



## Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

To: Paul A. Croce, Chairman  
Planning Board Members

From: Ron Wolanski, Town Planner

Date: September 1, 2021

Re: Revised draft Airport Overlay District zoning amendments.

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As was discussed during the August Planning Board meeting, please see the attached revised ordinance draft and airport overlay map. The map has been revised to exclude certain properties from the proposed runway protection zone (RPZ), which is recommended by the subcommittee to relieve property owners from some restrictions of the RPZ. The only change to the proposed ordinance text is to remove "hazard" from the title of the ordinance as requested by the subcommittee.

As previously discussed, if adopted the ordinance would result in the following:

- Establish two regulated areas, including the Runway Protection Zone (RPZ) and the Height Compliance Area.
- The RPZ would prohibit most development, except for parking lots, roads, and agriculture. Any structures and vegetation would be limited to 15 feet in height.
- Uses within the Height Compliance Area would be limited in accordance with the underlying zoning, with structure height to not exceed that which would penetrate a FAR Part 77 surface. As currently drafted, there is no limitation on the height of vegetation.
- Any proposed development within the RPZ or Height Compliance Area would require Development Plan Review (DPR) conducted by the Planning Board, with the exception of proposed single-family dwellings in the Height Compliance Area. FAA approval of the proposed development would be a submission requirement for DPR.
- Pre-existing structures not in compliance with provisions of the ordinance would not be required to comply unless such structure is altered. The alteration shall not increase the hazard to air navigation.

If the board wishes to move forward with consideration of the revised draft, an additional public workshop might be considered. All property owners within the proposed overlay district boundaries would be notified of the workshop.

cc. Town Solicitor