REPORT OF THE JOINT SUBCOMMITTEE STUDYING

AIRSPACE INTRUSIONS

TO THE GOVERNOR AND THE GENERAL ASSEMBLY OF VIRGINIA



HOUSE DOCUMENT NO. 53

COMMONWEALTH OF VIRGINIA RICHMOND 1989

CONTENTS

Summary	page l
General Background	page 2
Joint Subcommittee Activities	page 2
Recommendations	page 3
Appendix I: Recommended Legislation	page 5
Appendix II: Joint Subcommittee Members	page 20

Summary

In order to ensure safety of air navigation, obstacle-free aerial pathways must be maintained to and from airports. At many Virginia airports these pathways extend not only beyond the property of the airport itself, but also into adjoining political jurisdictions. Over the past two years, the Virginia Department of Aviation has succeeded in identifying many structures which penetrate the imaginary surfaces that form the "floors" of these pathways and present hazards to aircraft. While the Department, working with individual airport sponsors and owners, was able to obtain removal or mitigation of many of these hazards, it appeared desirable both from an economic and from a safety standpoint that these hazards be prevented rather than removed or mitigated. The 1988 General Assembly, through the passage of House Joint Resolution No. 24, commissioned a Joint Subcommittee to seek an appropriate prevantative mechanism.

Following input from the Department of Aviation, local government officials, airport sponsors, and the general public, the Joint Subcommittee decided that prevention of airspace intrusions should, wherever possible, be achieved by local governments' through the exercise of their zoning powers. However, in cases in which local governments fail to act -- or affirmatively choose not to act -- this responsibility for protection of airport approach zones should be vested with the Commonwealth, the group felt.

The Joint Subcommittee recommends two pieces of legislation to deal with these future intrusions: One bill prohibits the erection of any structure which penetrates the imaginary surfaces (as described in Federal Aviation Administration and Virginia Department of Aviation regulations) of any licensed airport, unless a permit is first obtained from the Aviation Board. This permit, however, would not be required in localities which regulate the height of structures which penetrate these surfaces -- even though the regulations might be less than a full-fledged airport safety zoning ordinance. The other bill requires that all localities in which licensed airports are located, and all localities over whose territory approach slopes and zones of licensed airports extend, adopt airport safety zoning ordinances by July 1, 1991, and sets out the text of a model airport safety zoning ordinance. If a locality has not adopted an airport safety zoning ordinance by July 1, 1991, the Virginia Aviation Board, by regulation, would be permitted to undertake the regulation of construction of structures around that airport directly.

General Background

Airports have become an essential ingredient in the economic development of Virginia. For many corporations, the availability of a convenient airport is a critical element in their decision on whether to locate in Virginia or elswwhere. Many Virginia airports have become the hubs of industrial parks and business centers. Unfortunately, the very development to which airports have so materially contributed, has also created difficulties for Virginia's airports as more and taller structures have been erected adjacent to airport property.

To enable aircraft to land at and depart from airports it is necessary not only that airport property itself, but also adjoining property, be kept free of tall structures which would interfere with aircraft operations. Just which structures in which locations present dangers to aircraft depends on the location and configuration of the airport and the kinds of aircraft that use it.

The Federal Aviation Administration (FAA) and the Virginia Department of Aviation have used several kinds of imaginary surfaces, sloping away from airports and runways, to describe the paths which must be kept clear of obstacles to ensure air navigation safety. In many instances these imaginary surfaces extend over property which is not only not owned or controlled by the airport owner or sponsor, but may be located in another political jurisdiction.

In 1987 the Virginia Department of Aviation, supported by a grant from the FAA, undertook the "Photoslope Project." Through the use of composite photographs taken by a camera mounted on a theodolite, the department was able pictorially to identify, for each of the sixty-four licensed airports in Virginia, the precise structures and vegetation which penetrated these imaginary surfaces. When the obstacle-identification phase of the project was completed in the spring of 1988, only two of the sixty-four licensed airports in Virginia were free of airspace intrustions -- structures and vegetation which penetrated these imaginary surfaces.

