



# AIRPORT OVERLAY ZONE

Middletown Planning Board Public Workshop

October 13, 2022

# AGENDA



Process and Background



Review of draft



Planning Board discussion



Public comments and questions

# PROCESS



Receive public input  
tonight



Additional revisions  
as necessary



Planning Board  
recommendation to  
Town Council



Town Council public  
hearing



Additional revisions  
as necessary before  
considering adoption

## BACKGROUND

### **State Law RIGL § 1-3-5**

- Town shall adopt, administer, and enforce zoning regulations to prevent airport hazards

### **Middletown Comprehensive Plan**

- Action Item: L-I.D.1. *Develop and adopt an Airport Hazard Area Overlay District*

### **Planning Board Work**

- Planning Board subcommittee
- Reviewed regulations near other RI airports
- Full board discussion tonight

# DRAFT REGULATIONS

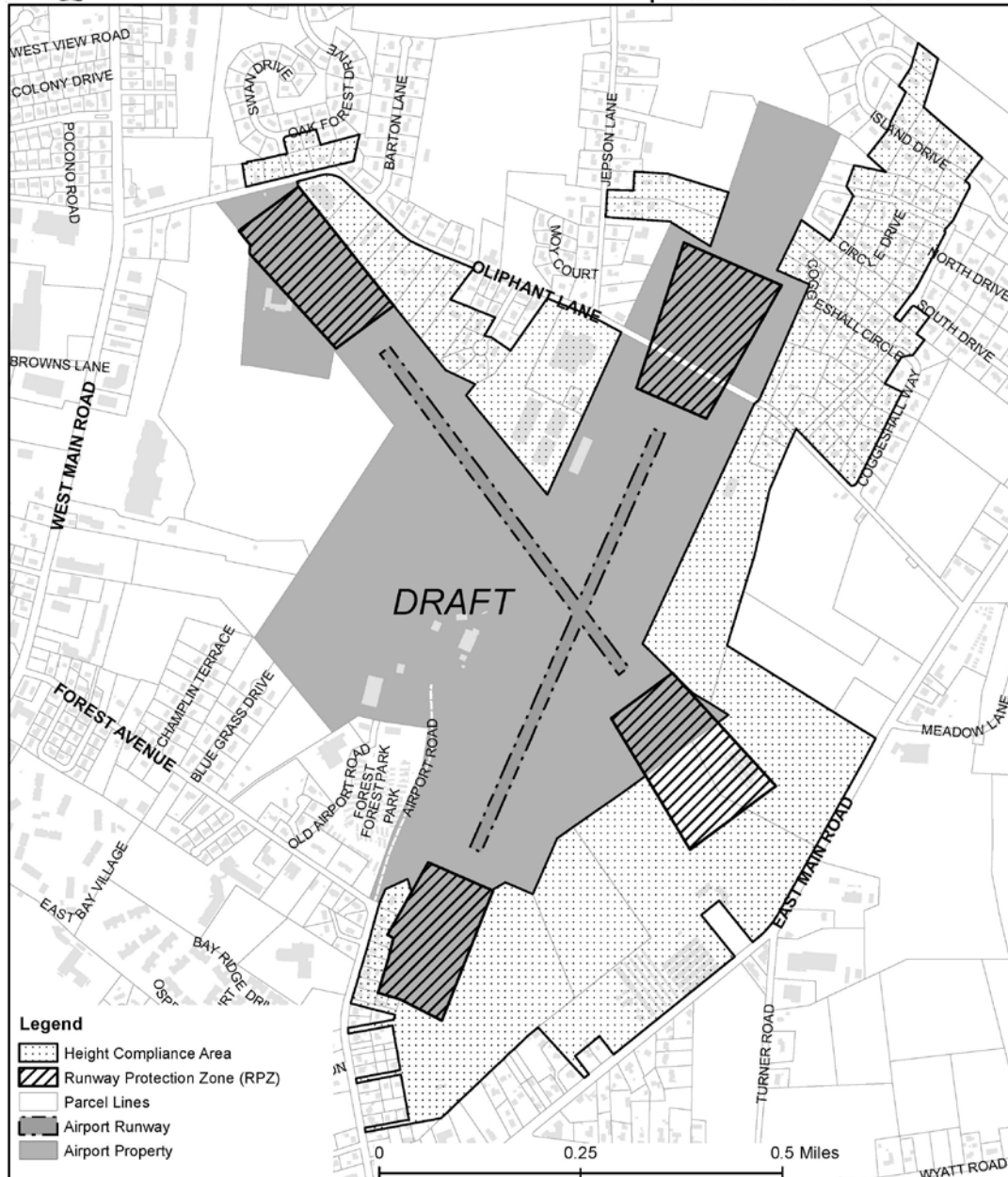
## ARTICLE I I A



# Town of Middletown

Airport Area Overlay District:  
RPZ and Height Compliance Area

The information on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation or parcel-level analysis.  
Data: Town of Middletown, RIAC, RIGIS  
Author: RL Date: 12/17/2021



