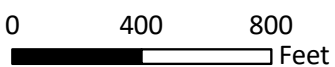




21D Airspace Zones

A - E3




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

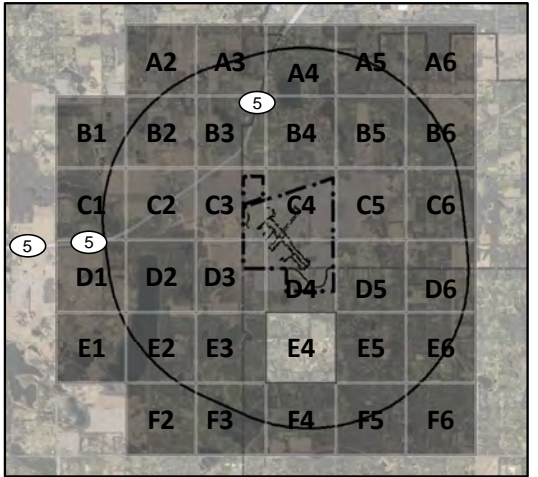
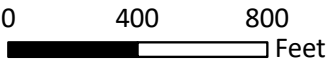


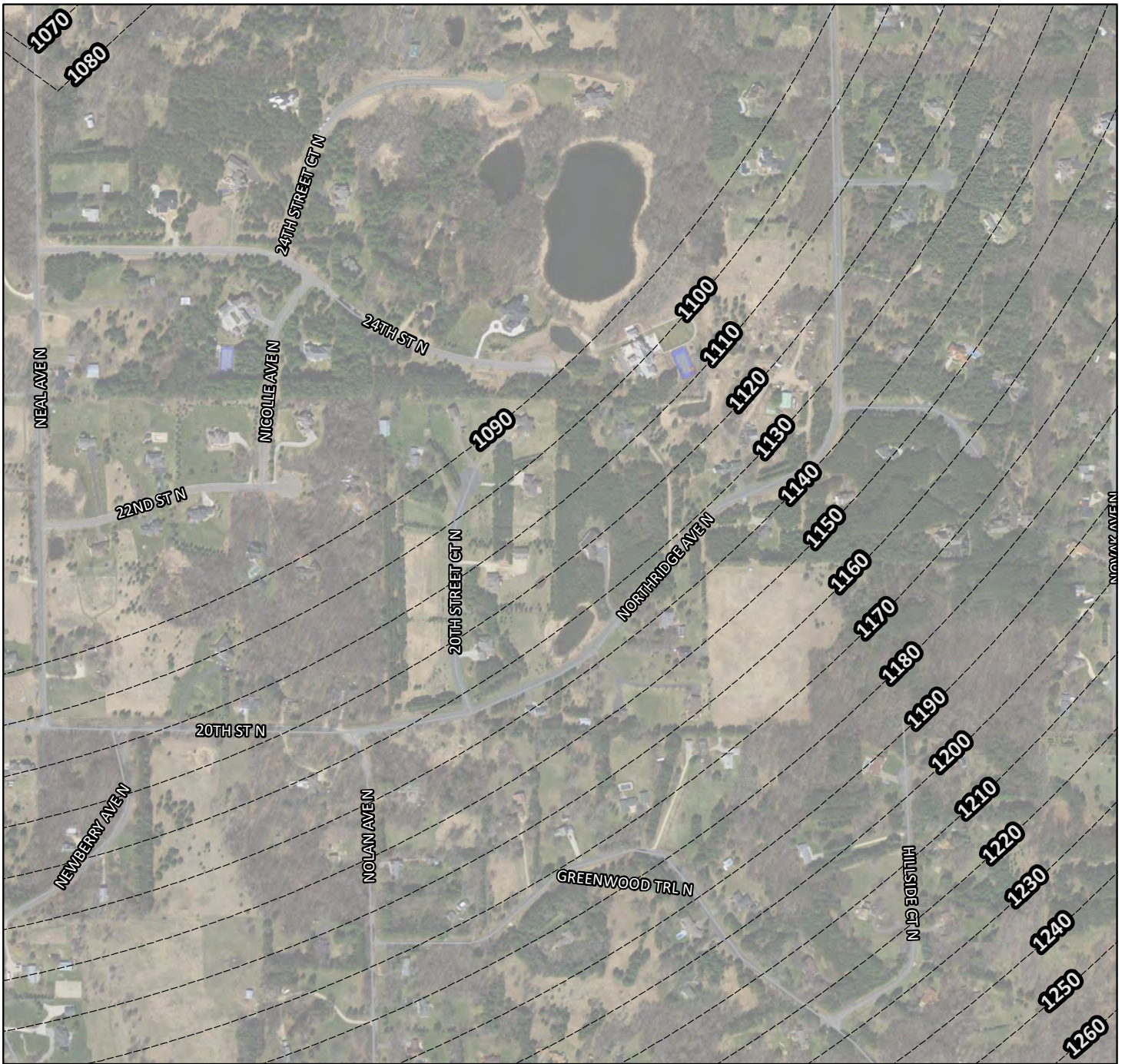


21D Airspace Zones

A - E4




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

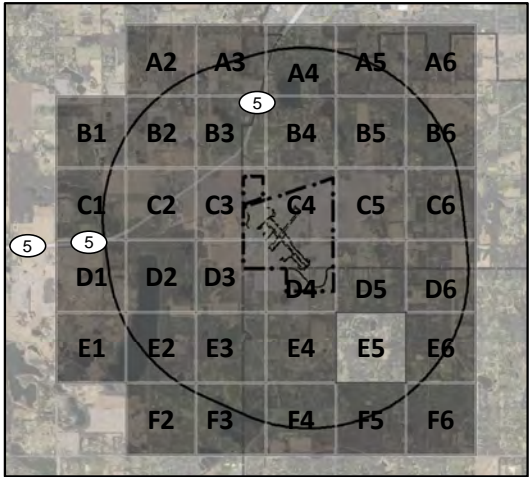
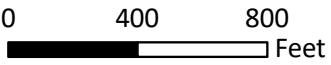


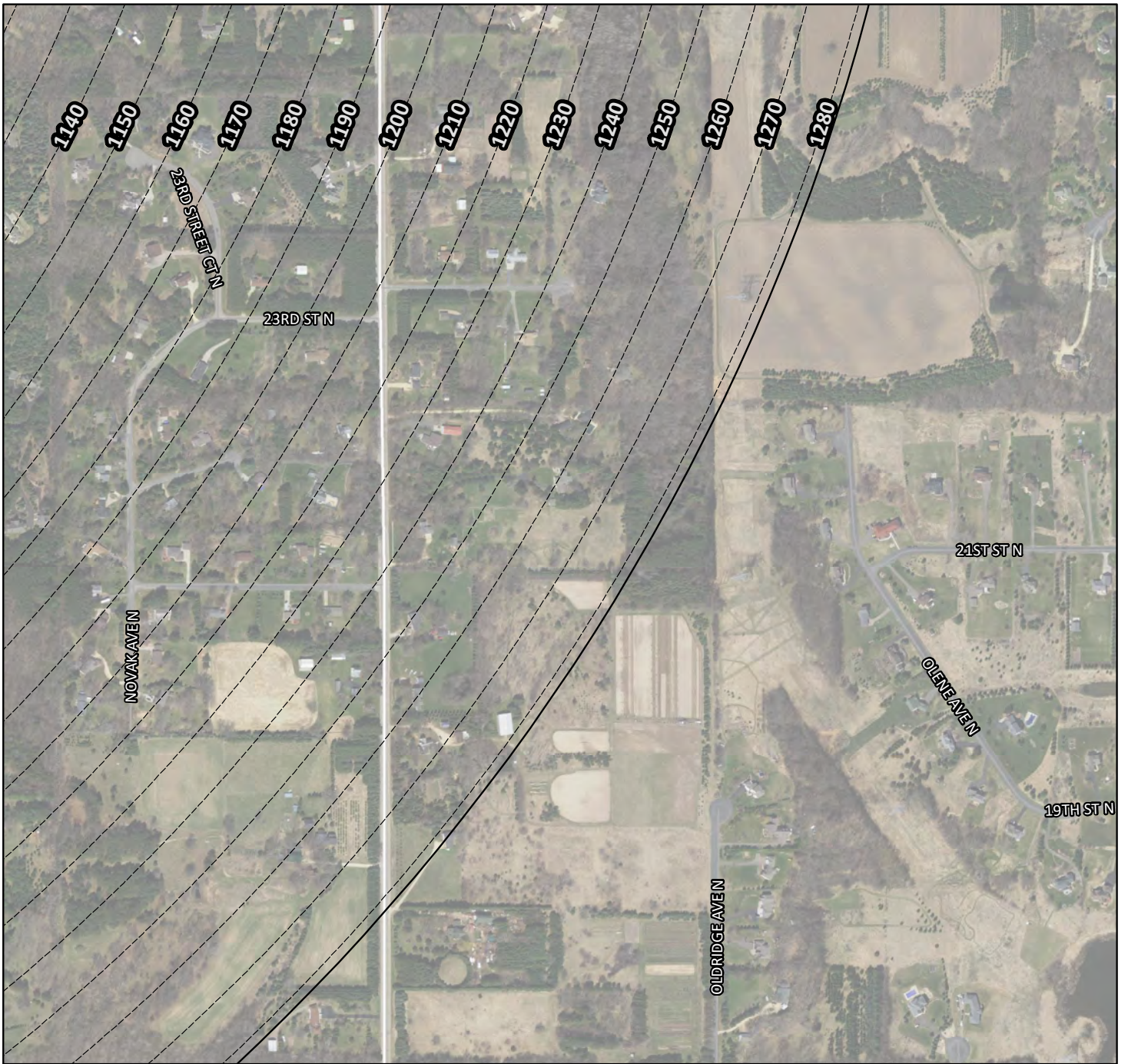


21D Airspace Zones

A - E5




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

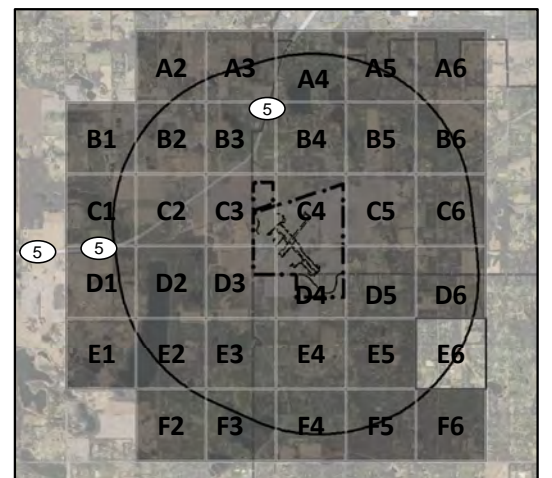
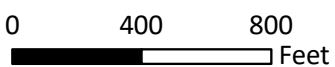




21D Airspace Zones

A - E6




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

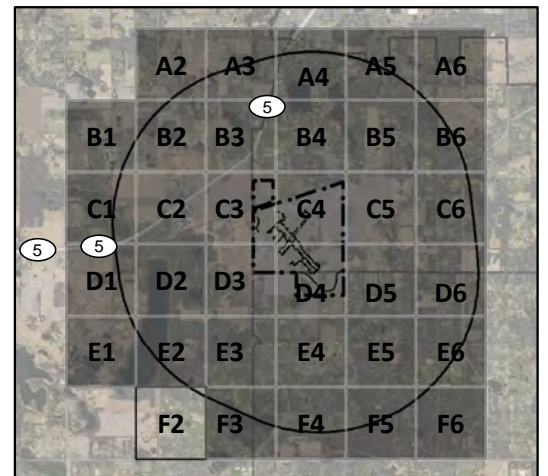
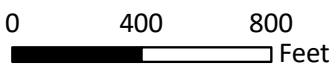




21D Airspace Zones

A - F2




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

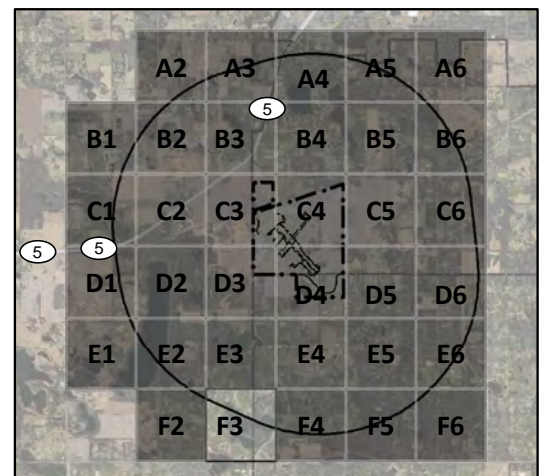
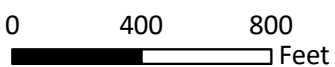




21D Airspace Zones

A - F3




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

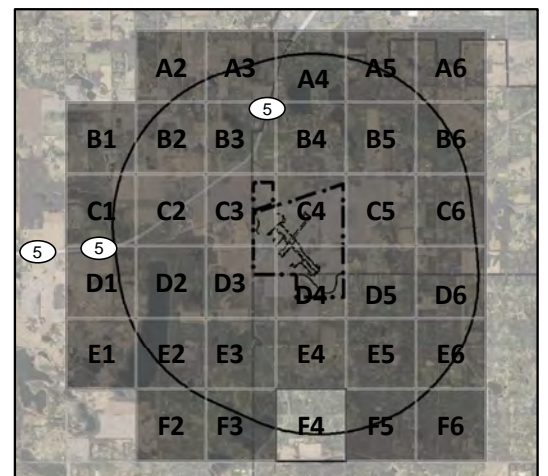
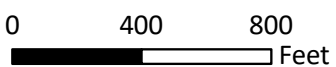




21D Airspace Zones

A - F4




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

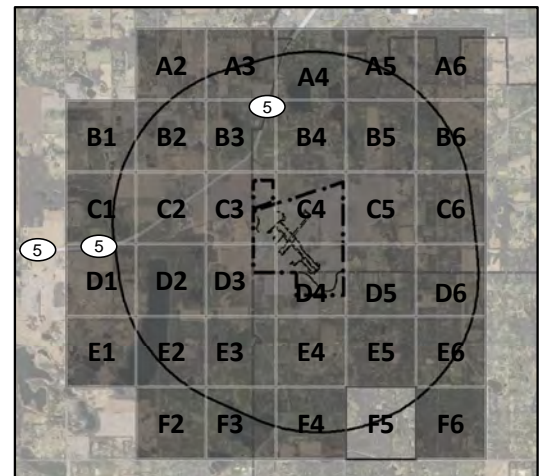
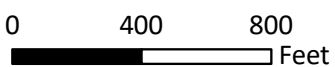




21D Airspace Zones

A - F5




-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

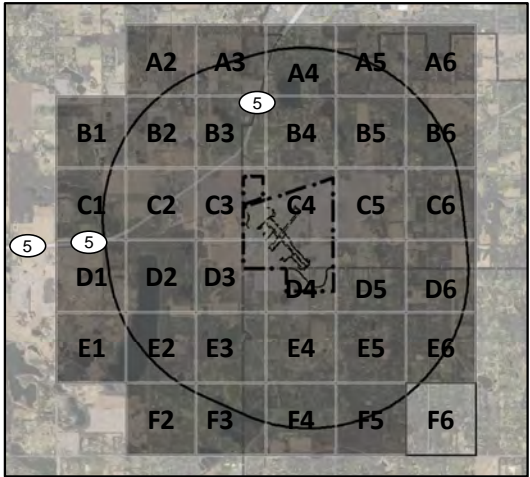
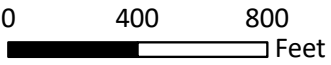


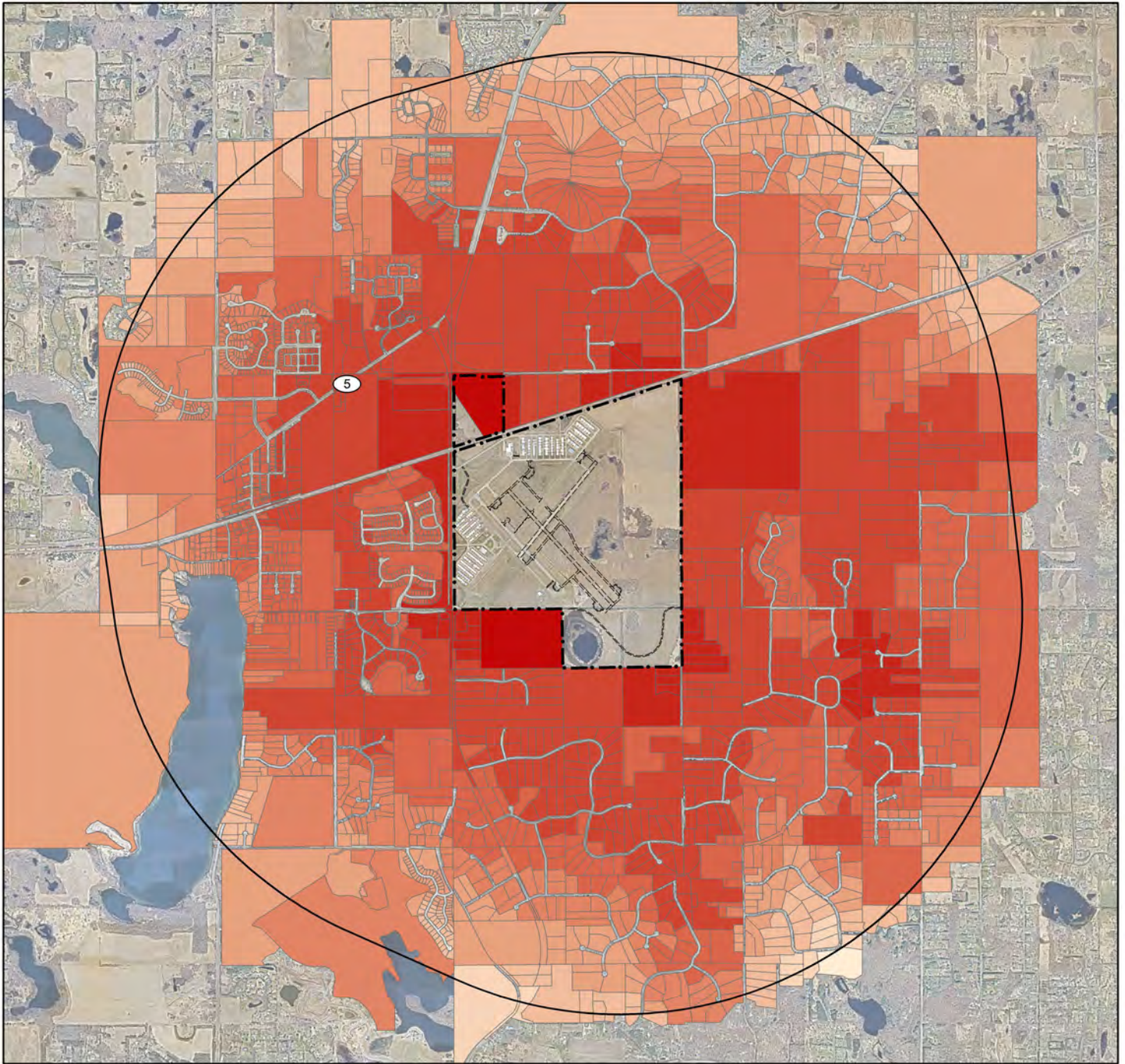


21D Airspace Zones

A - F6

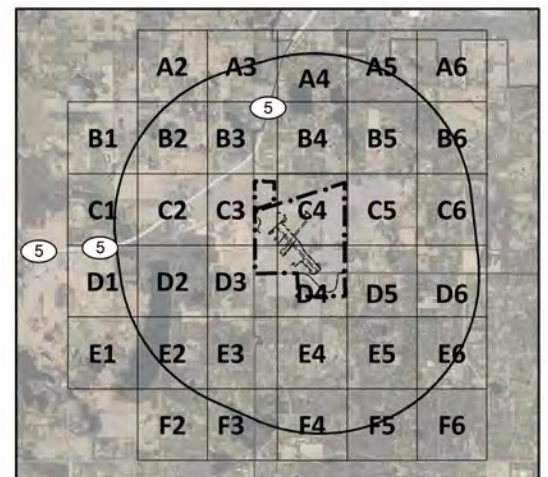
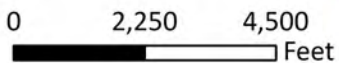
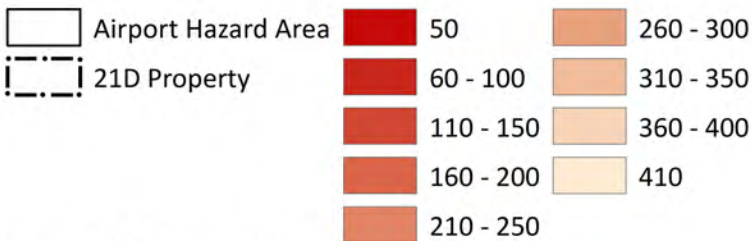
-  21D Property
-  Airport Hazard Area
-  Part 77 Contours

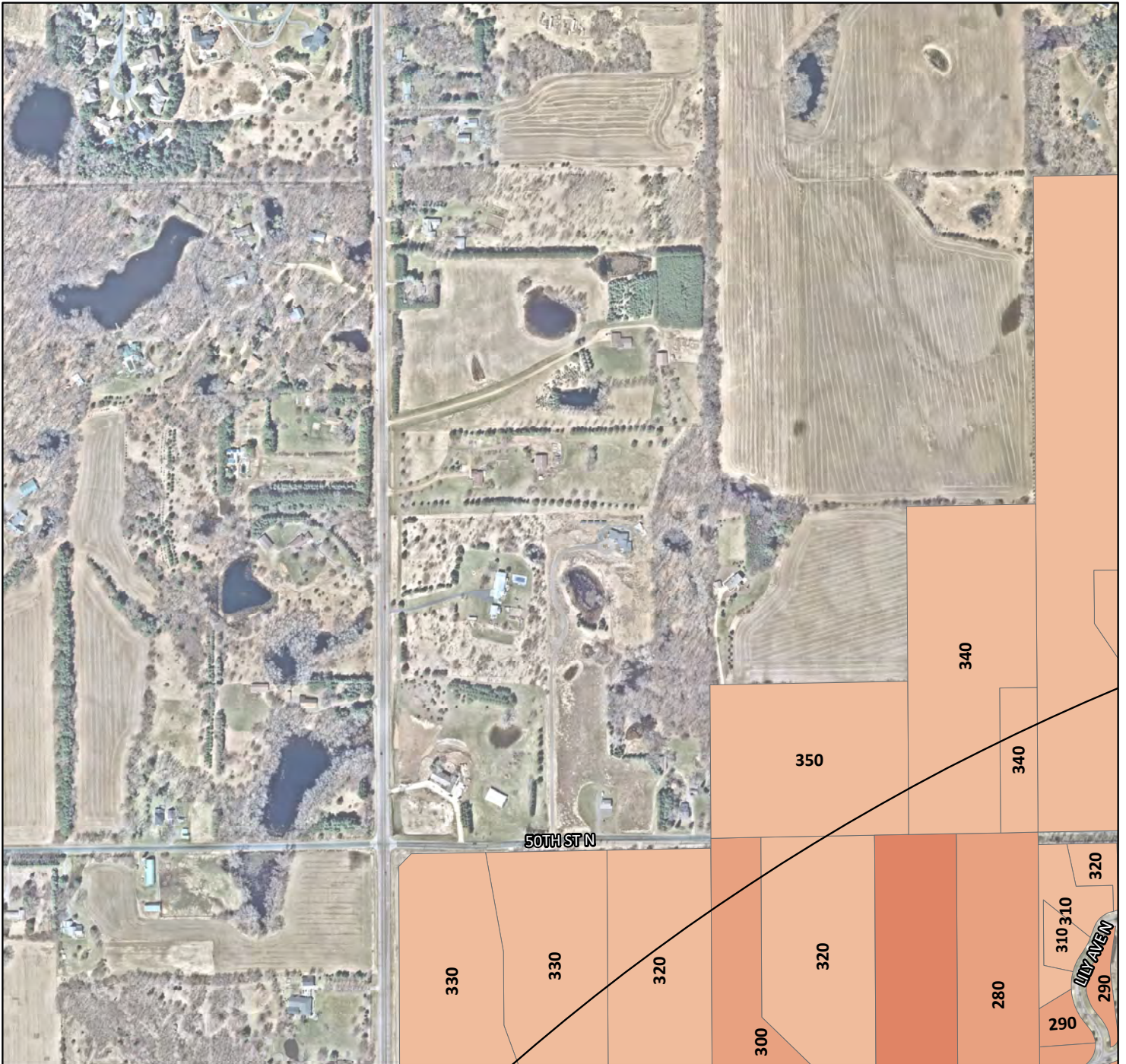




21D Maximum Construction Heights Without Permit

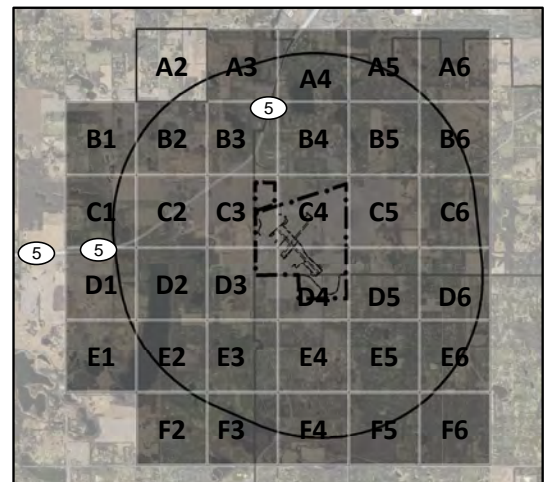
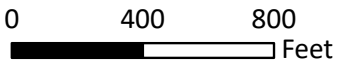
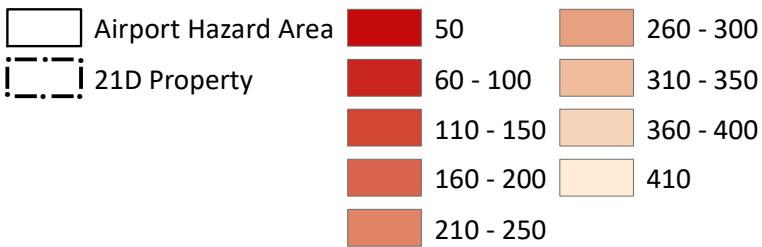
MCH - Index Sheet

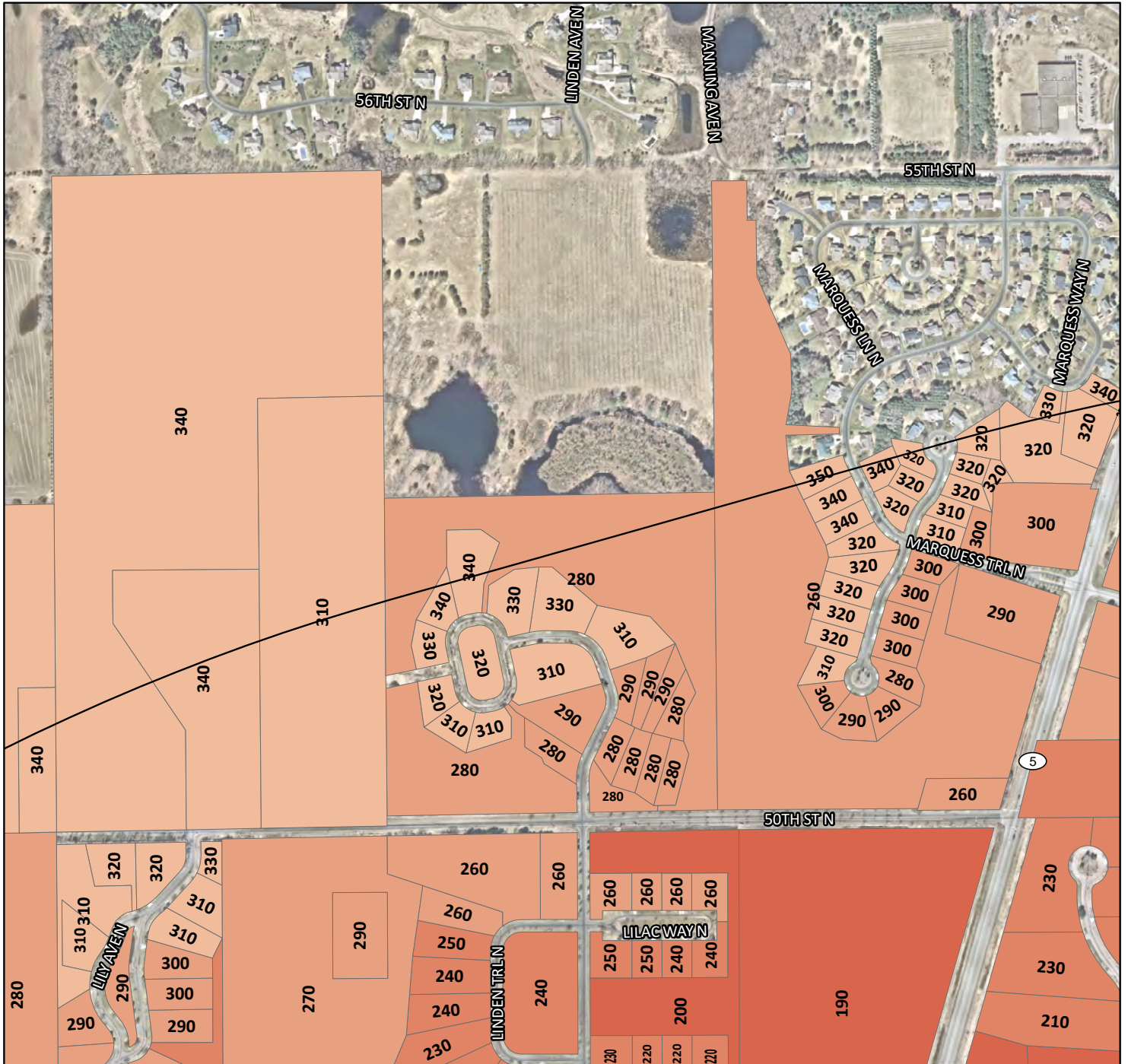




21D Maximum Construction Heights Without Permit

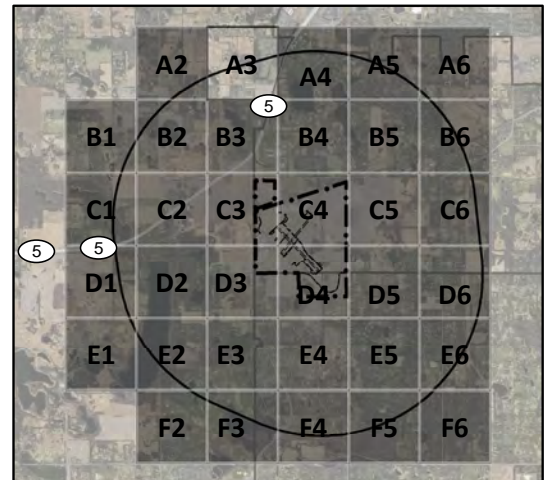
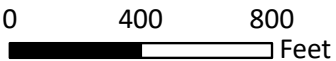
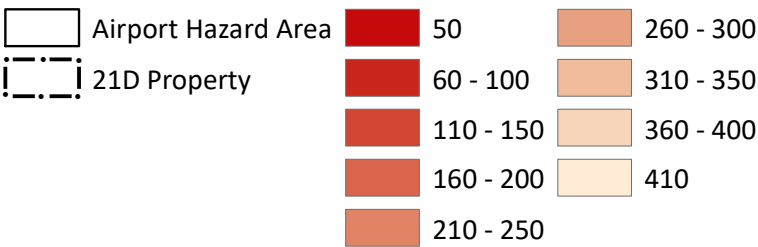
MCH - A2

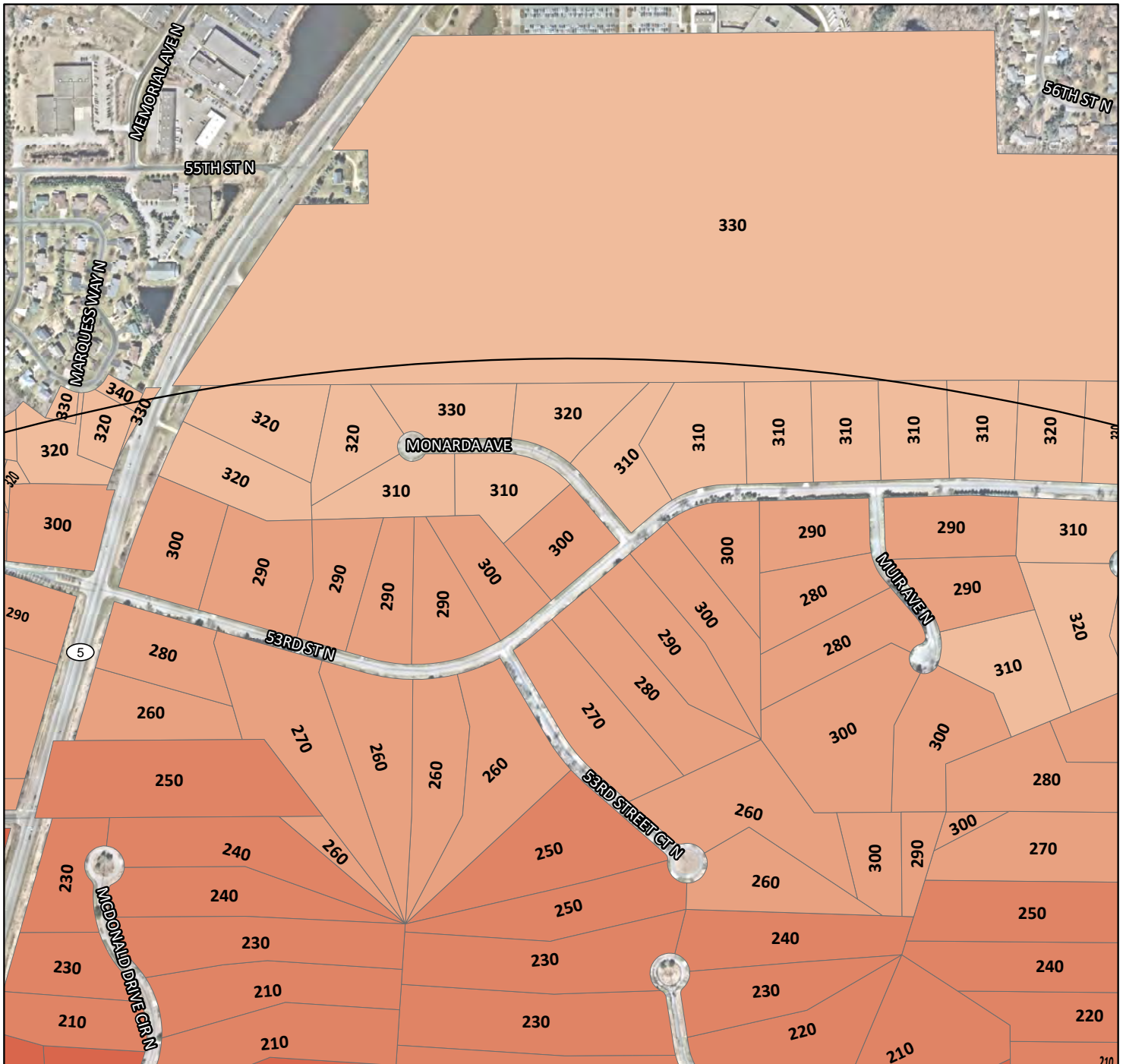




21D Maximum Construction Heights Without Permit

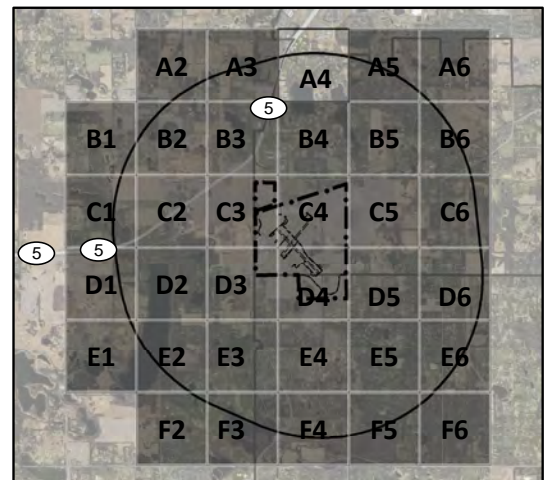
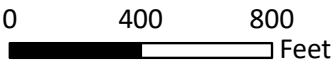
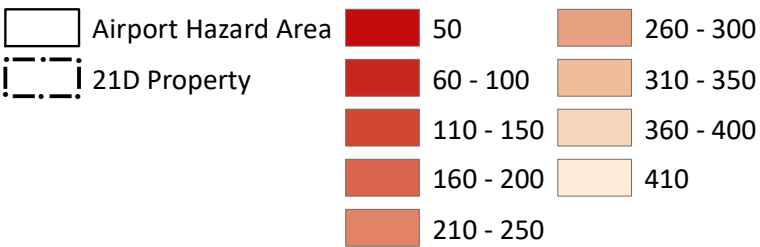
MCH - A3

