

**FINAL DRAFT GRISSOM AIR RESERVE BASE (GRISSOM ARB) OVERLAY  
DISTRICT  
FOR  
TOWN OF BUNKER HILL**

**2-16 TOWN OF BUNKER HILL GRISSOM AIR RESERVE BASE (GRISSOM ARB)  
OVERLAY DISTRICT.**

**2-16-1 PURPOSE.**

The purpose of this chapter is to assist Grissom ARB in the preservation of the operational capability of Base operations, while promoting the public health, safety and general welfare. The intent is to promote compatibility between military operations at Grissom ARB and the use and development of private property within the Grissom ARB Overlay District. That purpose is achieved by the adoption of reasonable regulations within the district, to the extent that the added restrictions are limited to the following:

- (A) The height of man-made structures and objects of natural growth;
- (B) Incompatible uses of land; and
- (C) Incompatible development activities.

In addition to the standards set forth in this chapter, all uses and structures within the Grissom ARB Overlay District shall comply with Federal Aviation Regulation (FAR) 14 CFR 77 and all other applicable local, State, and Federal regulations, including the Bunker Hill Zoning Ordinance.

**2-16-2 APPLICABILITY**

The provisions of this section apply to all Proposed Development within the Grissom ARB Overlay District, as defined in Section 2-16-5, and all non-conforming uses, buildings, and structures lawfully in existence at the time of adoption of these regulations, pursuant to the provisions of Section 2-11, except as expressly provided otherwise by this chapter.

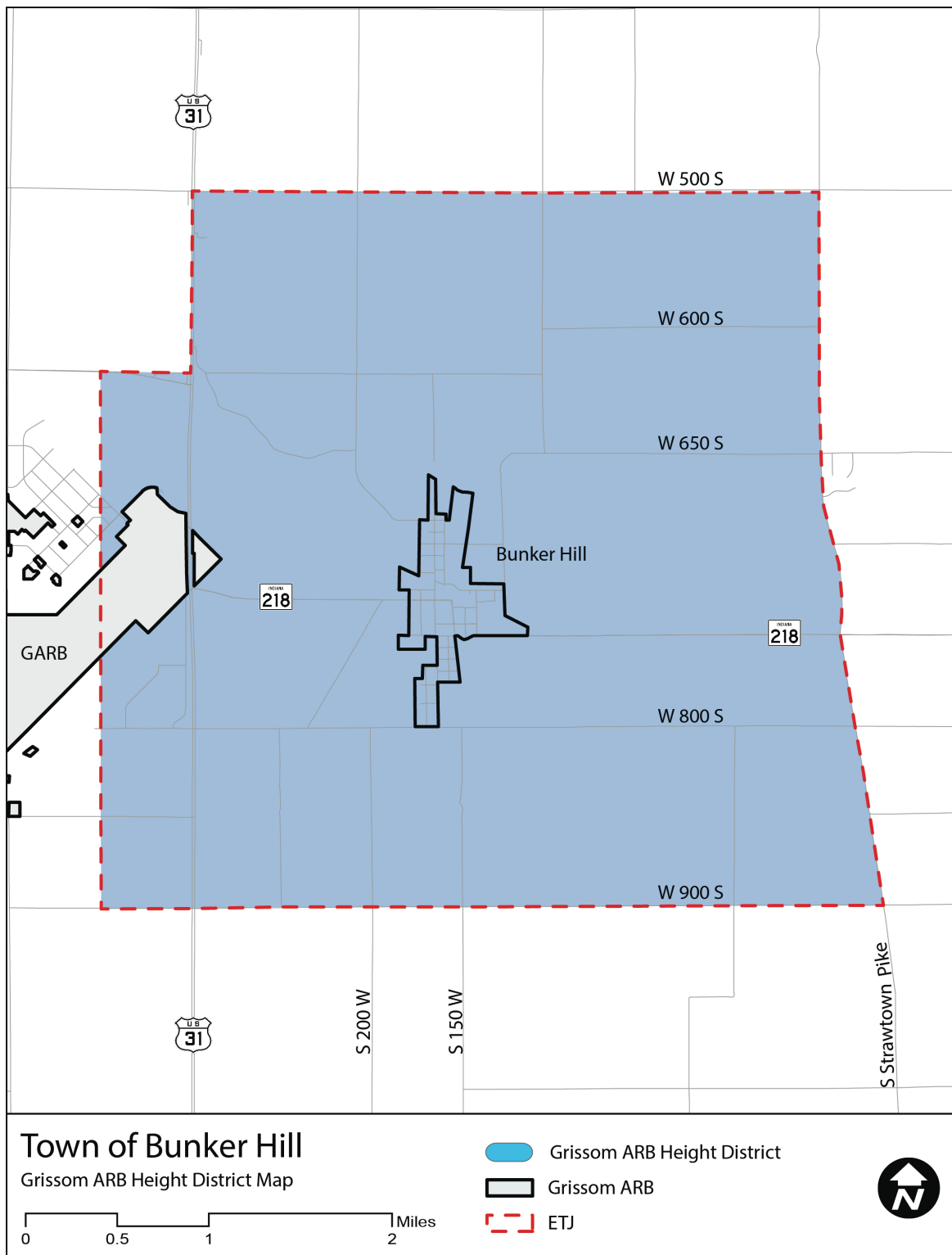
**2-16-3 AUTHORITY.**

Staff, Plan Commission, and the Town Council hereby exercise their authority to approve or deny Proposed Developments based on the criteria in this chapter, which relate to height, density, land use, and uses that may create dust, glare, bird hazards, radio/electrometric interference, or which otherwise impair operations at Grissom ARB.

