

**ARTICLE XXXV**  
***Airport Zoning Districts; Regulations***  
***[Added 11-19-86 Ord. No. 712<sup>1</sup>]***

**§ 180.129. Statutory authority; title.**

This Article shall be known and may be cited as the "Allegheny County Airport Zoning Ordinance" and is adopted pursuant to the mandates of the Airport Zoning Act, 74 Pa.C.S.A. §5911 et seq., and the Aviation Code, 74 Pa.C.S.A. § 5101 et seq.

**§ 180.130. Definitions.**

Words and phrases used in this Article shall have the meanings ascribed to them in the Aviation Code, 74 Pa.C.S.A. § 5102. In addition, the following words or phrases, when used in this Article, shall have the meanings ascribed to them in this section:

AIRPORT - The Allegheny County Airport.

AIRPORT ELEVATION - One thousand two hundred fifty-two (1,252) feet above mean sea level.

AIRPORT HAZARD AREA - Those portions of the BOROUGH affected by the forty-to-one approach surface and the transitional surface of Runway 10, the fifty-to-one approach surface and the transitional surface of Runway 10 and the horizontal and conical surfaces as set out on the Height Limitation and Zoning District Map for Allegheny County AIRPORT, prepared by the Southwestern Pennsylvania Regional Commission in the spring of 1986, copies of which are on file in the offices of the BOROUGH.

APPROACH SURFACE - A surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in **§ 180.132** of this Article.

APPROACH, TRANSITIONAL, HORIZONTAL AND CONICAL ZONES - Those zones shown in the illustration on the Height Limitation and Zoning District Map of AIRPORT, prepared by the Southwestern Pennsylvania Regional Commission in the spring of 1986 and set forth in **§ 180.131** of this Article.

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<sup>1</sup> Editor's Note: This ordinance also provided for the repeal of former Art. XXXV, Airport Hazard Area, added 3-16-83 by Ord. No. 658.

CONICAL SURFACE - A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty to one (20:1) for a horizontal distance of four thousand (4,000) feet.

FAA - The Federal Aviation Administration of the United States Department of Transportation.

HEIGHT - The mean sea level elevation.

HORIZONTAL SURFACE - A horizontal plane one hundred fifty (150) feet above the established AIRPORT ELEVATION, the perimeter of which, in plan, coincides with the perimeter of the horizontal zone.

OBSTRUCTION - Any STRUCTURE, growth or other object, including a mobile object, which exceeds a limiting HEIGHT set forth in this Article.

PERSON - An individual, firm, partnership, CORPORATION, company, association, joint-stock association or governmental entity, and includes a trustee, a receiver, an assignee or a similar representative of any of the above.

PRECISION INSTRUMENT RUNWAY - A runway having an existing instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR); and also a runway for which a precision approach system is planned and is so indicated on an approved AIRPORT layout plan or any other planning document.

PRIMARY SURFACE - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends two hundred (200) feet beyond each end of the runway.

RUNWAY - A defined area in an AIRPORT, prepared for the landing and takeoff of aircraft along its length.

STRUCTURE - Any object, including a mobile object, constructed or installed by man, including, but without limitation, BUILDINGS, towers, cranes, smokestacks, earth formations and overhead transmission lines.

TRANSITIONAL SURFACE - These surfaces extend outward at ninety-degree angles to the RUNWAY center line and the RUNWAY center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the PRIMARY and APPROACH SURFACES to where they intersect the HORIZONTAL and CONICAL SURFACES. "TRANSITIONAL SURFACES" for those portions of the precision APPROACH SURFACES which project through and beyond the limits of the CONICAL SURFACE extend a distance of five thousand (5,000) feet, measured horizontally, from the edge of the APPROACH SURFACE and at ninety-degree angles to the extended RUNWAY center line.

TREE - Any object of natural growth.