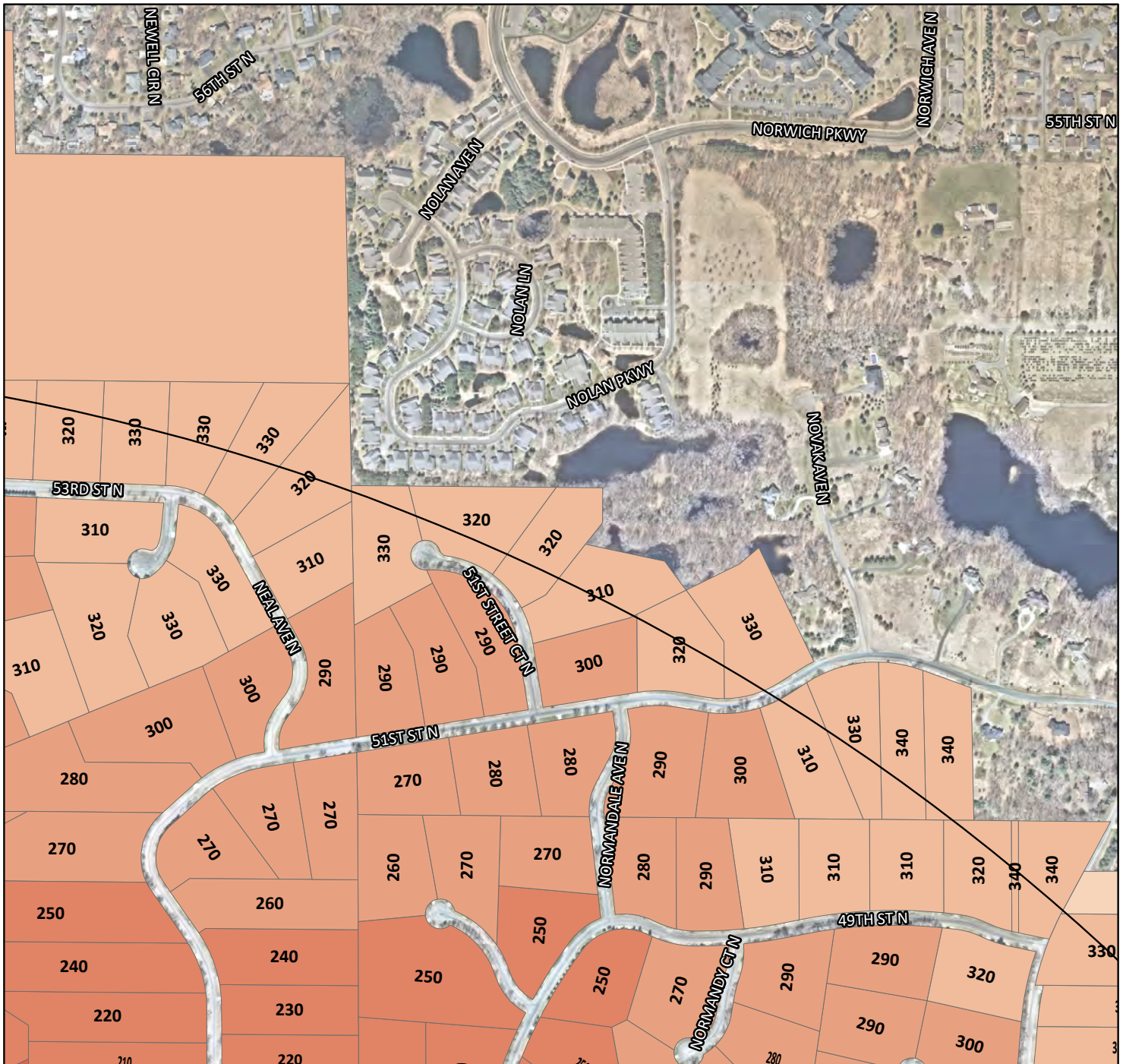




21D Maximum Construction Heights Without Permit

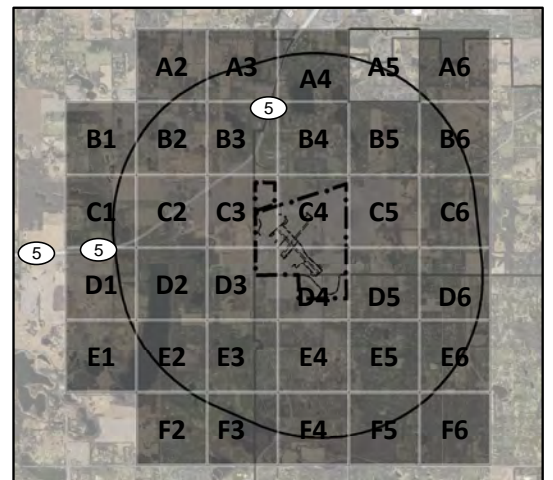
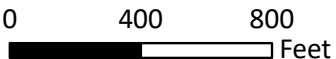
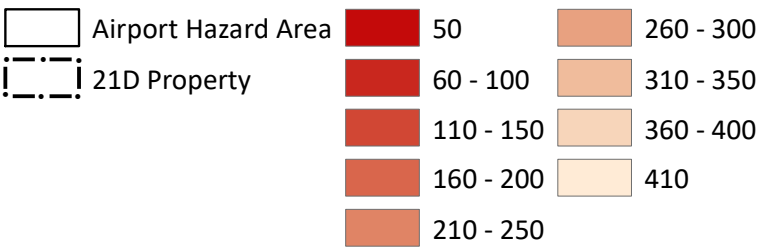
MCH - A4

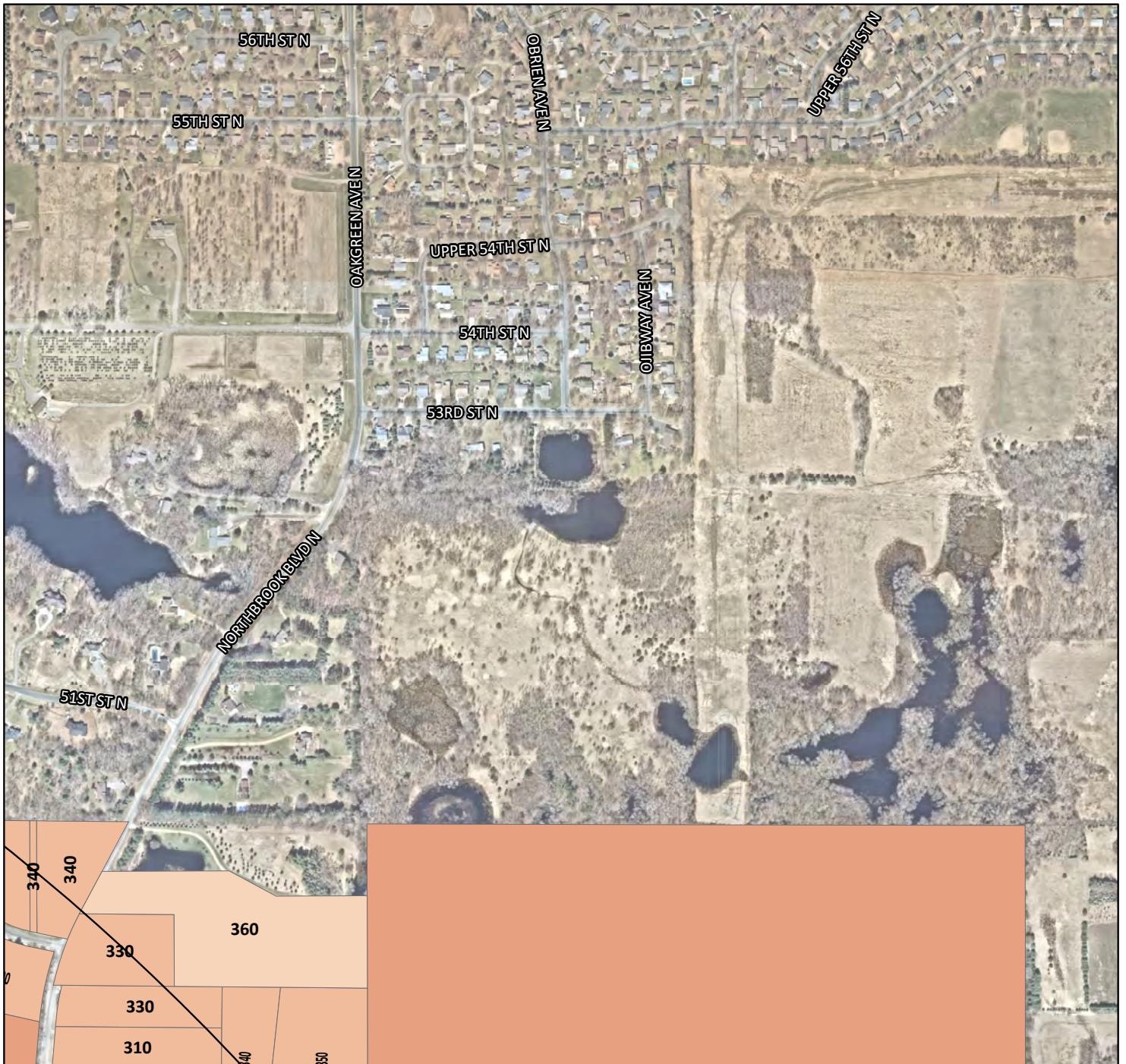




21D Maximum Construction Heights Without Permit

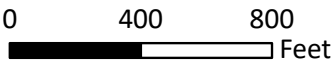
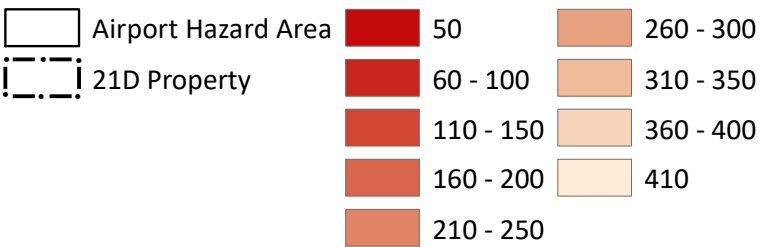
MCH - A5



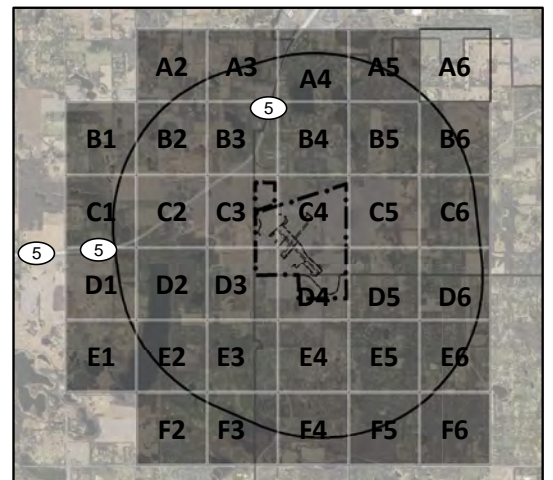


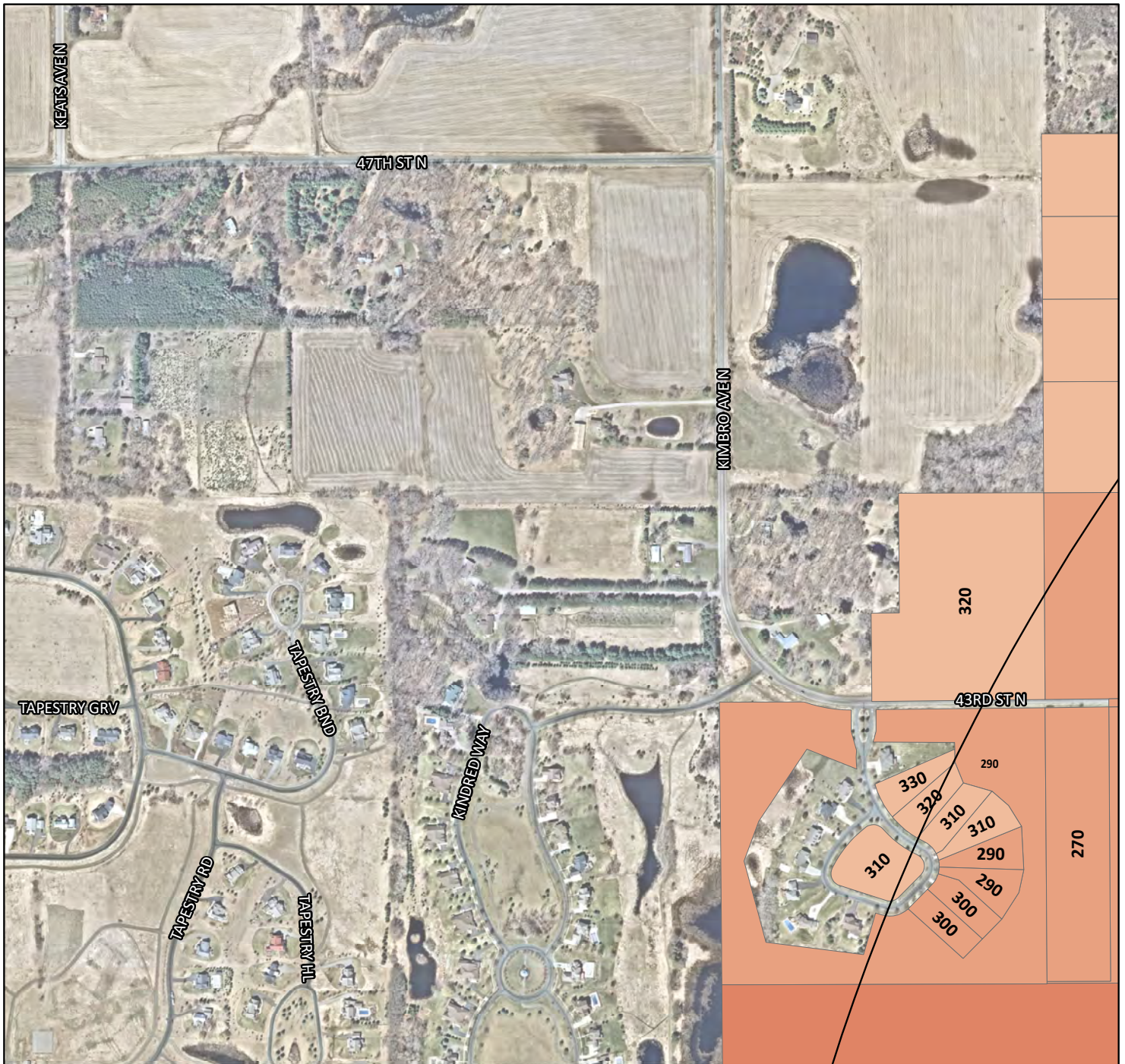
21D Maximum Construction Heights Without Permit

MCH - A6



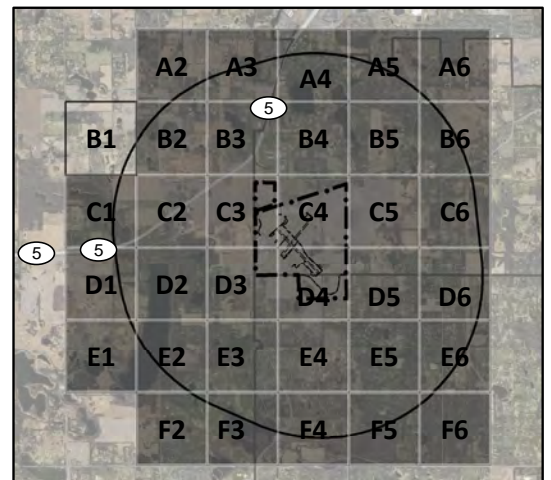
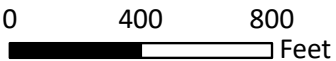
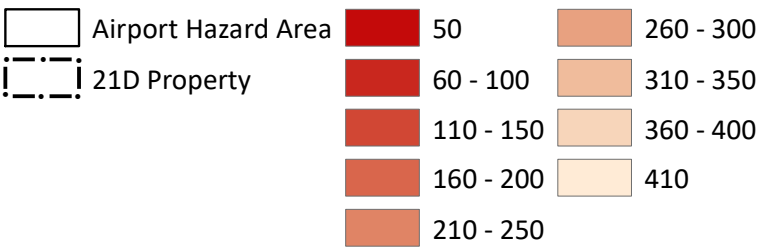
Lake Elmo Airport Zoning Ordinance

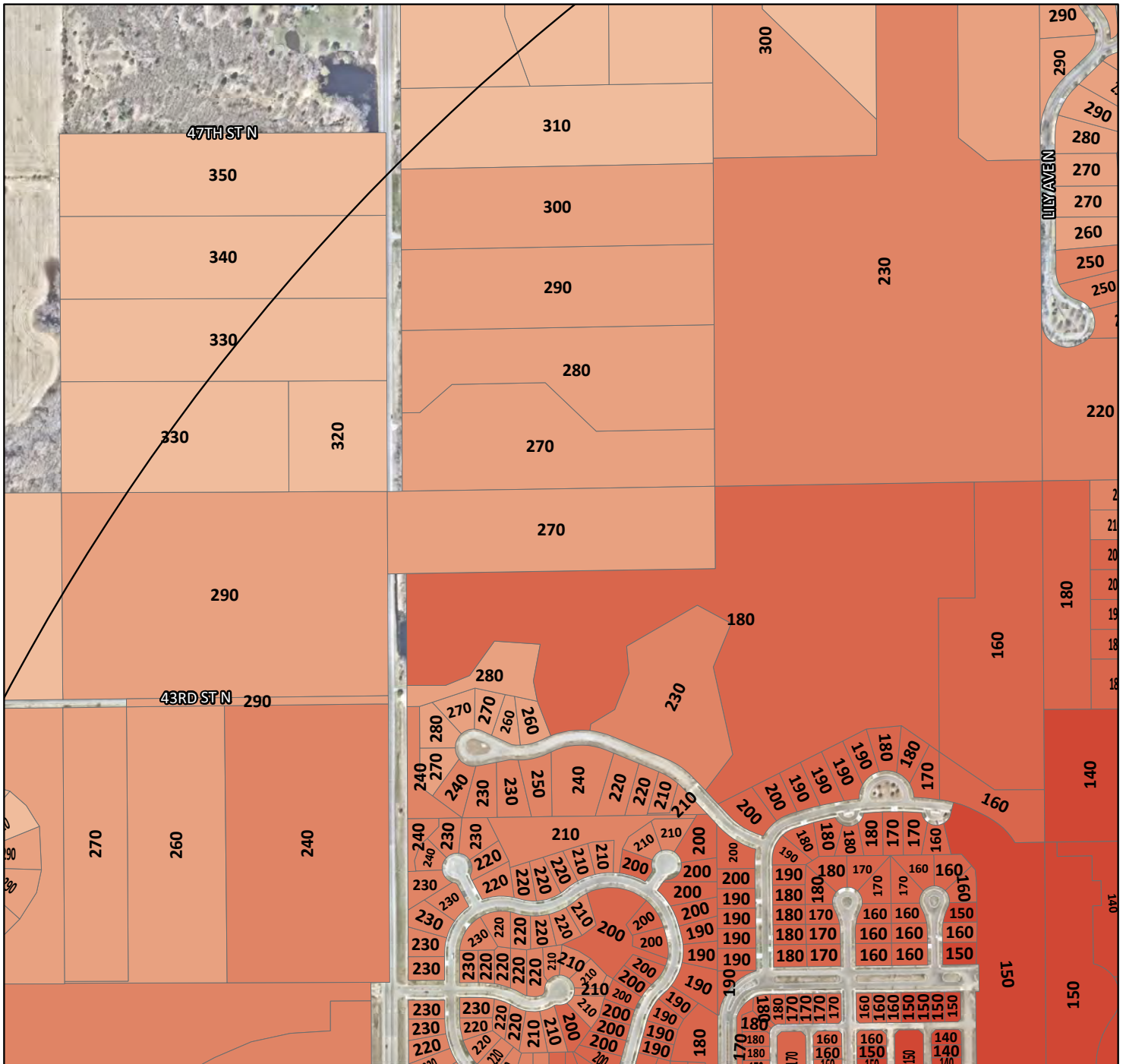




21D Maximum Construction Heights Without Permit

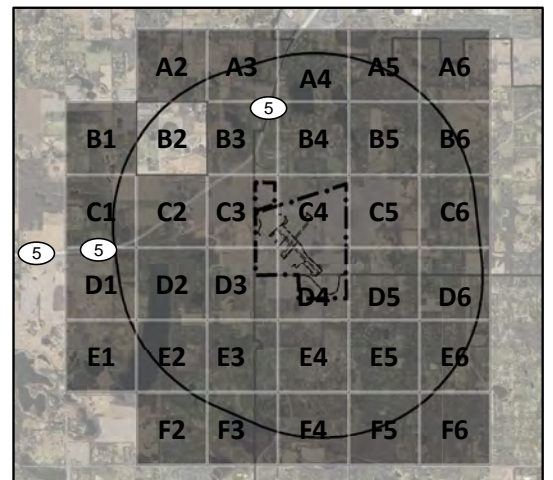
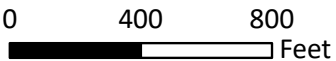
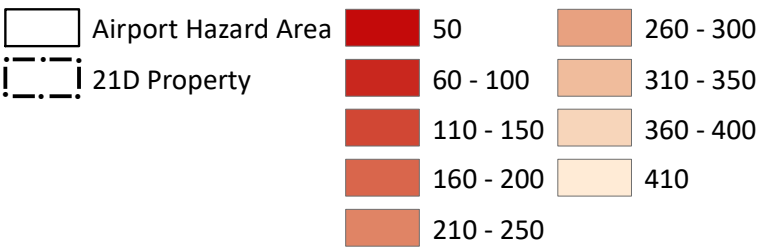
MCH - B1

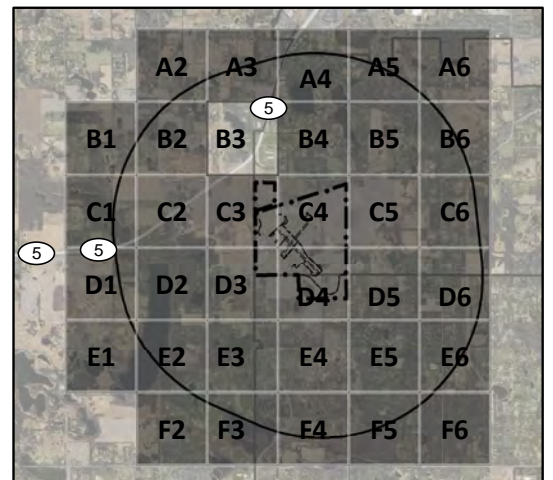
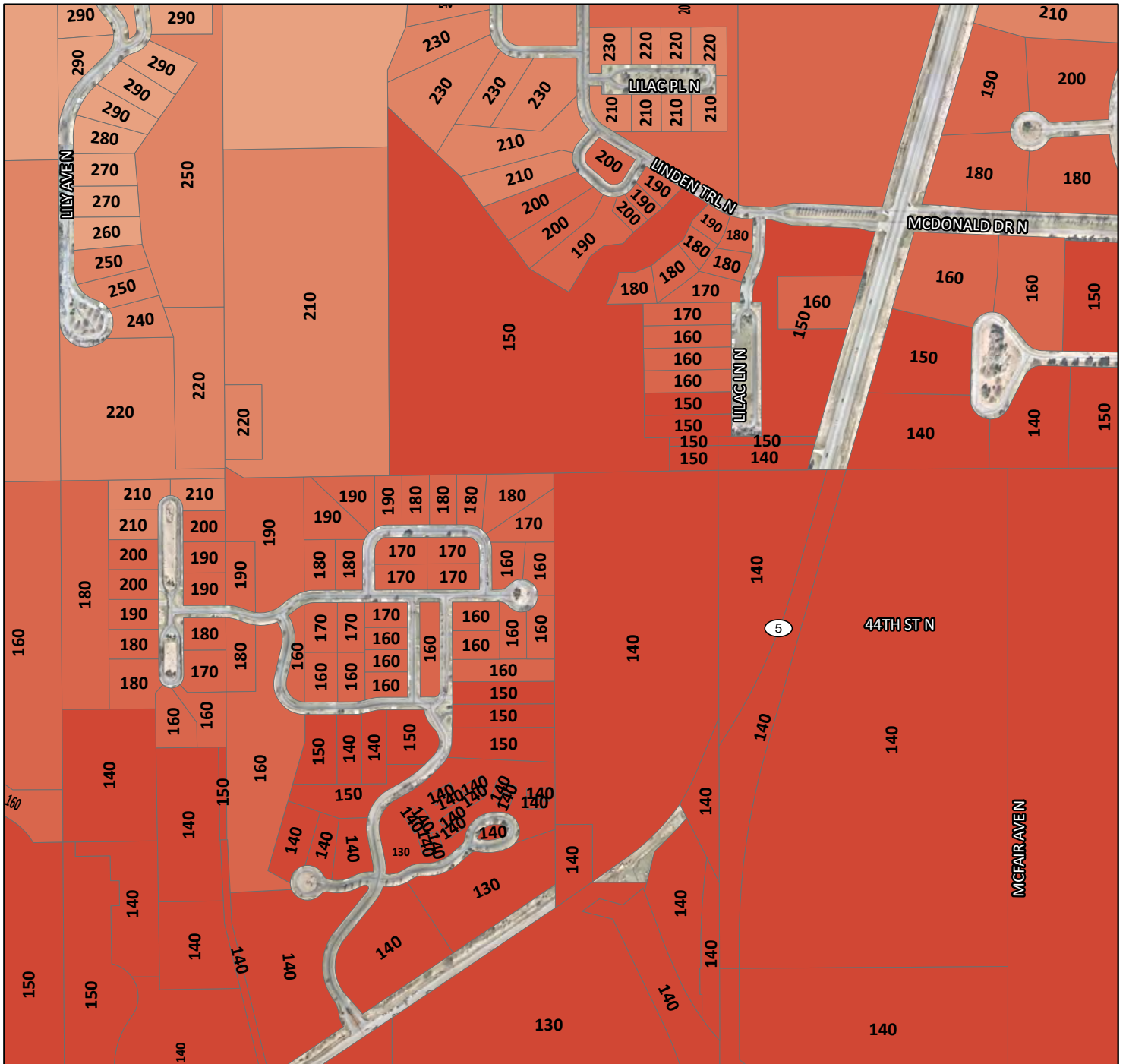


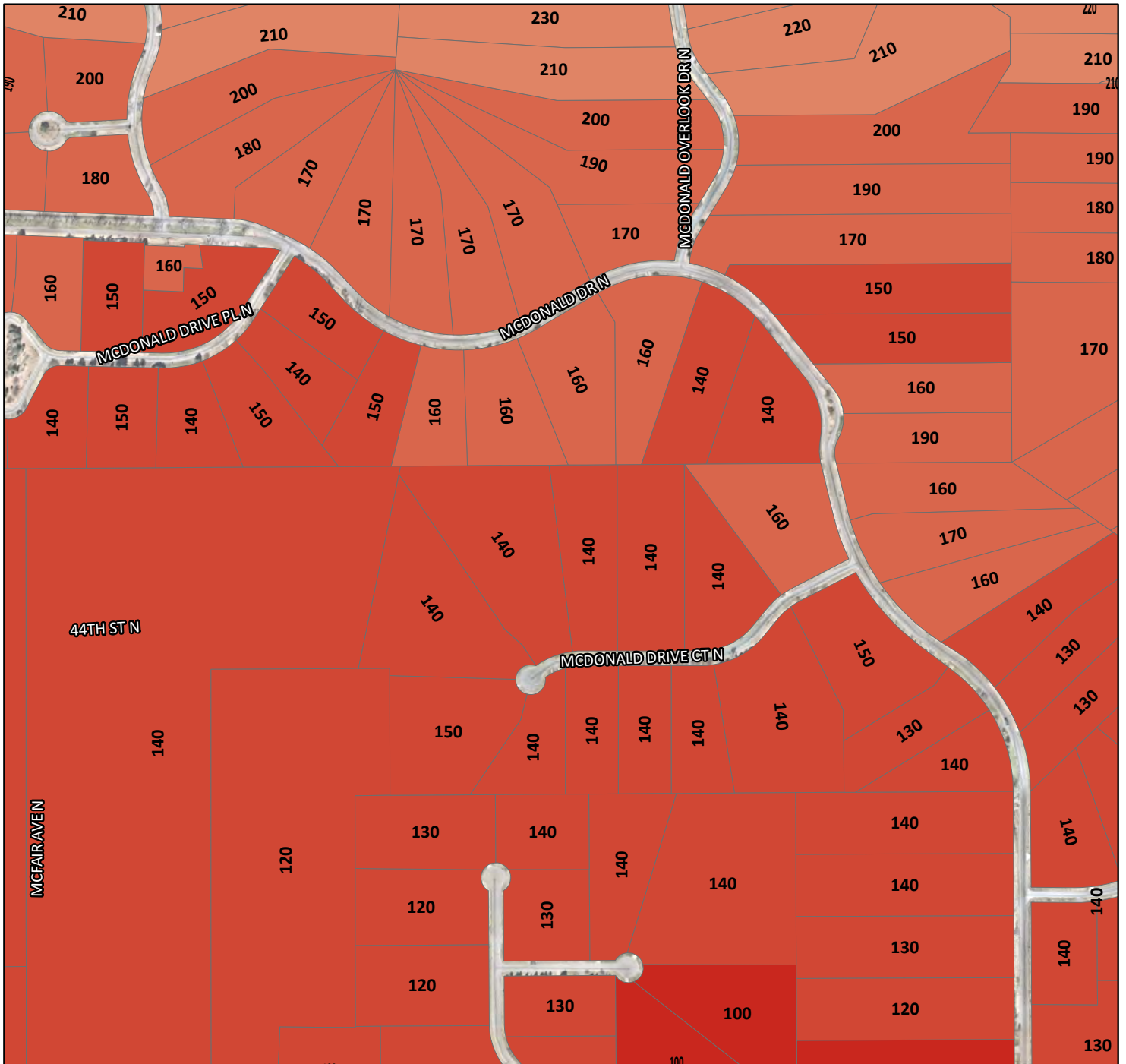


21D Maximum Construction Heights Without Permit

MCH - B2

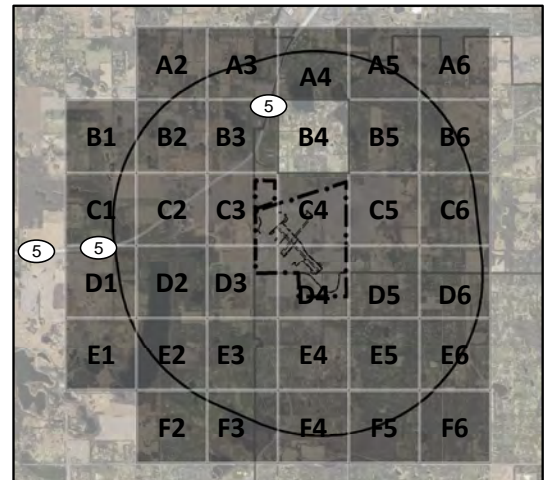
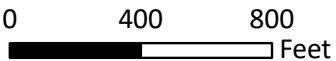
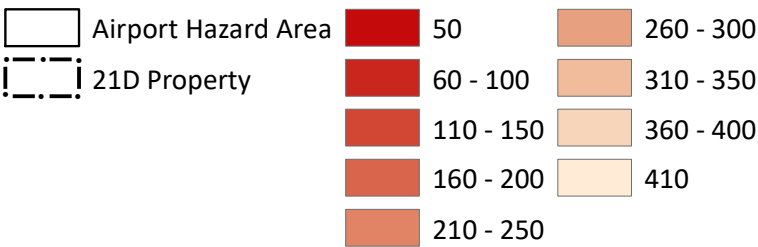


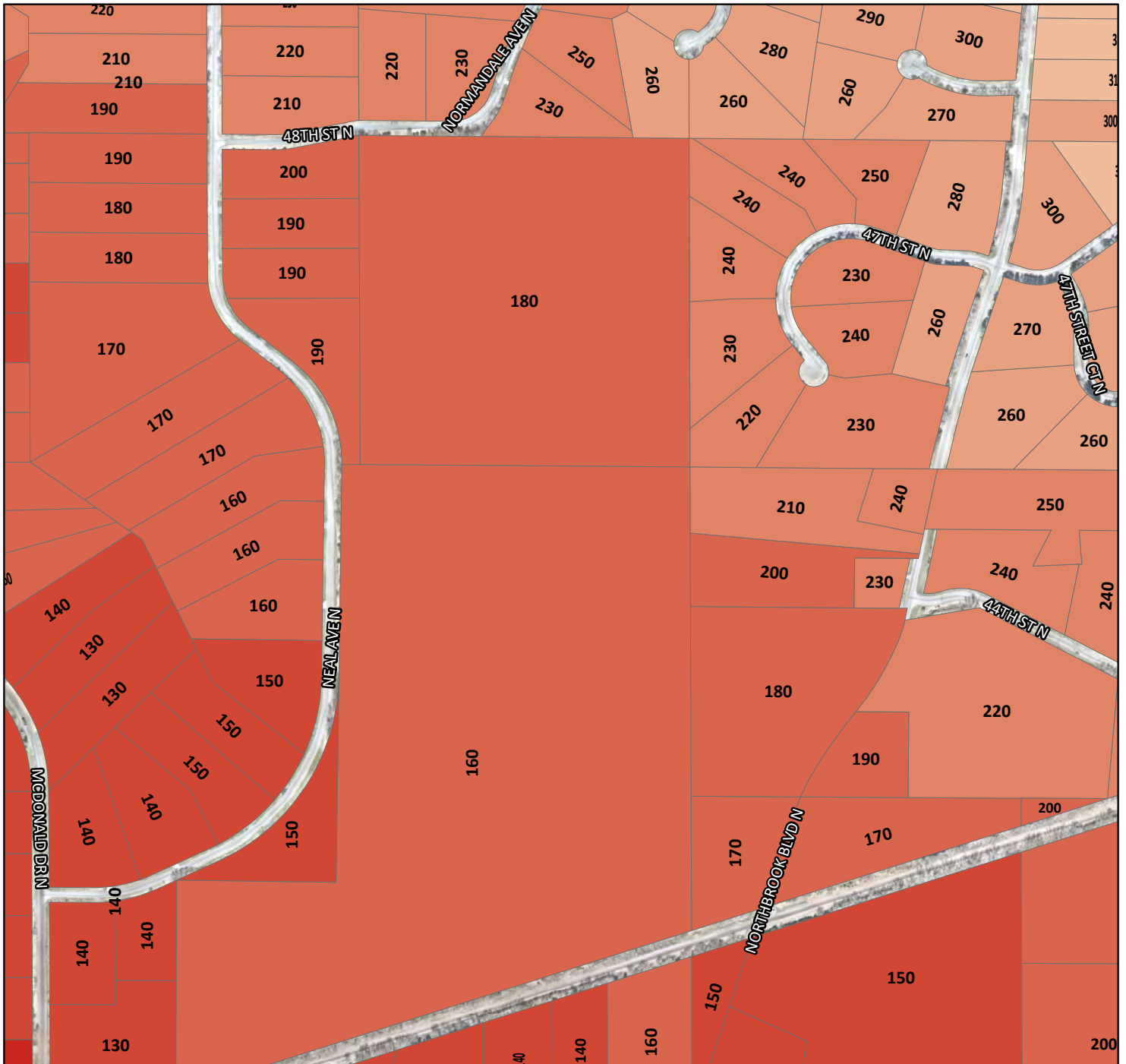




21D Maximum Construction Heights Without Permit

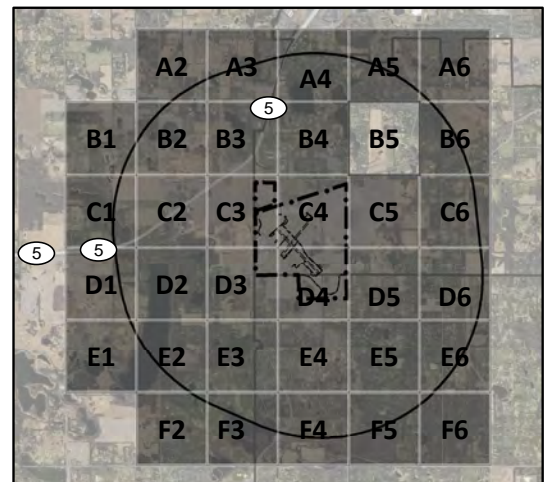
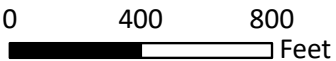
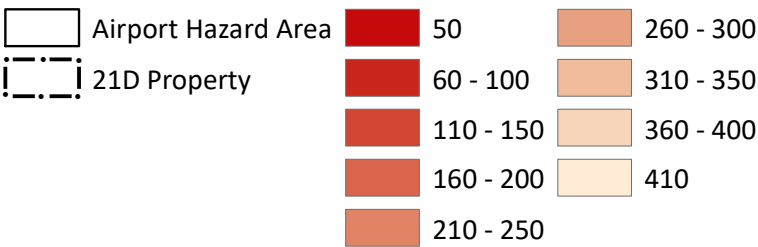
MCH - B4