Joint Subcommittee Activities

The Joint Subcommittee formed by the General Assembly to study the airspace intrusions problem began its work with a briefing by the Department of Aviation on its "Photoslope Project" and the scope of the existing intrusions difficulties which it disclosed. With the assistance of the Department, the group toured several airports to see for themselves the difficulties presented by existing intrusions and to consider the hazards which nearby development posed for future airport safety. In the course of the summer and fall of 1988, the Joint Subcommittee monitored the work of the Department as it collaborated with with airport sponsors to bring their airports into compliance with FAA and Department regulations. Some impetus was added to the Department's efforts when the Aviation Board began witholding -- or warning of potential witholding -- of state airport development funds if substantial efforts were not made to eliminate or mitigate airspace intrusions. By the end of the year fully half of Virginia's sixty-four licensed airports had been brought into substantial compliance. While the Department concentrated its administrative efforts on dealing with already-existing intrusions, the Joint Subcommittee considered methods of preventing future airspace intrusion difficulties. After public hearings in Charlottesville, Dublin, and Richmond, the Joint Subcommittee concluded that the most effective way of preventing airspace intrusions was through local governments' exercise of their zoning powers. This approach would permit local governments, those closest to the situation, to deal with their own individual situations. It was felt that only in cases in which local governments failed to act -- or affirmatively chose not to act -- would responsibility for protection of airport approach zones be vested with the Commonwealth, in this case acting through the Virginia Department of Aviation. The Department's staff, working with the Attorney General's Office and the Joint Subcommittee's staff in the Division of Legislative Services, prepared draft legislation for the Subcommittee's consideration, based on several local ordinances, a model ordinance produced by the FAA, and legislation in several other states.

Recommendations

The Joint Subcommittee recommends two pieces of legislation to deal with future airspace intrusions. (See Appendix I.)

One bill, the shorter of the two, prohibits the erection of any structure which penetrates the imaginary surfaces (as described in FAA and Virginia Department of Aviation regulations) of any licensed airport unless a permit is first obtained from the Aviation Board. This permit, however, would not be required in localities which have adopted ordinances regulating the height of structures -- even though the regulations might be less than a full-fledged airport safety zoning ordinance. The bill's chief benefit lies in that it would enable the Commonwealth, in the event of a violation, to obtain from the courts an injunction either blocking the construction of the offending structure or compelling its removal.

The second, longer, bill is more complex. Based on a synthesis of a model statute recommended by the FAA, other states' statutes, and several existing local Virginia ordinances, it requires that all localities in which licensed airports are located, and all localities over whose territory approach slopes and zones of licensed airports extend, adopt airport safety zoning ordinances by July 1, 1991. It then sets out the text of a model airport safety zoning ordinance, which localities can adapt to suit their local situations. If a locality has not adopted an airport safety zoning ordinance by July 1, 1991, the Virginia Aviation Board, by regulation, may undertake to protect aviators and licensed airports from construction of airspace intrusions. The Virginia Department of Aviation intends to make its staff and resources available to localities in adapting the model ordinance to local circumstances. This approach balances the need to (i) protect aviation safety, (ii) safeguard the public investment in aviation facilities, (iii) maintain the viability of Virginia's public use airports, and (iv) preserve the economic development asset which airports represent to Virginia's localities and to the Commonwealth as a whole with (v) the desirability, whenever possible, of retaining zoning, land-use, and building permit powers in the hands of local governments.

Respectfully submitted,

J. Robert Dobyns (Chairman)

Charles J. Colgan (Vice Chairman)

Robert T. Andrews

Whittington W. Clement

J. Granger Macfarlane

Rpbert C. Scott

Mitchell Van Yahres

APPENDIX I

Recommended Legislation

1 D 10/3/88 Wambold C 12/21/88 smw

2 SENATE BILL NO. HOUSE BILL NO. 3 A BILL to amend and reenact § 5.1-25.1 of the Code of Virginia, relating to construction permits from the Virginia Aviation 4 5 Board. 6 7 Be it enacted by the General Assembly of Virginia: That § 5.1-25.1 of the Code of Virginia is amended and reenacted 8 1. as follows: 9 10 § 5.1-25.1. Permit required for erection of certain 11 structures. -- It shall be unlawful for any person to erect any 12 structure 7 which structure, or any part of which structure, exceeds a height of 500 feet above the ground penetrates into or through any 13 licensed airport's clear zone, approach zone, imaginary surface, 14 15 obstruction clearance surface, obstruction clearance zone, or surface or zone as described in regulations of the Department of Aviation or 16 17 Federal Aviation Administration, without securing a permit for such 18 its erection from the Board ; provided, however, that the provisions 19 efthis . This section shall not apply as to any structure to be 20 erected in a county or , city or town which has an applieable goning 21 an ordinance regulating the height of such structures 7 nor to any 22 structure for which the Federal Aviation Administration has issued a 23 Determination of No Hazard to Air Navigation to prevent the 24 penetration of zones and surfaces provided for in Federal Aviation 25 Regulation Part 77 and Rule 19 of the Department of Aviation . 26 For the purpose of this section, "structure" shall mean any

DW

·.