**§ 180.131. Districts enumerated.**

There are hereby created and established AIRPORT zoning districts which include all of the land in the BOROUGH lying beneath the PRECISION INSTRUMENT RUNWAY Approach Zone, known as "AZD-4," all of the land in the BOROUGH lying beneath the TRANSITIONAL SURFACES adjacent to AZD-4, known as "AZD-5," all of the land in the BOROUGH lying beneath the HORIZONTAL ZONE known as "AZD-6" and all of the land in the BOROUGH lying beneath the Conical Zone known as "AZD-7," as those zones are visibly depicted on the HEIGHT Limitation and AIRPORT Zoning District Map prepared by the Southwestern Pennsylvania Regional Commission, dated spring of 1986, and as more fully defined as follows:

180.131.1. PRECISION INSTRUMENT RUNWAY APPROACH ZONE (AZD-4). The inner edge of this APPROACH ZONE coincides with the width of the PRIMARY SURFACE and is one thousand (1,000) feet wide. The APPROACH ZONE expands outward uniformly to a width of sixteen thousand (16,000) feet at a horizontal distance of fifty thousand (50,000) feet from the PRIMARY SURFACE. Its center line is the continuation of the center line of the RUNWAY.

180.131.2. TRANSITIONAL ZONE (AZD-5). The areas beneath the TRANSITIONAL SURFACES as defined in § 180.130.

180.131.3. HORIZONTAL ZONE (AZD-6). The HORIZONTAL ZONE as established by swinging arcs of ten thousand foot radii from the center of each end of the PRIMARY SURFACE of each RUNWAY and connecting the adjacent arcs by drawing lines tangent to those arcs. The HORIZONTAL ZONE does not include the APPROACH and TRANSITIONAL ZONES.

180.131.4. CONICAL ZONE (AZD-7). The CONICAL ZONE is established as the area that commences at the periphery of the HORIZONTAL ZONE and extends outward therefrom for a horizontal distance of four thousand (4,000) feet; established here by swinging arcs of fourteen thousand (14,000) feet from the center of the PRIMARY SURFACE of RUNWAY 10/28.

**§ 180.132. Zone HEIGHT limitations.**

Except as otherwise provided in this Article, no STRUCTURE shall be erected, altered or maintained, and no TREE shall be allowed to grow in any zone created by this Article to a HEIGHT in excess of the applicable HEIGHT limitation herein established for such zone. Such applicable HEIGHT limitations are hereby established for each of the zones in question as follows:

180.132.1. PRECISION INSTRUMENT RUNWAY APPROACH ZONE (AZD-4): slopes fifty (50) feet outward for each foot upward, beginning at the end of and at the same elevation as the PRIMARY SURFACE and extending to a horizontal distance of ten thousand (10,000) feet along the extended RUNWAY center line; thence

slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of forty thousand (40,000) feet along the extended RUNWAY center line.

180.132.2. TRANSITIONAL ZONES: slopes seven (7) feet outward for each foot upward, beginning at the sides of and at the same elevation as the PRIMARY SURFACE and the approach surface and extending to a HEIGHT of one hundred fifty (150) feet above the AIRPORT ELEVATION which is one thousand two hundred fifty-two (1,252) feet above mean sea level. In addition to the foregoing, there are established HEIGHT limits sloping seven (7) feet outward for each foot upward, beginning at the sides of and at the same elevation as the approach surface and extending to where they intersect the CONICAL SURFACE. Where the PRECISION INSTRUMENT RUNWAY APPROACH ZONE projects beyond the Conical Zone, there are established HEIGHT limits sloping seven (7) feet outward for each foot upward, beginning at the sides of and at the same elevation as the approach surface and extending for a horizontal distance of five thousand (5,000) feet measured at ninety-degree angles to the extended RUNWAY center line.

180.132.3. Horizontal Zone: established at one hundred fifty (150) feet above the AIRPORT ELEVATION or at a HEIGHT of one thousand four hundred two (1,402) feet above mean sea level.

