



Airport Overlay Zone Proposed Zone Map Amendment

The Planning and Community Development Department is proposing a Zone Map Amendment to adopt the Airport Overlay Zone into the official City of Steamboat Springs Zoning Map.

What is the Airport Overlay Zone?

The Airport Overlay Zone is the area surrounding the Steamboat Springs Airport that air traffic typically flies over. It is broken into the following subzones that are established and delineated by the Airport Layout Plan:

- Subzone A: Airport Influence Area
- Subzone B: Traffic Pattern Area
- Subzone C: Approach Area
- Subzone D: Runway Protection Area

Please see the attached map of the parcels included in the Overlay Zone. This Overlay Zone is applied in addition to the standards of the underlying zone district.

Why does Steamboat need this type of zoning?

The Airport Overlay Zone is needed to protect the Steamboat Springs Airport's airspace and prevent incompatible development adjacent to the Airport.

Why is this Zone Map Amendment happening now?

The Airport Overlay Zone is a requirement of the Federal Aviation Administration (FAA) in order to adopt the Airport Master Plan. It is also needed for the Steamboat Springs Airport to be eligible for FAA grant funding.

What types of standards apply in the Airport Overlay Zone?

The Airport Overlay Zone will require aviation easements and aircraft overflight disclosures for certain types of new site development and subdivision applications. An aviation easement is a legal document where a property owner recognizes that airspace of a certain altitude is for the purposes of air traffic. An aircraft overflight disclosure is a document where a property owner notifies any future property owners that the property is within the Airport Overlay Zone and that there may be potential impacts, such as noise for example, associated with air flight overhead. Additionally, the Airport Overlay Zone limits certain residential, commercial and industrial uses in Subzones B and D. The uses that are limited in Subzones B and D lend themselves to people congregating or visual impacts that may impede a pilot, such as smoke or steam.

How does this amendment affect my property?

Existing buildings, structures and uses are allowed to remain. The Airport Overlay Zone standards will be applied to new site development and subdivision applications when applicable.

Do I need to take any action now?

No action is required at this time. If your property is in Subzone D, you may consider granting an aviation easement and/or recording an aircraft overflight disclosure, however neither is required at this time. The Airport Overlay Zone will be applied to new site development and subdivision applications when applicable.

**For more information, contact Kelly Douglas, Senior Planner
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