- 1 object, including a mobile object, constructed or erected by man,
- 2 including but not limited to buildings, towers, cranes, smokestacks,
- 3 earth formations, overhead transmission lines, flag poles, and ship
- 4 masts.
- 5

1 D 11/21/88 Wambold C 12/22/88 df

2 SENATE BILL NO. HOUSE BILL NO. 3 A BILL to amend the Code of Virginia by adding in Article 3 of Chapter 4 1 of Title 5.1 a section numbered 5.1-25.5, relating to local 5 zoning ordinances governing structures hazardous to air 6 navigation. 7 8 Be it enacted by the General Assembly of Virginia: 9 1. That the Code of Virginia is amended by adding in Article 3 of Chapter 1 of Title 5.1 a section numbered 5.1-25.5 as follows: 10 11 § 5.1-25.5. Model airport safety zoning ordinance.--Before July 1, 1991, the governing body of any county, city, or town (i) in whose 12 jurisdiction a licensed airport is located or (ii) over whose 13 jurisdiction the approach slopes and other safety zones of a licensed 14 airport extend shall by ordinance provide for the regulation of the 15 height of structures and objects of natural growth for the purpose of 16 17 protecting the safety of air navigation and the public investment in air navigation facilities. Any such ordinance may be adopted 18 regardless of whether the local governing body has adopted a zoning 19 20 ordinance applicable to other land uses in the locality. Any such ordinance may be designed and adopted by the locality as an overlay 21 22 zone superimposed on any preexisting base zone. 23 In the event a local governing body within whose jurisdiction a 24 licensed airport is located or over whose jurisdiction the approach 25 slopes and other safety zones of a licensed airport extend has not 26 adopted such an airport safety zoning ordinance by July 1, 1991, the

DF

Virginia Aviation Board may, by regulation, regulate the height of 1 2 structures and vegetation through land use controls in that locality 3 to the extent necessary to prevent the creation or establishment of 4 obstructions it finds to be hazardous to air navigation. 5 The provisions of the airport safety zoning ordinance shall be 6 substantially as follows: 7 Airport Safety Zoning Ordinance. 8 AN ORDINANCE regulating and restricting the height of structures and objects or natural growth, and otherwise regulating the use of 9 10 property in the vicinity of the airports in (-insert name of 11 locality-) by creating the appropriate zones and establishing the 12 boundaries thereof; providing for changes in the restrictions and boundaries of such zones; defining certain terms used herein; 13 providing for enforcement; and imposing penalties. 14 15 This ordinance is adopted pursuant to the authority conferred by 16 §§ 5.1-25.5 and 15.1-427 through 15.1-503 of the Code of Virginia. It 17 is hereby found that an obstruction has the potential for endangering the lives and property of users of the airports in (-insert name of 18 19 locality-) and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach 20 minimums of the airports in (-insert name of locality-); and that an 21 obstruction may reduce the size of areas available for the landing, 22 23 takeoff, and maneuvering of aircraft, thus tending to destroy or 24 impair the utility of the airports and the public investment therein. 25 Accordingly, it is declared: 1. That it is necessary in the interest of the public health, 26 safety, and general welfare that the creation or establishment of 27 28 obstructions that are hazards to air navigation be prevented;

DF

9

1	2. That the creation or establishment of an obstruction has the
2	potential for being a public nuisance and may injure the area served
3	by the airports;
4	3. That the Commonwealth derives accelerated economic
5	development and enhanced interstate commerce from a system of airways
6	and airports held strictly to the highest possible safety standards;
7	and
8	4. That the prevention of these obstructions should be
9	accomplished, to the extent legally possible, by the exercise of the
10	police power without compensation.
11	Be it ordained by (-insert name of local governing body-):
12	Article 1.
13	Short Title.
14	§ 1.1. This ordinance shall be known and may be cited as the
15	(-insert name of locality-) Airport Safety Zoning Ordinance.
16	Article 2.
17	Definitions.
18	§ 2.1. As used in this ordinance, the following terms shall have
19	the meanings respectively ascribed to them, unless the context clearly
20	requires otherwise:
21	"Administrator": The official charged with the enforcement of
22	this ordinance. He shall be the (-insert title of designated local
23	official-).
24	"Airport": (-insert name of affected airport or airports-).
25	"Airport elevation": The highest point on any usable landing
26	surface expressed in feet above mean sea level.
27	"Approach surface": A surface longitudinally centered on the
28	extended runway centerline, extending outward and upward from the end