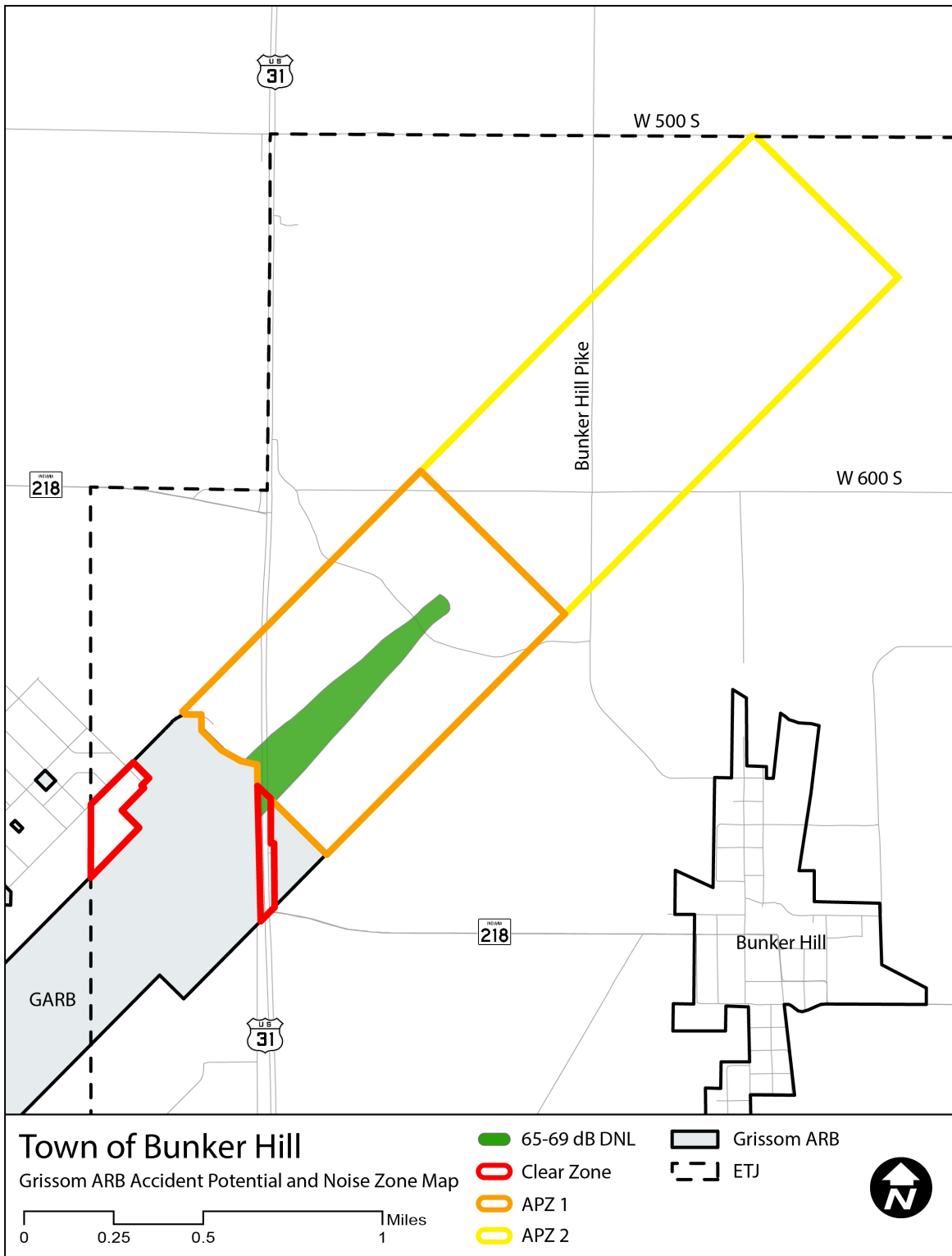
**2-16-4 GRISSOM ARB OVERLAY DISTRICT ESTABLISHED.**

The Grissom ARB Overlay District encompasses the lands shown on the maps in Paragraphs (A) and (B), as follows:

(A) Town of Bunker Hill Grissom ARB Height District Map



(B) Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map



## **2-16-5 DEFINITIONS.**

**AICUZ STUDY:** The most recent Air Installation Compatible Use Zone (AICUZ) Study, identifying types of development considered incompatible with operational compatibility at Grissom ARB. As of this Chapter's original adoption date, the most recent AICUZ Study was titled "*Air Installation Compatible Use Zone Study at Grissom Air Reserve Base, Indiana,*" and dated July 2014.