## Overview of Draft

- Creates an overlay zone with two areas (described more on next slide)
- For new development, excluding single-family dwellings on existing lots, requires Development Plan Review (DPR) by the Middletown Planning Board and Technical Review Committee
- Federal Aviation Administration (FAA) approval of plan required as part of DPR
- Does not impact existing uses unless modifications are proposed.

# PROPOSED ZONING ORDINANCE AMENDMENT ARTICLE IIA

## RUNWAY PROTECTION ZONE (RPZ)

- Closest to runway, primarily on airport property
- Limited allowable uses: parking lots or agriculture
- 15' height limit for structures and vegetation
- Development Plan Review (DPR) required for all new developments

## HEIGHT COMPLIANCE AREA

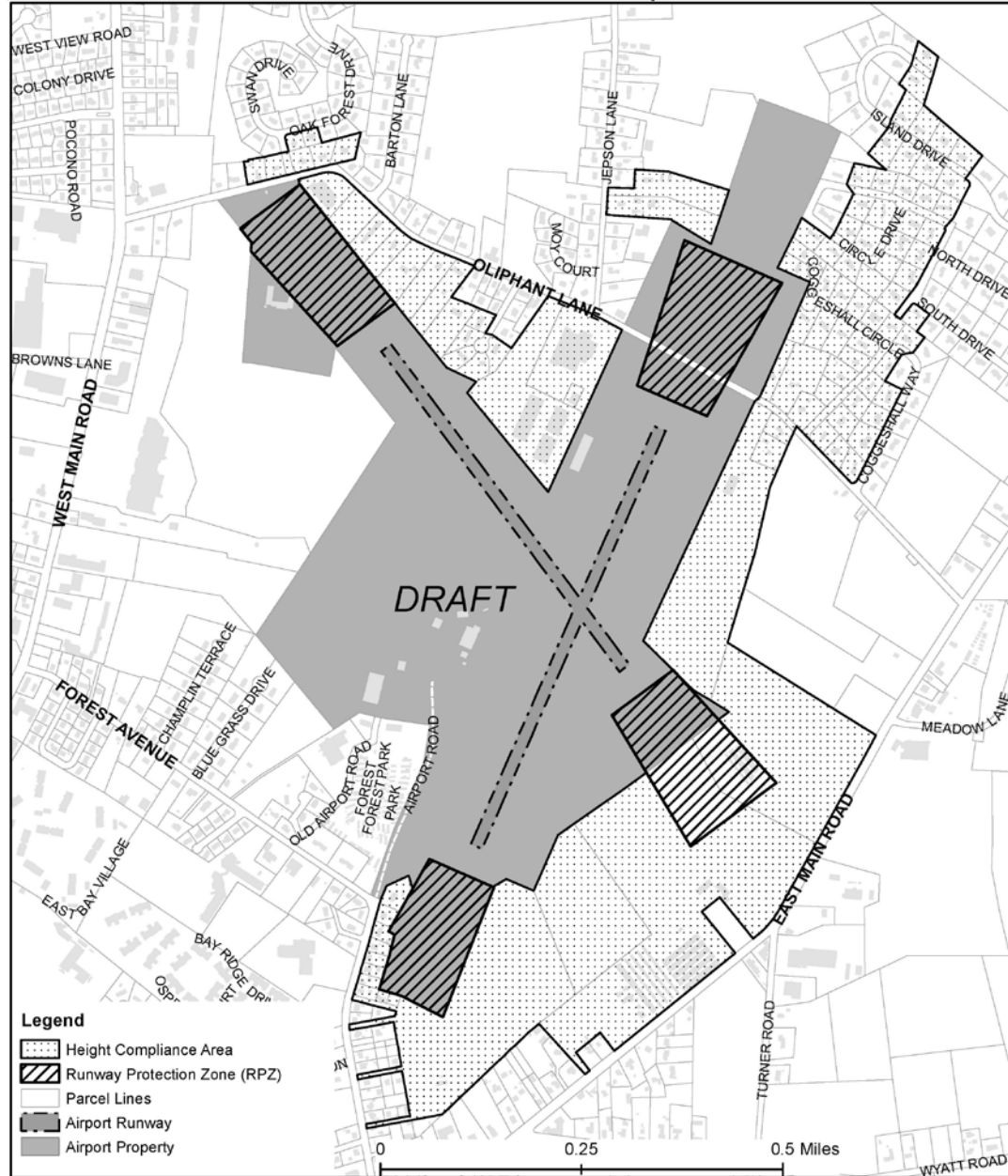
- Slightly further from runway
- Area where new development under current maximum building heights may threaten regulated airspace and therefore requires additional evaluation
- Exact allowable height determined by a professional who would perform a vertical survey and calculations based on the FAA airspace angles (FAR Part 77)
- No vegetation height limits
- Development Plan Review (DPR) required for all new developments, except single-family dwellings