1	of the primary surface and at the same slope as the approach zone
2	height limitation slope set forth in Article 4 of this ordinance. In
3	plan the perimeter of the approach surface coincides with the
4	perimeter of the approach zone.
5	"Approach, transitional, horizontal, and conical zones": The
6	zones as set forth in Article 3 of this ordinance.
7	"Conical surface": A surface extending horizontally twenty feet
8	for every one foot vertically from the periphery of the horizontal
9	surface.
10	"Hazard to air navigation": An obstruction determined by the
11	Virginia Department of Aviation or the Federal Aviation Administration
12	to have a substantial adverse effect on the safe and efficient
13	utilization of navigable airspace in the Commonwealth.
14	"Height": For the purpose of determining the height limits in
15	all zones set forth in this ordinance and shown on the zoning map, the
16	datum shall be mean sea level elevation unless otherwise specified.
16 17	datum shall be mean sea level elevation unless otherwise specified. "Horizontal surface": A horizontal plane 150 feet above the
17	"Horizontal surface": A horizontal plane 150 feet above the
17 18	"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan
17 18 19	"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
17 18 19 20	"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone. "Nonconforming use": Any preexisting structure or object of
17 18 19 20 21	"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone. "Nonconforming use": Any preexisting structure or object of natural growth which is inconsistent with the provisions of this
17 18 19 20 21 22	<pre>"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.</pre>
17 18 19 20 21 22 23	<pre>"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone. "Nonconforming use": Any preexisting structure or object of natural growth which is inconsistent with the provisions of this ordinance or any amendment to this ordinance. "Obstruction": Any structure, growth, or other object, including</pre>
17 18 19 20 21 22 23 24	<pre>"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone. "Nonconforming use": Any preexisting structure or object of natural growth which is inconsistent with the provisions of this ordinance or any amendment to this ordinance. "Obstruction": Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Article</pre>
17 18 19 20 21 22 23 24 25	<pre>"Horizontal surface": A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone. "Nonconforming use": Any preexisting structure or object of natural growth which is inconsistent with the provisions of this ordinance or any amendment to this ordinance. "Obstruction": Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Article 4 of this ordinance.</pre>

1	for in this ordinance.
2	"Person": Any individual, firm, partnership, corporation,
3	company, association, joint stock association, or governmental entity.
4	The term includes a trustee, a receiver, an assignee, or a similar
5	representative of any of them.
6	"Primary surface": A surface, with a specified width as provided
7	in Article 3 of this ordinance, longitudinally centered on a runway.
8	When the runway has a specifically prepared hard surface, the primary
9	surface extends 200 feet beyond each end of that runway. The
10	elevation of any point on the primary surface is the same as the
11	elevation of the nearest point on the runway centerline.
12	"Runway": A specified area on an airport prepared for landing
13	and takeoff of aircraft.
14	"Structure": Any object, including a mobile object, constructed
15	or installed by any person, including but not limited to buildings,
16	towers, cranes, smokestacks, earth formations, overhead transmission
17	lines, flag poles, and ship masts.
18	"Transitional surfaces": Surfaces which extend outward
19	perpendicular to the runway centerline extended at a slope of seven
20	feet horizontally for each foot vertically from the sides of the
21	primary and approach surfaces to where they intersect the horizontal
22	and conical surfaces.
23	"Vegetation": Any object of natural growth.
24	"Zone": All areas provided for in Article 3 of this ordinance,
25	generally described in three dimensions by reference to ground
26	elevation, vertical distances from the ground elevation, horizontal
27	distances from the runway centerline and the primary and horizontal
28	surfaces, and capped at specific vertical dimits by the surfaces of

