

31.

HELIPORTS

Section 58.2801. Design and Specification of Heliports

The classifications of heliports defined in Chapter 8 of this City Code as Class I, II and III and the subclassifications thereof as Subclass A, B and C shall be deemed to be the same respective classifications and subclassifications as are contained in the Federal Aviation Administration (FAA) booklet entitled "Heliport Design Guide," AC 150/53901A, dated November 5, 1969. All recommendations set forth therein relating to the location, design, construction, visual markings, and fire protection for such heliports shall be the requirements of this Chapter; provided, however, that a Variance therefrom may be granted in accordance with Article VI, Part 2H if the Federal Aviation Administration advises the City that such variance will not render such heliports unsafe.

Section 58.2802. Standards for the Approval of Heliports

No permit for any heliport shall be approved unless the reviewing authority finds that the following standards have been met:

Feasibility - That the proposed heliport is operationally feasible;

Safety - That the FAA considers the proposed heliport to be safe for the conduct of the type and volume of aeronautical activity proposed to be conducted thereon;

Location and Specification - That the location and the plans and specifications of the proposed heliport conform to the requirements of Section 58.2801 of this Part;

Fire Prevention - That such plans and specifications conform to all other requirements of law relating to construction and fire prevention;

Air Turbulence - That, if the proposed heliport is to be elevated on a building or other structure, that air turbulence



which may be created by helicopters landing and taking off therefrom will not cause dust, sand, water or other material to fall on any property other than that controlled by the applicant;

Need - That the applicant has a bona fide need for such heliport and that the public welfare will not be adversely affected by the establishment and operation of the heliport taking into account the following factors:

- (a) The applicant's need to establish the heliport;
- (b) The availability of other heliports which applicant could use in lieu of the proposed heliport and their proximity to the site selected for such heliport;
- (c) The proximity of the heliport to areas which could be used as emergency landing areas in the event of mechanical malfunction of helicopters using such heliport;
- (d) The proximity of the heliport to fire stations;
- (e) The proximity of the heliport to tall buildings and other navigation hazards;
- (f) The proximity of the heliport to residential areas and schools;
- (g) The proximity of the heliport to airports and to the flight patterns of aircraft using such airports;
- (h) The benefits to be derived by the public from the establishment and operation of the heliport, if any;
- (i) The effect, if any, of the operations of the heliport on vehicular traffic;
- (j) The environmental impact of the heliport, if any, including, but not limited to, noise pollution; and
- (k) The proximity of the heliport to storage facilities for combustible or explosive materials or to other hazards.

Section 58.2803. Procedural Requirements

GOAA Review and Comment - Whenever any application to permit a heliport is received by the Planning and Development Department, a copy of such application shall be forwarded to the Executive Director of the Greater Orlando Aviation

Authority (GOAA). Within 60 days after the filing of the application, GOAA shall review the application and shall advise the reviewing authority of its opinion respecting the desirability or non-desirability of issuing the requested permit, together with the reasons for its opinion.

Certificate of Occupancy - No Certificate of Occupancy for any heliport shall be approved unless the Building Official finds that the following conditions are met:

- (a) The heliport has been completed in conformity with the plans and specifications contained in the original permit;
- (b) The applicant has delivered satisfactory evidence that the insurance required by Chapter 8, Section 8.27 is in force and effect; and
- (c) The annual permit fee required by Chapter 8, Section 8.28 has been paid.

Section 58.2804. Submittals

In addition to any other submittals required by this Chapter, each application to permit a heliport shall include the following:

- (a) The name and address of the applicant;
- (b) The type, class and subclass of the heliport proposed to be established;
- (c) Description of the helicopter support facility proposed to be constructed;
- (d) A study prepared by a recognized aviation consultant showing that the proposed heliport is operationally feasible;
- (e) A map showing the location of the proposed heliport and the proposed approach zones, lateral clearance zones and emergency landing areas referable thereto;
- (f) Evidence that a notice of landing area proposal has been filed with the FAA and that the FAA considers the proposed heliport safe for the conduct of aviation activities proposed to be conducted thereon;
- (g) A complete set of plans and specifications for the proposed heliport, prepared in conformity with the provisions of Section 58.2801 of this Part; and

- (h) Statement by the applicant setting forth the estimated number of monthly helicopter landings proposed to be conducted thereon, and the applicant's reasons for desiring to establish such heliport.

Sections 58.2805 - 58.2810 - (RESERVED)

3J.

HOSPITALS

Sections 58.2811 - 58.2820 - (RESERVED)

FIGURE II-2: TABLE OF ALLOWABLE USES IN ZONING DISTRICTS

Use this chart to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district.

NONRESIDENTIAL USES

		R-1, R-1H, R-1A, R-1AA	R-2A (Res.)	R-2B (Res.)	R-3A (Dev.)	R-3B (Dev.)	MXD-1 (Mixed Res- Office Dist.)	MXD-2 (Mixed Res- Office Dist.)	O-1 (Office Dist.)
	For info on this use see:	(1 Fam. Dist.)	(Res. Dist.)	(Res. Dist.)	(Dev. Dist.)	(Dev. Dist.)	Dist.)	Dist.)	Dist.)
Adult entertainment	58.2731								
Agriculture									
Auto service station	58.2791								
Billboard	58.4121								
Child care centers	58.2741								
- 6-30 clients				C	P	P	P	PA	P
- 31+ clients					C	C	C	PA	P
Clubs, civic									
Comm. model home ctr.	58.2781								
Drive-in Facilities	58.2741								
Eating/drinking		P	P	P	P	P	P	P	P
Family day care home		C	C	C	C	C	C	C	C
Golf courses									
Heliports	58.2801							C	C
Hospitals & clinics	58.2811								
Hotels/motels									
Manuf. & processing									
- light									
- heavy									
Medical/dental labs								PA	P
Offices								PA	P
Parking-principal use									
Public benefit uses		C	C	C	C	C	C	C	C
Recreation, outdoor									
Rec. vehicle parks	58.2841								
Retailing									
- light retail									
- intensive retail									
Services									
- business serv.									
- personal serv.									
- entertainment serv.									
- intensive serv.									
- passenger vehicle serv.									
Temp. Labor Services								PA	P
Temp. Professional Serv.									
Warehouse showrooms									
Whole blood fac.									
Wholesale & warehouse									

For Key To Abbreviations See Page 58 - 19.

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NOTE: Also see Figure II-3 for specific uses for your district (pp 58-24 thru 58-37).