180.132.4. Conical Zone: slopes twenty (20) feet outward for each foot upward, beginning at the periphery of the Horizontal Zone and at one hundred fifty (150) feet above the AIRPORT ELEVATION and extending to a HEIGHT of three hundred fifty (350) feet above the AIRPORT ELEVATION, or one thousand six hundred (1,600) feet above mean sea level.

**§ 180.133. Use restrictions.**

Notwithstanding any other provisions of this Article, no use may be made of land or water within any zone established by this Article in such a manner as to create electrical interference with navigational signals or radio communication between the AIRPORT and aircraft, make it difficult for pilots to distinguish between AIRPORT lights and others, result in glare in the eyes of pilots using the AIRPORT, impair visibility in the vicinity of the AIRPORT, create bird-strike hazards or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the AIRPORT.

**§ 180.134. Marking and lighting of NONCONFORMING USES.**

The owner of any existing nonconforming STRUCTURE or TREE is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary to indicate to the operators of aircraft in the vicinity of the AIRPORT the presence of such nonconforming STRUCTURE.

**§ 180.135. Permits; variances.**

180.135.1 Future uses. Except as specifically provided hereunder, no  
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material change shall be made in the use of land, no STRUCTURE shall be erected or otherwise established, and no TREE shall be planted in any zone herein created unless a permit therefor shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined, whether the resulting use, STRUCTURE or TREE would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this Article shall be granted unless a variance has been approved.

180.135.1.1. In the area lying within the limits of the Horizontal Zone and the Conical Zone, no permit shall be required for any TREE or STRUCTURE less than seventy-five (75) feet in vertical HEIGHT above the ground, except when, because of terrain, land contour or topographic features, such TREE or STRUCTURE would extend above the HEIGHT limits prescribed for such zones.

180.135.1.2. In areas lying within the limits of the APPROACH ZONES but at a horizontal distance of not less than four thousand two hundred (4,200) feet from each end of the RUNWAY, no permit shall be required for any TREE or STRUCTURE less than seventy-five (75) feet in vertical HEIGHT above the ground, except when such TREE or STRUCTURE would extend above the HEIGHT limit prescribed for such APPROACH ZONES.

180.135.1.3. In the areas lying within the limits of the TRANSITIONAL ZONES beyond the perimeter of the Horizontal Zone, no permit shall be required for any TREE or STRUCTURE less than seventy-five (75) feet in vertical HEIGHT above the ground, except when such TREE or STRUCTURE, because of terrain, land contour or topographic features, would extend above the HEIGHT limit prescribed for such TRANSITIONAL ZONES.

180.135.2. Existing uses. A permit shall be obtained before any existing use or STRUCTURE may be substantially changed, but no permit may be required to make maintenance repairs to or to replace parts of existing STRUCTURES which do not enlarge or increase the HEIGHT of an existing STRUCTURE. Applications for permits hereunder shall be granted unless to do so would create the establishment or creation of an AIRPORT hazard or permit a nonconforming STRUCTURE or object of natural growth or NONCONFORMING USE to be made or become higher or become a greater hazard to air navigation than it when the application for a permit was made.

180.135.3. Variances. Any PERSON desiring to erect or increase the HEIGHT of any STRUCTURE or permit the growth of any object of natural growth or otherwise use his property in a manner not in conformance with this Article may apply to the BOARD for a variance from said regulations. No application for variance may be considered by the BOARD unless a copy of the application has been furnished to the AIRPORT Manager for advice as to the aeronautical effects of the variance. If the AIRPORT Manager does not respond to the application within fifteen (15) days after receipt, the BOARD may act on its own to grant or deny said application. If the BOARD decides to grant a variance under this Article, it shall notify the Department of Transportation of its decision. This notice shall be in writing and shall be sent so as to

reach the Department at least ten (10) days before the date on which the decision is to issue.

**§ 180.136. Severability.**

If any of the provisions of this Article, or the application thereof to any PERSON or circumstance, are held invalid, such invalidity shall not affect other provisions or applications of this Article which can be given effect without the invalid provisions of this Article.