1	the zones provided for in Article 4 of this ordinance.
2	Article 3.
3	Airport Safety Zones.
4	§ 3.1. In order to carry out the provisions of this ordinance,
5	there are hereby established certain zones which include all of the
6	area of (-insert name of locality-) lying beneath the approach
7	surfaces, transitional surfaces, horizontal surfaces, and conical
8	surfaces as they apply to (-insert name of airport or airports-). An
9	area located in more than one of the following zones is considered to
10	be only in the zone with the most restrictive height limitation.
11	These zones are as follows:
12	"Airport zone": A zone that is centered about the runway and
13	primary surface, and is capped by the horizontal surface.
14	"Approach zone": A zone that extends away from the runway, ends
15	along the extended runway centerline, and is capped by the approach
16	surfaces.
17	"Transitional zone": A zone that fans away perpendicular to the
18	runway centerline and approach surfaces, and is capped by the
19	transitional surfaces.
20	"Conical zone": A zone that circles around the periphery of and
21	outward from the horizontal surface, and is capped by the conical
22	surface.
23	Specific geometric standards for these zones are to be found in
24	Part 77.25, Subchapter E (Airspace), of Title 14 of the Code of
25	Federal Regulations, or in successor federal regulations.
26	Article 4.
27	Airport Safety Zone Height Limitations.
?8	§ 4.1. Except as otherwise provided in this ordinance, in any

DF

1	zone created by this ordinance no structure shall be erected, altered,
2	or maintained, and no vegetation shall be allowed to grow to a height
3	so as to penetrate any referenced surface of any zone provided for in
4	Article 3 of this ordinance at any point. The height restrictions for
5	the individual zones shall be those planes delineated as surfaces in
6	Part 77.25, Subchapter E (Airspace), of Title 14 of the Code of
7	Federal Regulations, or in successor federal regulations.
8	Article 5.
9	Use Restrictions.
10	§ 5.1. Notwithstanding any other provision of this ordinance,
11	within any zone established by this ordinance no use may be made of
12	land or water in such a manner as to:
13	1. Create electrical interference with navigational signals or
14	radio communication between the airport and aircraft;
15	2. Diminish the ability of pilots to distinguish between airport
16	lights and other lights;
17	3. Result in glare in the eyes of pilots using the airport;
18	4. Impair visibility in the vicinity of the airport;
19	5. Create the potential for bird strike hazards; or
20	6. Otherwise in any way endanger or interfere with the landing,
21	takeoff, or maneuvering of aircraft intending to use the airport.
22	Article 6.
23	Nonconforming Uses.
24	§ 6.1. Except as provided in § 6.2 of this ordinance, the
25	regulations prescribed by this ordinance shall not require the
26	removal, lowering, or other change or alteration of any structure or
27	vegetation not conforming to the regulations as of the effective date
28	of this ordinance, or otherwise interfere with the continuance of a

DF

nonconforming use. Nothing contained in this ordinance shall require 1 2 any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to 3 the effective date of this ordinance, and is diligently prosecuted. 4 5 § 6.2. Notwithstanding the provision § 6.1, the owner of any 6 existing nonconforming structure or vegetation is hereby required to 7 permit the installation, operation, and maintenance thereon of 8 whatever markers and lights deemed necessary by the Federal Aviation 9 Administration, the Virginia Department of Aviation, or the 10 administrator to indicate to the operators of aircraft in the vicinity 11 of the airport the presence of that airport obstruction. These markers and lights shall be installed, operated, and maintained at the 12 expense of the airport owners. 13 Article 7. 14 15 Permits. § 7.1. Except as provided in subdivisions 1, 2, and 3 of this 16 section, no structure shall be erected or otherwise established in any 17 zone created by this ordinance unless a permit therefor shall have 18 been applied for and granted. Each application for a permit shall 19 indicate the purpose for which desired with sufficient specificity to 20 determine whether the resulting structure would conform to the 21 regulations prescribed in this ordinance. No permit for a structure 22 inconsistent with this ordinance shall be granted unless a variance 23 has been approved as provided in § 7.4. 24 § 7.2. No permit shall be granted that would allow the 25 establishment or creation of an obstruction or permit a nonconforming 26 use or structure to become a greater hazard to air navigation than it 27 was on the effective date of this ordinance or any amendments thereto 28

