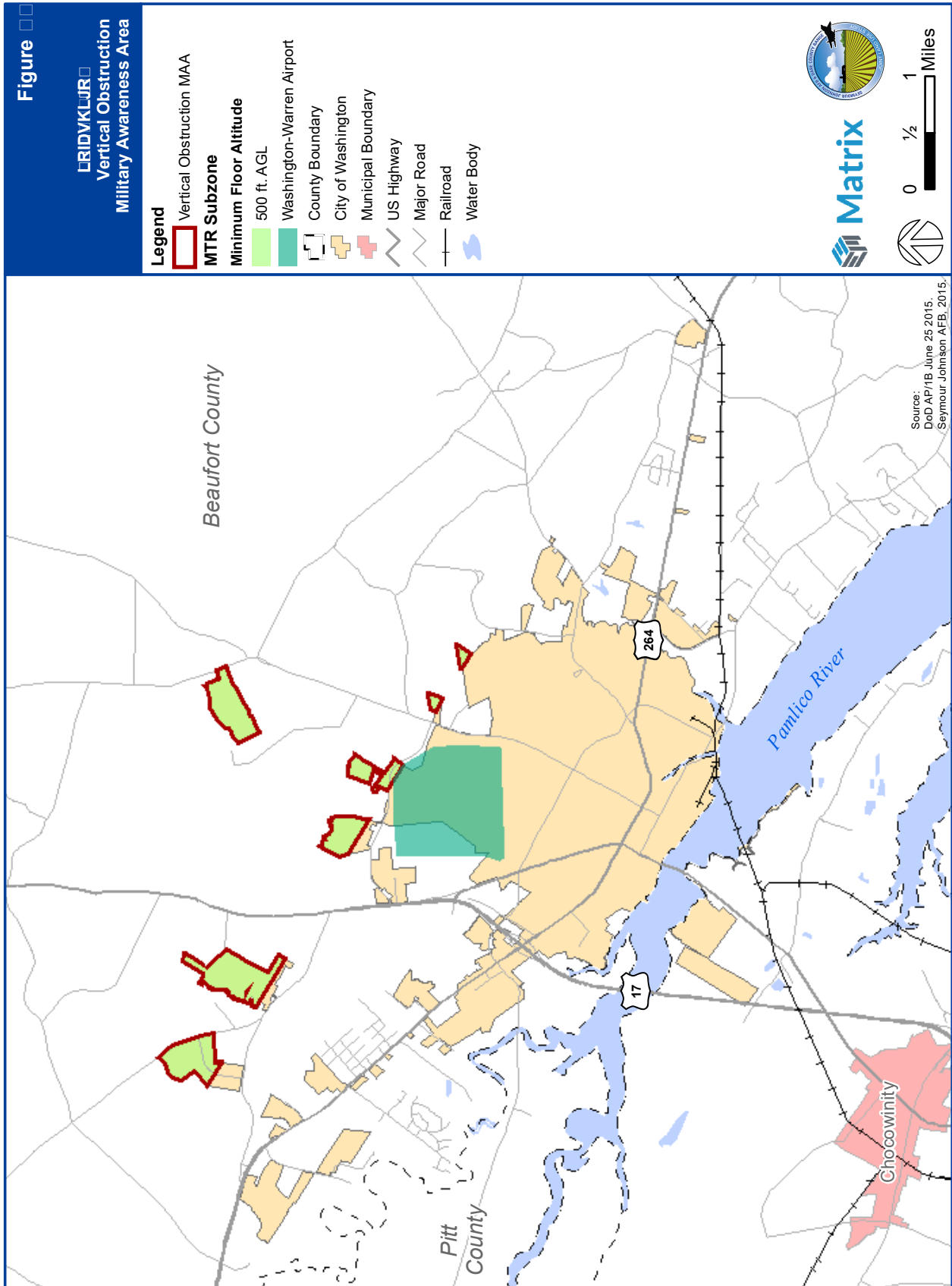


WASHINGTON COUNTY

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3. Renewable Energy Development Standards.

- a. Applications for energy development projects shall include a mission compatibility evaluation from the DoD Military Aviation and Installation Assurance Siting Clearinghouse.
 - b. Applications for energy development projects shall include details related to the siting of facilities, energy capacity output, height of structures and facilities, and construction technology.
4. The information in subsections 3 a-b shall be reviewed and considered before any decision is rendered to approve an application for an energy development project.