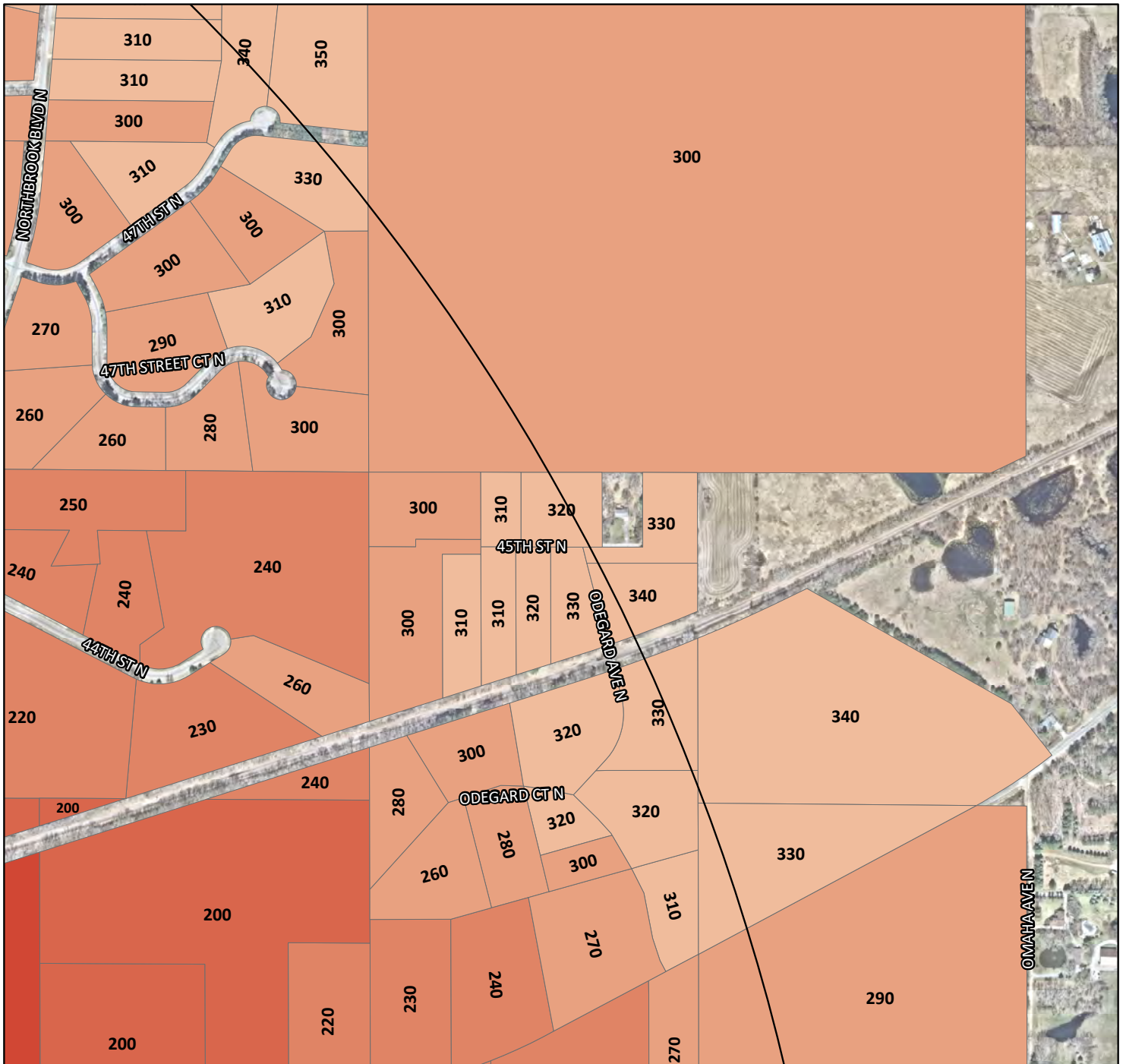




21D Maximum Construction Heights Without Permit

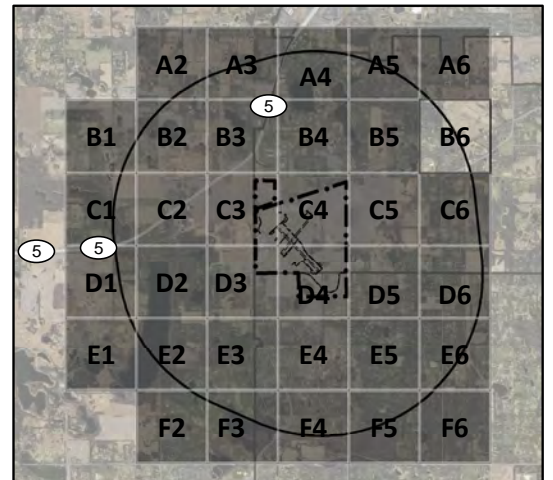
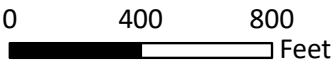
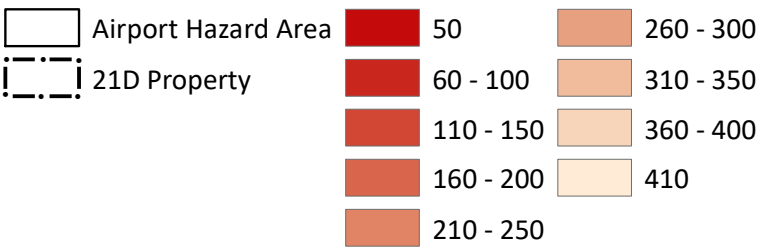
MCH - B5

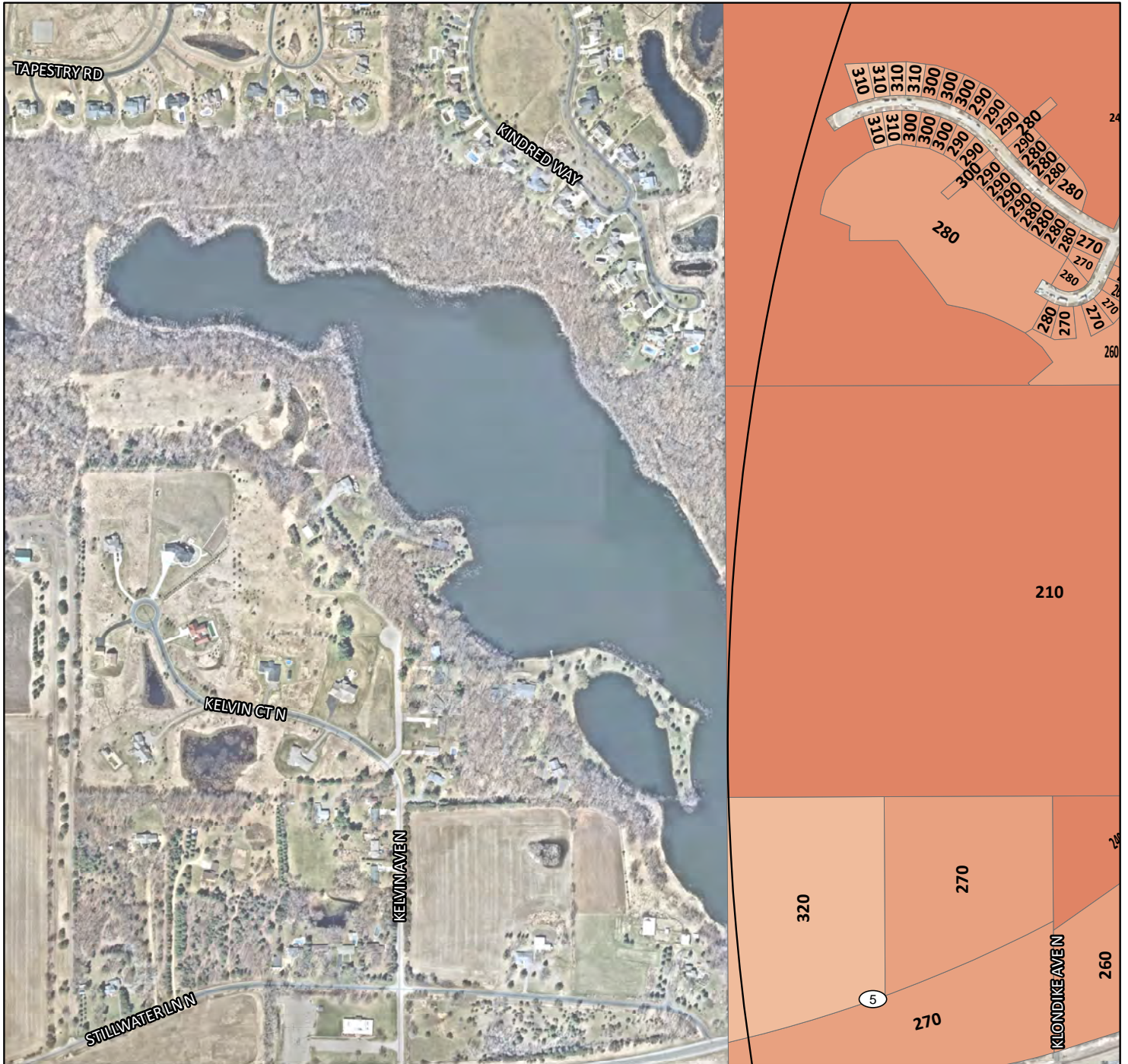




21D Maximum Construction Heights Without Permit

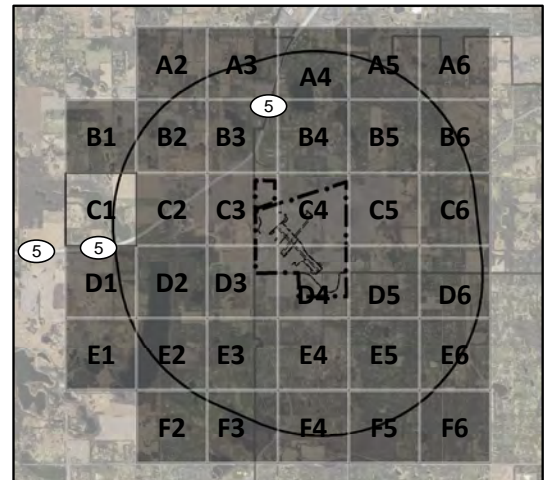
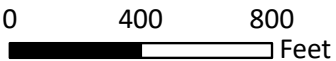
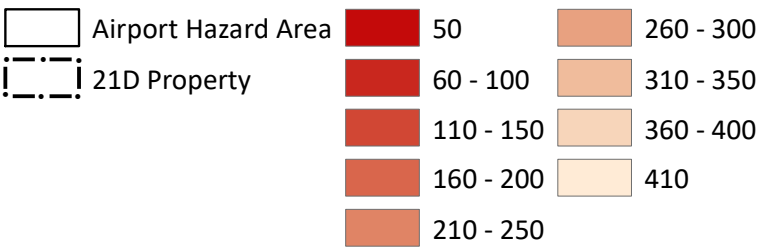
MCH - B6

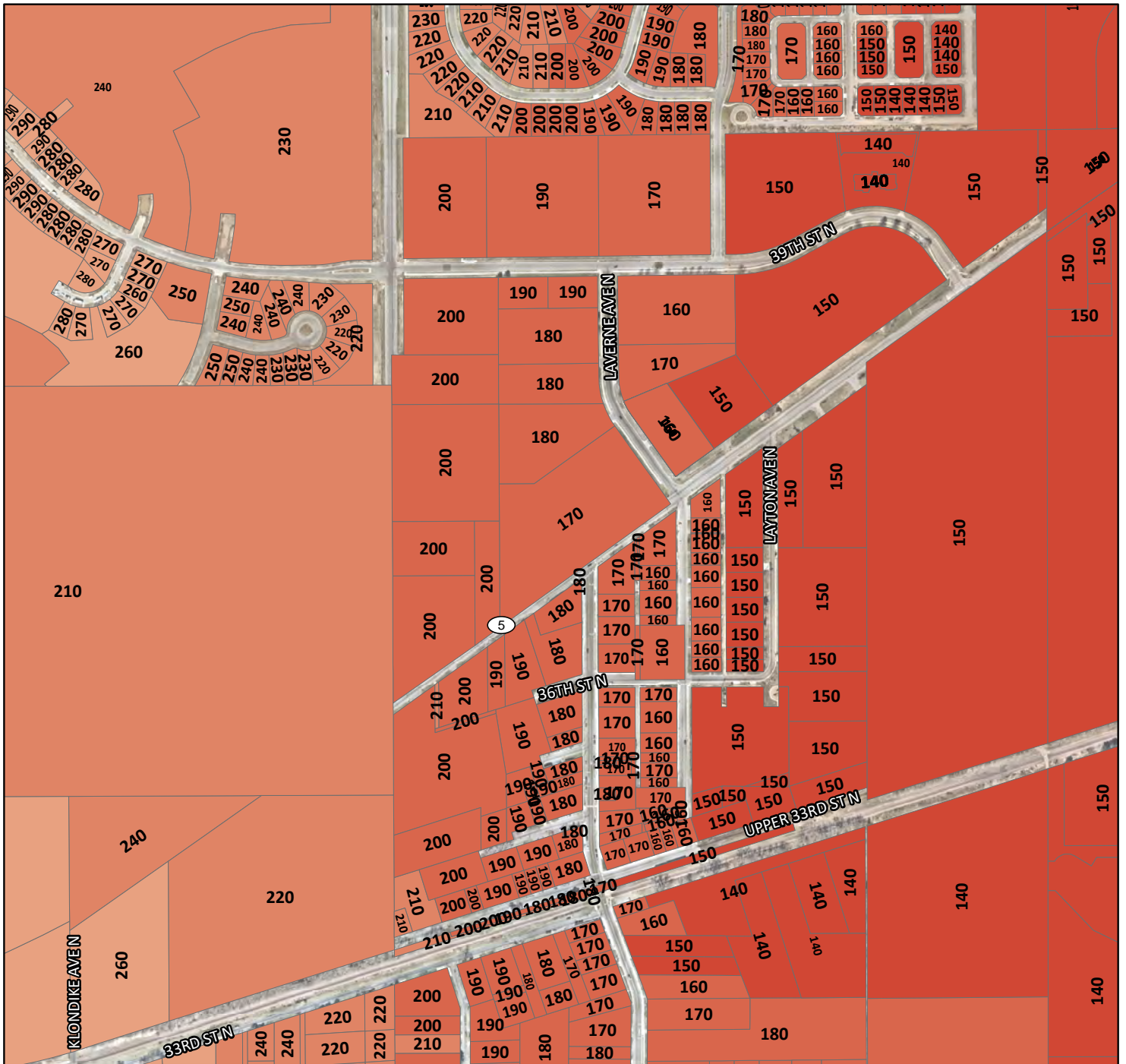




21D Maximum Construction Heights Without Permit

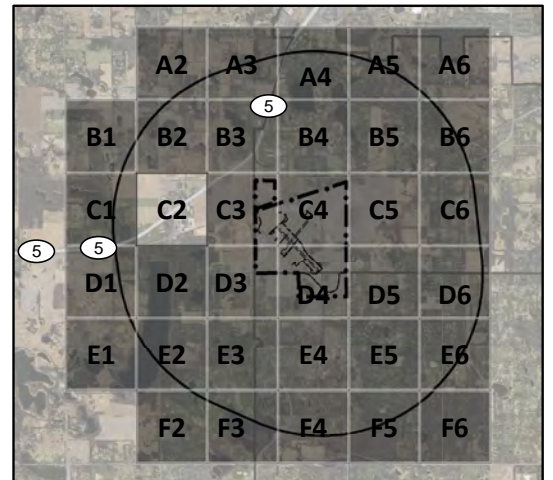
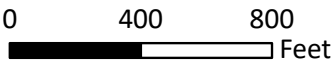
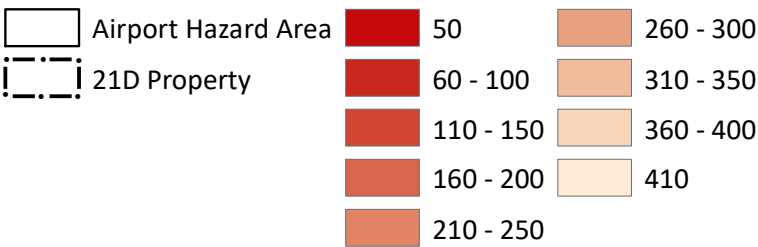
MCH - C1

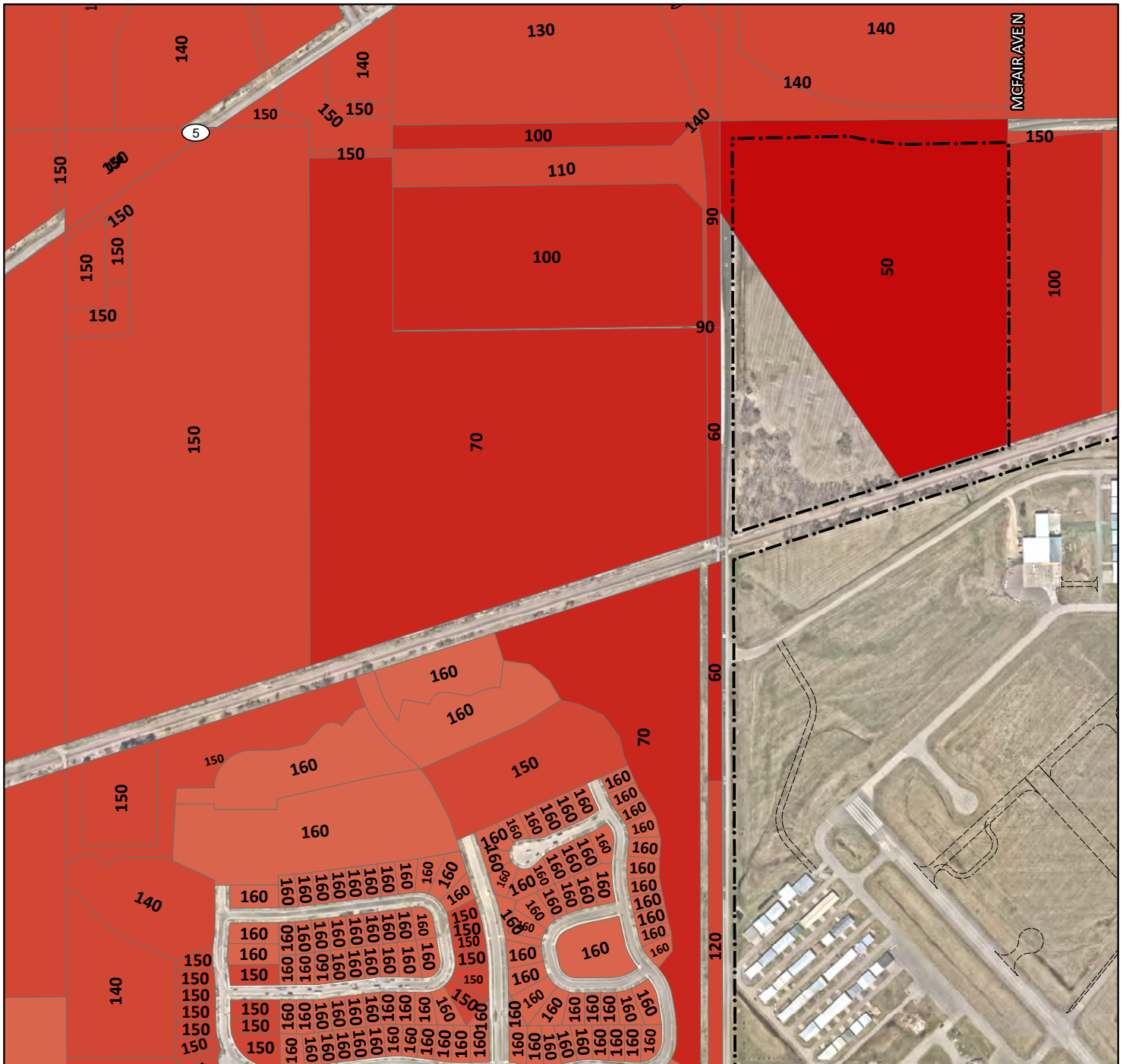




21D Maximum Construction Heights Without Permit

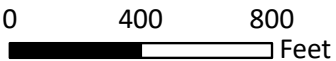
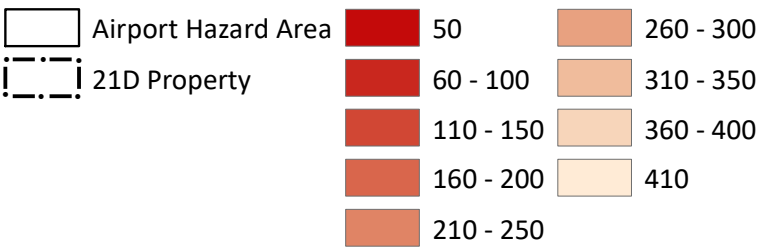
MCH - C2

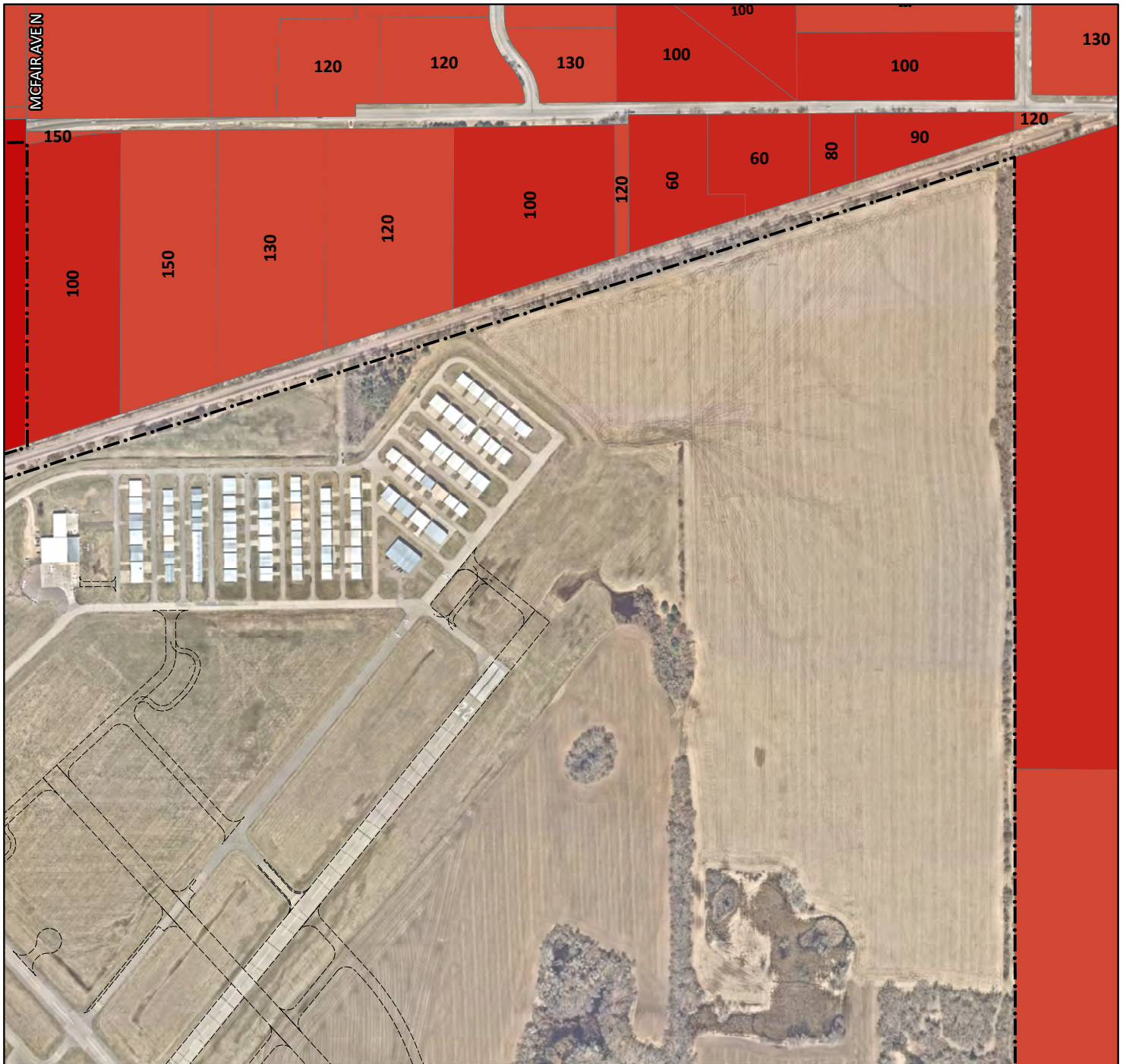




21D Maximum Construction Heights Without Permit

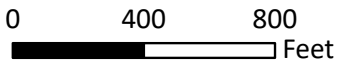
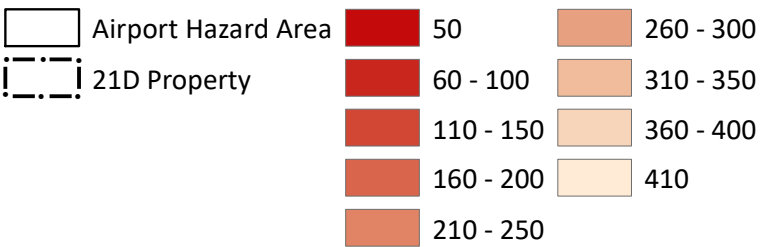
MCH - C3

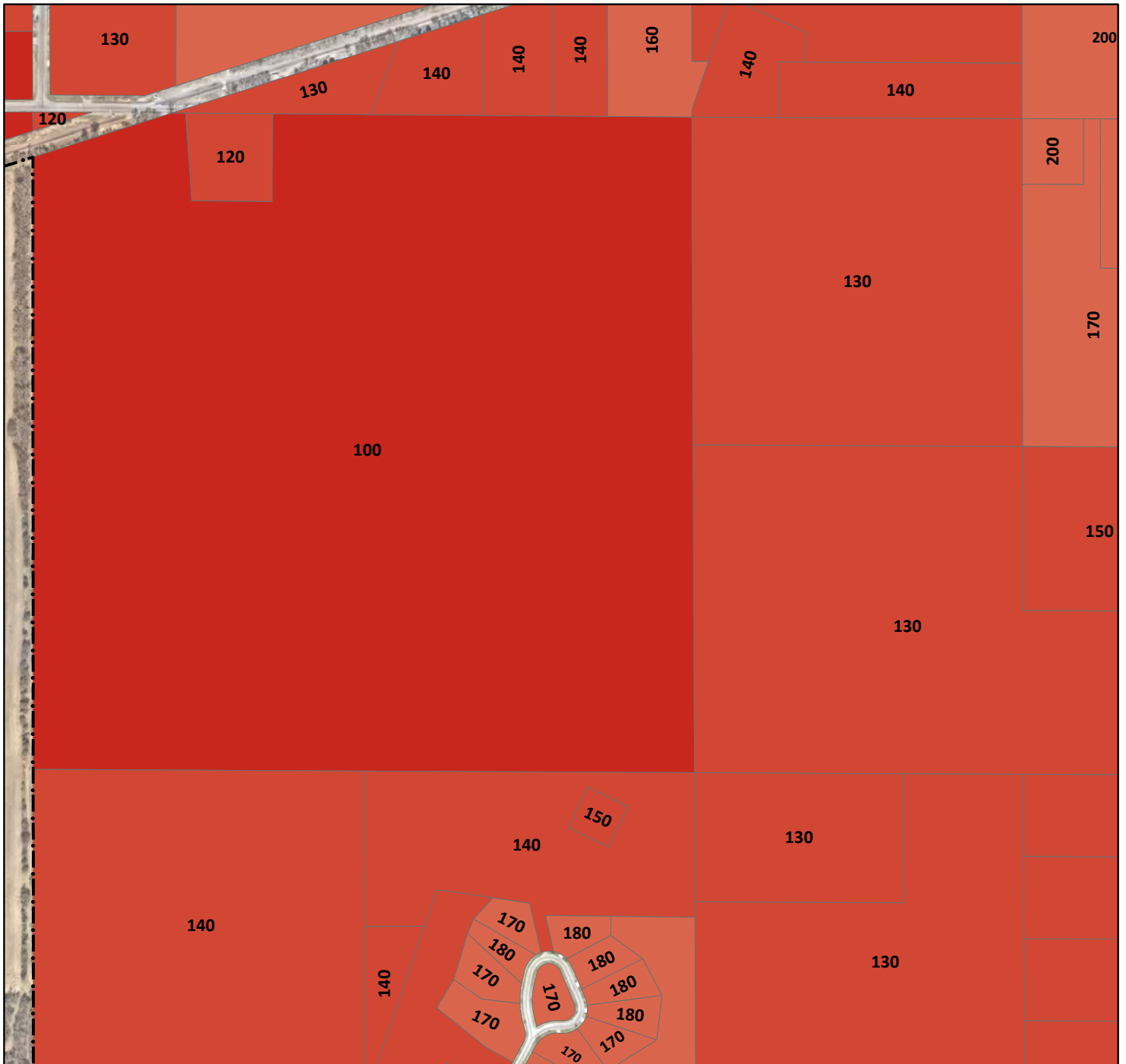




21D Maximum Construction Heights Without Permit

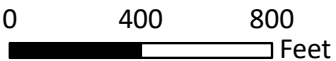
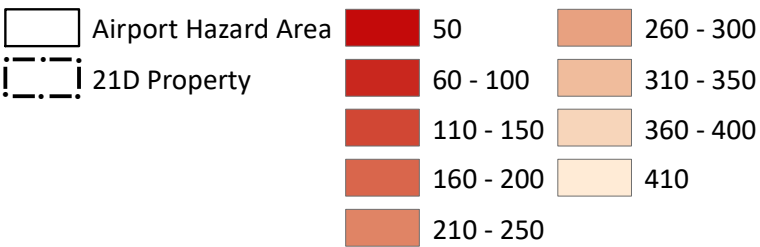
MCH - C4

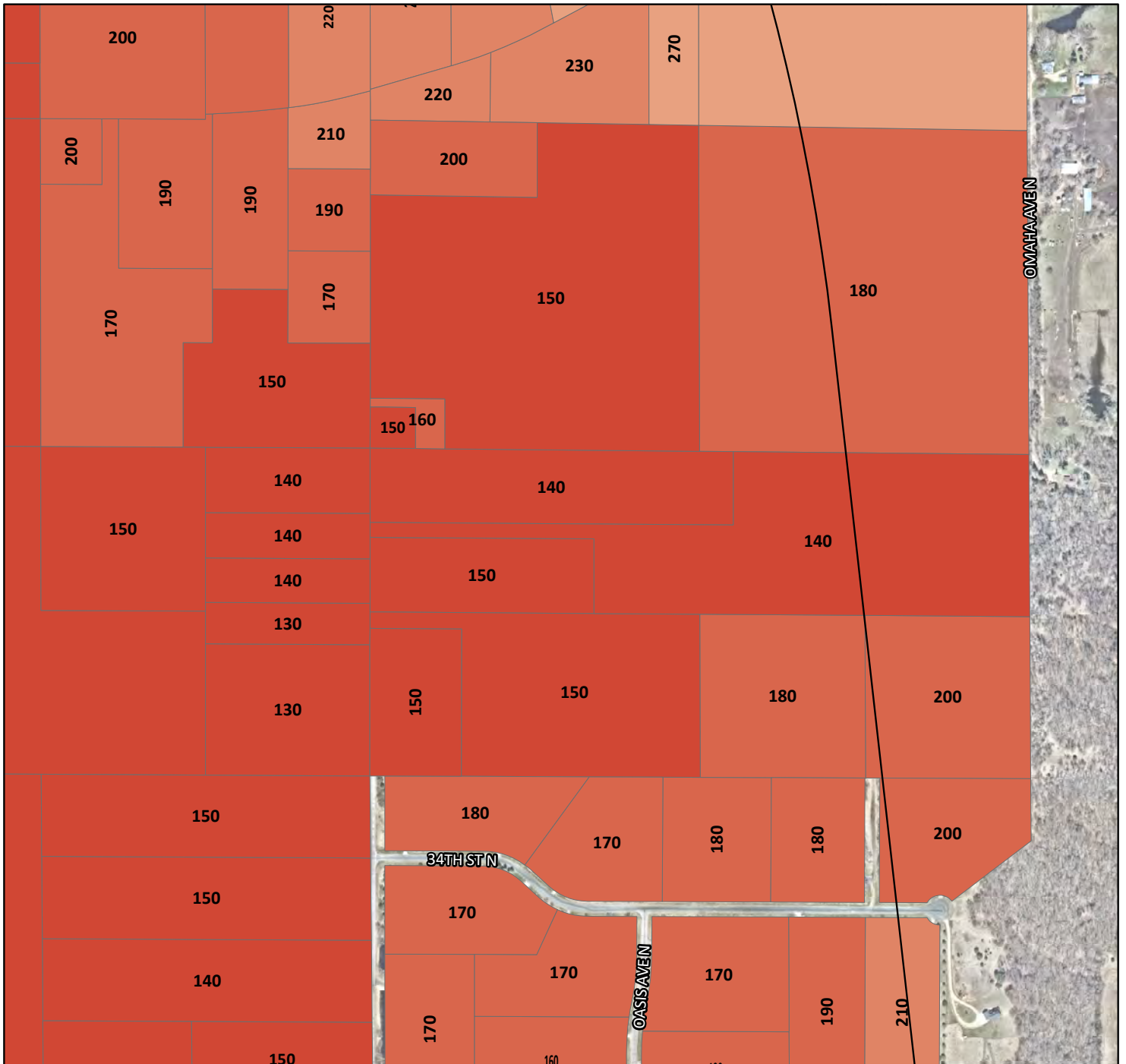




21D Maximum Construction Heights Without Permit

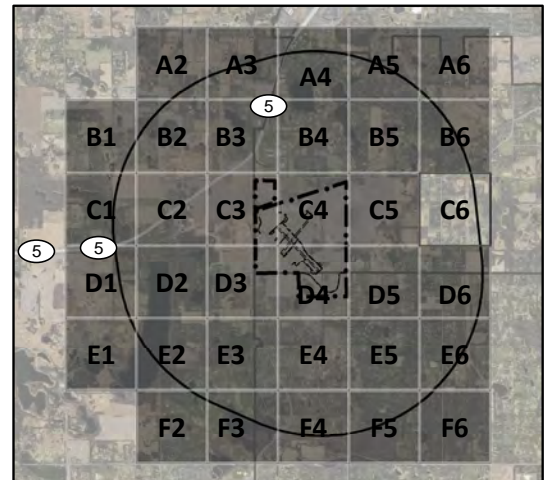
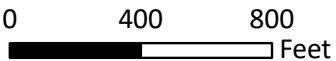
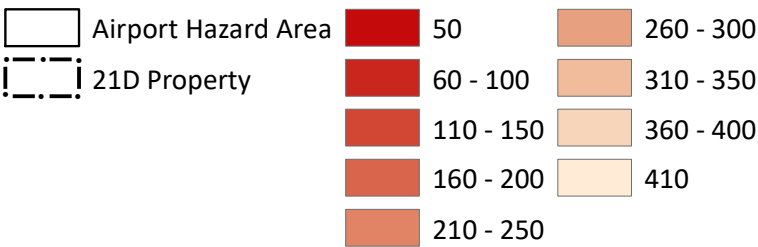
MCH - C5