**AIRPORT OBSTRUCTION OR INTERFERENCE:** Any structure, object, or use of land the Installation Encroachment Management Team Coordinator determines impedes operations at Grissom Air Reserve Base, in any manner described in Section 2-16-9 (B).

**APZ I:** Accident Potential Zone I (APZ I) starts at the end of the Clear Zone, is 3,000 feet in width, and extends 5,000 ft. beyond the Clear Zone; the portion of which is outside Grissom ARB boundaries, is illustrated on the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map in Section 2-16-4.

**APZ II:** Accident Potential Zone II (APZ II) starts at the end of APZ I, is 3,000 feet in width, and extends 7,000 ft. beyond APZ I; the portion of which is outside Grissom ARB boundaries, is illustrated on the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map in Section 2-16-4.

**CLEAR ZONE:** The Clear Zone (CZ) starts at the end of the runway, is 3,000 feet in width, and extends 3,000 ft. beyond the runway; the portion of which is outside Grissom ARB boundaries, is illustrated on the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zones Map in Section 2-16-4.

**ETJ:** Extraterritorial Jurisdiction (ETJ) is the unincorporated area contiguous to the corporate boundaries of the Town of Bunker Hill wherein the Town has zoning jurisdiction pursuant to Indiana Code 36-7-4-205. Also referred to as "municipal fringe area."

**GRISSOM ARB INSTALLATION ENCROACHMENT MANAGEMENT TEAM COORDINATOR (THE IEMT COORDINATOR):** The person designated by Grissom ARB to act as a liaison with the Town of Bunker Hill for the purposes of reviewing and, as appropriate, providing comments related to development and vegetation proposed within the Grissom ARB Overlay District. The IEMT Coordinator will provide information to applicants and the Town on how proposed development may affect base operations.

**GRISSOM ARB HEIGHT DISTRICT:** The area designated on the Town of Bunker Hill Grissom ARB Height District Map in Section 2-16-4.

**GRISSOM ARB NOISE ZONE:** The areas designated as 65-69 dB DNL on the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map in Section 2-16-4.

**PROPOSED DEVELOPMENT:** The construction, renovation, or modification of any structure; establishment or change of land use; the planting of any vegetation; or any other

activity requiring one or more of the approvals specified in Section 2-16-10 (A), for which a complete application is received by the Town of Bunker Hill on or after the effective date of this section.

**TOWN OF BUNKER HILL GRISSOM ARB OVERLAY DISTRICT:** The areas designated as such on the Town of Bunker Hill Grissom ARB Height District Map and the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map in Section 2-16-4.

**2-16-6 GRISSOM ARB NOISE ZONE.**

- (A) Certain properties within the Town’s ETJ are located within the Grissom ARB Noise Zone as indicated on the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map in Section 2-16-4.
- (B) These Noise Zones indicate the areas outside of Grissom ARB that may be affected by noise associated with current KC-135R operations, as set forth in the AICUZ Study, or potential future KC-46A operations, as set forth in the “*KC-46A Third Main Operating Base (MOB 3) Beddown Environmental Impact Statement (EIS)*,” and dated April 2017. Though off-base noise areas associated with these two aircraft are very similar, the Grissom ARB Noise Zones represent the greater extent of noise associated with these two aircraft.
- (C) According to the AICUZ Study and current Air Force guidance, certain noise-sensitive land uses in these areas are not compatible with air operations at Grissom ARB.
- (D) Any Proposed Development within the Grissom ARB Noise Zone, therefore, shall be consistent with the Grissom ARB Accident Potential and Noise Zone Land Use Compatibility Table set forth in Section 2-16-8.

**2-16-7 GRISSOM ARB ACCIDENT POTENTIAL ZONES.**

- (A) Certain properties within the Town’s ETJ are located within the Grissom ARB Accident Potential Zones as indicated on the Town of Bunker Hill Grissom ARB Accident Potential and Noise Zone Map in Section 2-16-4.
- (B) According to the AICUZ Study and current Air Force guidance, certain land uses in these areas are not compatible with air operations at Grissom ARB, given the increased potential of aircraft accidents in these areas.
- (C) Unless expressly exempt, any Proposed Development within the Grissom ARB Accident Potential Zones, shall be consistent with the Grissom ARB Accident Potential and Noise Zone Land Use Compatibility Table set forth in Section 2-16-8.

