



ZONING RESOLUTION OF MONTGOMERY COUNTY

9.3 SABRE HELIPORT OVERLAY DISTRICT

9.3.1 GENERAL DESCRIPTION AND PURPOSE:

1. The purpose of this overlay district designation is to establish regulations to protect the health, safety, and general welfare of persons and property in the vicinity of U.S. Army Sabre Heliport.

2. This is accomplished by:

a. minimizing public exposure to high noise levels and accident hazards generated by airport operations;

b. restricting structure heights and the permitted use of outdoor light fixtures which have a detrimental effect on aircraft operations at Sabre; and

c. encouraging future development which is compatible with the continued operation of the airport and the military mission of Fort Campbell Military Installation.

3. The Sabre Heliport Overlay District shall consist of areas identified as Noise Zone II (NZ-2), Noise Zone III (NZ-3), the Military Noise Disclosure Area (NDA), Aircraft Light Sensitive Area (ALSA) and the Approach Departure Surface Area (ADSA) as shown in the report "Joint Land Use Study Compatible Use Zone for Fort Campbell Military Installation" (U.S. Department of the Army, September 2003) and hereby incorporated by reference as the "Sabre Heliport Overlay District" on the Official Zoning Map for the Unincorporated Area of Montgomery County.

9.3.2 APPLICATION OF REGULATIONS:

1. The Sabre Heliport Overlay District is not intended to be utilized as a district classification, but as a designation, which identifies areas subject to regulations, which are supplementary to the regulations of the district to which such designation is attached, appended, or overlaid. Where there is a conflict between the provisions of this section and those of the underlying zoning district, the more stringent standards, and requirements shall apply.

2. The provisions of this Section shall apply to any new use and structure, when such uses are located in a zone established by this section. Nothing contained herein shall require any change or alteration in a lawfully constructed or established structure or use in existence at the time of adoption or amendment of the overlay district.

3. If a structure or use is located in more than one of the zones established by this Section, the structure or use shall comply with all applicable provisions, except that if a conflict exists, the zone with the more restrictive regulations shall apply.

4. Agricultural uses and structures shall be exempt from the height requirements of this Section, notwithstanding the height requirements specified under Federal Aviation Regulations (FAR), Part 77, "Objects Affecting Navigable Space".

9.3.5 OVERLAY ZONES DEFINED:

1. In order to carry out the provisions of this Section, there are hereby created and established certain zones which include all of the land lying within the Aircraft Light Sensitive Area, Noise Zone II, Noise Zone III, Military Noise Disclosure Area and the Approach Departure Surface Area.

2. Such areas and zones are shown in the report "Joint Land Use Study Compatible Use Zone for Fort Campbell Military Installation" (U.S. Department of the Army, September 2003) which is made a part hereof. The various zones are hereby established and defined as follows:

a. Aircraft Light Sensitive Area (ALSA) – The circular area where light emissions can adversely impact military aircraft operations at Sabre Army Heliport.

b. Noise Zone II (NZ-2) – The area between the 65 Ldn and 70 Ldn noise contour lines developed by the application of the day-night average sound level methodology of sound measurement (Ldn).

c. Noise Zone III (NZ-3) – The area between the 70 Ldn and 75 Ldn noise contour lines developed by the application of the day-night average sound level methodology of sound measurement (Ldn).

d. Military Noise Disclosure Area (NDA) – The area where persons may be periodically exposed to increased noise levels due to the close proximity of their property to Fort Campbell Military Installation.

e. Approach Departure Surface Area (ADSA) – The area consisting of primary, approach, transitional, horizontal and conical surfaces for Sabre Army Heliport.

Disclaimer: The Sabre Heliport Overlay District Map presented here is for use as general planning and visualization purposes only. The Regional Planning Commission and Fort Campbell make final determination on whether a specific area falls within the Sabre Heliport Overlay District and is subject to restrictions as defined in the Montgomery County Zoning Ordinance.

Legend

- [Light Blue Box] Sabre Heliport Overlay District
 - [Red Box with Dashed Line] Approach/Departure Surface
 - [Green Box with Dashed Line] Noise Disclosure Area
 - [Yellow Box with Dashed Line] Light Sensitive Area
 - [Blue Box] Noise Zone II
 - [Pink Box] Noise Zone III
 - [Green Box] Fort Campbell
 - [Red Box with Dashed Line] Clarksville Boundary (census)
 - [White Box] Parcels
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