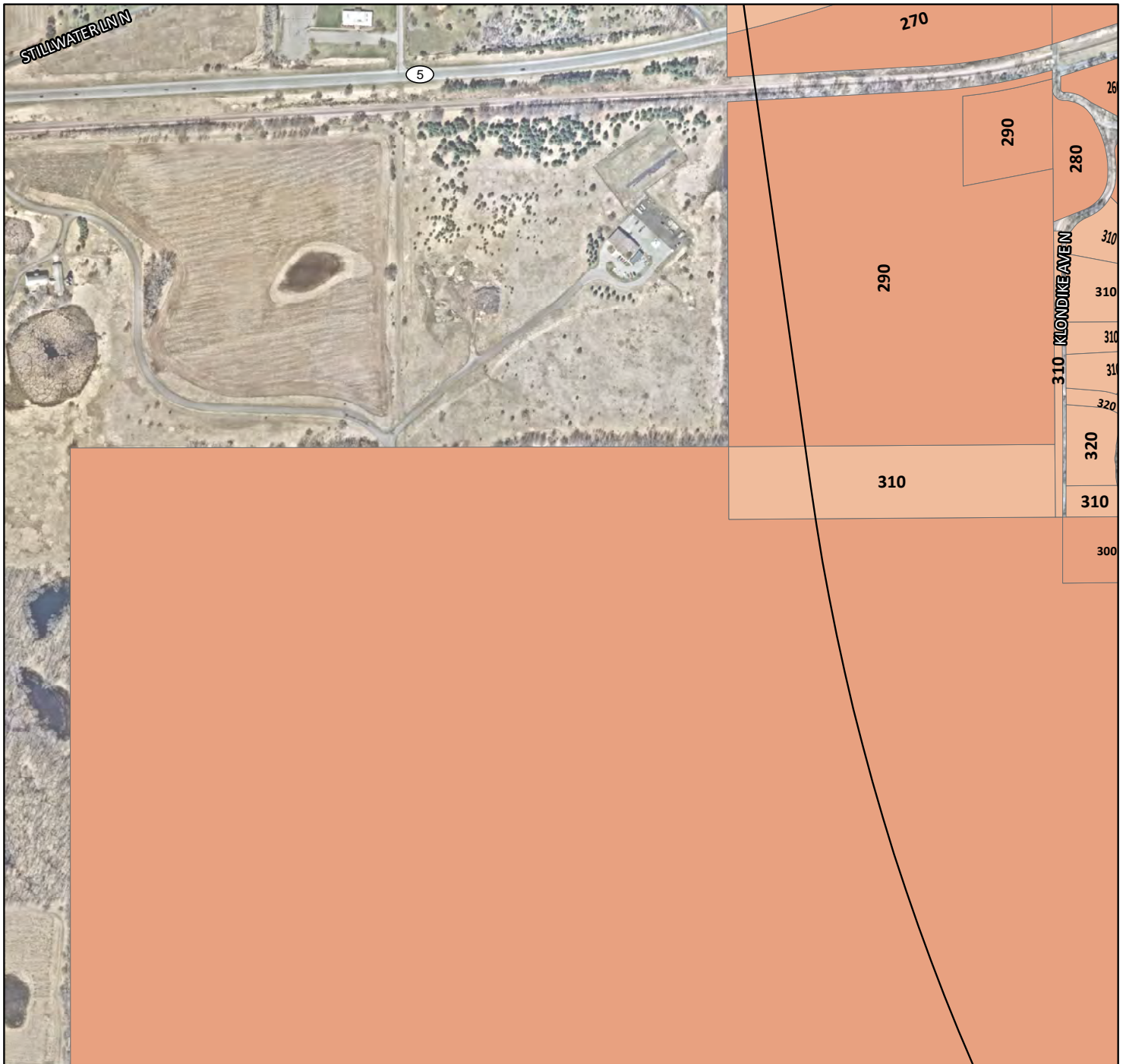




21D Maximum Construction Heights Without Permit

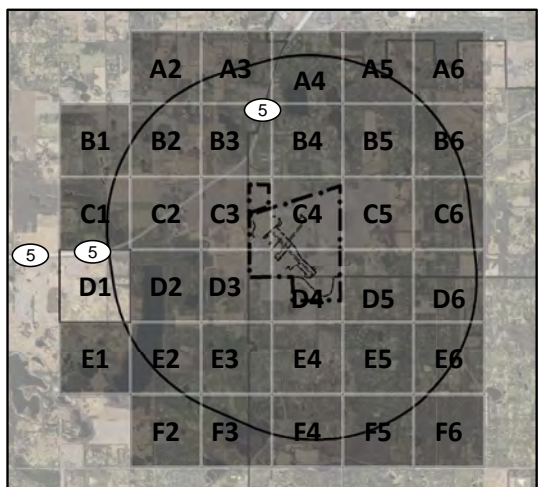
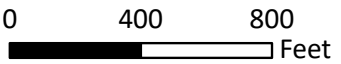
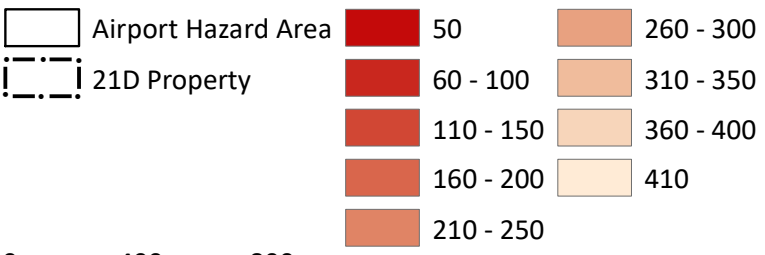
MCH - C6

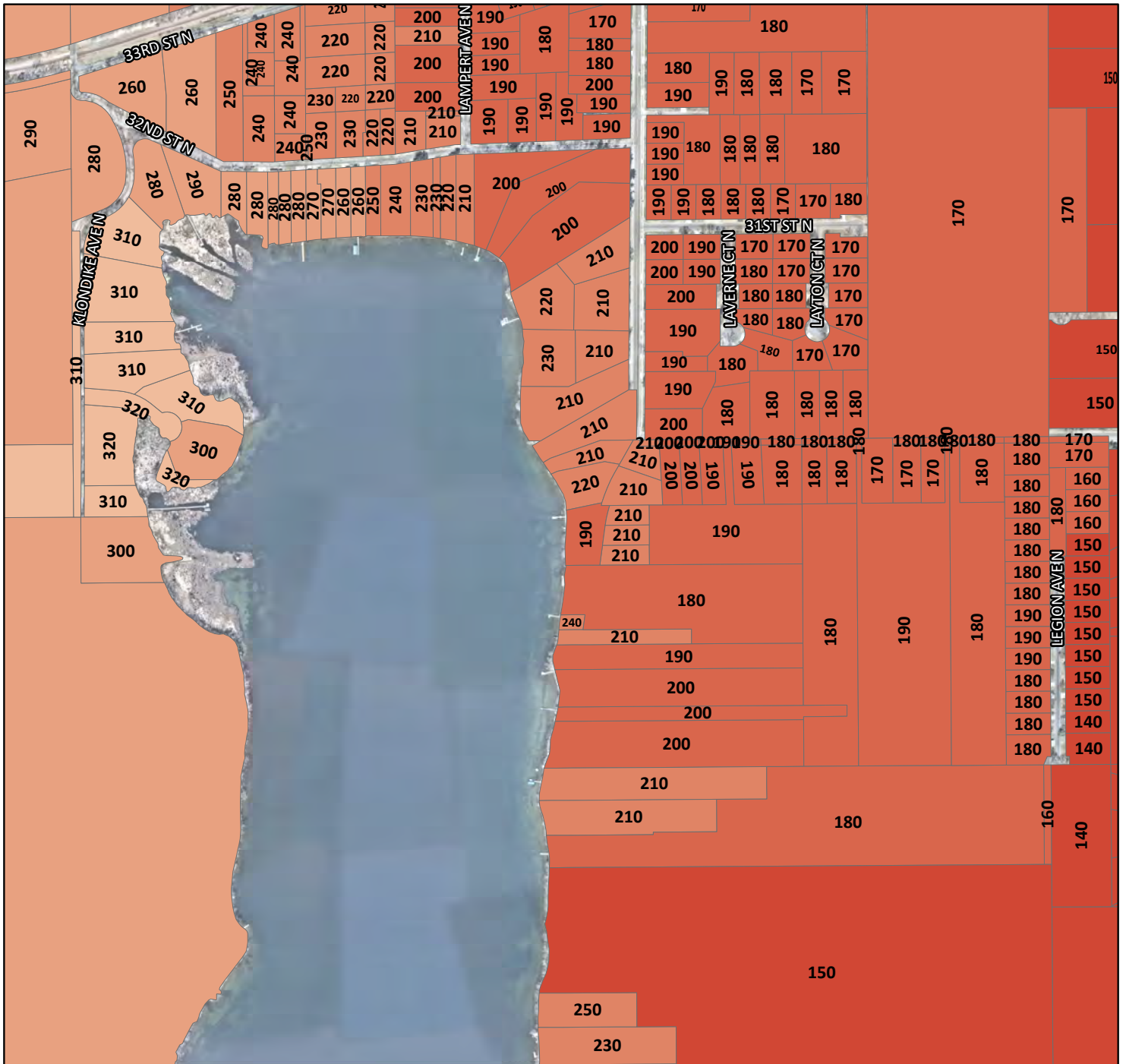




21D Maximum Construction Heights Without Permit

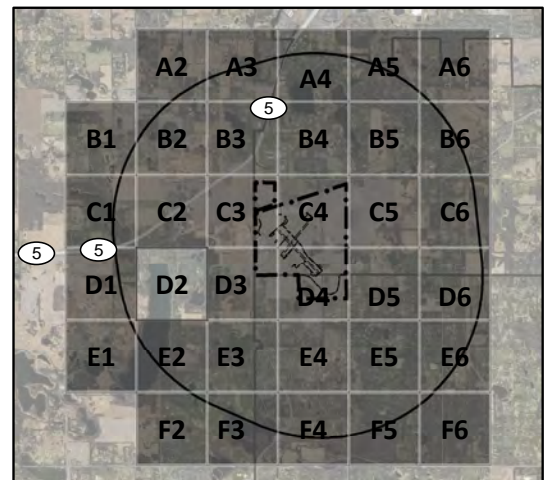
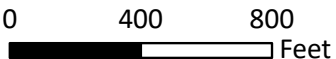
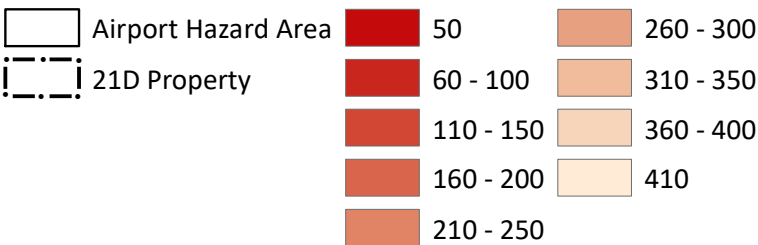
MCH - D1

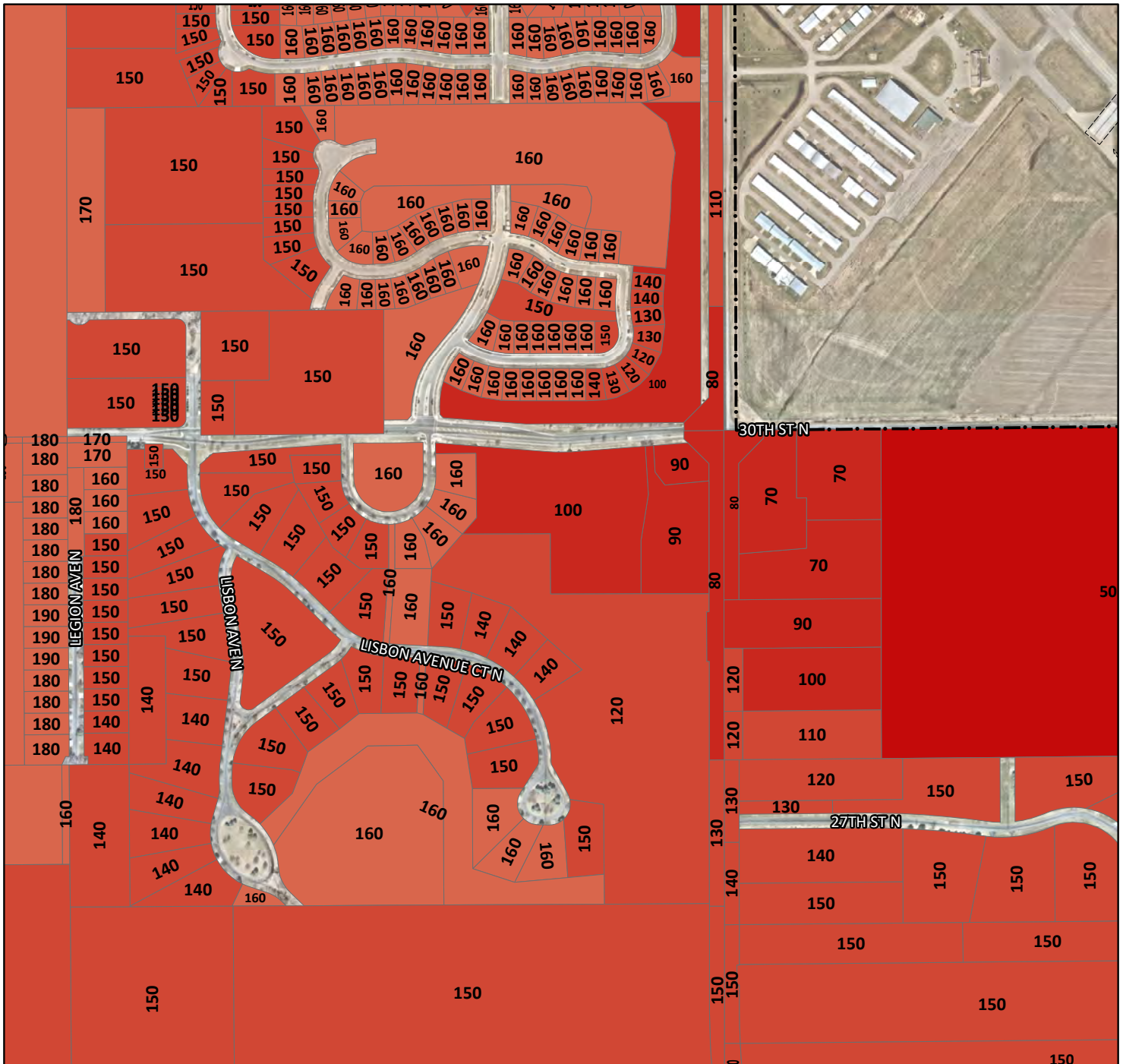




21D Maximum Construction Heights Without Permit

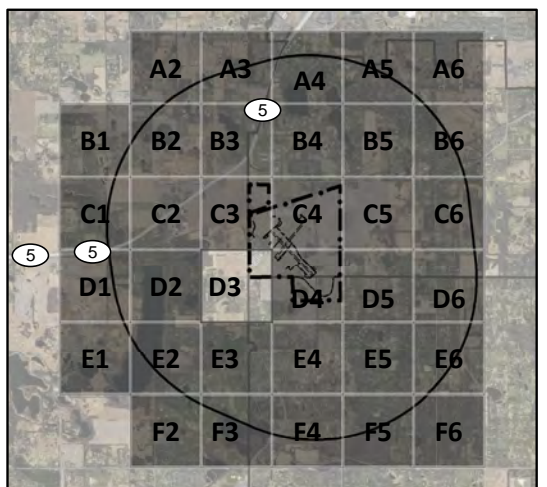
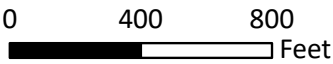
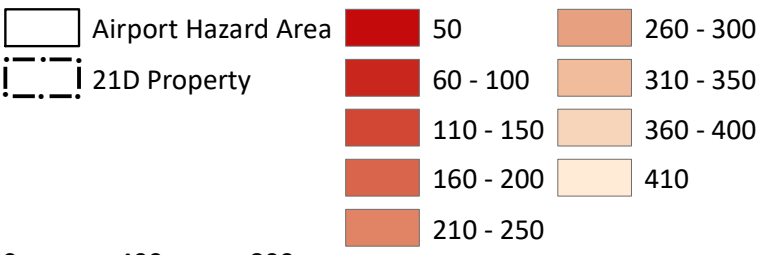
MCH - D2

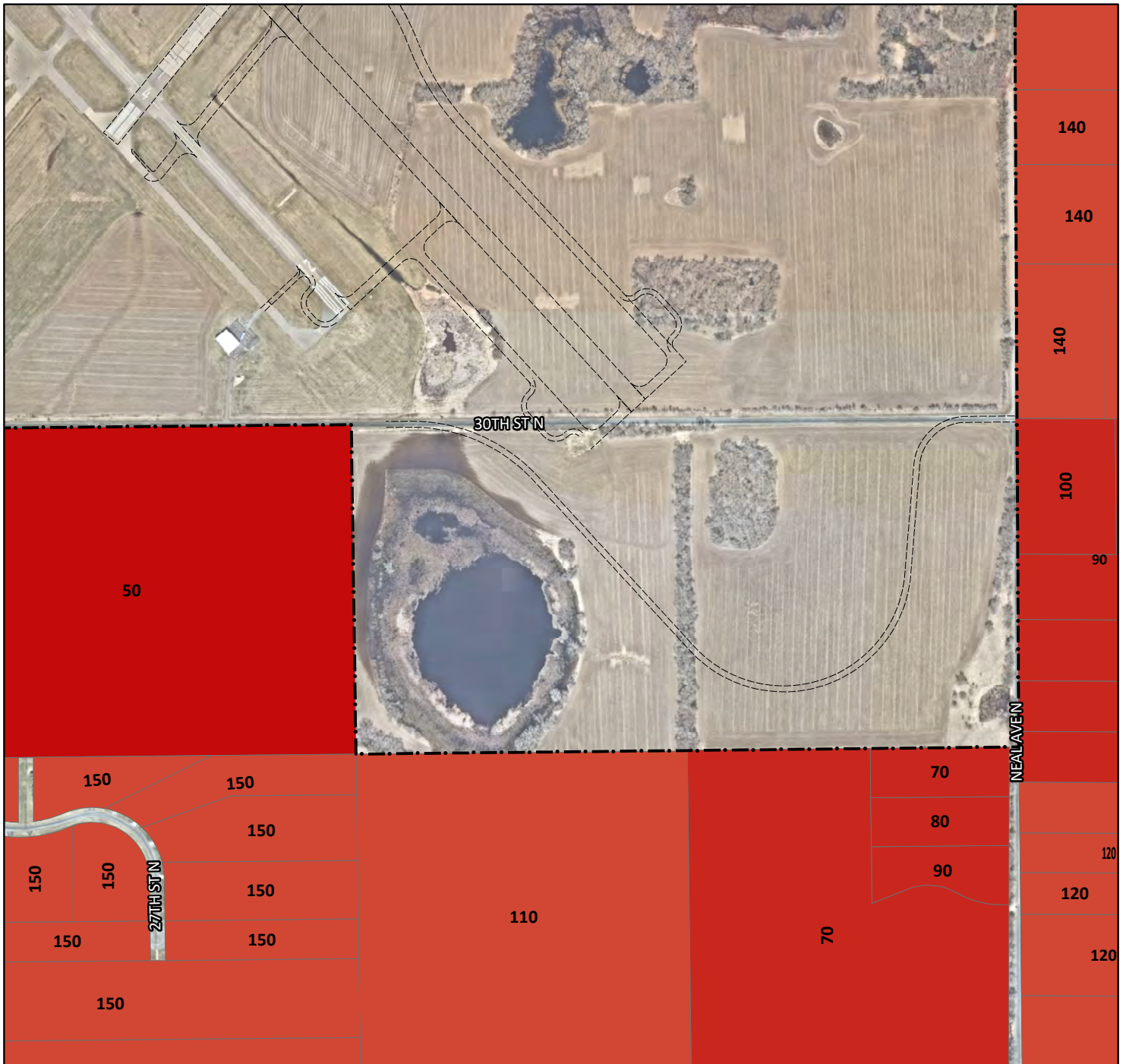




21D Maximum Construction Heights Without Permit

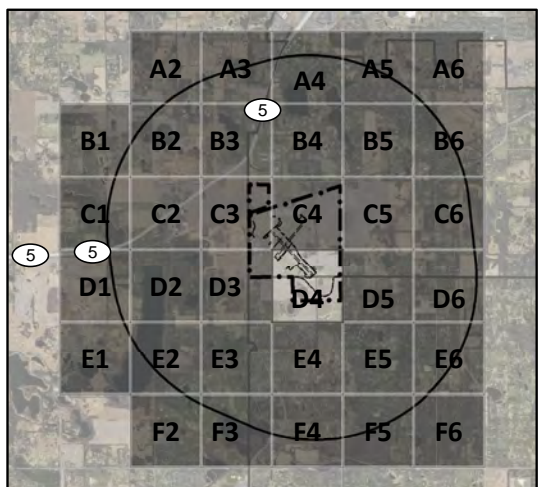
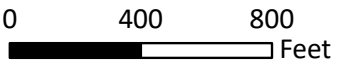
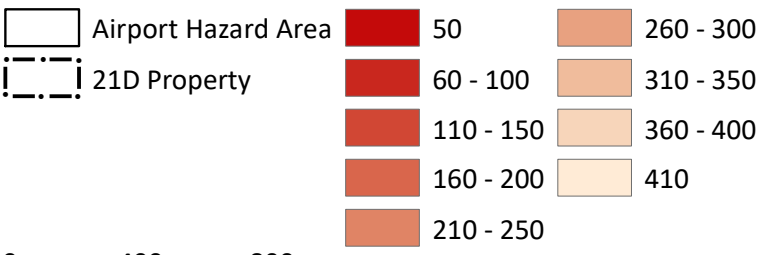
MCH - D3

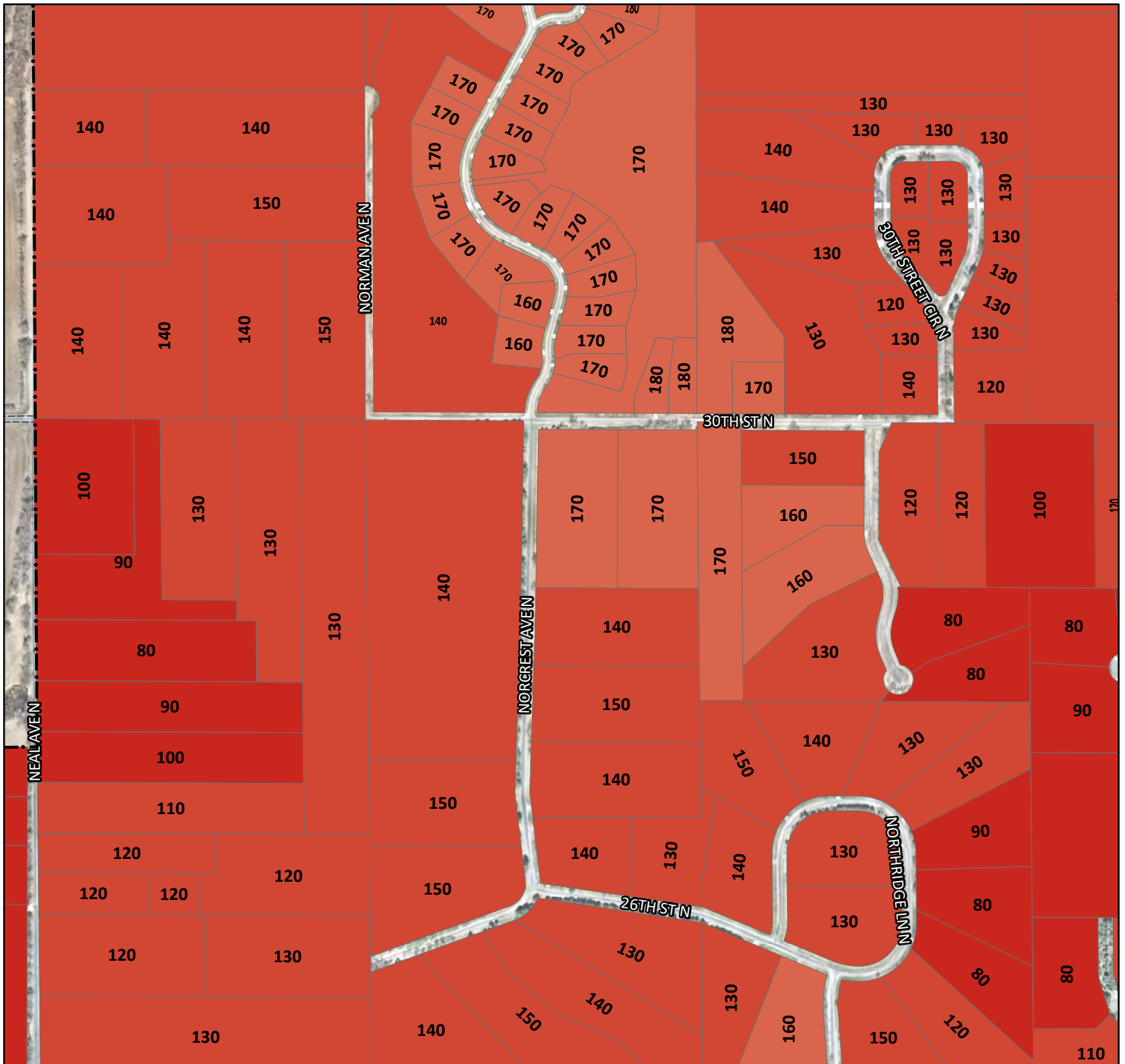




21D Maximum Construction Heights Without Permit

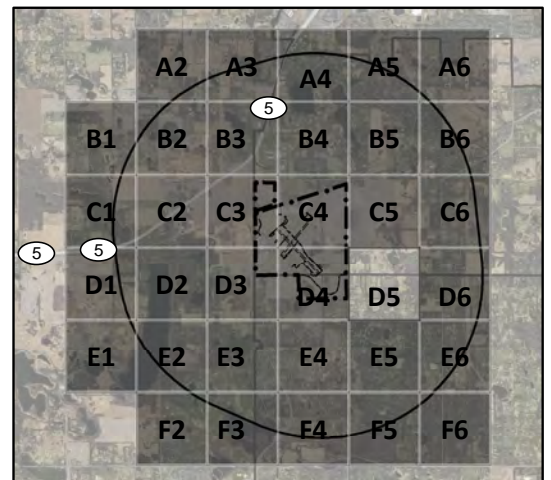
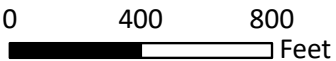
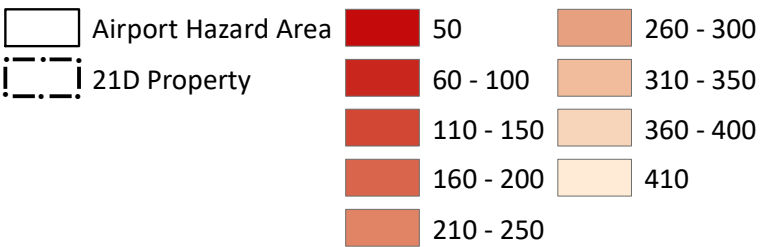
MCH - D4

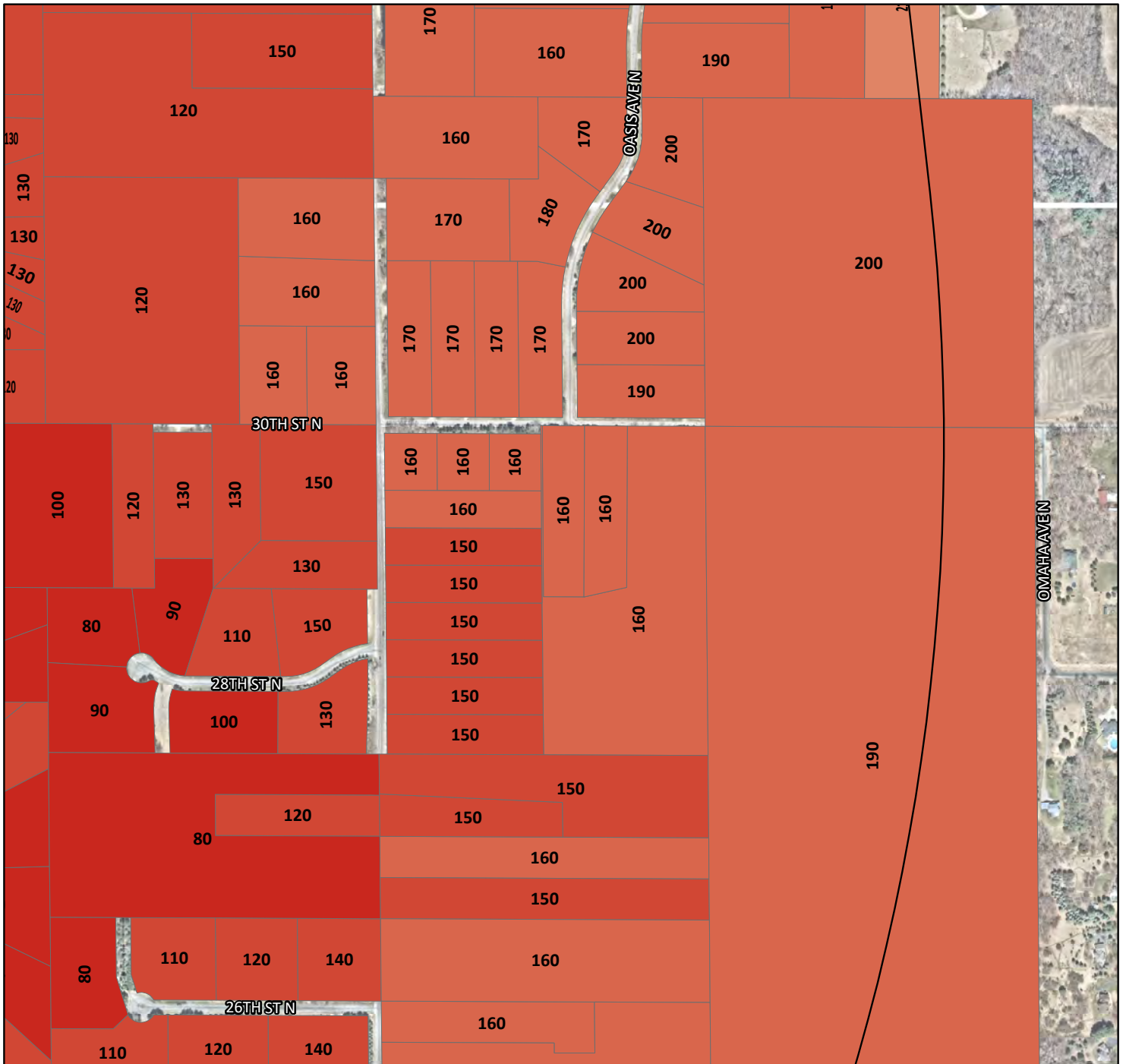




21D Maximum Construction Heights Without Permit

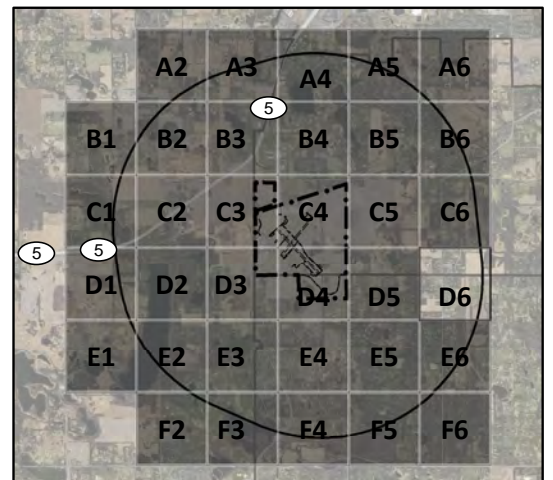
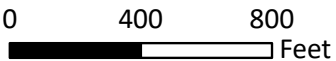
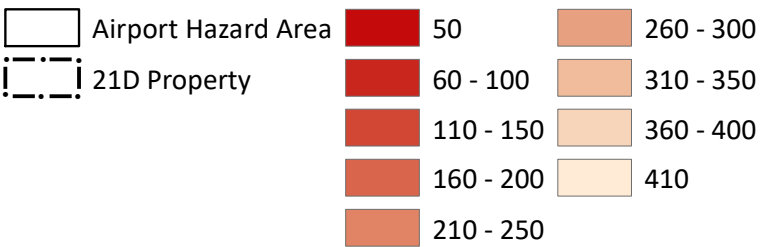
MCH - D5

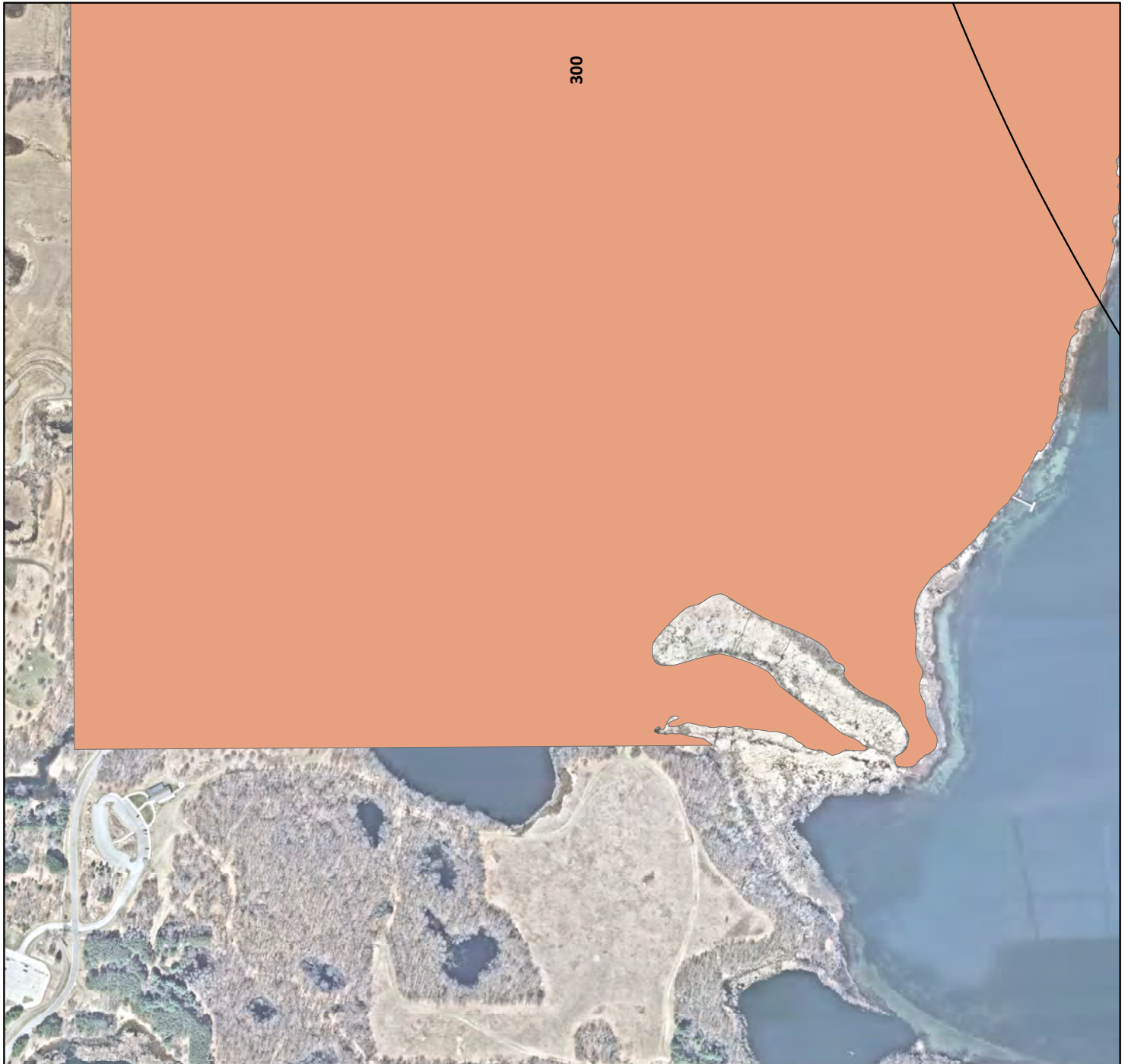




21D Maximum Construction Heights Without Permit

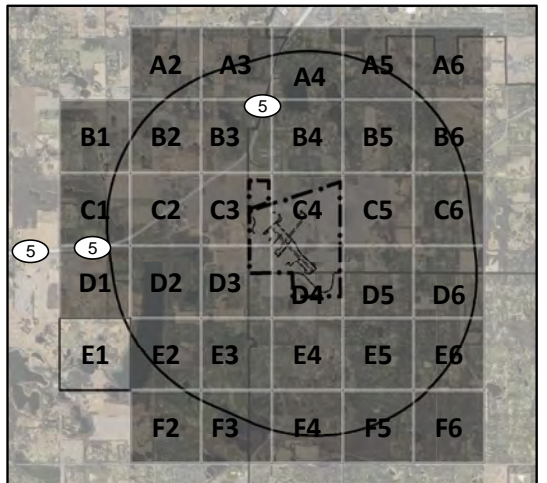
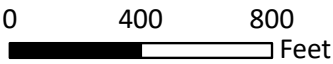
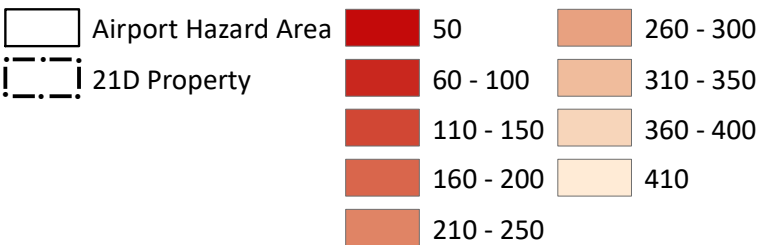
MCH - D6