**2-16-8 GRISSOM ARB ACCIDENT POTENTIAL AND NOISE ZONE LAND USE COMPATIBILITY TABLE.**

- (A) Notwithstanding the zoning district regulations or other provisions of the Zoning Ordinance, no development shall be approved within the Grissom ARB Overlay District except in accordance with the requirements of this section. Compliance with this section does not exempt an applicant from complying with other requirements of the Zoning Ordinance.
- (B) Land use requirements within the applicable zones are designated in three (3) categories:
- (1) Prohibited (X): Regardless of whether the use is otherwise permitted in the zoning classification of the parcel, the land use is prohibited based on the provisions of this section.
  - (2) Allowable (A): The provisions of this section do not prohibit the land use, though all other zoning regulations, Town requirements, and applicable provisions of this section apply to the parcel, including any guidelines shown in density column of the Land Use Compatibility Table.
  - (3) Conditional (A<sup>#</sup>): If the land use is otherwise permitted in the zoning classification of the parcel, the proposed development also must meet the requirements set forth in the footnotes to the Land Use Compatibility Table, which are indicated as a superscript in the table. Staff, the Plan Commission, or the Town Council, as applicable, will verify compliance with these additional requirements based on the approval process otherwise required by the Zoning Ordinance.
- (C) For land uses not specifically listed in the Land Use Compatibility Table, the Building Commissioner may consult Air Force Instruction (AFI) 32-7063 (or the most recent applicable guidance from the Air Force) to determine the compatibility of the unlisted proposed use with respect to noise sensitivity and accident potential.
- (D) Community-occupied structures in the Clear Zone on lands formerly part of Grissom Air Force Base, may be maintained within the footprint and heights as they existed on the effective date of this chapter. Therefore, these structures may be replaced, renovated, or repaired within those footprints and heights. However, in order to advance Clear Zone compatibility, if such a structure is destroyed by fifty percent (50%) or more, the owner must request purchase or relocation assistance from the Air Force and Miami County Economic Development Authority prior to submitting an application to replace or rebuild the structure. If no opportunity for assistance is presented and accepted by the owner within sixty (60) days of the property owner's request, the Town will accept and process an application for replacing the destroyed building or structure within the original footprint and height.

**GRISSOM ARB ACCIDENT POTENTIAL AND NOISE ZONES LAND USE  
COMPATIBILITY TABLE**

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
<b>RESIDENTIAL</b>					
Apartment	X	X	X		A <sup>1</sup>
Bed & Breakfast	X	X	X		A <sup>1</sup>
Boarding House	X	X	X		A <sup>1</sup>
Community Home	X	X	X		A <sup>1</sup>
Condominium	X	X	X		A <sup>1</sup>
Dwelling, Duplex	X	X	X		A <sup>1</sup>
Dwelling, Multi-Family	X	X	X		A <sup>1</sup>
Dwelling, Single Family	X	X	A <sup>2</sup>	Maximum density of 2 du/ac	A <sup>1</sup>
Fraternity House	X	X	X		A <sup>1</sup>
Halfway House	X	X	X		A <sup>1</sup>
Hotel or Motel	X	X	X		A <sup>1</sup>
Mobile Home	X	X	X		X
Nursing Home	X	X	X		A <sup>1</sup>
Orphanage Home	X	X	X		A <sup>1</sup>
Senior Citizen Home	X	X	X		A <sup>1</sup>
<b>RETAIL BUSINESS</b>					
Adult Book Store	X	X	A	Maximum FAR 0.16 in APZ II	A
Antique & Secondhand Store	X	X	A	Maximum FAR 0.28 in APZ II	A
Appliance Shop	X	X	A	Maximum FAR 0.28 in APZ II	A
Bait & Gun Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Bicycle Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Boat Sales	X	X	A	Maximum FAR 0.16 in APZ II	A
Books & Stationary	X	X	A	Maximum FAR 0.16 in APZ II	A

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Camera & Photo Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Clothing Store	X	X	A	Maximum FAR 0.28 in APZ II	A
Department Store	X	X	A	Maximum FAR 0.28 in APZ II	A
Drug Store	X	X	A	Maximum FAR 0.16 in APZ II	A
Electric Supplies	X	A	A	See Note 3	A
Fireworks Business	X	X	A	Maximum FAR 0.16 in APZ II	A
Florist Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Furniture Shop	X	X	A	Maximum FAR 0.28 in APZ II	A
Gift & Novelty Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Hardware Store	X	A	A	See Note 3	A
Jewelry Shop	X	X	A	Maximum FAR 0.28 in APZ II	A
Liquor Store	X	X	A	Maximum FAR 0.24 in APZ II	A
Lumber & Building Material	X	A	A	See Note 3	A
Mobile Home Sales	X	X	A	Maximum FAR 0.16 in APZ II	A
Monument Sales	X	X	A	Maximum FAR 0.16 in APZ II	A
Office Supplies	X	X	A	Maximum FAR 0.16 in APZ II	A
Pawn Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Paint & Wallpaper Store	X	A	A	See Note 3	A
Pet Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Plumbing, Heating & Air	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A



PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Shoe & Leather Shop	X	X	A	Maximum FAR 0.28 in APZ II	A
Sporting Goods	X	X	A	Maximum FAR 0.16 in APZ II	A
Variety Shop	X	X	A	Maximum FAR 0.16 in APZ II	A
Wholesale Warehouse	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
<b>FOOD SALES</b>					
Bakery Shop	X	X	A	Maximum FAR 0.24 in APZ II	A
Candy, Nuts & Confectionery	X	X	A	Maximum FAR 0.24 in APZ II	A
Catering Service	X	X	A	Maximum FAR 0.22 in APZ II	A
Dairy Products	X	X	A	Maximum FAR 0.24 in APZ II	A
Delicatessen	X	X	A	Maximum FAR 0.24 in APZ II	A
Dinner Theater	X	X	X		A
Drive-In Restaurant	X	X	X		A
Fast Food Restaurant	X	X	X		A
Grocery Store	X	X	A	Maximum FAR 0.24 in APZ II	A
Health Food Store	X	X	A	Maximum FAR 0.24 in APZ II	A
Ice Cream Shop	X	X	X		A
Restaurant	X	X	X		A
Supermarket	X	X	A	Maximum FAR 0.24 in APZ II	A
<b>AMUSEMENTS AND RECREATION</b>					
Bar & Lounge	X	X	X		A
Billiards or Pool Hall	X	X	X		A
Bowling Alley	X	X	X		A
Campground	X	X	X		A

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Country Club/Golf Course	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Dance Hall	X	X	X		A
Fairground	X	X	A <sup>5</sup>		A
Golf Driving Range	X	X	A <sup>5</sup>		A
Lodge/Private Club	X	X	X		A
Marina	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Miniature Golf Course	X	X	A <sup>5</sup>		A
Theater (indoor)	X	X	X		A <sup>1</sup>
Theater (outdoor)	X	X	X		A <sup>7</sup>
Museums or Art Galleries	X	X	X		A <sup>1</sup>
Recreational Enterprise	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Private Recreation Development	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Race Track (Auto)	X	X	X		A <sup>7</sup>
Race Track (Horse)	X	X	X		A <sup>7</sup>
Seasonal Lodge	X	X	X		A <sup>1</sup>
Shooting Range (indoor)	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Shooting Range (outdoor)	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Skating Rink	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Stadium, Athletic Field	X	X	X		A <sup>7</sup>
Swim Pool (commercial)	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Tennis Court	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Travel Trailer Park	X	X	X		A
<b>PERSONAL SERVICES</b>					
Accounting, Auditing	X	X	A	Maximum FAR 0.22 in APZ II	A
Auctioneer Office	X	X	A	Maximum FAR 0.22 in APZ II	A
Bank & Finance Service	X	X	A	Maximum FAR 0.22 in APZ II	A
Bookkeeping	X	X	A	Maximum FAR 0.22 in APZ II	A
Bondsman	X	X	A	Maximum FAR 0.22 in APZ II	A
Dance Studios	X	X	A	Maximum FAR 0.22 in APZ II	A
Employment Service	X	X	A	Maximum FAR 0.22 in APZ II	A
Insurance Broker	X	X	A	Maximum FAR 0.22 in APZ II	A
Interior Decorator	X	X	A	Maximum FAR 0.22 in APZ II	A
Law Office	X	X	A	Maximum FAR 0.22 in APZ II	A
Music Lessons	X	X	A	Maximum FAR 0.22 in APZ II	A
Photo Studios	X	X	A	Maximum FAR 0.22 in APZ II	A
Professional Office	X	X	A	Maximum FAR 0.22 in APZ II	A
Stockbroker Office	X	X	A	Maximum FAR 0.22 in APZ II	A
Travel Agent	X	X	A	Maximum FAR 0.22 in APZ II	A
<b>MISCELLANEOUS SERVICES</b>					
Barber Shop	X	X	X		X
Beauty Shop	X	X	X		X

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Coin Operated Laundry	X	X	X		X
Electrical Repair Shop	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Equipment Rental	X	X	A	Maximum FAR 0.16 in APZ II	A
Funeral Parlor or Mortuary	X	X	X		A
Kennel	X	X	X		A <sup>1</sup>
Printer or Copy Shop	X	X	A	Maximum FAR 0.22 in APZ II	A
Radio or TV Repair	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Upholstery Shop	X	X	A	Maximum FAR 0.28 in APZ II	A
Reducing or Health Spa	X	X	X		X
Shoe Repair	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Watch, Jewelry Repair	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Road Side Stand	X	X	A	Maximum FAR 0.16 in APZ II	A
<b>MEDICAL SERVICES</b>					
Ambulance Service	X	X	X		A <sup>1</sup>
Blood Bank	X	X	X		A <sup>1</sup>
Clinics	X	X	X		A <sup>1</sup>
Convalescent Home	X	X	X		A <sup>1</sup>
Doctor's Office	X	X	X		A <sup>1</sup>
Eye Clinic	X	X	X		A <sup>1</sup>
Hospital	X	X	X		A <sup>1</sup>
Medical & Dental Labs	X	X	X		A <sup>1</sup>
<b>GOVERNMENT SERVICES</b>					
Highway & Street Dept.	X	X	A	Maximum FAR 0.24 in APZ II	A <sup>1</sup>