15

AC

1	or than it is when the application for a permit is made. Except as
2	indicated, all applications for such a permit shall be granted.
3	§ 7.3. Whenever the administrator determines that a
4	nonconforming structure has been abandoned or more than fifty percent
5	destroyed, physically deteriorated, or decayed, no permit shall be
6	granted that would enable such structure to be rebuilt, reconstructed,
7	or otherwise refurbished so as to exceed the applicable height limit
8	or otherwise deviate from the zoning regulations contained in this
9	ordinance.
10	§ 7.4. Any person desiring to erect or increase the height or
11	size of any structure not in accordance with the regulations
12	prescribed in this ordinance may apply for a variance from such
13	regulations to the (-insert board of zoning appeals or other entity-).
14	The application for variance shall be accompanied by a determination
15	from the Virginia Department of Aviation as to the effect of the
16	proposal on the operation of air navigation facilities and the safe,
17	efficient use of navigable airspace. Such variances shall be allowed
18	where it is duly found that a literal application or enforcement of
19	the regulations will result in unnecessary hardship and relief granted
20	will not be contrary to the public interest, will not create a hazard
21	to air navigation, will do substantial justice, and will be in
22	accordance with the spirit of this ordinance. Additionally, no
23	application for a variance to the requirements of this ordinance may
24	be considered by the (-insert board of zoning appeals or other
25	entity-) unless a copy of the application has been furnished to the
26	airport owner for advice as to the aeronautical effects of the
27	variance. If the airport owner does not respond to the application
28	within fifteen days after receipt, the (-insert board of zoning

16

1 appeals or other entity-) may act on its own to grant or deny the
2 application for a variance.

DF

§ 7.5. Any permit or variance granted may, if such action is 3 deemed advisable to effectuate the purpose of this ordinance and be 4 5 reasonable in the circumstances, be so conditioned as to require the 6 owner of the structure in question to install, operate, and maintain, 7 at the owner's expense, such markings and lights as may be deemed 8 necessary by the Federal Aviation Administration, the Virginia 9 Department of Aviation, or the administrator. If deemed proper by the 10 (-insert board of zoning appeals or other entity-), this condition may 11 be modified to require the owner to permit the airport owner, at his 12 own expense, to install, operate, and maintain the necessary markings 13 and lights. 14 Article 8. 15 Enforcement. 6 § 8.1. The administrator shall administer and enforce the regulations prescribed in this ordinance. Applications for permit and 17 18 variances shall be made to the administrator on a form published for 19 that purpose. Applications required by this ordinance to be submitted 20 to the administrator shall be properly considered and granted or 21 denied. Application for action by the (-insert board of zoning 22 appeals or other entity-) shall be mailed or presented to the (-insert 23 board of zoning appeals or other entity-). 24 Article 9. 25 Appeals. 26 § 9.1. Any person aggrieved, or any officer, department, board, 27 or bureau of (-insert name of locality-) affected by a decision of the 28 administrator may appeal to the (-insert board of zoning appeals or

17

1	other entity-).
2	Article 10.
3	Judicial Review.
4	§ 10.1. Any person aggrieved or any taxpayer affected by any
5	decision of the (-insert board of zoning appeals or other entity-) may
6	appeal to the (-insert name of circuit court having jurisdiction in
7	the locality-).
8	Article 11.
9	Penalties.
10	§ 11.1. Each violation of this ordinance or of any regulation,
11	order, or ruling promulgated under this ordinance shall constitute a
12	misdemeanor and be punishable by a fine of no more than five hundred
13	dollars. Each day on which a violation occurs shall constitute a
14	separate offense.
15	Article 12.
16	Conflicting Regulations.
17	§ 12.1. Where there exists a conflict between any of the
18	regulations or limitations prescribed in this ordinance and any other
19	regulations applicable to the same subject, where the conflict is with
20	respect to the height of structures or trees, and the use of land, or
21	any other matter, the more stringent limitation or requirement shall
22	govern.
23	Article 13.
24	Severability.
25	§ 13.1. Should any portion or provision of this ordinance be
26	held by any court to be unconstitutional or invalid, that decision
27	shall not affect the validity of the ordinance as a whole or any part
28	of the ordinance other than the part held to be unconstitutional or

•

DF

1 invalid.

2

#

APPENDIX II

Joint Subcommittee Members

J. Robert Dobyns (Chairman)

Charles J. Colgan, (Vice Chairman)

Robert T. Andrews

Whittington W. Clement

J. Granger Macfarlane

Robert C. Scott

Mitchell Van Yahres

Clerical, research, and legal staff support for the joint subcommittee were provided by The House Clerk's Office and The Division of Legislative Services

. .