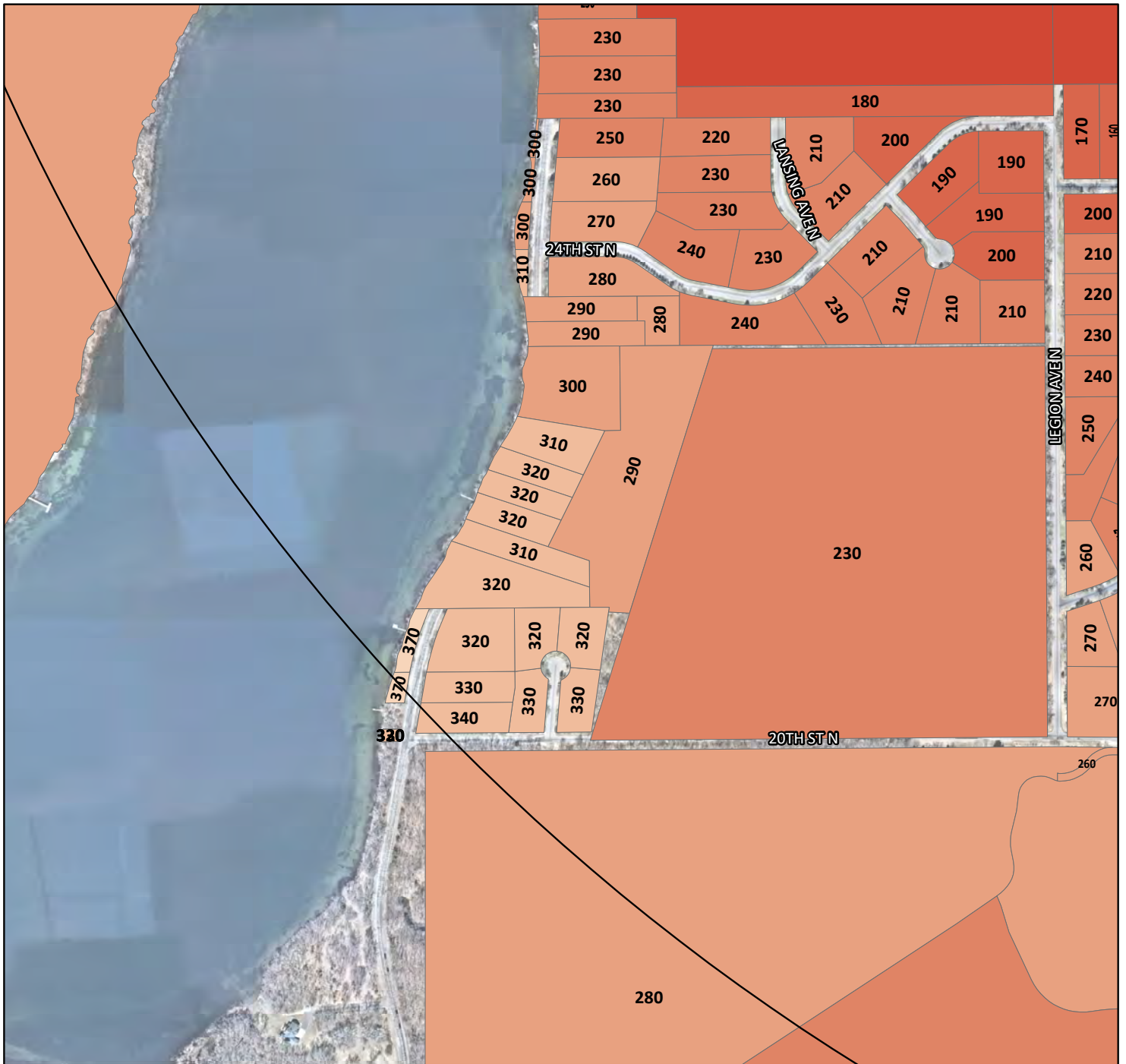




21D Maximum Construction Heights Without Permit

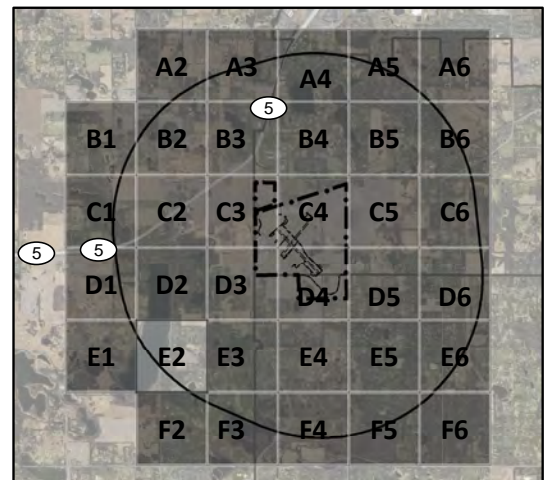
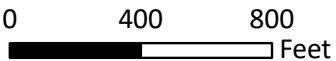
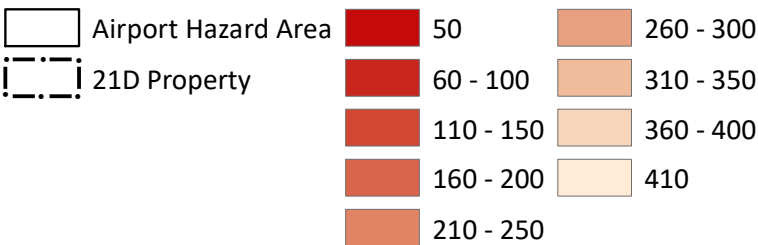
MCH - E1

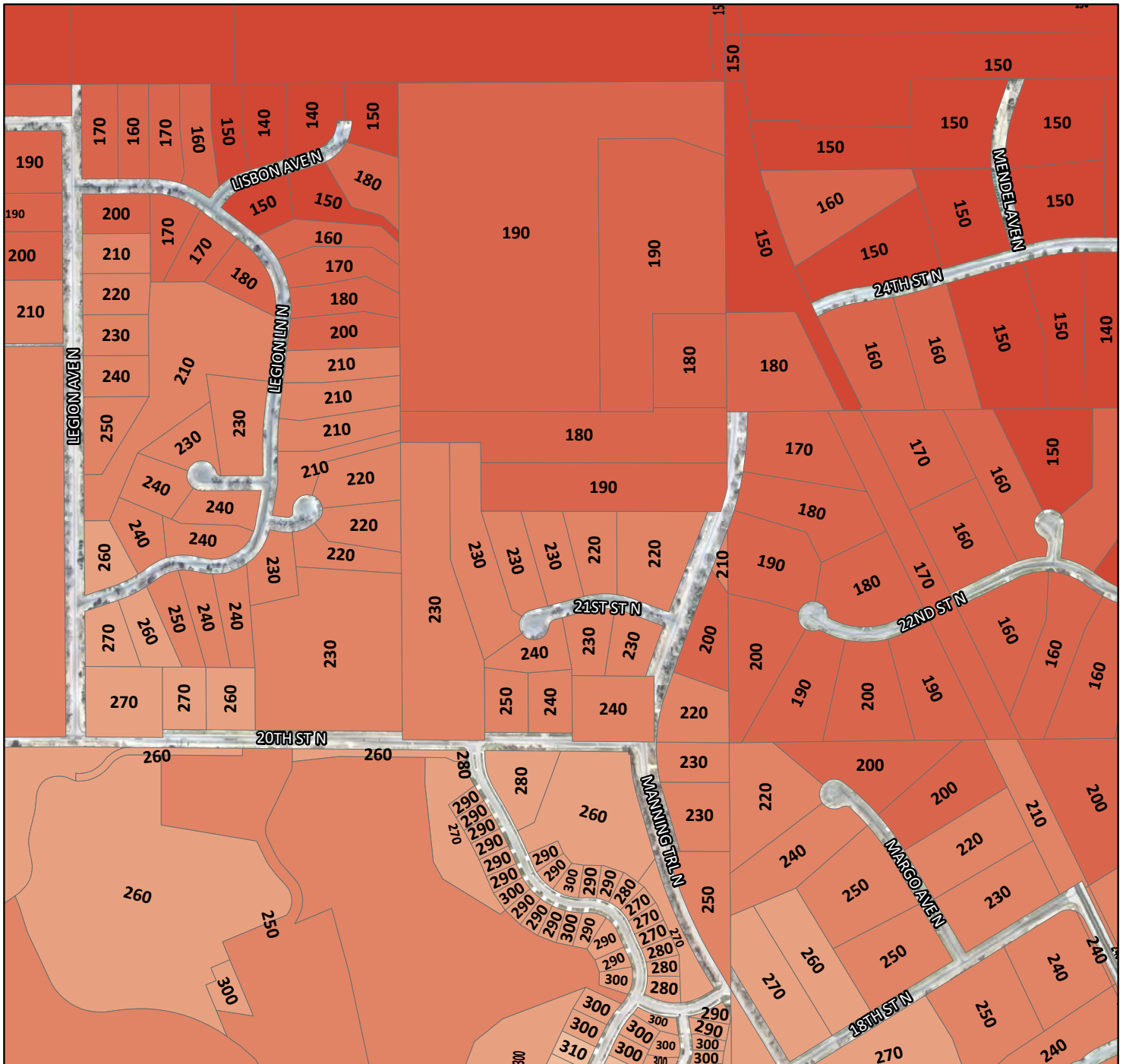




21D Maximum Construction Heights Without Permit

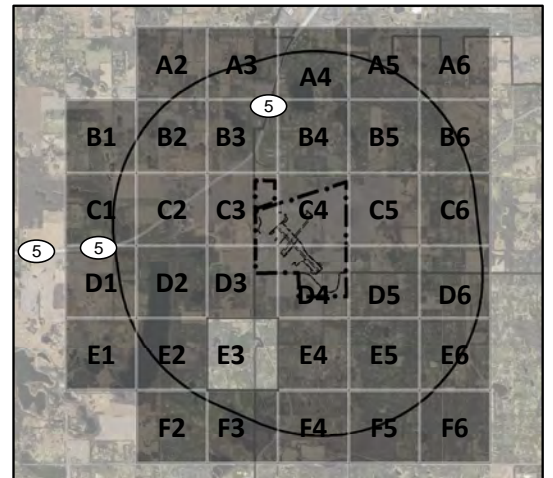
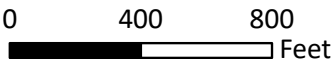
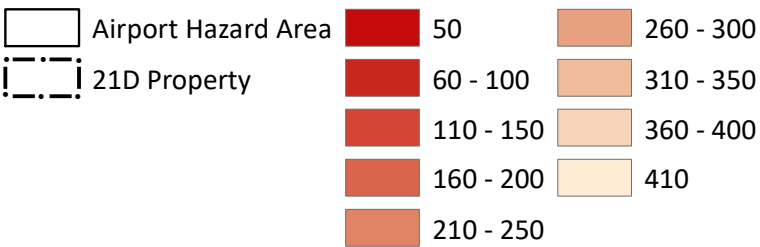
MCH - E2

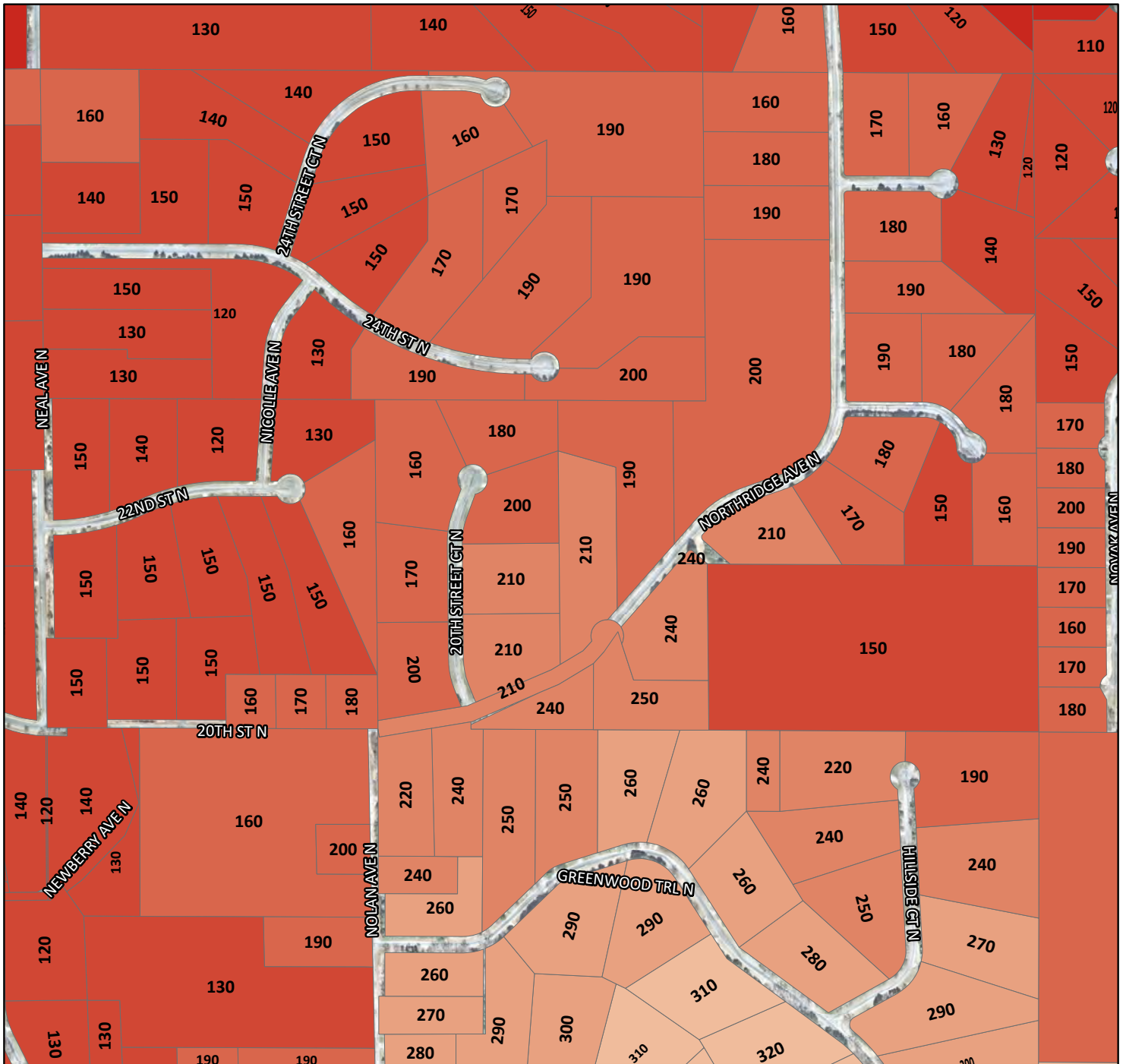




21D Maximum Construction Heights Without Permit

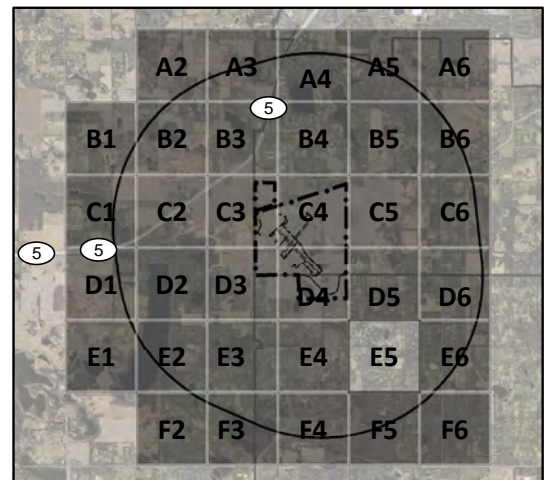
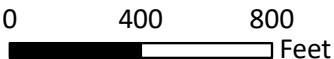
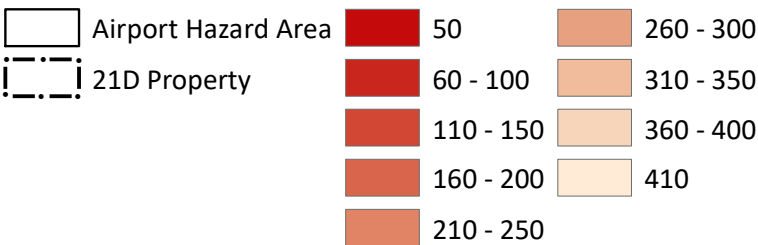
MCH - E3

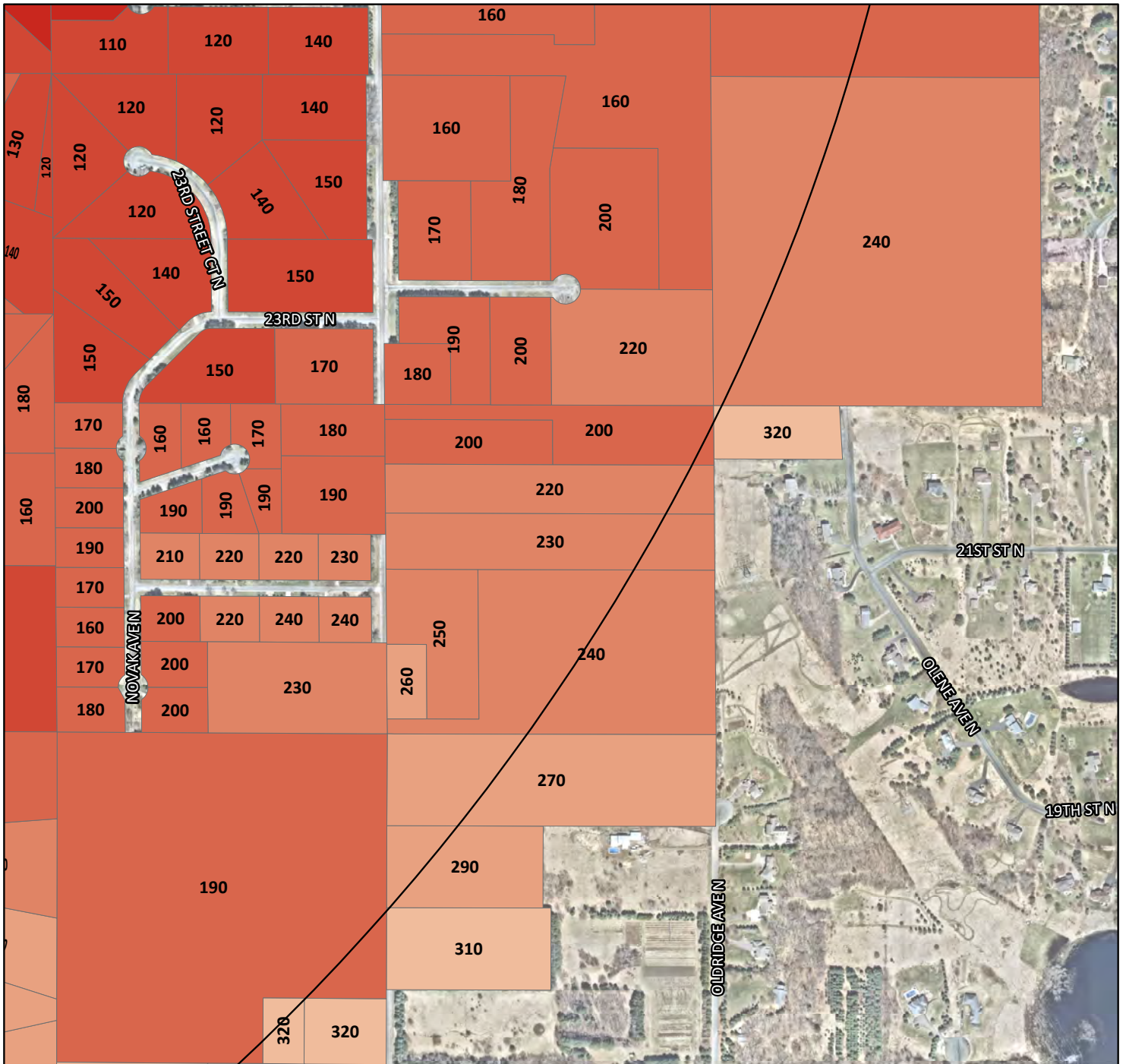




21D Maximum Construction Heights Without Permit

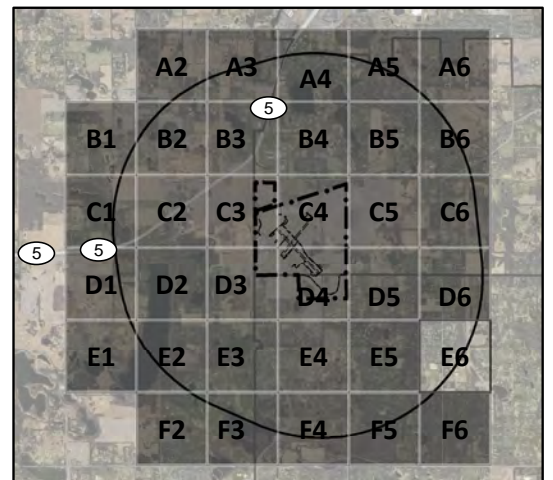
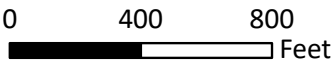
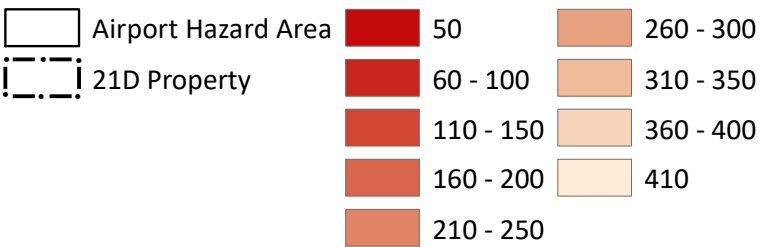
MCH - E5

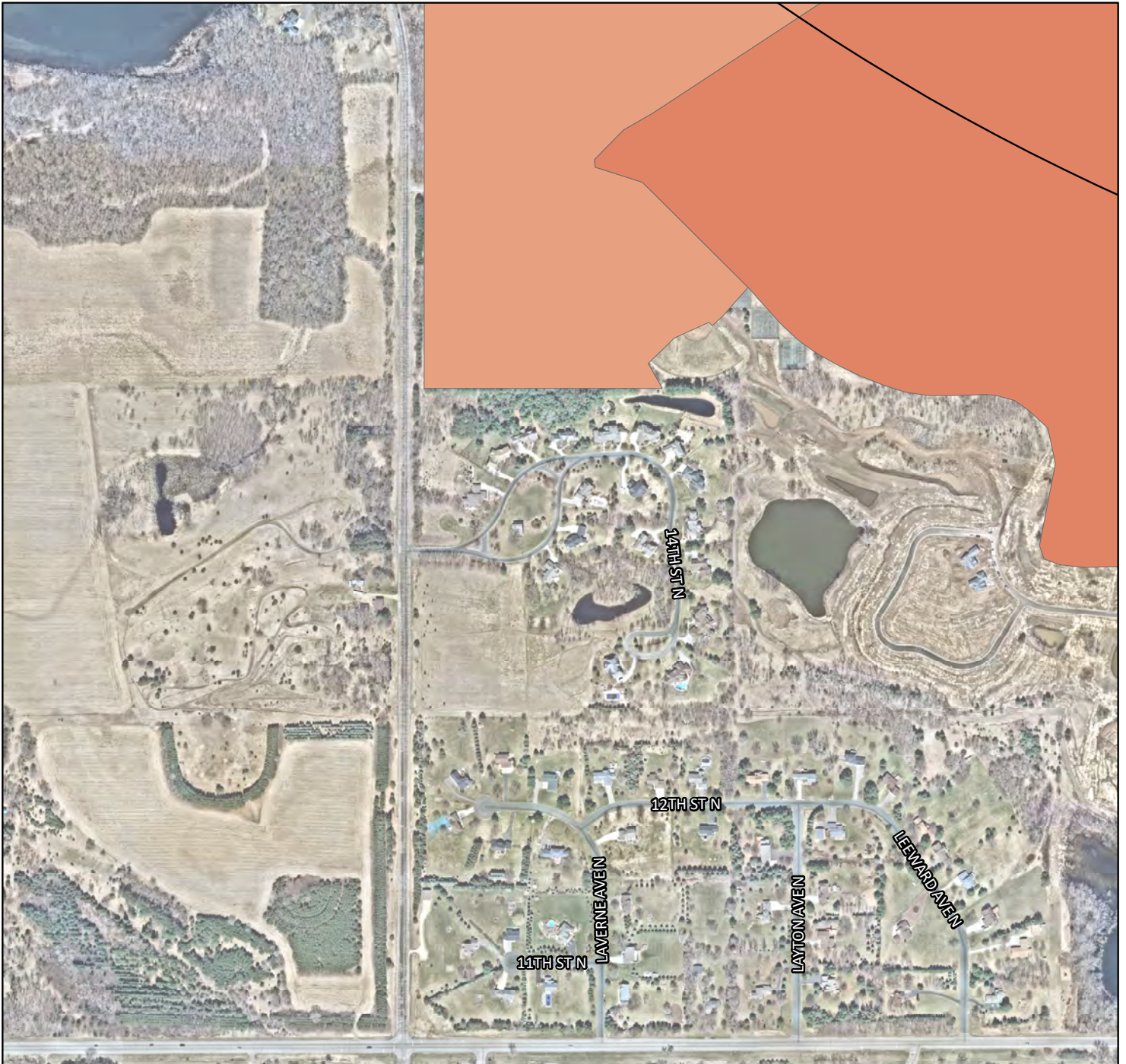




21D Maximum Construction Heights Without Permit

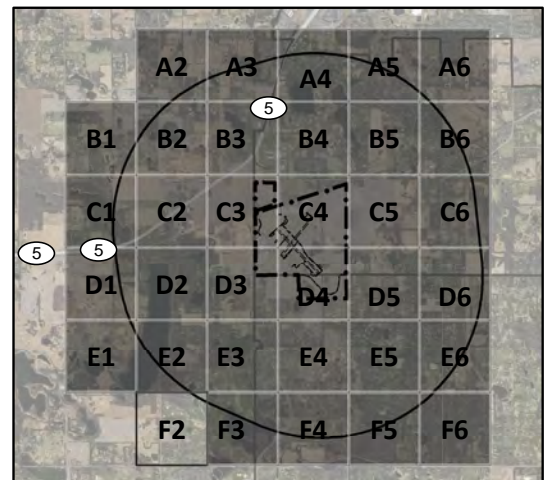
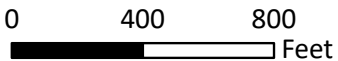
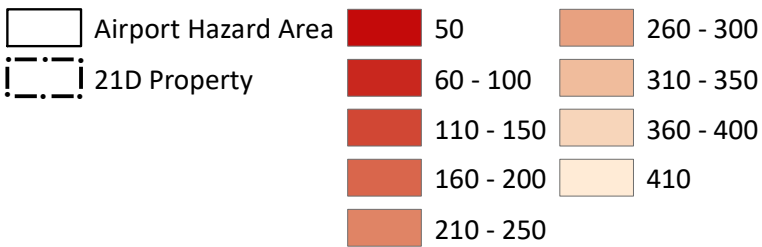
MCH - E6

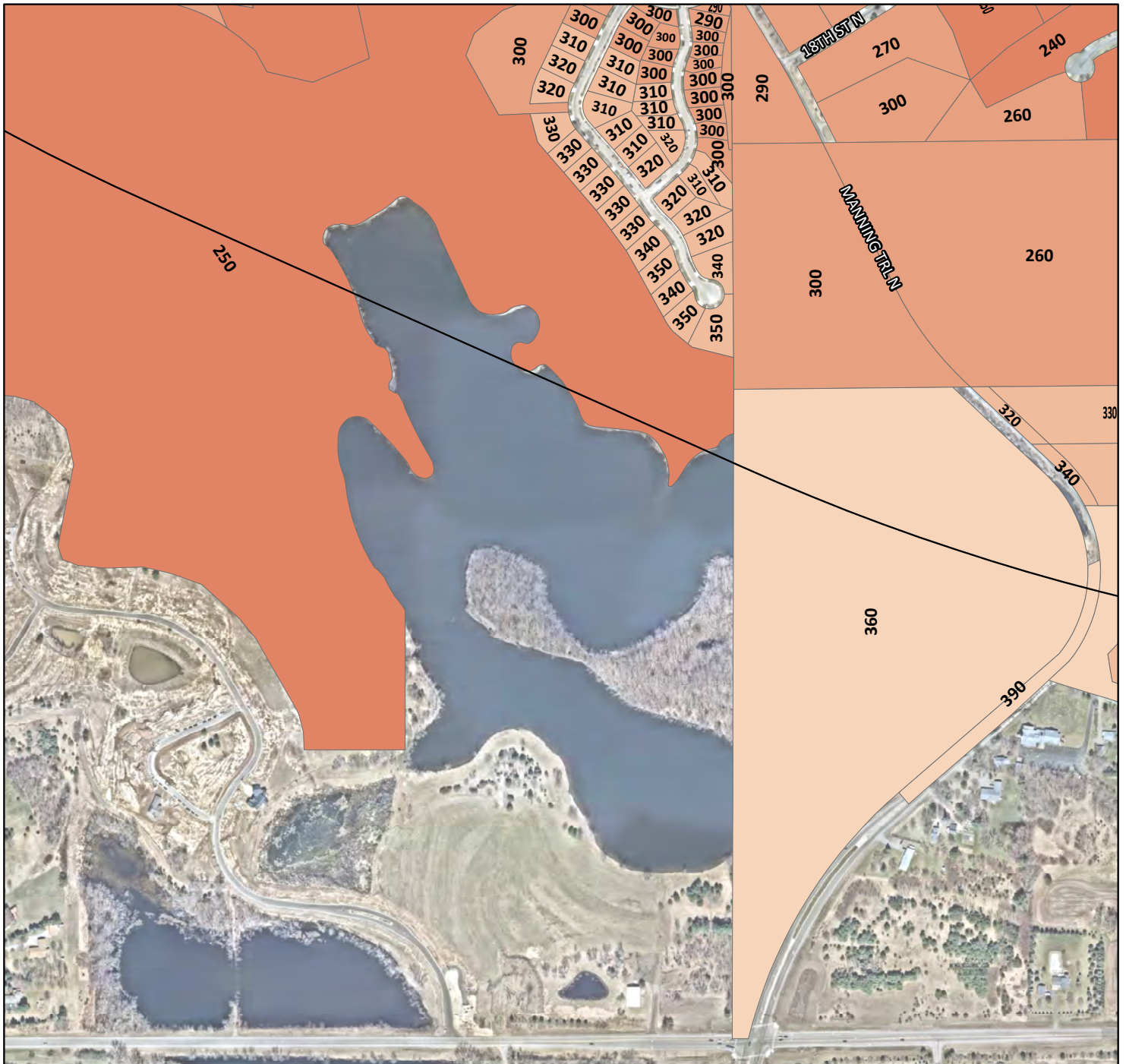




21D Maximum Construction Heights Without Permit

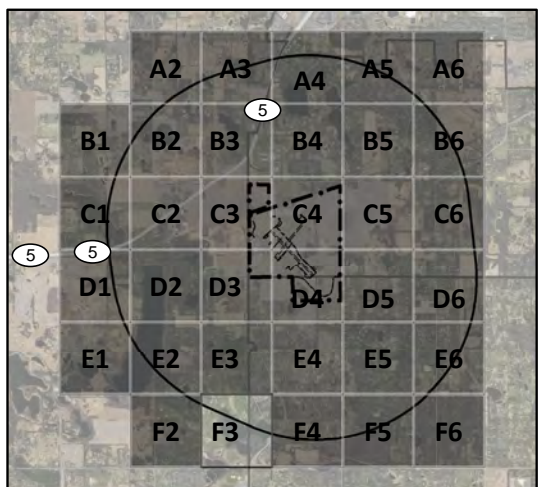
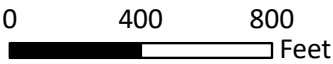
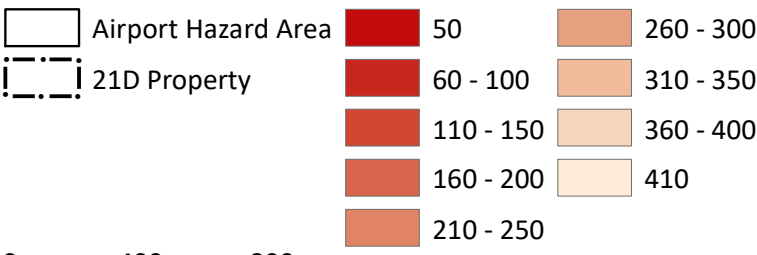
MCH - F2