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
License Branch	X	X	A	Maximum FAR 0.24 in APZ II	A <sup>1</sup>
Government Buildings	X	X	A	Maximum FAR 0.24 in APZ II	A <sup>1</sup>
Jail & Penal Institutions	X	X	A	Maximum FAR 0.24 in APZ II	A <sup>1</sup>
Police & Fire Station	X	X	A	Maximum FAR 0.24 in APZ II	A <sup>1</sup>
Postal Service	X	X	A	Maximum FAR 0.24 in APZ II	A <sup>1</sup>
Public Parks	X	A <sup>4</sup>	A <sup>4</sup>	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Public Utilities <sup>8</sup>	X	A <sup>6</sup>	A <sup>6</sup>	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
<b>NON-PROFIT ORGANIZATION</b>					
Business Association	X	X	A	Maximum FAR 0.22 in APZ II	A
Charitable Organization	X	X	A	Maximum FAR 0.22 in APZ II	A
Church or Temple	X	X	X		A
Civic, Social Center	X	X	X		A
Labor Union Hall	X	X	X		A
Political Organization	X	X	A	Maximum FAR 0.22 in APZ II	A
Religious Organization	X	X	X		A
YMCA & YWCA	X	X	X		A
<b>EDUCATION SERVICE</b>					
Art & Music School	X	X	X		A <sup>1</sup>
College	X	X	X		A <sup>1</sup>
Elementary School	X	X	X		A <sup>1</sup>
High School	X	X	X		A <sup>1</sup>
Junior College	X	X	X		A <sup>1</sup>
Libraries	X	X	X		A <sup>1</sup>
Pre-School	X	X	X		A <sup>1</sup>

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Trade/Business School	X	X	X		A <sup>1</sup>
<b>AGRICULTURAL USES</b>					
Commercial Green House	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Farm Confinement House	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Farm General	A	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Farm Equipment Sales	X	X	A	Maximum FAR 0.16 in APZ II	A
Hay, Grain & Feed Store	X	X	A	Maximum FAR 0.16 in APZ II	A
Plant Nursery	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Roadside Produce Sales	X	X	A	Maximum FAR 0.24 in APZ II	A
Sale Barn for Livestock	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Veterinary Clinic	X	X	X		A <sup>1</sup>
<b>INDUSTRIAL USES</b>					
Advertising Structure	X	A	A		A
Anhyd/Ammonia Sales	X	A	A	See Note 3	A
Asphalt Plant	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Auto Body Shop	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Auto Car Wash	X	X	A	Maximum FAR 0.22 in APZ II	A
Auto Hold Area	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Auto Truck Sales	X	X	A	Maximum FAR 0.16 in APZ II	A
Auto Sales & Service	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Cemetery or Crematory	X	A <sup>11</sup>	A <sup>11</sup>		A
Cold Storage Locker <sup>12</sup>	X	A	A	Maximum FAR 1.0 in APZ I; 2.0 in APZ II	A

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Comm. Livestock Breed	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Commercial Parking Lot	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Contractor Storage Yard <sup>12</sup>	X	A	A	Maximum FAR 1.0 in APZ I; 2.0 in APZ II	A
Explosive Manuf. or Storage	X	X	X		A
Fuel and Oil Dealer	X	X	X		A
Ice Plant	X	X	A	Maximum FAR 0.56 in APZ II	A
Industrial Park	X	X	A	Maximum FAR 0.56 in APZ II	A
Junk Yard	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Linen Supply	X	X	A	Maximum FAR 0.22 in APZ II	A
Laundry Plant	X	X	A	Maximum FAR 0.22 in APZ II	A
Liquefied Petroleum Storage	X	X	X		A
Mobile Home Court	X	X	X		X
Motorcycle Sale & Service	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Parking Garage	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Plan Unit Developments	X	X	A <sup>2</sup>	Single-family only in APZ II, maximum density of 2 du/ac	A <sup>1</sup>
Private Landfills	X	X	X		A
Recycling Plants	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A

PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Sewage Disposal Plant	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Sanitary Transfer Station	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Shopping Center <sup>13</sup>	X	X	X		A
Ready Mix Plant	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Slaughter House	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Truck Rental	X	X	A	Maximum FAR 0.16 in APZ II	A
Truck Sales & Service	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Truck Terminal	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Warehouse Storage <sup>12</sup>	X	A	A	Maximum FAR 1.0 in APZ I; 2.0 in APZ II	A
Warehouse Storage Grain	X	A <sup>9</sup>	A <sup>9</sup>		A <sup>10</sup>
Wrecker Service	X	A <sup>6</sup>	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Wholesale Produce Term.	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II	A
Welding Shop	X	A	A	Maximum FAR 0.11 in APZ I; 0.22 in APZ II	A
Oil Well	X	A	A	Maximum FAR 0.28 in APZ I; 0.56 in APZ II; no activity which produces smoke, glare, or involves explosives	A



PRIMARY USE	Accident Potential Zones				Noise Zone 65-69 dB DNL
	CZ	APZ I	APZ II	Density	
Mineral Extraction <sup>9</sup>	X	A <sup>9</sup>	A <sup>9</sup>	Maximum FAR 0.28 in APZ I; 0.56 in APZ II; no activity which produces smoke, glare, or involves explosives	A
Telecommunication Towers	X	X	X		A
Wind Energy Conversion Systems (WECS)	X	X	X		A