# Town of Middletown

## Airport Area Overlay District: RPZ and Height Compliance Area

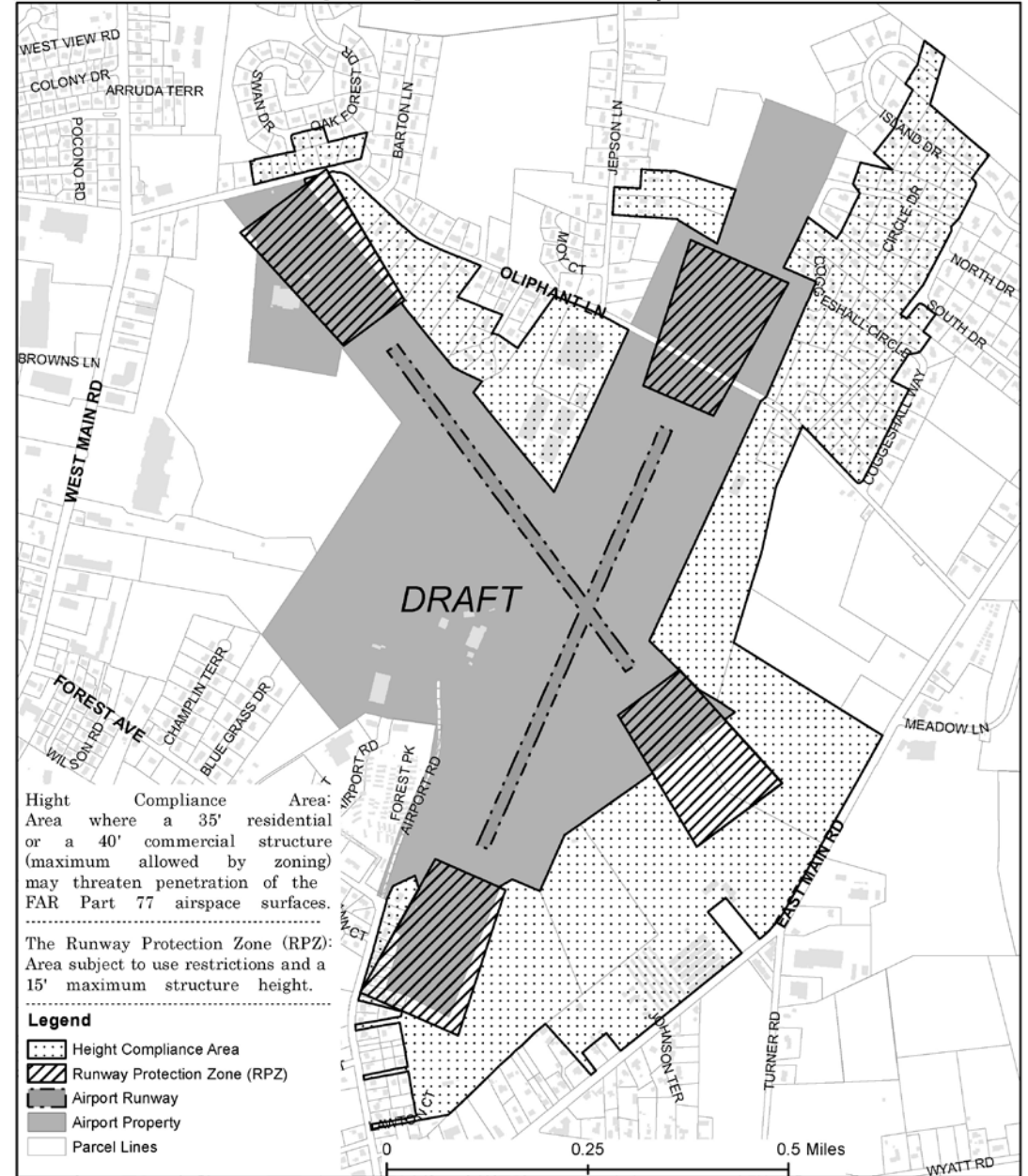
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# Town of Middletown