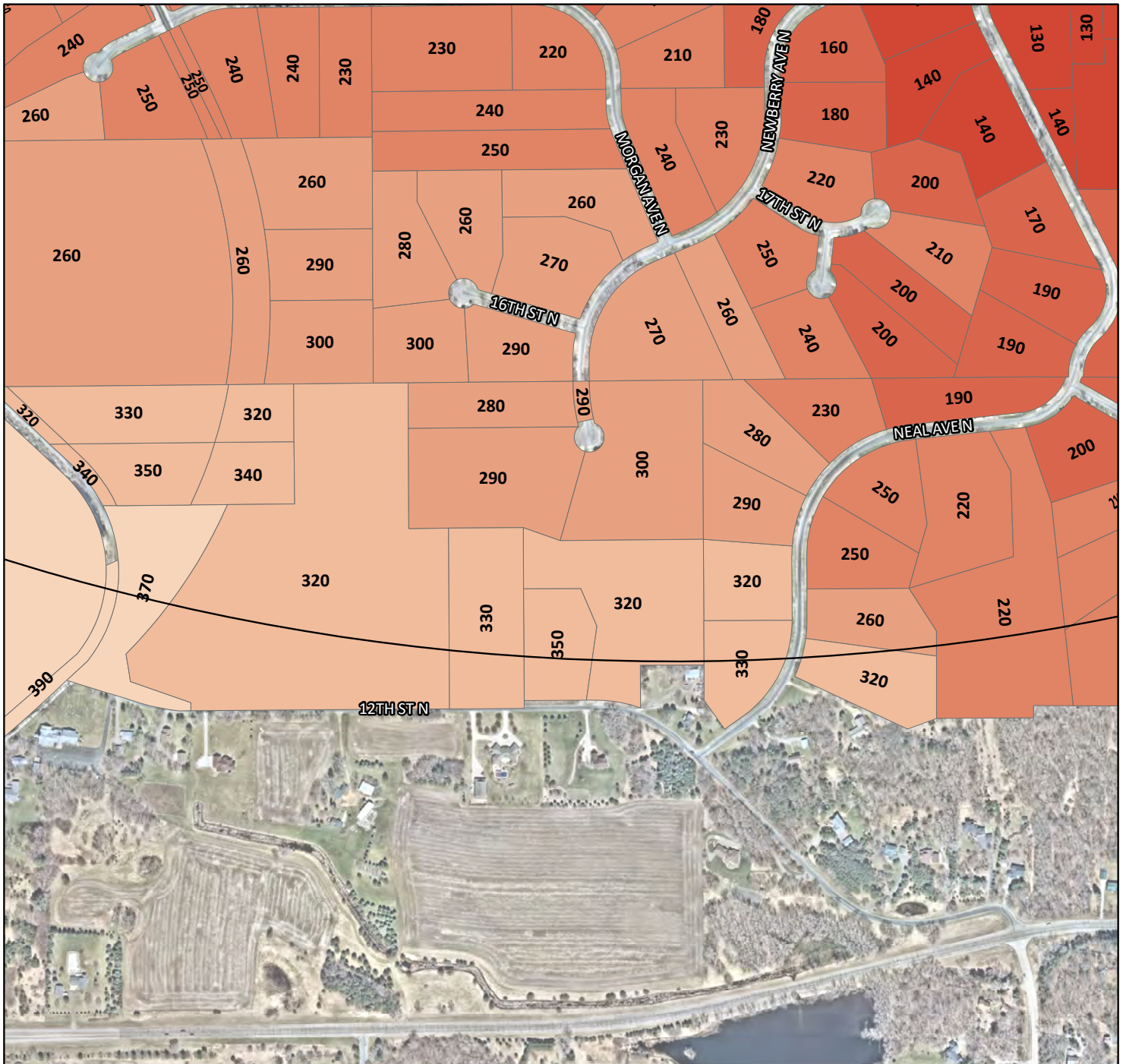




21D Maximum Construction Heights Without Permit

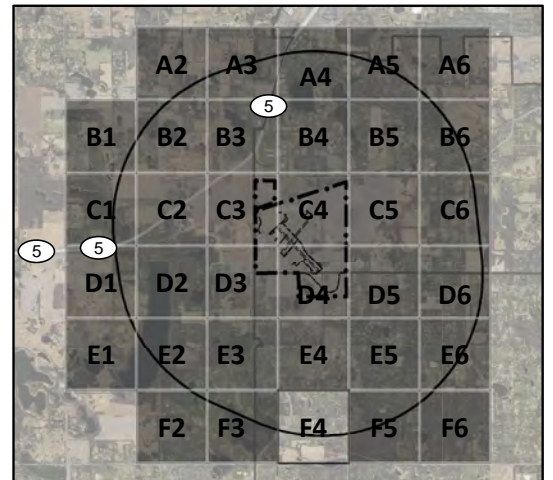
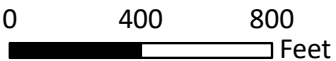
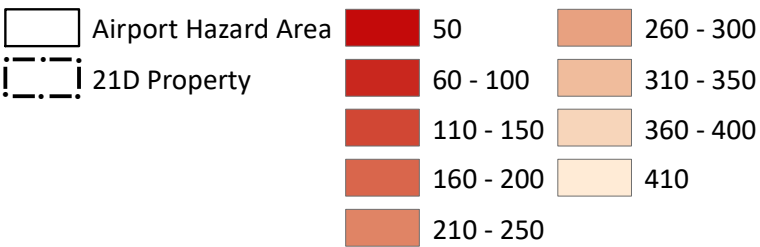
MCH - F3

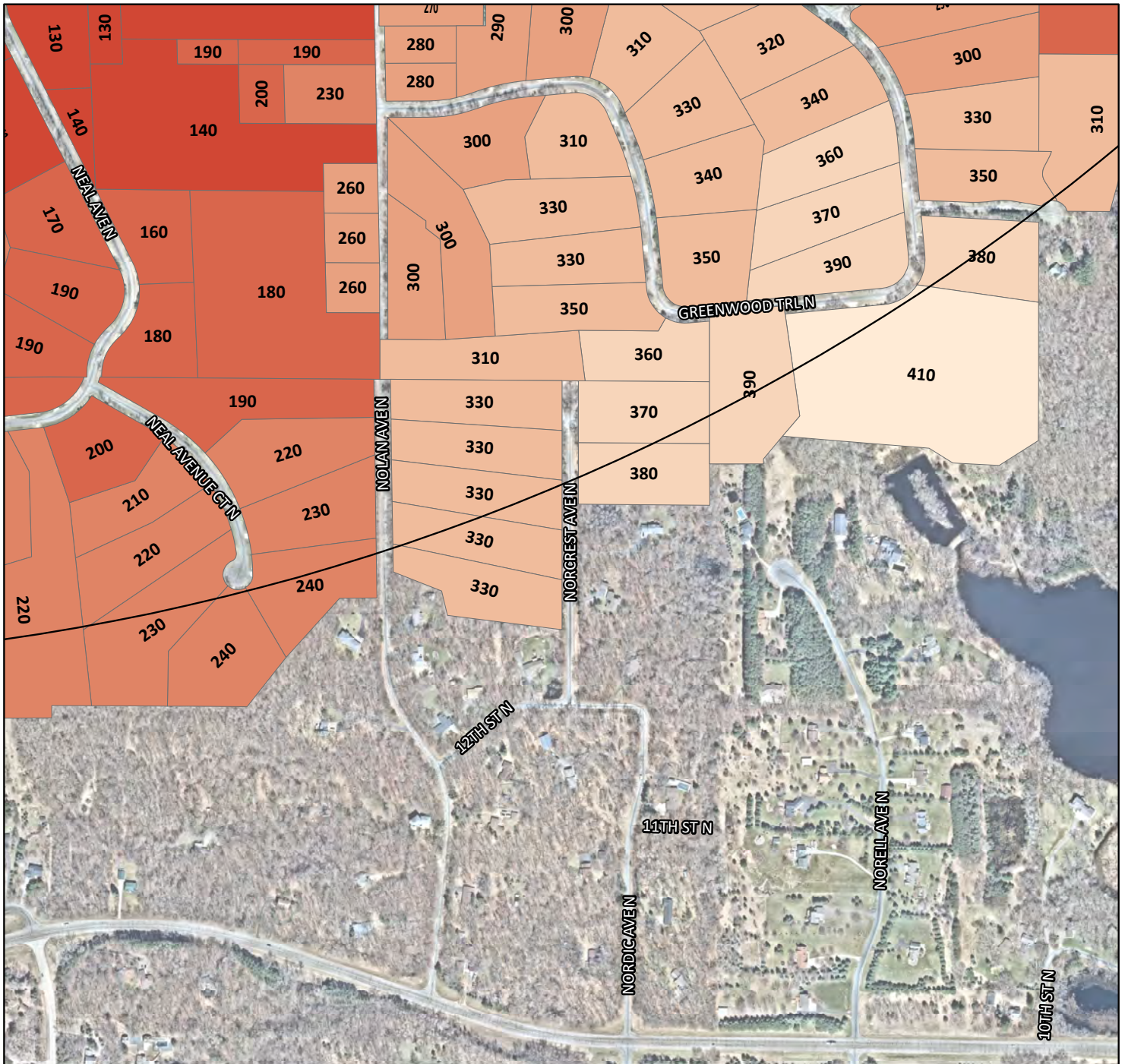




21D Maximum Construction Heights Without Permit

MCH - F4

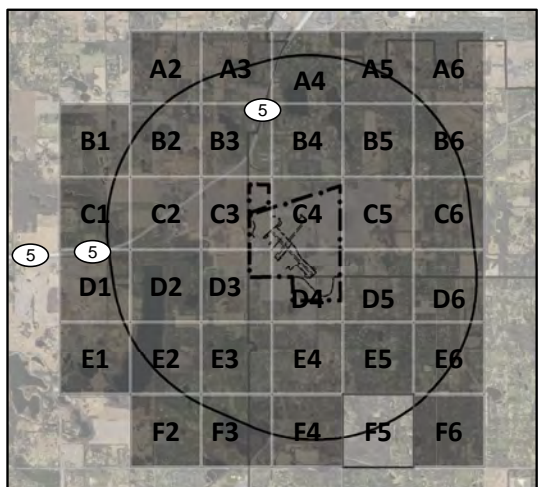
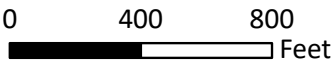


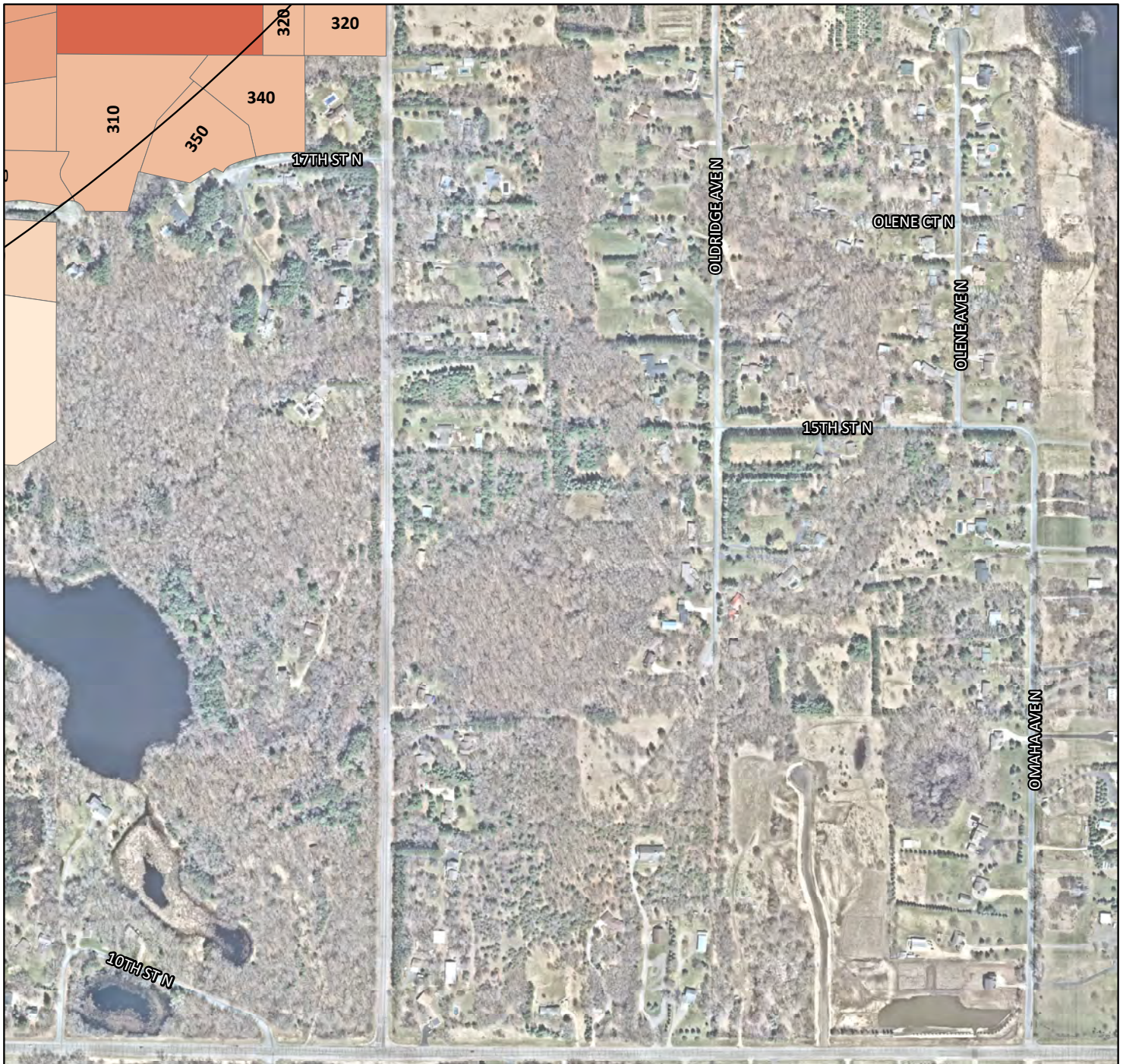


21D Maximum Construction Heights Without Permit

MCH - F5

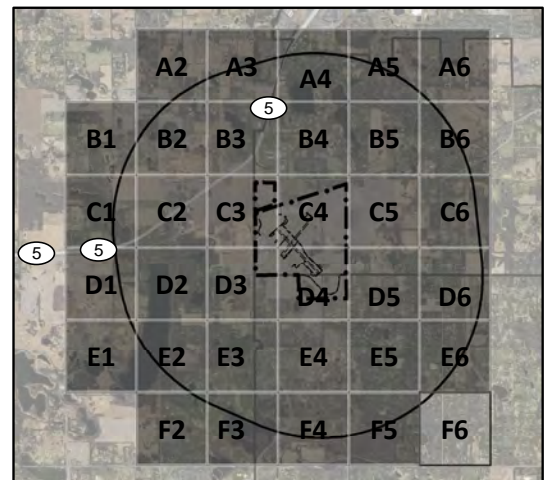
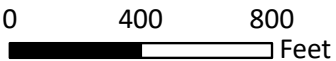
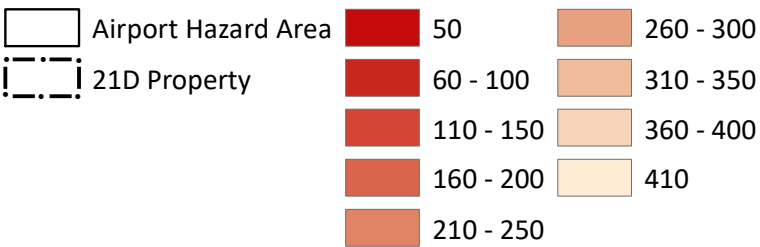
Airport Hazard Area	50	260 - 300
21D Property	60 - 100	310 - 350
	110 - 150	360 - 400
	160 - 200	410
	210 - 250	





21D Maximum Construction Heights Without Permit

MCH - F6

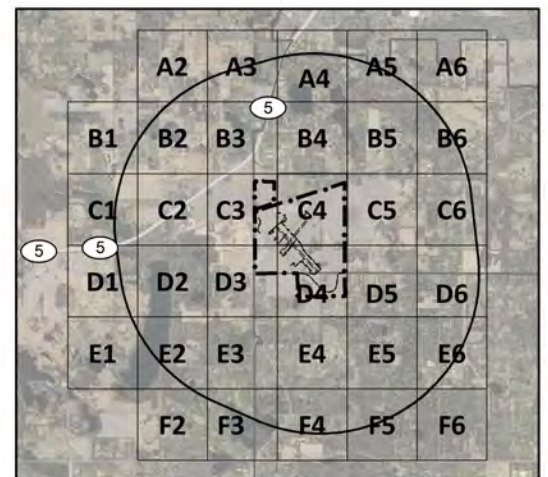
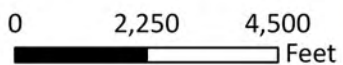




21D Safety Zones

SZ - Index Sheet

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

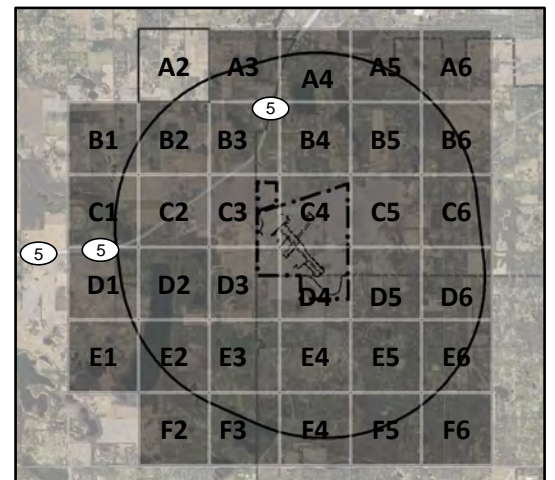
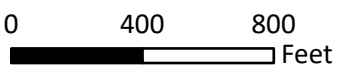




21D Safety Zones

SZ - A2

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

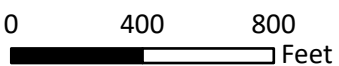




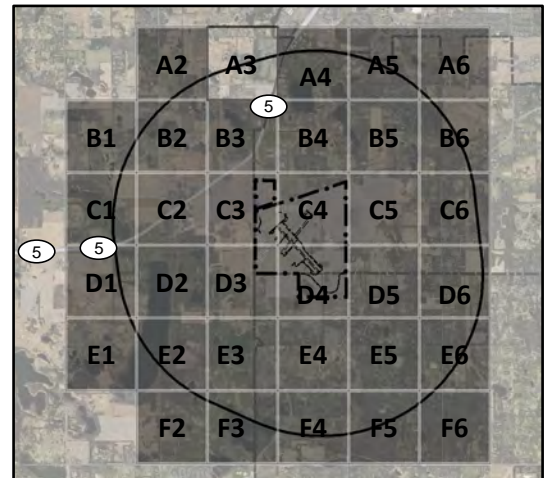
21D Safety Zones

SZ - A3

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2









Lake Elmo Airport Zoning Ordinance

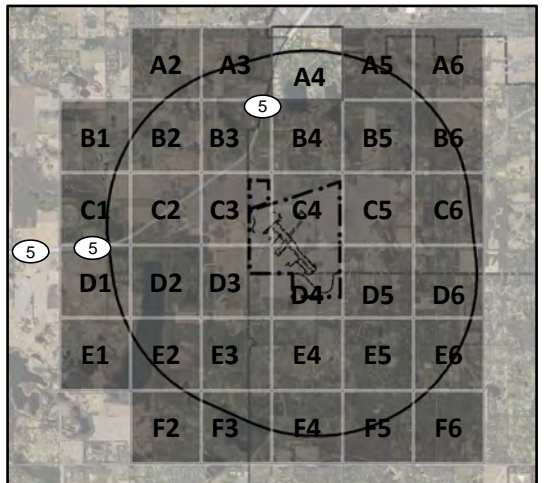
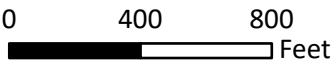




21D Safety Zones

SZ - A4

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

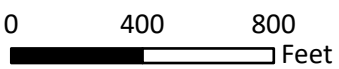




21D Safety Zones

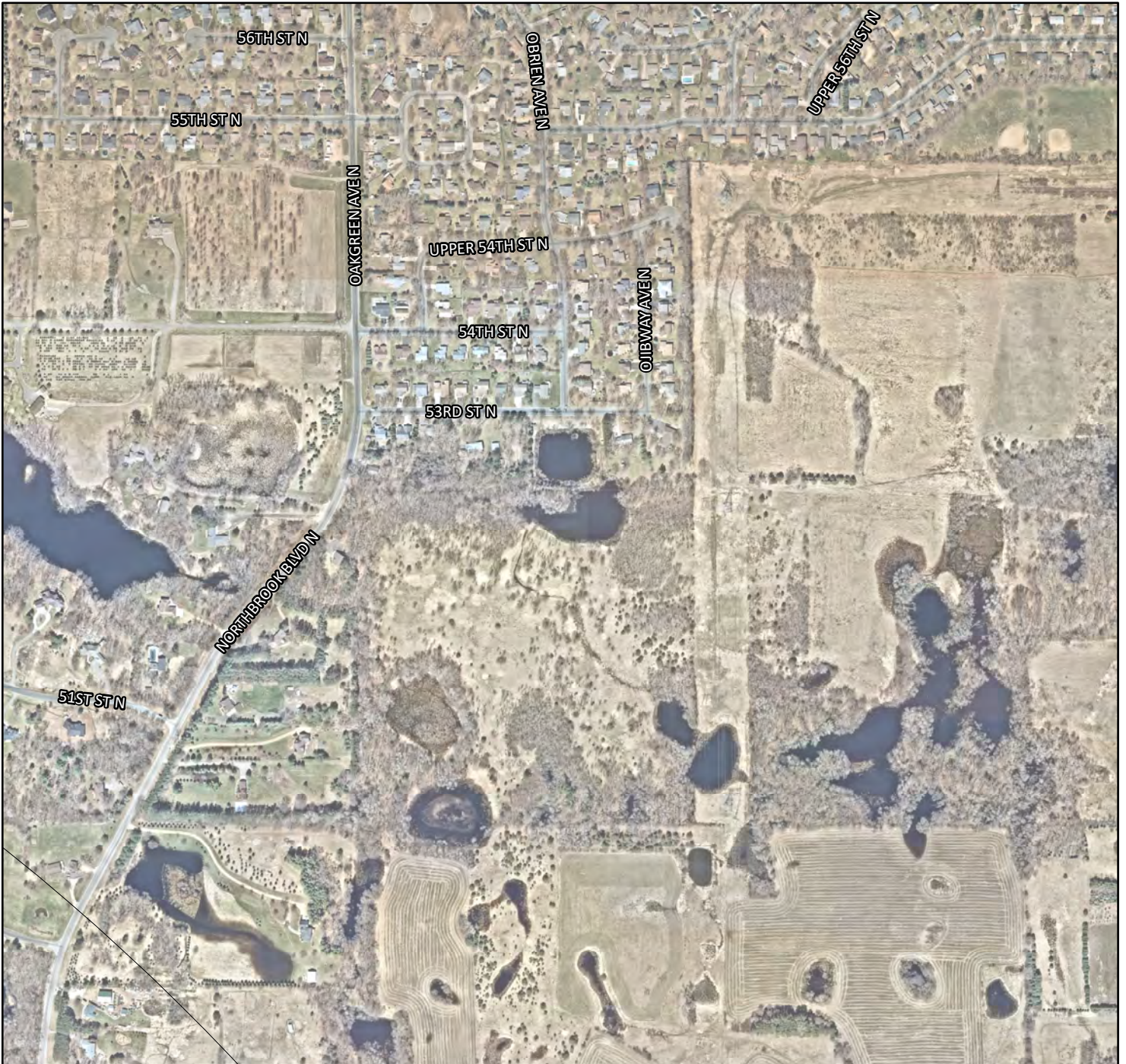
SZ - A5

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

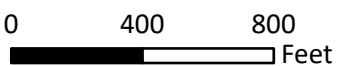




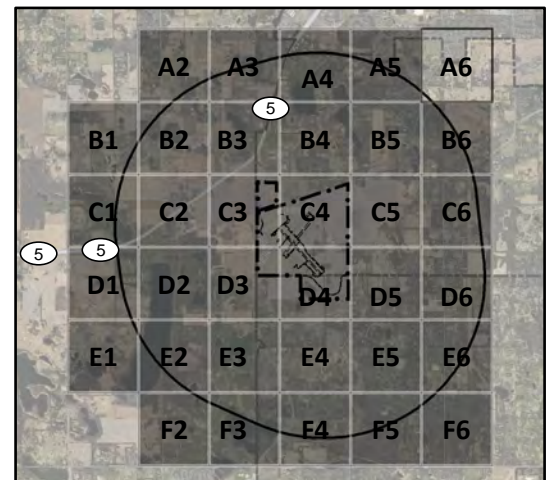
21D Safety Zones

SZ - A6

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2








Lake Elmo Airport Zoning Ordinance

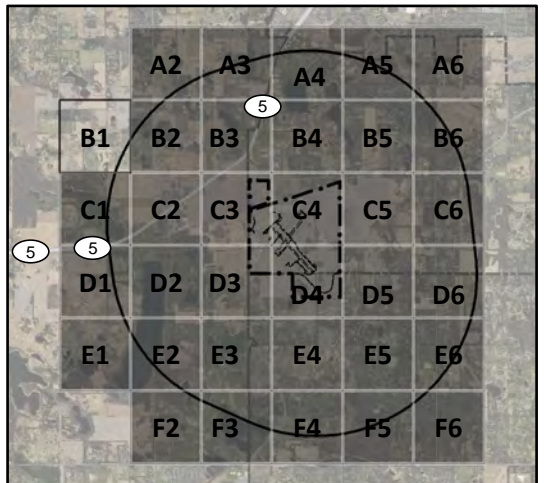
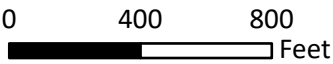


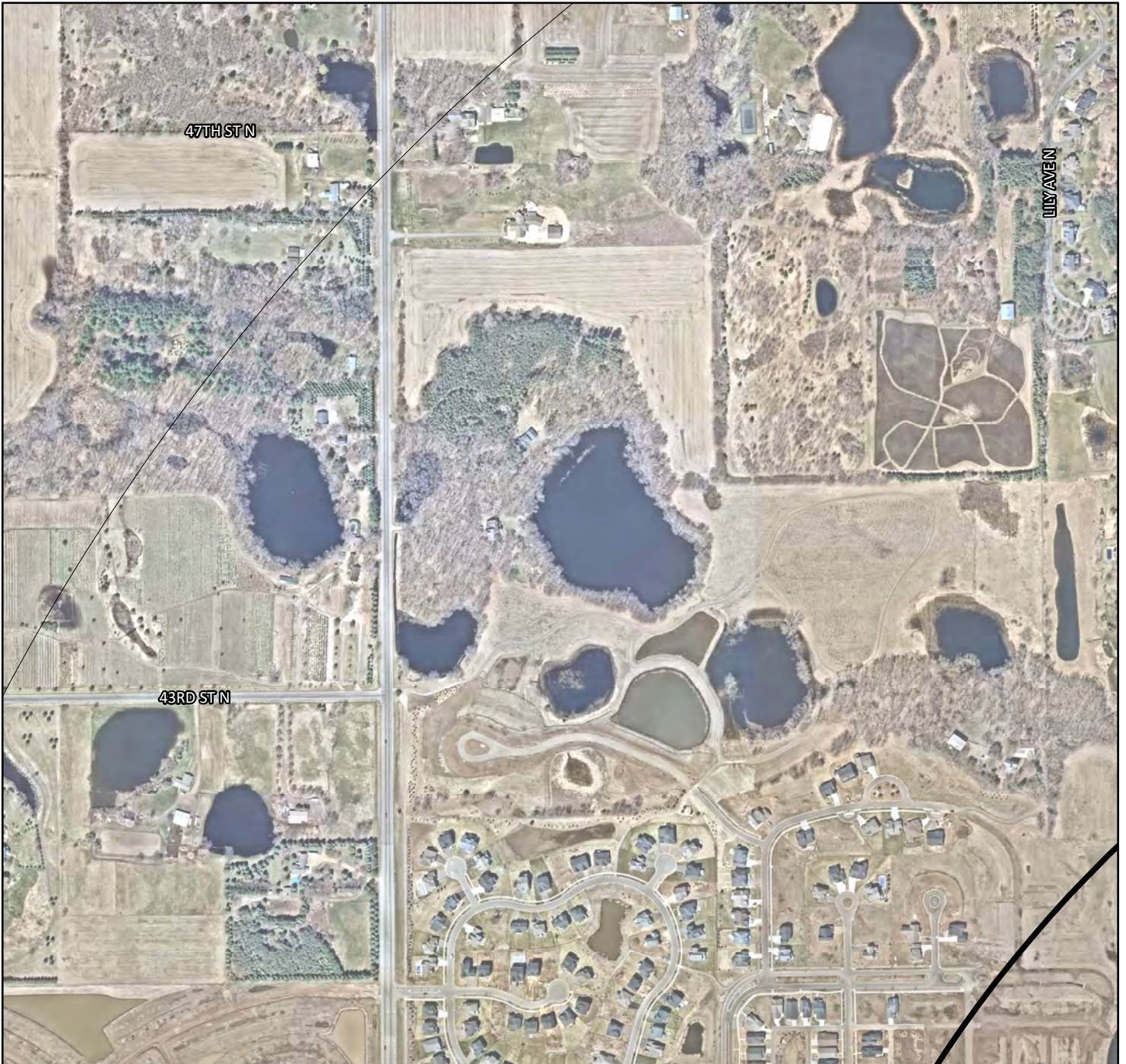


21D Safety Zones

SZ - B1

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2





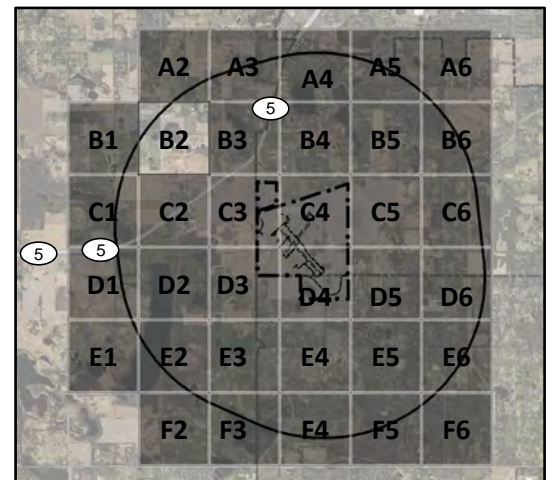
21D Safety Zones

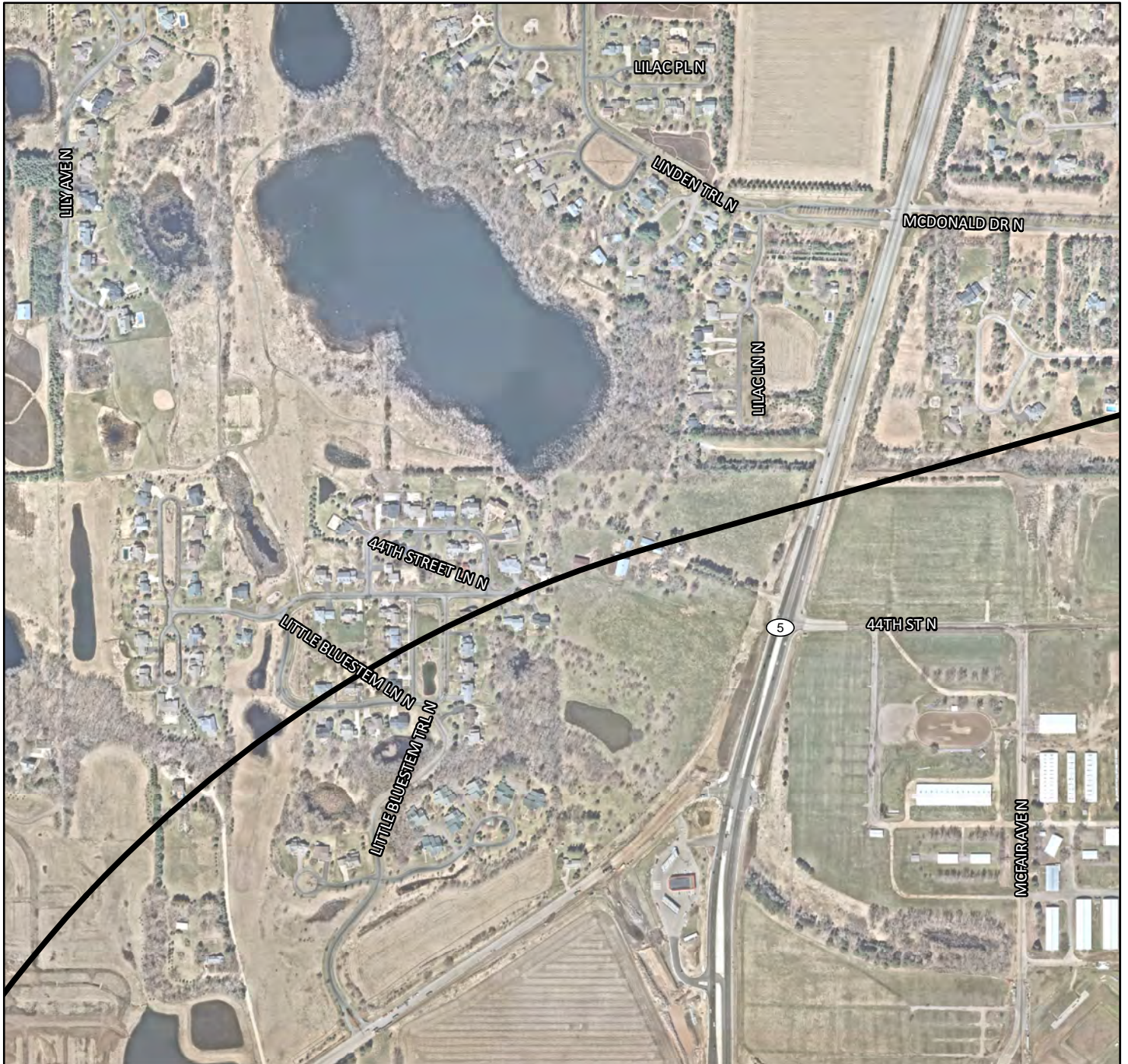
SZ - B2

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

0 400 800
 Feet

Lake Elmo Airport Zoning Ordinance

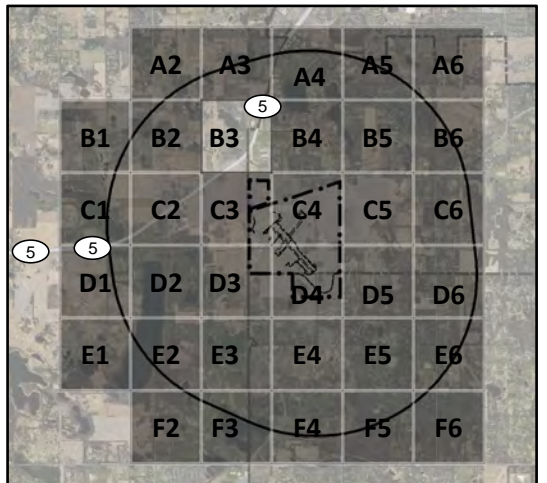
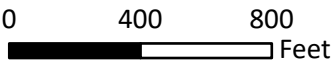




21D Safety Zones

SZ - B3







- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

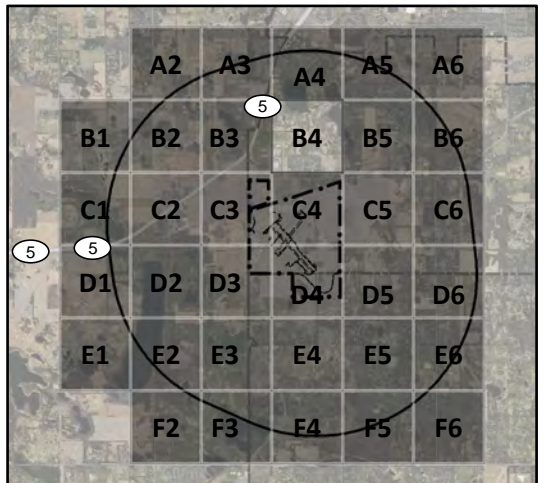
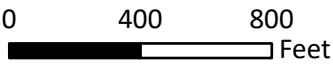




21D Safety Zones

SZ - B4

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

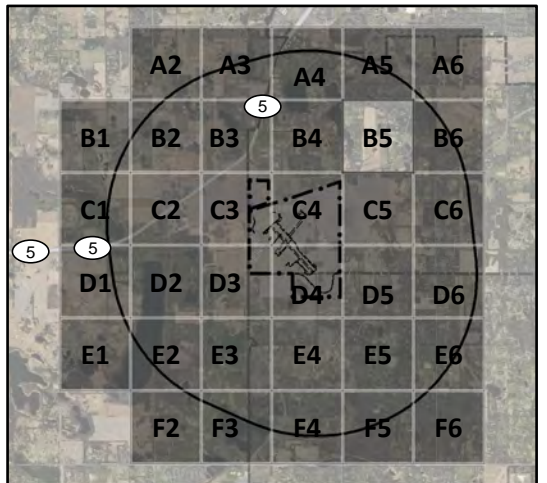
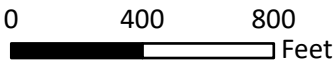