**Footnotes:**

<sup>1</sup> Portions of non-residential buildings where the public is received, office areas, noise sensitive areas, or areas where the normal noise level is low are encouraged to be constructed to provide for an average minimum Noise Level Reduction (NLR) of average minimum twenty-five (25) dBA throughout the facility. Habitable residential buildings are encouraged to provide for an NLR of 25 dBA throughout the dwelling. NLR criteria will not eliminate outdoor noise problems. However, building location and site planning, and design and use of berms and barriers can help mitigate outdoor exposure, particularly from near ground level sources. Measures that reduce noise at a site should be used wherever practical in preference to measures that only protect interior spaces.

<sup>2</sup> In a planned unit development (PUD) of single family detached units, where clustered housing development results in large open areas, this density could possibly be increased slightly provided the amount of surface area covered by structures does not exceed 20 percent of the PUD total area.

<sup>3</sup> Maximum FARs for lumberyards are 0.20 in APZ-I and 0.40 in APZ-II; the maximum FARs for hardware, paint, and farm equipment stores are 0.12 in APZ I and 0.24 in APZ II.

<sup>4</sup> Primary or ancillary land uses are prohibited that generate more than 25 occupants (including employees of commercial, service or industrial buildings) an acre in APZ I or 50 occupants an acre in APZ II.

<sup>5</sup> Amusement centers, family entertainment centers or amusement parks designed or

operated at a scale that could attract or result in concentrations of people, including employees and visitors, greater than 50 people per acre at any given time are incompatible in APZ II.

<sup>6</sup> No above-ground passenger terminals or above-ground power transmission or distribution lines.

<sup>7</sup> Land use is compatible provided special sound reinforcement systems are installed.

<sup>8</sup> Development of renewable energy resources, including solar and geothermal facilities and wind turbines, may impact military operations through hazards to flight or electromagnetic interference and are prohibited in the Clear Zone, APZ I, and APZ II.

<sup>9</sup> Activities that attract concentrations of birds or other wildlife creating a hazard to aircraft operations (i.e., a BASH (Bird/Wildlife Airport Strike Hazard), are prohibited, unless the Encroachment Committee indicates in writing that the proposed use will not create wildlife interference with Grissom ARB operations. Naturally occurring water features (e.g., rivers, lakes, streams, wetlands) are pre-existing, nonconforming land uses. Actions to expand naturally occurring water features or construction of new water features should not be encouraged. If construction of new features is necessary for storm water retention, such features should be designed so that they do not attract waterfowl and should be confirmed in writing as compatible by the IEMT Coordinator.

<sup>10</sup> Residential buildings are encouraged to achieve an NLR of 25.

<sup>11</sup> Chapels and houses of worship associated with a listed allowed use are prohibited.

<sup>12</sup> Big box home improvement stores are not included as part of this category.

<sup>13</sup> A shopping center is an integrated group of commercial establishments that is planned, developed, owned, or managed as a unit. Shopping center types include strip, neighborhood, community, regional, and super-regional facilities anchored by small businesses, a supermarket or drug store, discount retailer, department store, or several department stores, respectively.

## **2-16-9 GRISSOM ARB HEIGHT DISTRICTS.**

Within the Town of Bunker Hill Grissom ARB Overlay District, there is hereby established a Height District, which is depicted on the Town of Bunker Hill Grissom ARB Height District Map in Section 2-16-4, Paragraph (A), and further described herein. The Height District includes all of the land and air within the approach/departure, primary, transitional, inner and outer horizontal, clear zone, and conical surfaces as they apply to Grissom ARB and the land beneath these surfaces. If only a portion of a parcel is located within the Grissom Height District, only the portion of the parcel within the district shall be subject to the requirements of this section.

(A) **Coordination with Grissom ARB.** Applications for Proposed Development within the Height District shall be transmitted to the IEMT Coordinator, pursuant to the procedures described in Section 2-16-10, for a determination of whether a proposed development constitutes a prohibited use according to Paragraph (B), below.

**(B) Prohibited uses obstructing or interfering with Grissom ARB operations.**

- (1) The following uses and structures shall be prohibited in the Height District, upon a timely determination by the IEMT Coordinator that one or more of the following conditions is met:
  - (a) Proposed Development that protrudes above the planes or surfaces as contained in Title 14, Part 77 CFR;
  - (b) The following, if the use interferes with pilot vision, communication, radar, or otherwise interferes with the safe and effective operation of Grissom ARB aircraft:
    1. sanitary landfills,
    2. feeding stations,
    3. sand and gravel dredging operations,
    4. storm water retention ponds,
    5. renewable energy facilities,
    6. created wetlands, or
    7. the growing of vegetation determined to be a wildlife attractant;
  - (c) Structures situated within ten (10) feet of approach/departure or transitional surfaces;
  - (d) Development that produces steam, dust, smoke, light emissions, glare, or other visual impairments, has explosive characteristics, or otherwise interferes with pilot vision or the operation of GARB aircraft; and
  - (e) Development that produces electrical emissions that interfere with navigation equipment or radio communication between aircraft, GARB, or other air traffic control facility;
- (2) Further, no condition shall be maintained that attracts wildlife into a Department of Defense Airport Imaginary Surface, pursuant to 14 C.F.R. 77.21, and that the Installation Encroachment Management Team Coordinator determines may create a hazard to operations within the Grissom ARB Overlay District.