## Airport Hazard Area Overlay District: RPZ and Height Compliance Area

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Data: Town of Middletown, RIAC, RIGIS  
Author: RL Date: 10/4/2019

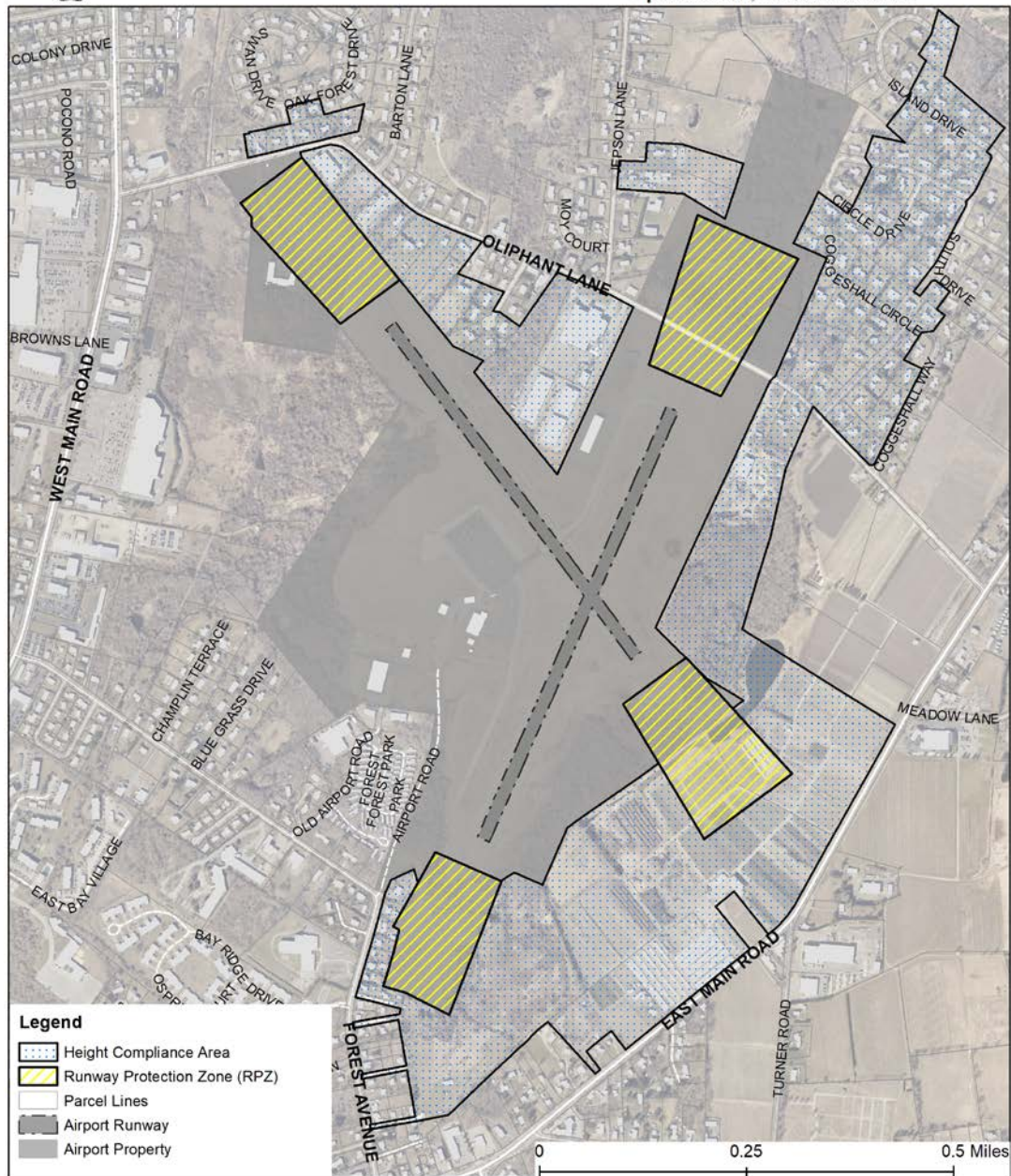


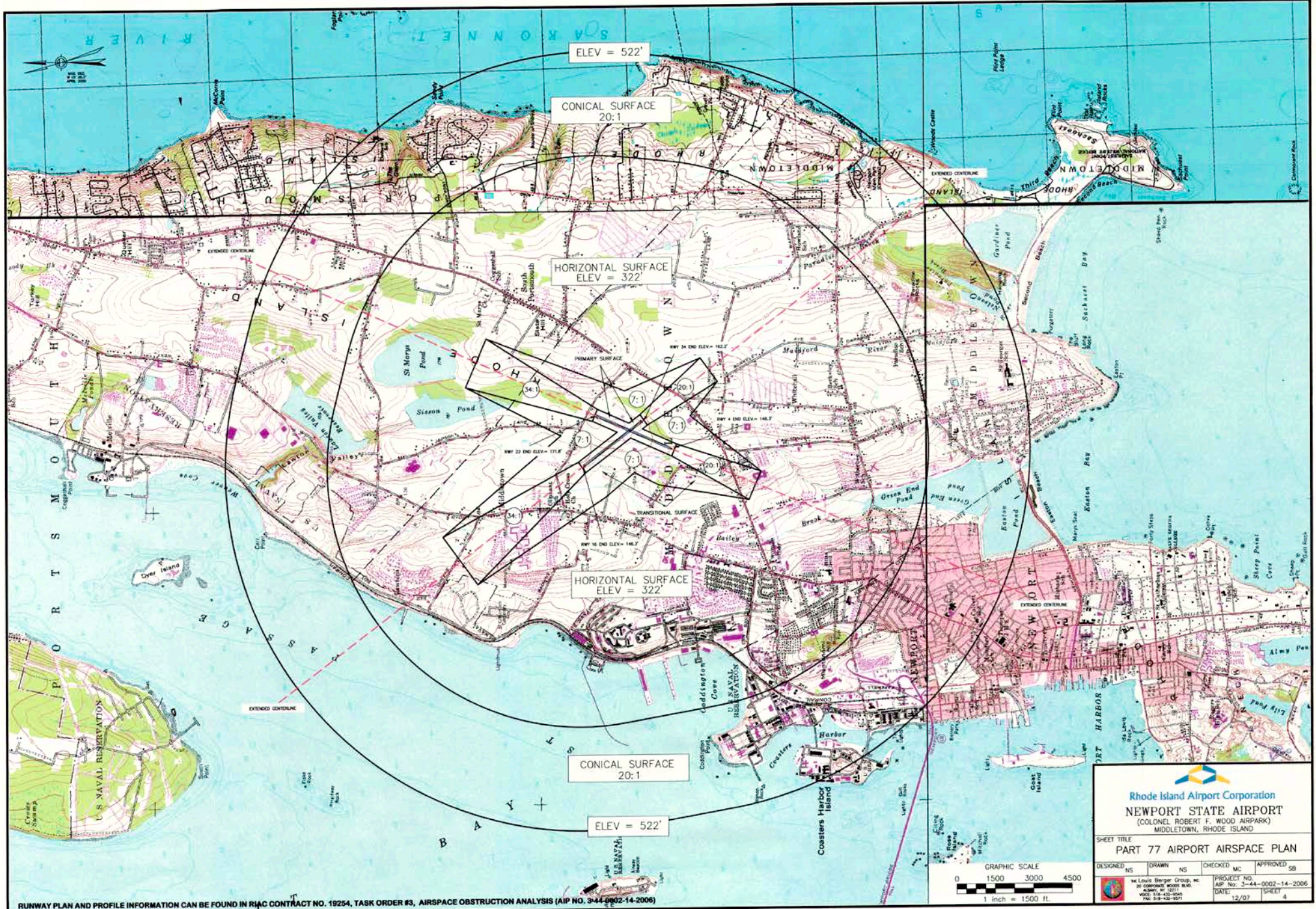


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Author: RL, AG Date: 9/28/2022





RUNWAY PLAN AND PROFILE INFORMATION CAN BE FOUND IN RHC CONTRACT NO. 19254, TASK ORDER #3, AIRSPACE OBSTRUCTION ANALYSIS (AIP NO. 3-44-0002-14-2006)

  
**Rhode Island Airport Corporation**  
**NEWPORT STATE AIRPORT**  
 (COLONEL ROBERT F. WOOD AIRPARK)  
 MIDDLETOWN, RHODE ISLAND

SHEET TITLE  
**PART 77 AIRPORT AIRSPACE PLAN**

DESIGNED	NS	DRAWN	NS	CHECKED	MC	APPROVED	SB

PROJECT NO. AIR No. 3-44-0002-14-2006  
 DATE: 12/07 SHEET 4

# DISCUSSION

Send Comments to:

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