21D Safety Zones

SZ - B5

- 21D Property
- Airport Hazard Area
- Future Improvements
- JAZB Zone 1
- RPZ
- JAZB Zone 2





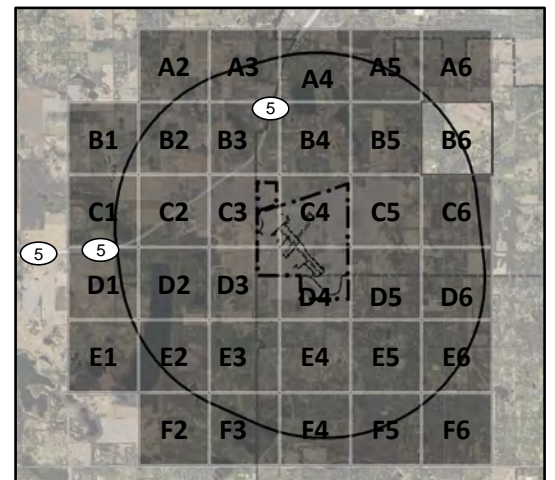
21D Safety Zones

SZ - B6

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

0 400 800 Feet







Lake Elmo Airport Zoning Ordinance

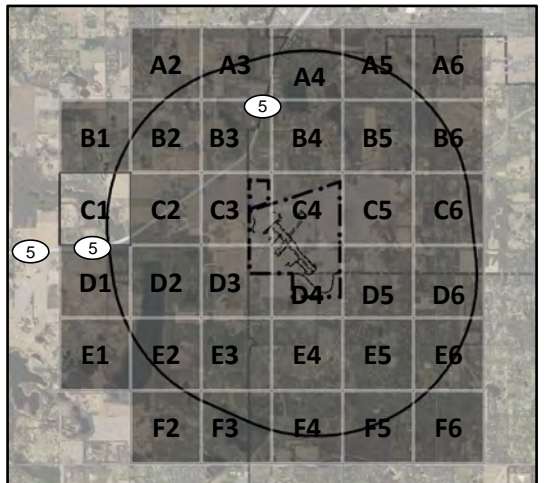
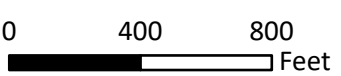


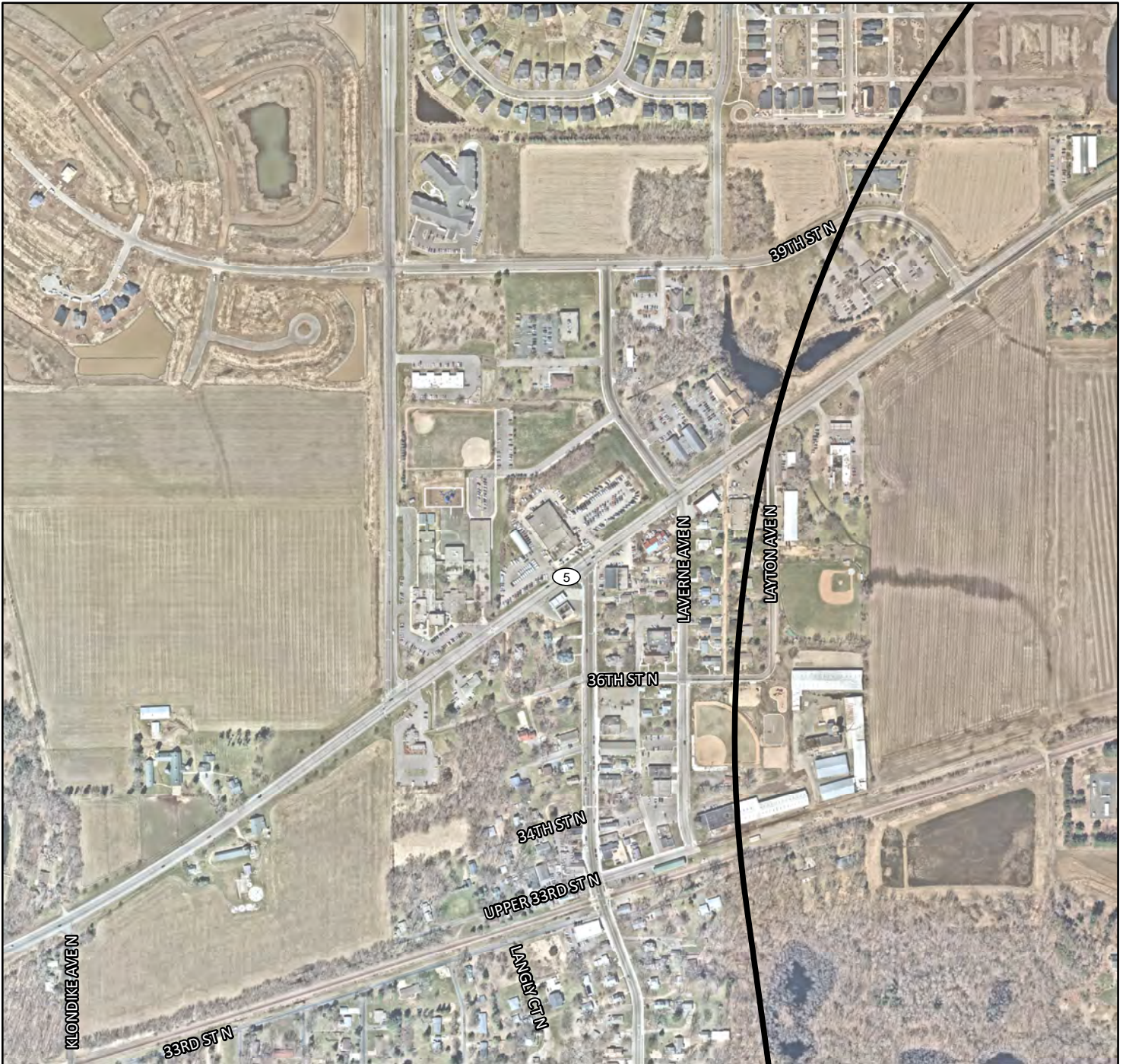


21D Safety Zones

SZ - C1

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

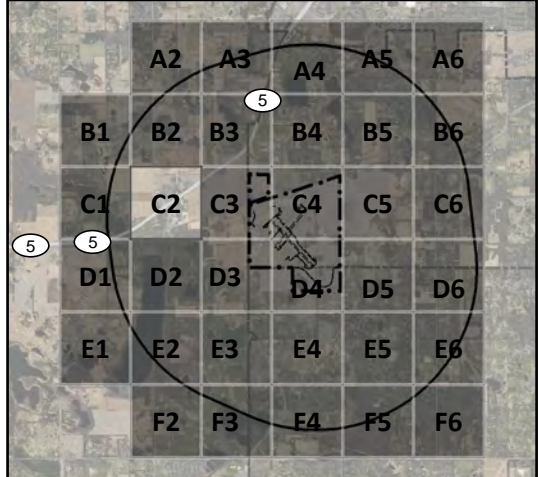
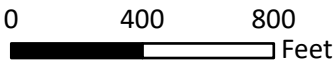


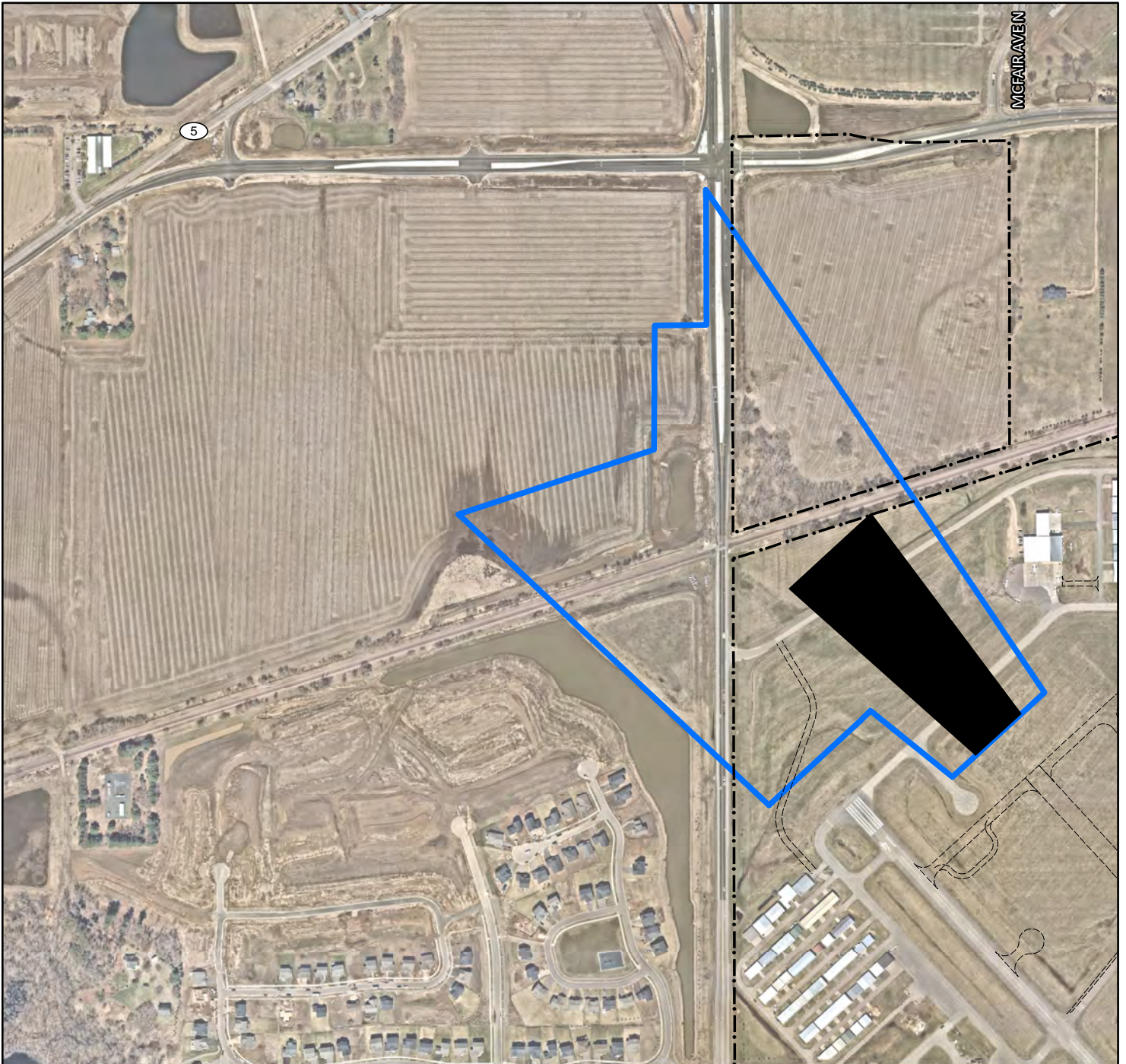


21D Safety Zones

SZ - C2

- 21D Property
- Airport Hazard Area
- Future Improvements
- JAZB Zone 1
- RPZ
- JAZB Zone 2





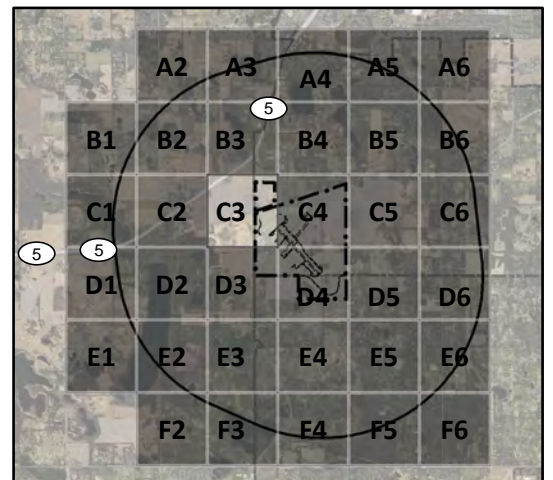
21D Safety Zones

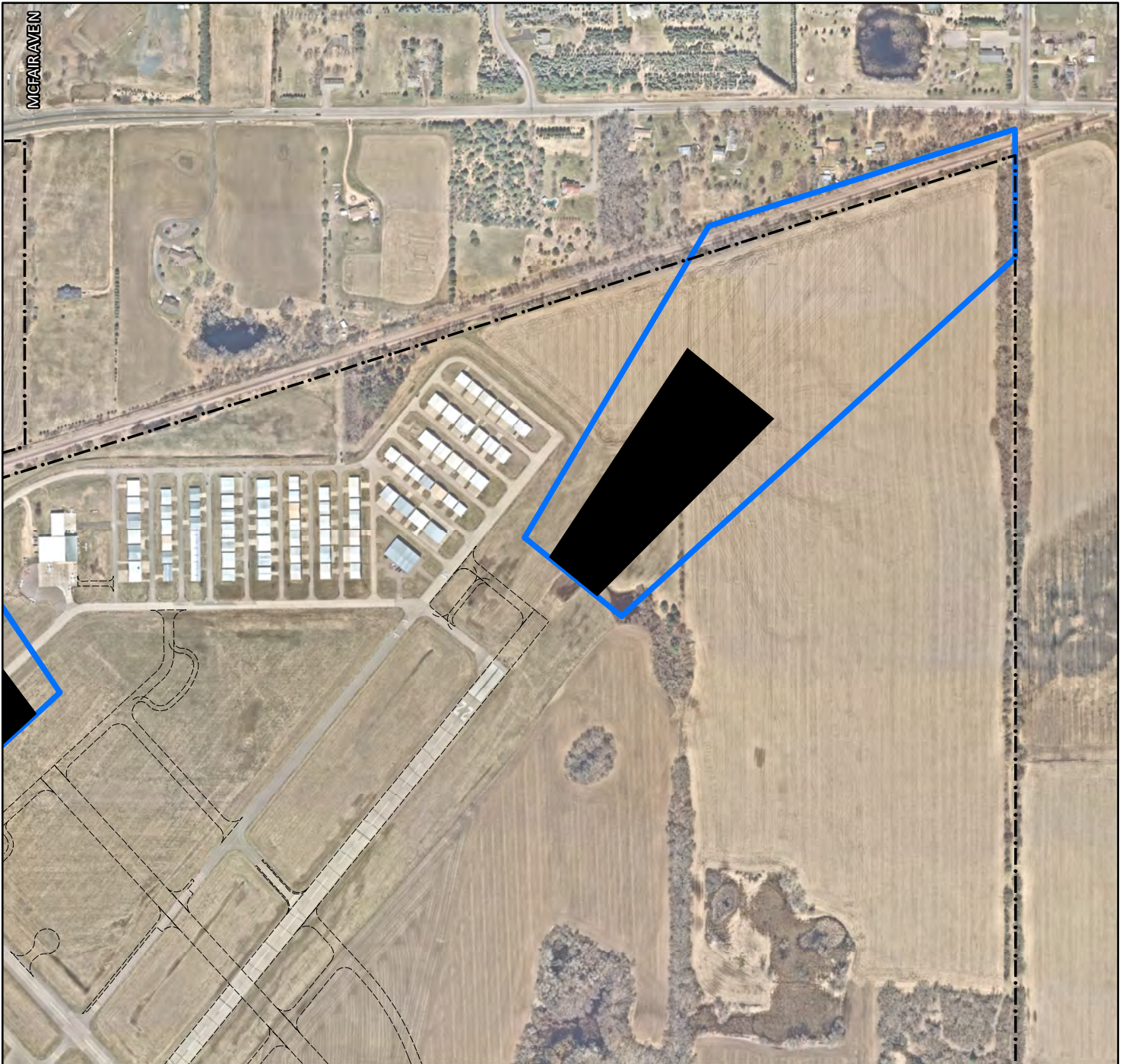
SZ - C3

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

0 400 800 Feet

Lake Elmo Airport Zoning Ordinance

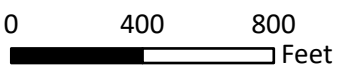




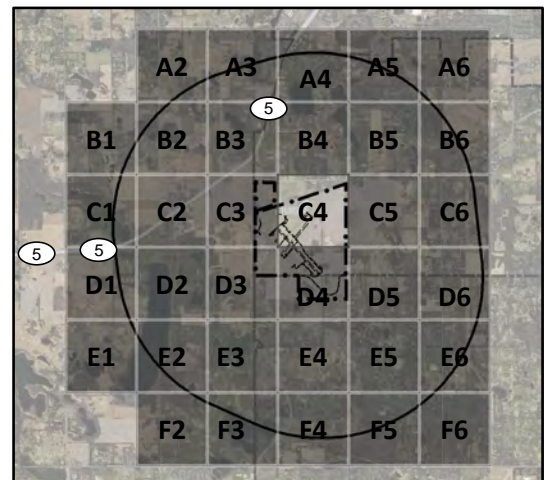
21D Safety Zones

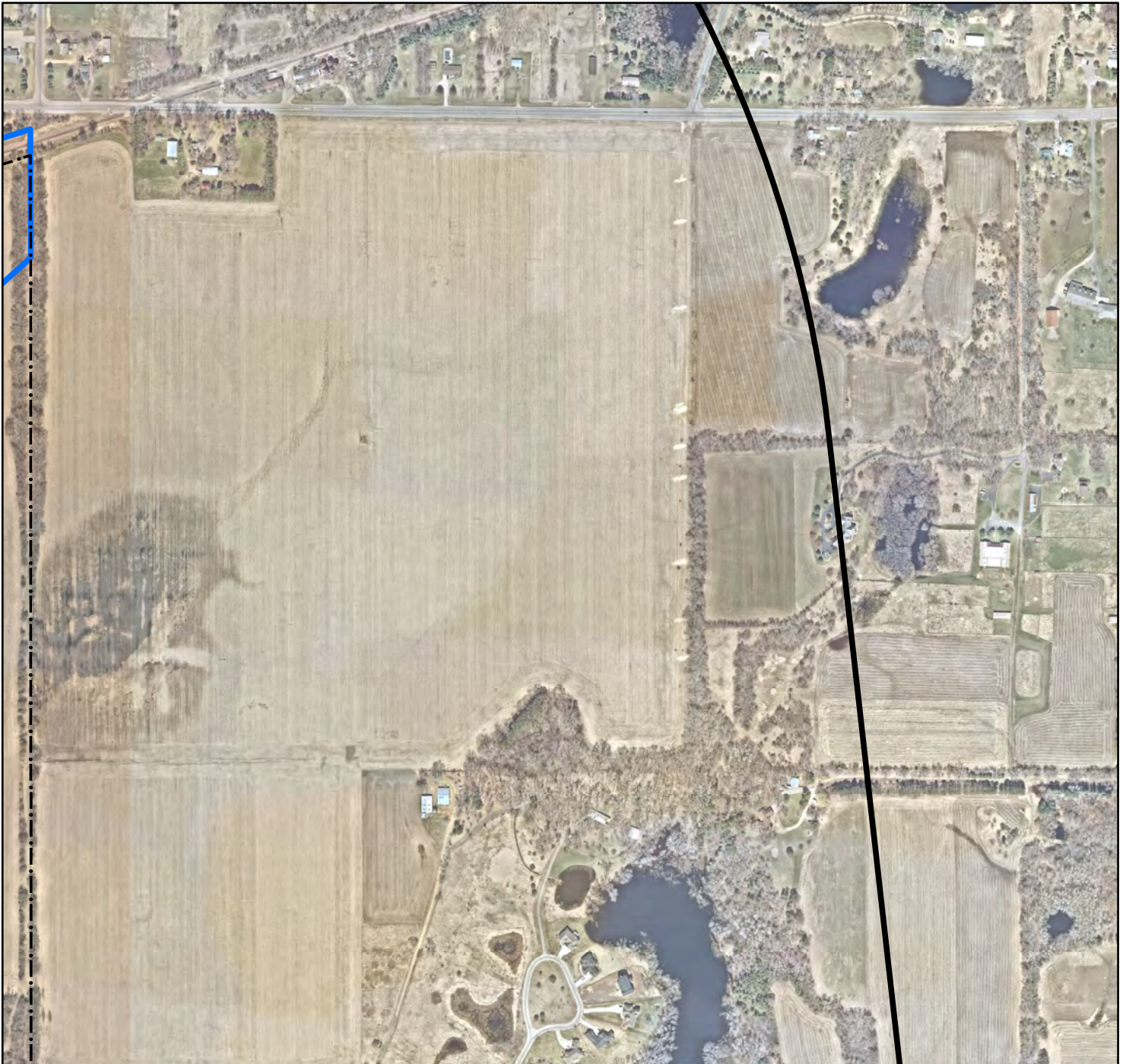
SZ - C4

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2





Lake Elmo Airport Zoning Ordinance

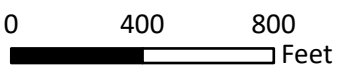




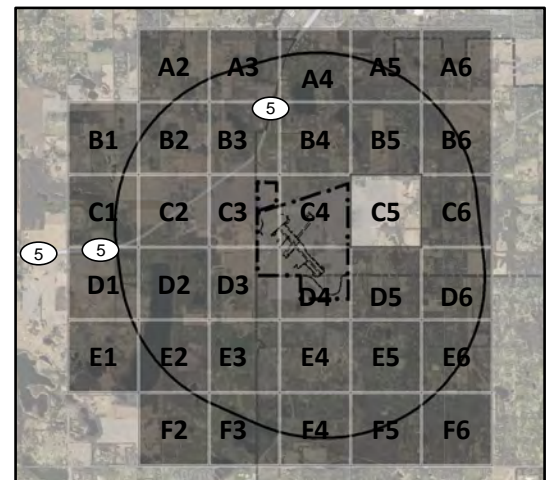
21D Safety Zones

SZ - C5

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

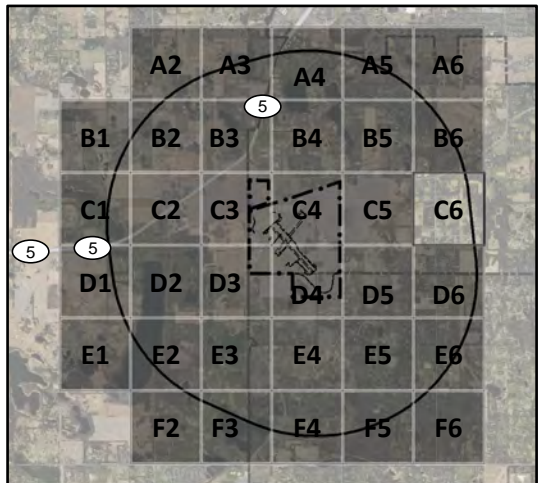
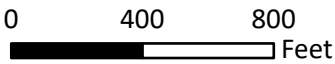




21D Safety Zones

SZ - C6







-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

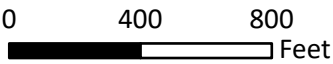




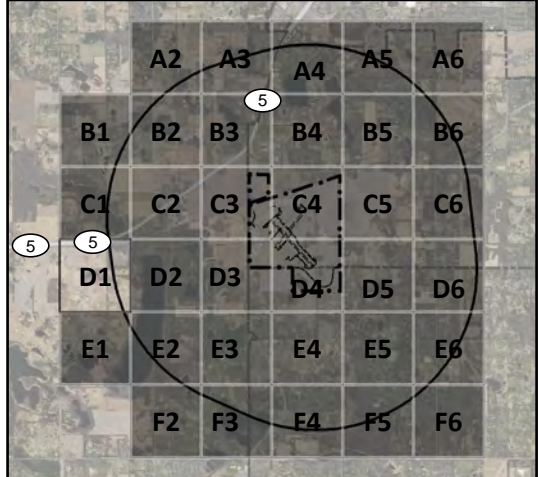
21D Safety Zones

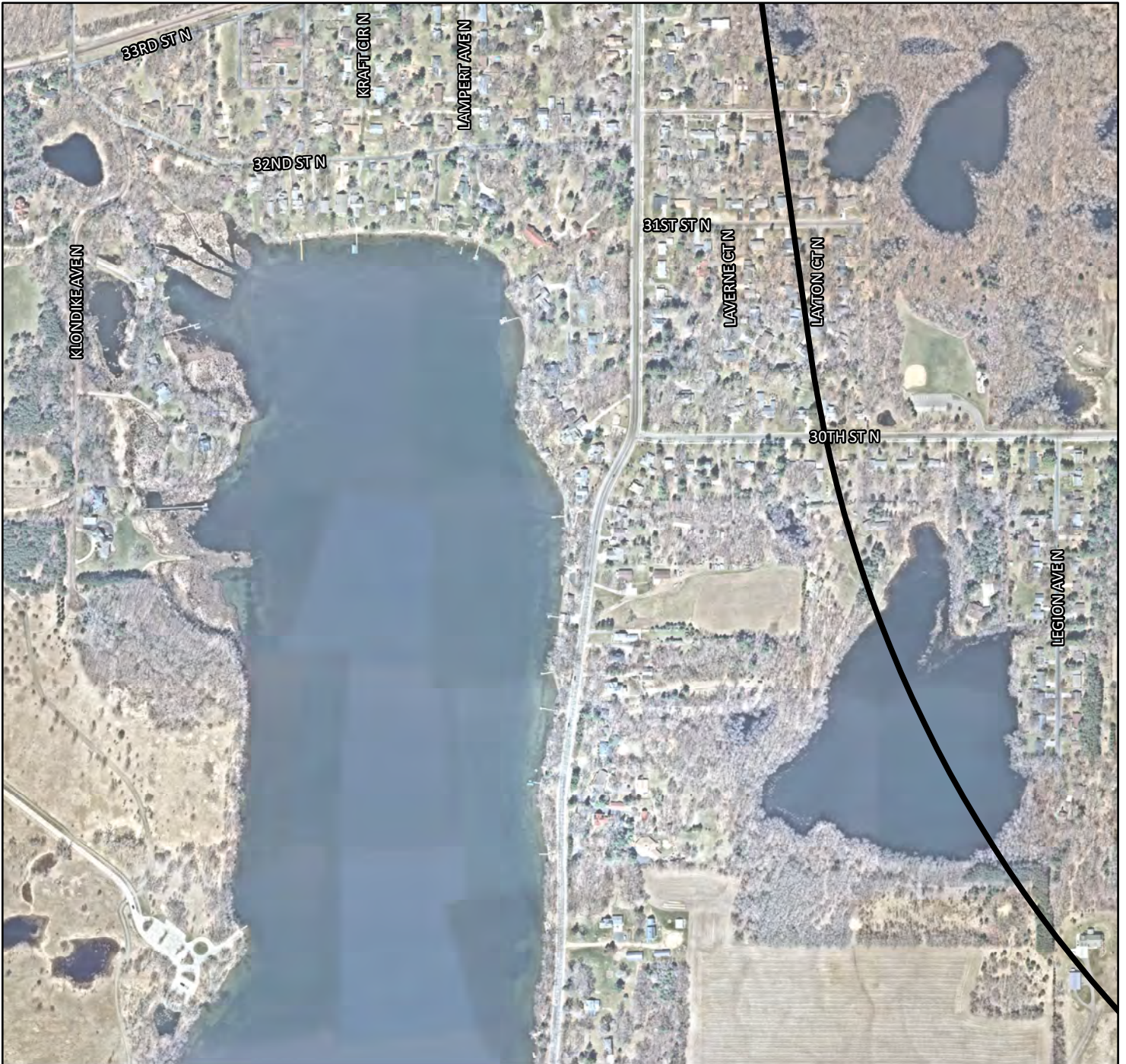
SZ - D1

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

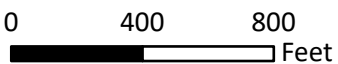




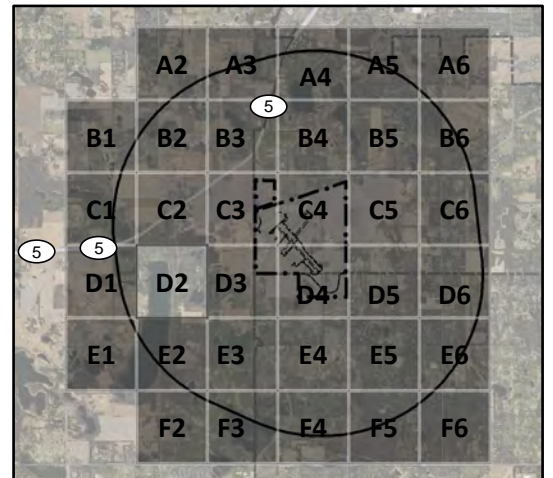
21D Safety Zones

SZ - D2

- 21D Property
- Airport Hazard Area
- Future Improvements
- JAZB Zone 1
- RPZ
- JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

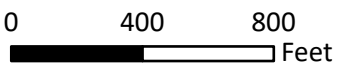


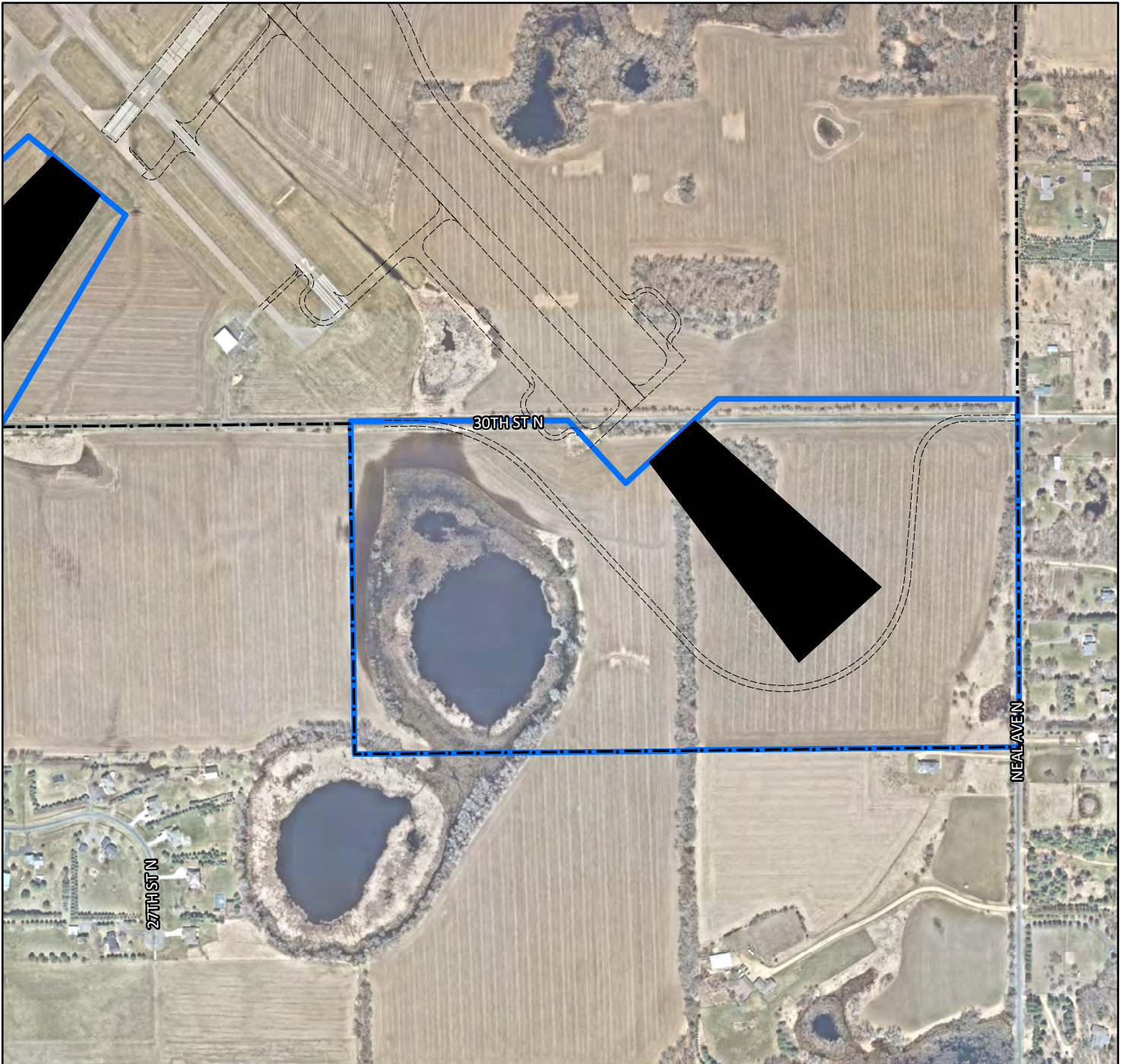


21D Safety Zones

SZ - D3

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

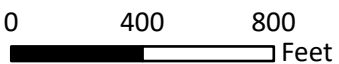




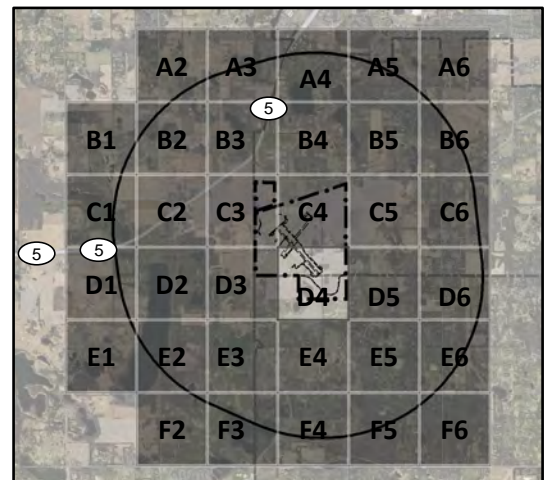
21D Safety Zones

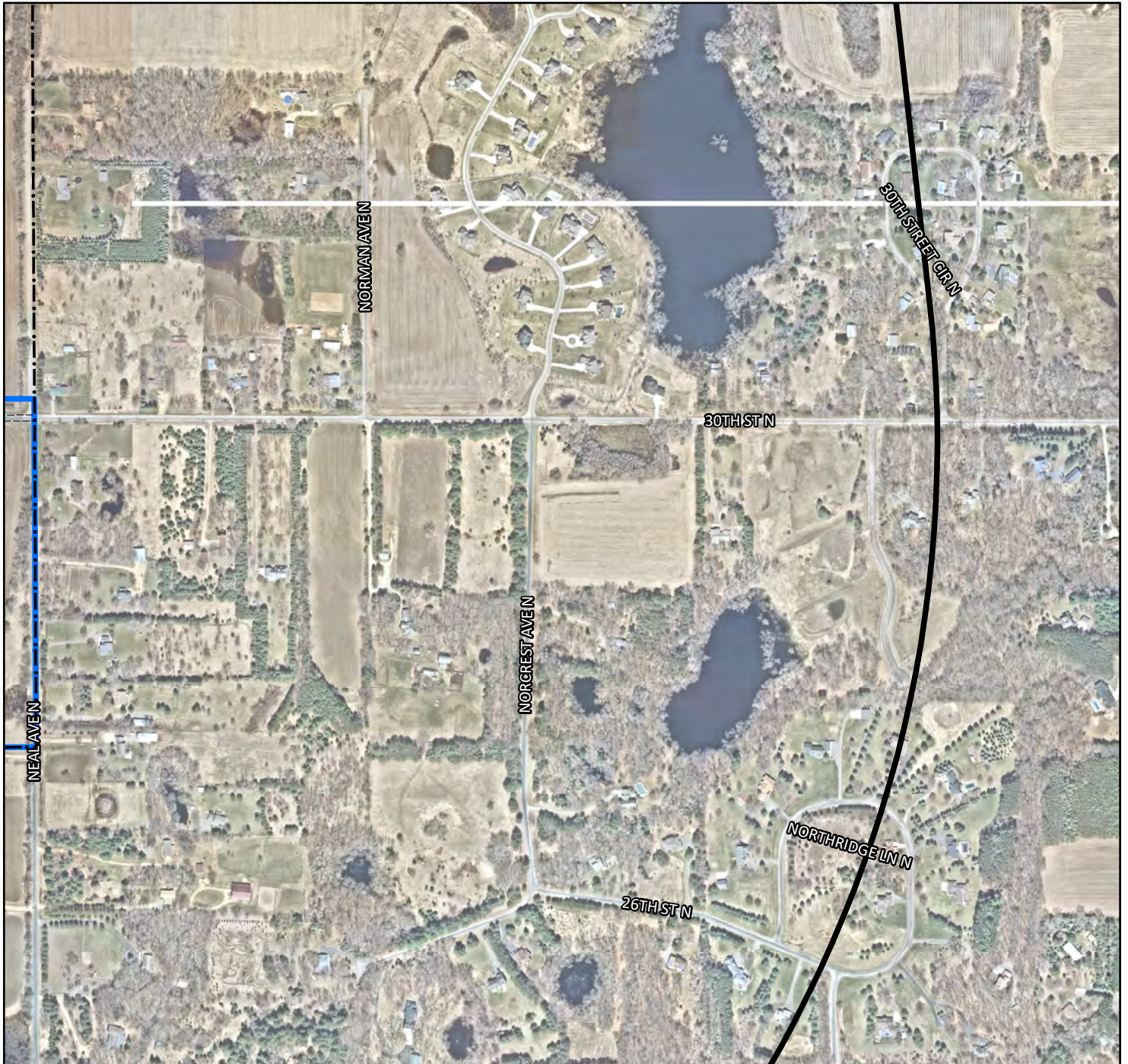
SZ - D4

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

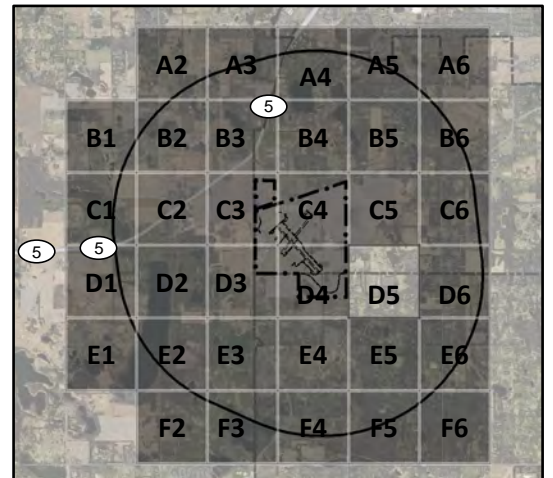
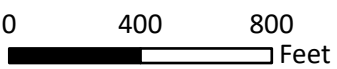