B. Vertical Development Standards.

1. **Purpose.** The purpose of this Section is to establish regulations for the maximum buildable height of structures to minimize impacts to military and aviation operations.
2. **Applicability.** The FAA has established minimum flight altitudes for military aircraft within Military Training Routes and military Special Use Airspace. The standards of this section shall apply to structures within the following areas of Washington County:
 - a. Military Training Routes: Minimum flight altitude of 100 ft. AGL
 - b. Special Use Airspace: Restricted Areas:
 - o R-5314 B/H: Minimum flight altitude of 500 feet AGL
 - o R-5314 C: Minimum flight altitude of 200 feet AGL
3. **Exemptions.** An application for development that exceeds the maximum structure height established in Section 4 below, is exempt from the requirements of this Section provided the application includes a mission compatibility evaluation from the DoD Military Aviation and Installation Assurance Siting Clearinghouse indicating no adverse impact on military operations and readiness, and the maximum structure height does not exceed the permitted height for that zoning district.
4. **Development Standards.** Structures shall be limited to the following heights:
 - a. Military Training Routes:
 - i. Structures shall be limited to a maximum height of 100 ft. AGL.
 - b. Special Use Airspace: Restricted Areas:
 - i. R-5314 B/H: Structures shall be limited to a maximum height of 500 feet AGL.
 - ii. R-5314 C: Structures shall be limited to a maximum height of 200 feet AGL.

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1.09 DEFINITIONS

The following words and phrases applicable to the MCAOD, unless the context clearly indicates a different meaning or construction, shall mean:

- A. **FAA.** The Federal Aviation Administration.
- B. **DoD.** Department of Defense.
- C. **Height.** The highest point of a structure or tree, plant or other object of natural growth or ground, measured from ground level.
- D. **High Risk of Adverse Impact Zone (HRAIZ).** The HRAIZ is a geographic area that depicts the Air Force area of interest for Dare County Range operations. Wind turbines built within the radio frequency line of sight can create adverse impacts to training activities depending on vertical height, electromagnetic sensitivity, and distance from military activities.
- E. **Joint Land Use Study.** A Joint Land Use Study (JLUS) is a collaborative planning process accomplished through the efforts of a military installation and/or airport and surrounding jurisdictions to identify and establish compatible land uses, enhanced communication procedures, and growth management guidelines for new development and other community activities in the vicinity of air operations. The overarching goal of a JLUS to identify compatible land uses and growth management guidelines to reduce incompatibilities.
- F. **Military Awareness Area (MAA).** In compatibility planning, the term “Military Awareness Area” (MAA) is used to formally designate a geographic area where military operations may impact local communities and, conversely, where local activities may affect the military’s ability to conduct its mission.
 - 1. **Vertical Obstruction MAA.** The Vertical Obstruction MAA includes all land within Washington County that is within the HRAIZ, Military Training Routes, and Special Use Airspace (Restricted Areas). The Vertical Obstruction MAA is the area where regulations apply to prevent vertical obstructions from occurring within important flight areas for aircraft operating at the Dare County Range. The Vertical Obstruction MAA is depicted on the Washington County MCAOD Map on the official Zoning Map.
- G. **Military Compatibility Area Overlay District (MCAOD).** The MCAOD is a comprehensive zoning overlay district including regulations applicable to the Vertical Obstruction MAA for the Dare County Range. The MCAOD is defined by the outer extent of the Vertical Obstruction MAA and represents the compatibility area that should be considered when planning future growth and development in the region.
- H. **Military Training Route.** Aerial corridors where military aircraft conduct low-altitude, high-speed military flight training.
- I. **Obstruction.** Any structure or tree, plant or other object of natural growth that penetrates an imaginary surface, or an object that is determined to interfere with the established traffic pattern, even if that object does not penetrate an imaginary surface.

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- J. Restricted Area.** A type of Special Use Airspace where the existence of unusual, often invisible, hazards to aircraft occur, such as artillery firing or aerial gunnery. Penetration of restricted areas without authorization from the using or controlling agency may be extremely hazardous.
- K. Special Use Airspace (Restricted Area).** A designated area of airspace by the FAA and DoD where activities must be confined because of their nature, or wherein limitations are imposed upon aircraft operations that are not a part of those activities, or both. Special Use Airspace areas are depicted on aeronautical charts, except for controlled firing areas (CFA), temporary military operations areas (MOA), and temporary restricted areas.
- L. Renewable Energy.** The term renewable energy is applied broadly to energy derived from renewable sources (e.g., solar, hydroelectric, wind).
- M. Runway.** An area on an airport prepared for landing and takeoff of aircraft along its length.