**2-16-10 REVIEW PROCEDURE FOR PROPOSED DEVELOPMENT IN THE HEIGHT DISTRICT.**

(A) Except as provided in (B) below, Town staff shall notify the IEMT Coordinator of the location, height, and proposed land use associated with the types of proposals listed below for a determination of whether the Proposed Development will create an Airport Obstruction or Interference.

- (1) Improvement Location Permits;
- (2) Rezoning requests;
- (3) Preliminary Plats in accordance with Section 6.2 of the Town of Bunker Hill Subdivision Ordinance; and
- (4) Plantings requiring Town approval.

(B) Due to the limited potential for impact on Grissom ARB airspace, the following are excluded from height compliance review by the IEMT Coordinator:

- (1) Construction or repair of fences, walls, or decks;
- (2) Grading activities;
- (3) Residential repairs, renovations, or additions that do not exceed the height of the tallest permitted structure on the property as of the effective date of this chapter;
- (4) Land uses that do not constitute a change of primary use;
- (5) Changes only to a property's ownership or occupancy; and
- (6) Airfield improvements and navigational aids.

(C) The IEMT Coordinator will have two (2) business days from receipt of notice to provide a written response to staff indicating whether the Proposed Development may create an Airport Obstruction or Interference, based on the criteria set forth in Section 2-16-9 (B).

(1) In the event the IEMT Coordinator informs Town of Bunker Hill staff of an Airport Obstruction or Interference, the IEMT Coordinator may provide further details in writing to the Town describing the manner in which the Proposed Development will create an Airport Obstruction or Interference and recommending what mitigation, if any, may occur to sufficiently reduce or eliminate the condition.

(2) The IEMT Coordinator should provide these details in writing within five (5) business days from transmittal of notice to the Town of the Airport Obstruction or Interference.

(D) Failure of the IEMT Coordinator to provide a written response to Town of Bunker Hill staff within seven (7) business days of the Coordinator's receipt of the Town's initial notification, shall be deemed an indication the Proposed Development does not create an Airport Obstruction or Interference with Grissom ARB operations.

**2-16-11 REVIEW PROCEDURE FOR BOARD OF ZONING APPEALS CASES RELATED TO PROPERTY LOCATED IN THE TOWN OF BUNKER HILL GRISSOM ARB HEIGHT DISTRICT, NOISE ZONES, OR CLEAR ZONES.**

- (A) All Board of Zoning Appeals cases related to property located within a Grissom ARB Height, Noise, or Accident Zones shall be transmitted to the IEMT Coordinator for comments on the potential impacts of proposed BZA application on base operations and safety.
- (B) The IEMT Coordinator will have two (2) business days from receipt of the BZA application to provide a written response to staff indicating whether approval of the proposed BZA application would be incompatible with base operations or would create an Airport Obstruction or Interference.
  - (1) In the event the IEMT Coordinator informs Town staff of a potential incompatibility or Airport Obstruction or Interference that would result from approval of the BZA application, the IEMT Coordinator may provide further details in writing to the Town describing the manner in which the Proposed Development will create an incompatibility or Airport Obstruction or Interference and recommending what mitigation, if any, may address the concern.
  - (2) The IEMT Coordinator should provide these details in writing within five (5) business days from transmittal of notice to the Town of the incompatibility or Airport Obstruction or Interference.
  - (3) Failure of the IEMT Coordinator to provide a written response to Town staff within seven (7) business days of the Coordinator's receipt of the BZA application, shall be deemed an indication the proposed BZA application is compatible with base operations and does not create an Airport Obstruction or Interference.
- (C) Comments provided to the Board of Zoning Appeals by the IEMT Coordinator as to a proposed BZA application are advisory only.

**2-16-12 PERMIT NOTICES**

- (A) The approval documentation associated with the types of applications identified below shall include a notification statement in accordance with Paragraph (B), below.
  - (1) Improvement Location Permits;
  - (2) Preliminary Plats in accordance with Section 6.2 of the Town of Bunker Hill Subdivision Control Ordinance;
  - (3) Major and Minor Subdivisions;

(4) Exempt Divisions; and

(5) Rezoning requests.

**(B)** The approval documentation associated with the types of applications identified in Paragraph (A) shall include a notification statement that:

- (1) The property and its subsequent occupants could experience military training impacts, including impacts related to noise, vibration, odors, flight safety hazards, and other impacts related to operations associated with Grissom ARB; and
- (2) The property may be subject to additional development regulations due to the property's proximity to the installation.