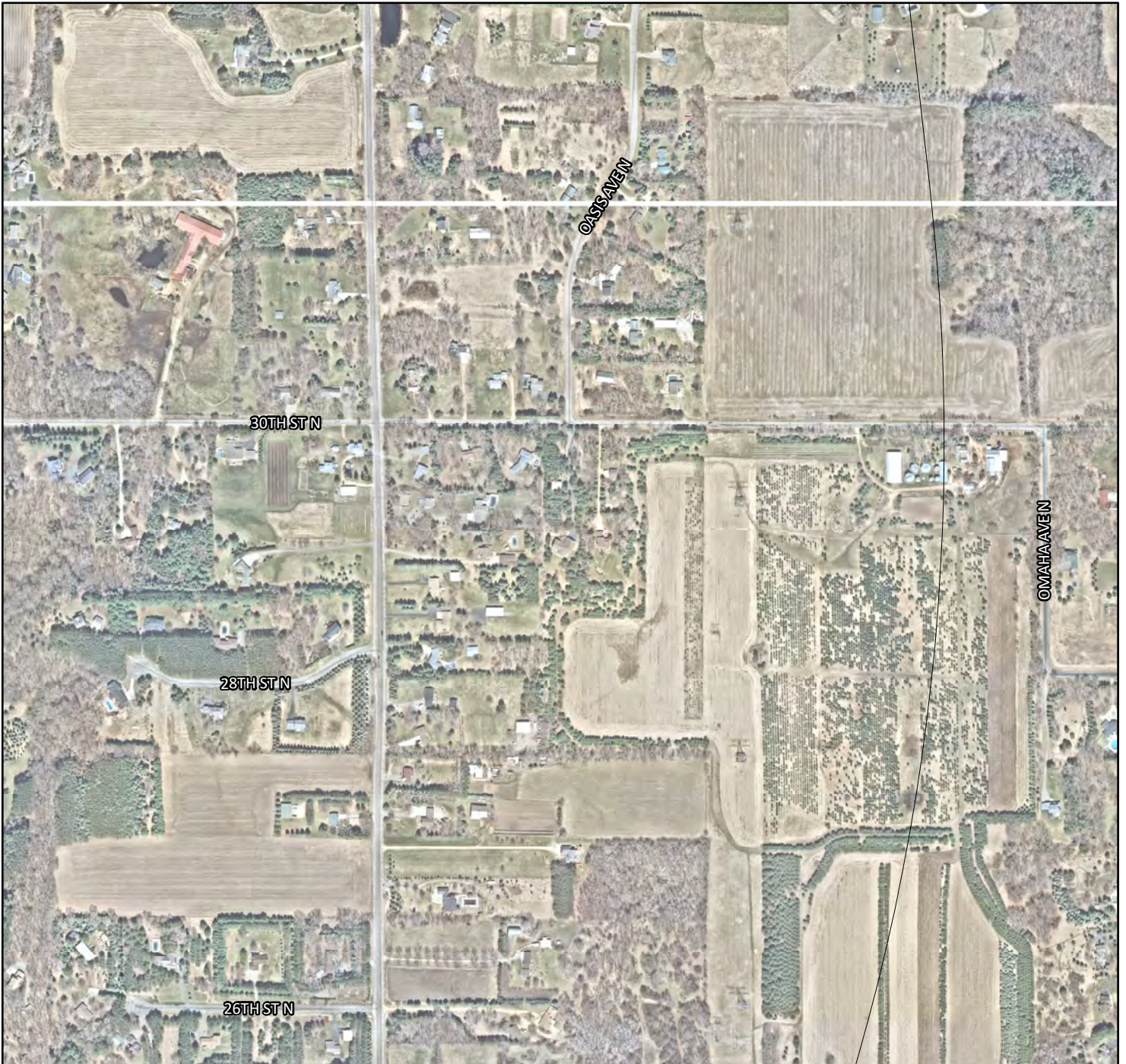


21D Safety Zones

SZ - D5

- 21D Property
- Airport Hazard Area
- JAZB Zone 1
- RPZ
- JAZB Zone 2
- Future Improvements

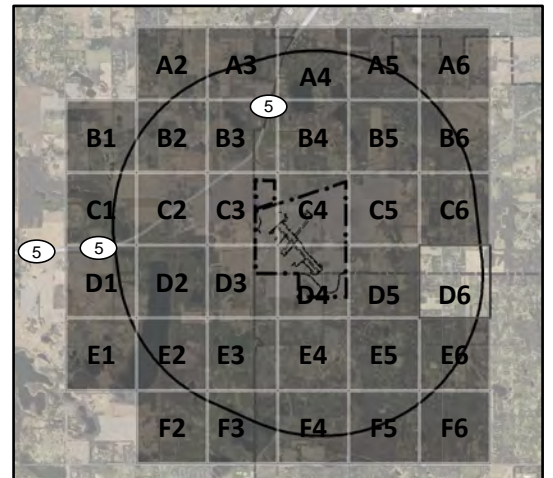
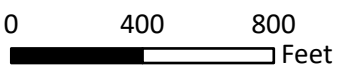




21D Safety Zones

SZ - D6






- 21D Property
- Airport Hazard Area
- Future Improvements
- JAZB Zone 1
- RPZ
- JAZB Zone 2

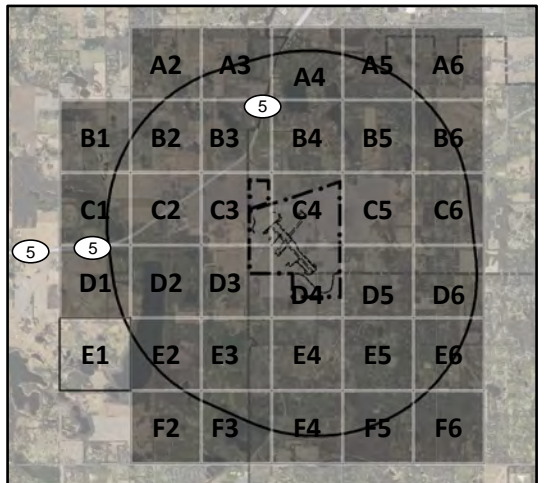
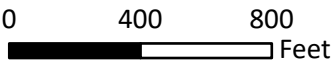




21D Safety Zones

SZ - E1

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

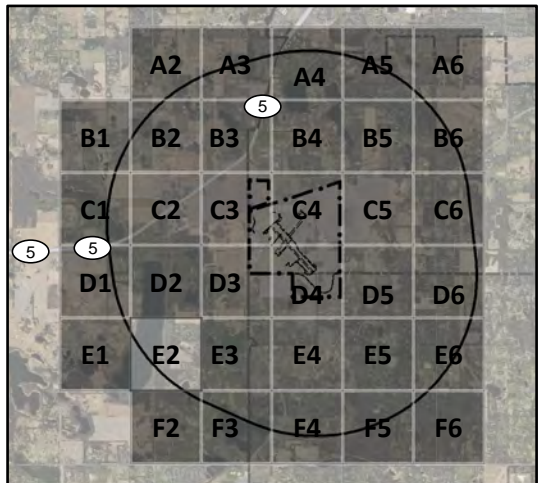
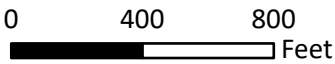


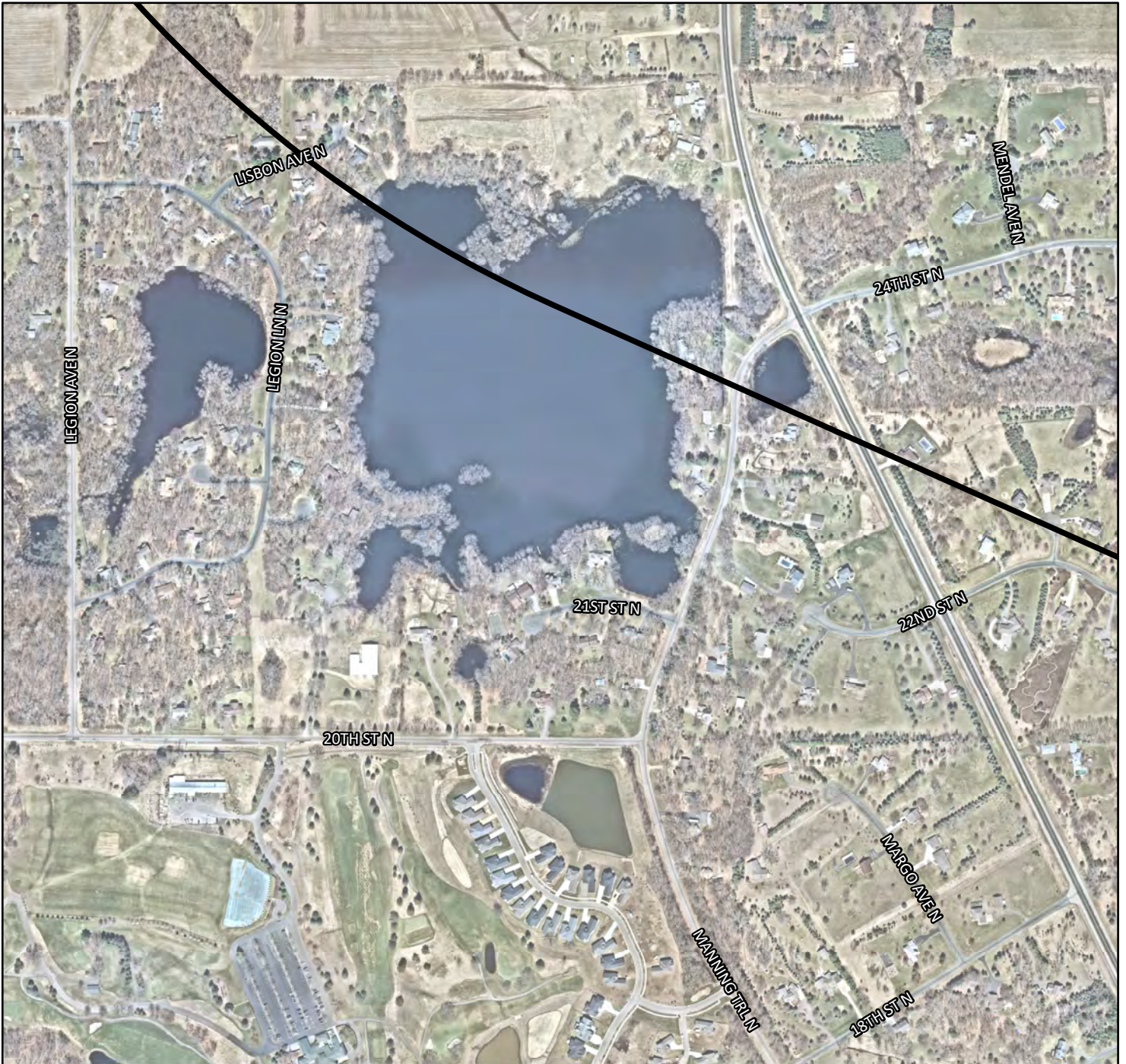


21D Safety Zones

SZ - E2

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2





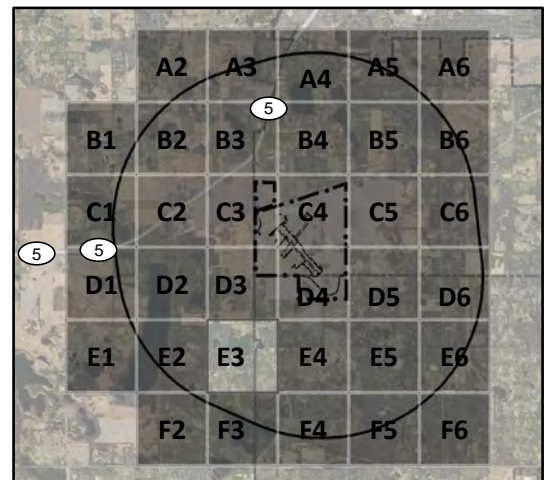
21D Safety Zones

SZ - E3

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2

0 400 800
 Feet

Lake Elmo Airport Zoning Ordinance

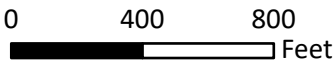




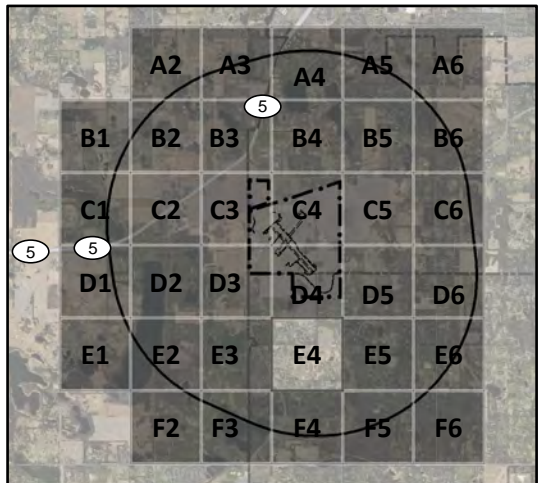
21D Safety Zones

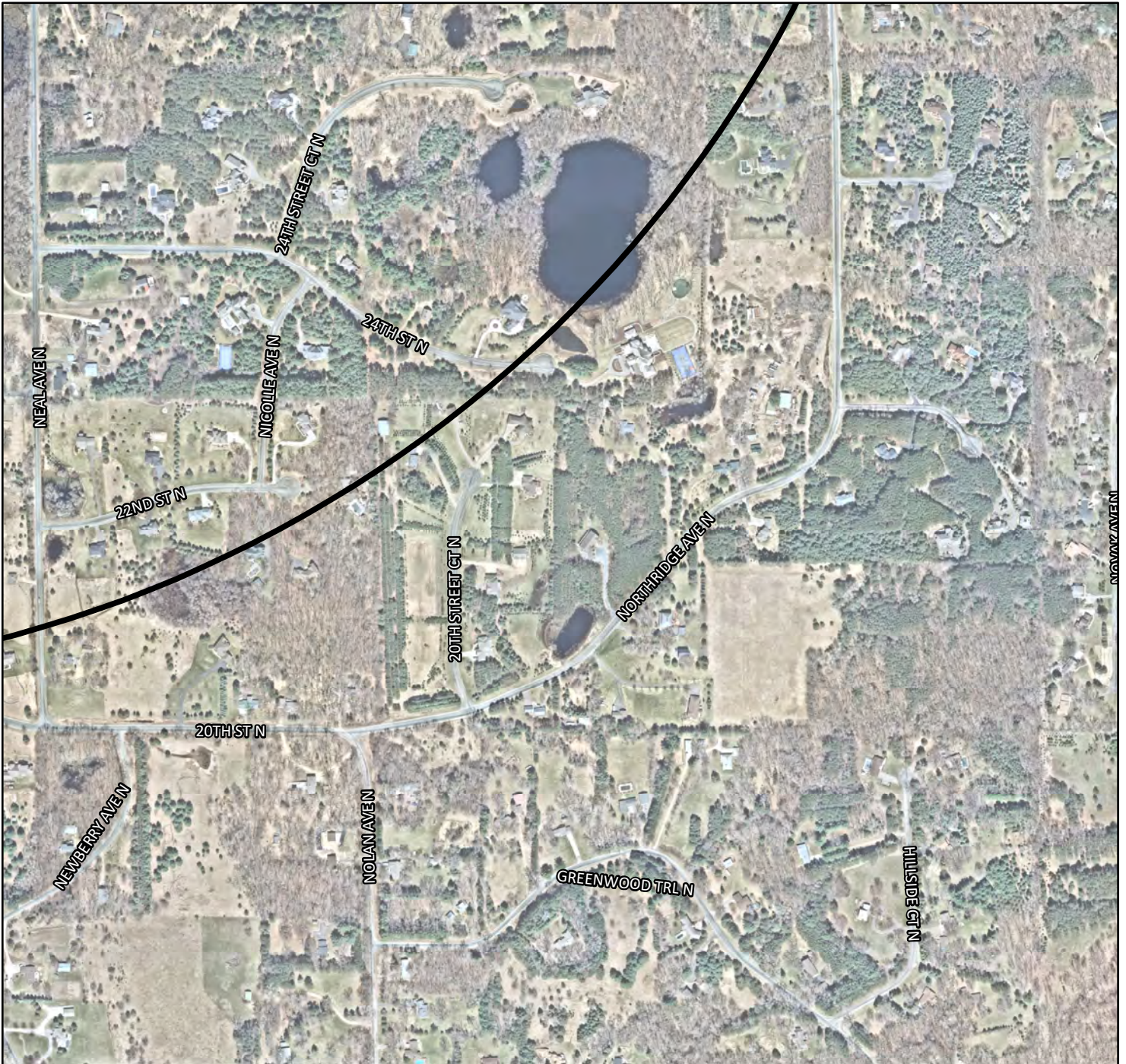
SZ - E4

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

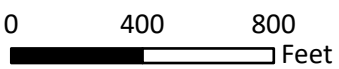




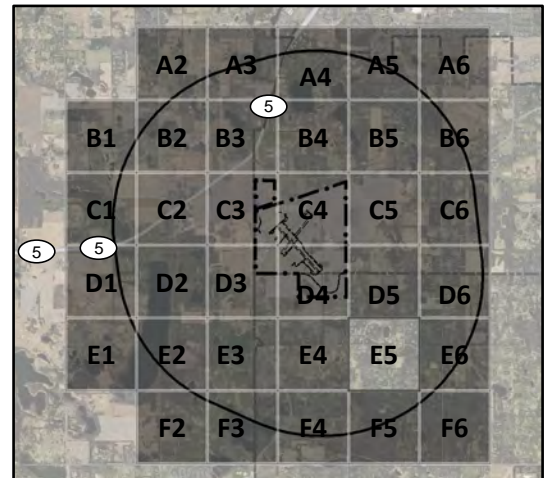
21D Safety Zones

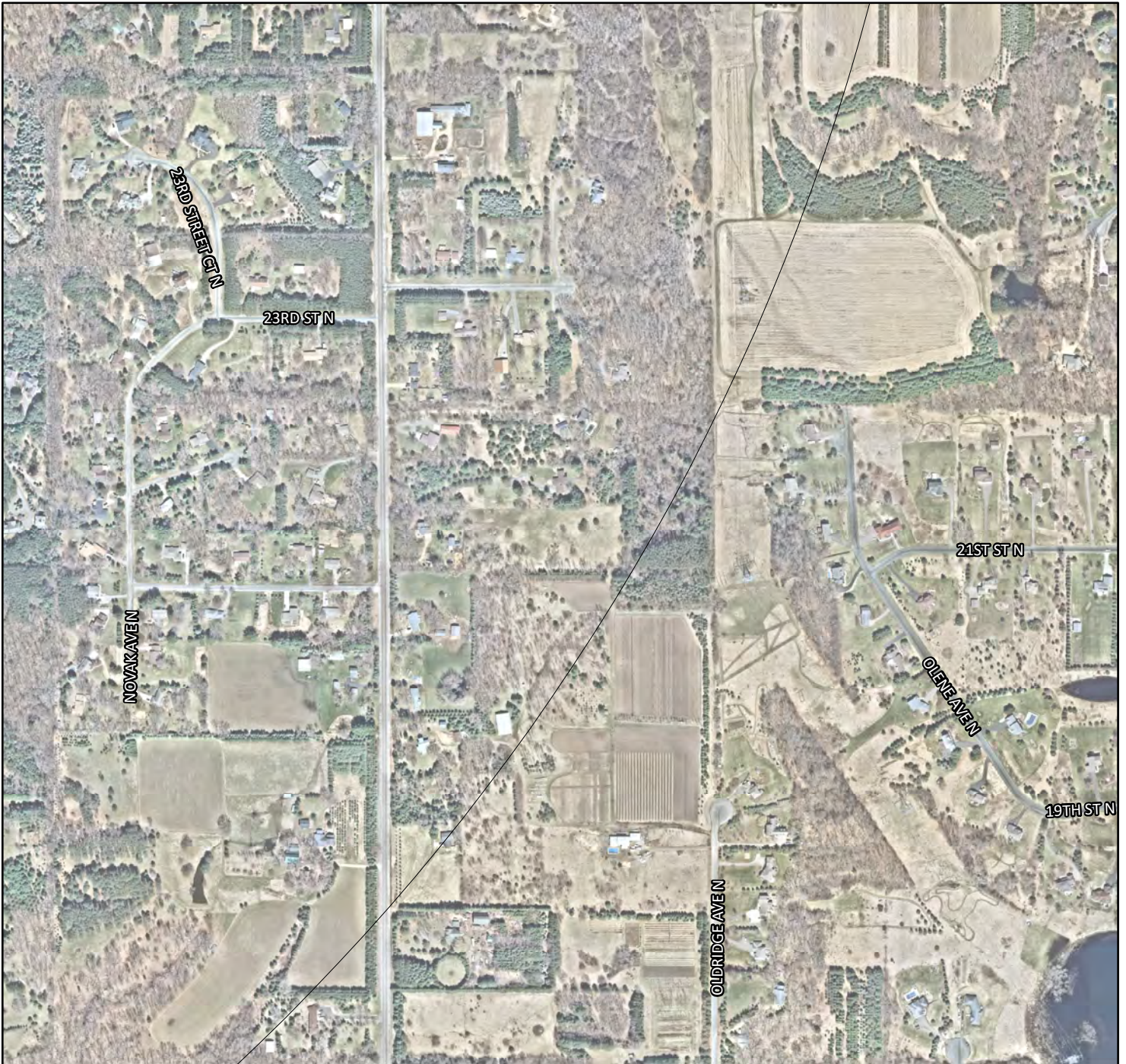
SZ - E5

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

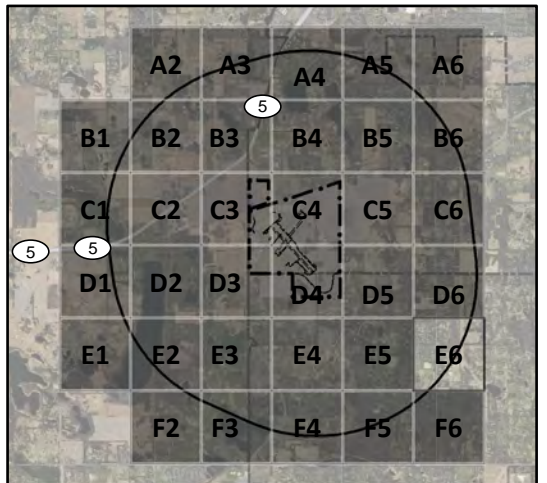
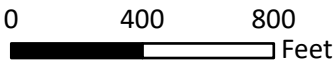




21D Safety Zones

SZ - E6

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

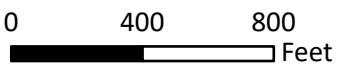




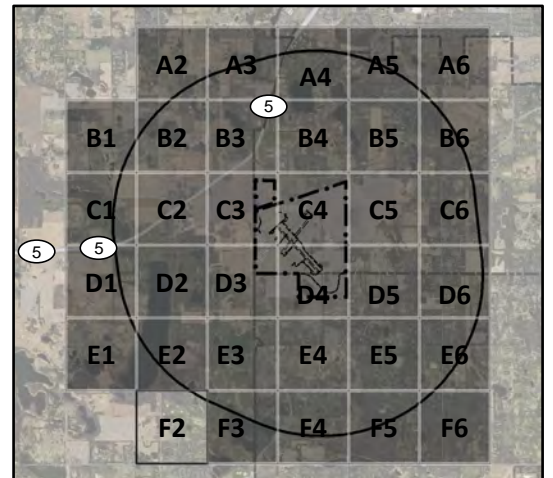
21D Safety Zones

SZ - F2

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2









Lake Elmo Airport Zoning Ordinance

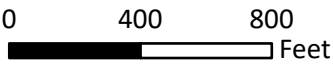




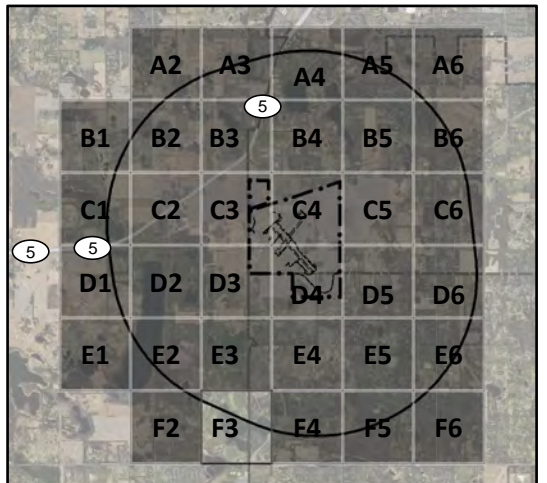
21D Safety Zones

SZ - F3

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

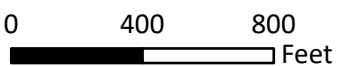




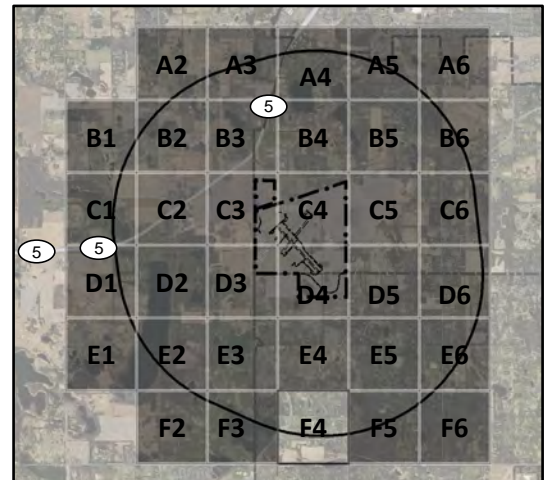
21D Safety Zones

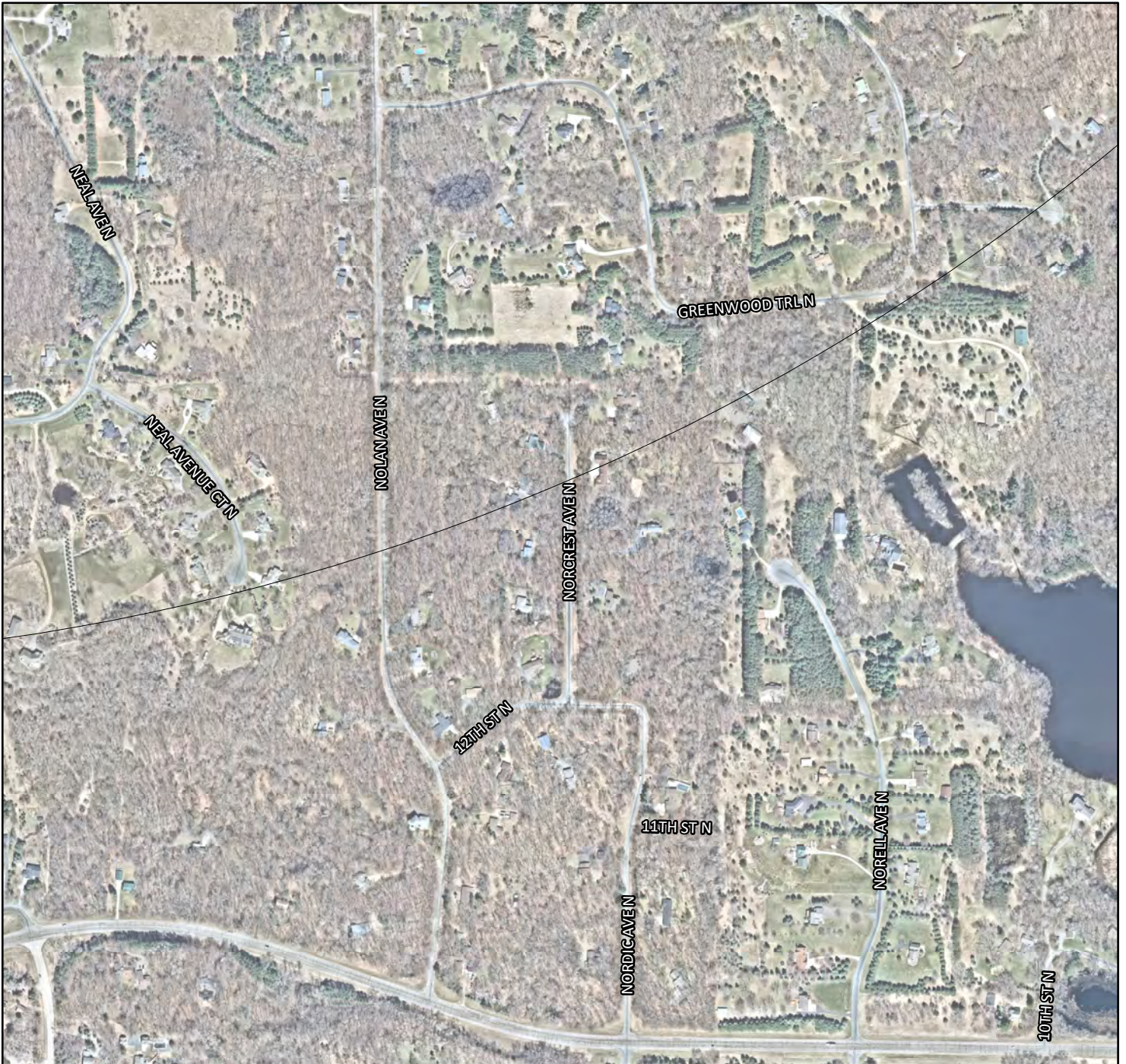
SZ - F4

- 21D Property
- Future Improvements
- RPZ
- Airport Hazard Area
- JAZB Zone 1
- JAZB Zone 2



Lake Elmo Airport Zoning Ordinance

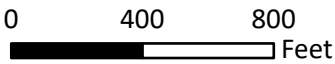




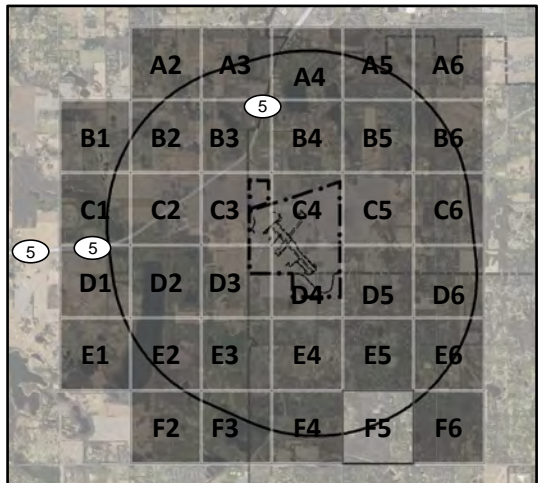
21D Safety Zones

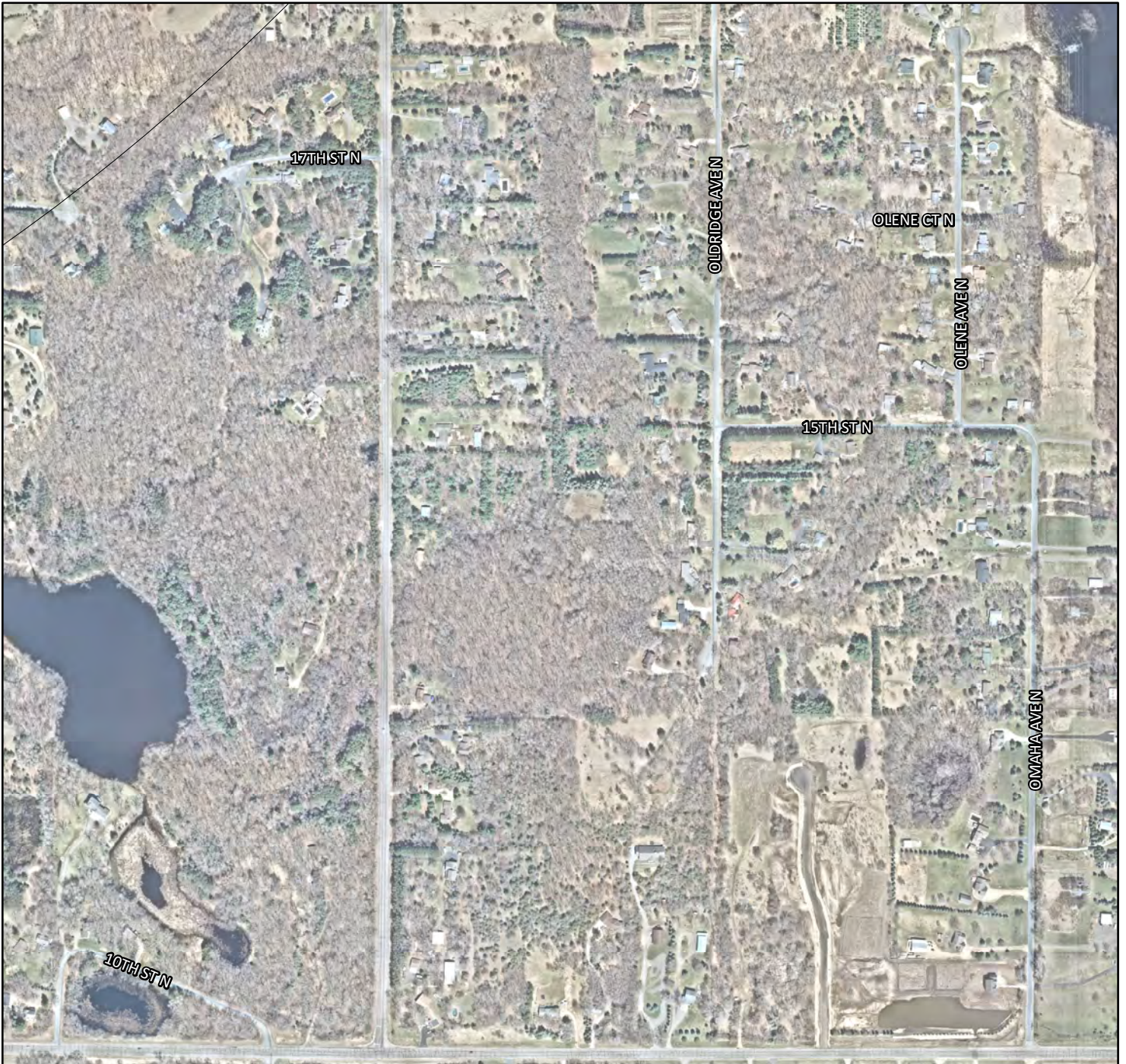
SZ - F5

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2



Lake Elmo Airport Zoning Ordinance





21D Safety Zones

SZ - F6

-  21D Property
-  Future Improvements
-  RPZ
-  Airport Hazard Area
-  JAZB Zone 1
-  JAZB Zone 2

