

Conditional Use Permit- Requirement for Off-Airport Helipad/Heliport uses for Modes of Flight

I. Purpose

It is determined the creation or establishment of an heliport/helipad in certain areas may have the potential of being a public nuisance and may injure the community. Thus, it is in the interest of public health, public safety, and general welfare that the creation or establishment of heliports/helipads of any sort be regulated with minimal standards established by the City of Jonesboro. Such minimal standards will be examined on a case-by-case process through the Conditional Use Permit process pursuant to Article V, Sec. 117 as set out in the City of Jonesboro's Code of Ordinances.

II. Definitions

- (1) A heliport is permanent facility where helicopters take off and land. The FAA defines a heliport as any formalized helicopter landing area. Additionally, any helicopter landing area offering fueling, passenger building, hangar and support services is considered a heliport. The FAA compares this with a bus stop/bus terminal relationship in respect to services.
- (2) A helipad describes the actual landing surface of the heliport. The FAA and other international regulators have adopted the term of Touchdown and Lift-off Area (TLOF) as the official term to describe all such areas.(See FAA, Advisory Circular, AC No: 150/5390-2C).
- (3) An emergency landing zone is a designated site in which public safety agencies select to evacuate trauma or disaster victims.
- (4) A helistop refers to a minimally developed facility for boarding and discharging passengers or cargo.

III. Allowable Use Districts

- (a) Personal use heliports shall be permitted as an accessory use in the Commercial C-1, C-2, C-3, I-1, I-2 Zoning Districts only when licensed upon approval by the Planning/Zoning Officer subject to full compliance with FAA requirements of construction, operation, and licensing (per Advisory Circular, AC No: 150/5390-2C and any updates). If the heliport/helipad is located within a distance of 1,000 ft. of a residential structure, a conditional use application shall be required.
- (b) Heliport/Helipads that are located or proposed in Districts zoned as Residential or Agricultural shall be permitted by Conditional Use Application and Approval by the MAPC, if an only if the property is 5 or more acres in size. Pad location shall be located at a minimum distance of 1,000 ft. of any existing residential structure.
- (c) Permits for establishing and maintaining sites shall be issued to the owner or lessee of a site by the Planning/Zoning Officer. All heliports/helipads must meet any and all Fire Code Requirements of the local Fire District.
- (d) The permit shall be deemed automatically revoked if:
 - (1) Found in violation of any and all FAA requirements, and owner revokes the license or refuses to re-license the site after one of its periodic inspections; or
 - (2) Thirty (30) days after the Planning/ Zoning Officer has notified the permit holder in writing that the site is no longer in compliance with the requirements set forth herein for

the initial granting of the permit, provided the alleged defect has not been cured within the said thirty (30) day period.

- (e) In all instances, all new helipad/heliport installations shall require a permit review process through the Departments of Planning, Engineering, and Inspections.

IV. Exemptions:

Hospital/Emergency response facilities located at or near a hospital shall be exempt.

V. Notifications

Courtesy notification area shall be required within a distance of 1,000 feet measured from all subject property lines. As required for Conditional Use Permits, the established notification boundary of 200 feet of prospect site via certified letter shall be adhered to.

VI. Conditional Use Approval

A conditional use permit for a heliport or helipad shall be approved by the Metropolitan Area Planning Commission in accordance with (Sec 117-199) upon meeting all satisfactory requirements for said structures. The commission may also provide other conditions and restrictions which the City determines at the time of granting the specific use permit to protect and provide for the health, safety, and general welfare of the community.

Conditional use permit approval shall be valid for three years. Renewal application is required. (See below)

VI. Reapplication

An application for subsequent conditional use permits on the same site shall be subject to the same procedures and standards as a first-use permit.