

**WOLF LAKE AIRPORT
OVERLAY DESIGNATIONS**

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I. Purpose.

An overlay designation is applied to a certain geographic area, already designated with one or more of the zoning districts as provided herein, to effectuate additional and unique regulations on land use development that are necessary for the public health, safety and welfare but are difficult or impossible to implement because of the standardized regulations of the underlying conventional zoning district or districts. The restrictions imposed by an overlay designation are in addition to, and not in lieu of, the restrictions placed by the underlying zoning district on the property subject to the overlay designation.

II. ANSA - Airport noise sensitive area.

Purpose. This designation is intended to provide information and notice to property owners, future property owners, developers, public officials and others that the designated properties may be affected by aircraft noise. This designation is intended to encourage airport compatible land uses in the area surrounding Wolf Lake Airport.

Regulations and Standards. There are no regulations included or intended to be included with this overlay designation. Designated properties are defined within an area where estimated 24-hour average aircraft noise levels may reach or exceed 60 L_{dn} (day/night decibels).

III. Airpark District (AP).

Definition: A district that includes an airport and /or watercraft operation and at least one residential dwelling. An airpark may also include one or more commercial establishments.

Intent: This district is designed to promote and protect the public health, safety, order, prosperity, and general welfare and economic benefit of the community. This district is designed to combine three key land uses: residential, airfield or airport, and associated commercial and retail. It is intended to encourage the continuation of healthy, existing residential areas, which reflects the unique aspects of life in Alaska and an expression of the diverse lifestyles of the core area. The airpark district attempts to capture that historical lifestyle while continuing to meet the housing needs of the core area's present and expected future populations.

Standard: Airfields and airstrips must meet all state and federal regulations. In addition, they are required to obtain registration and a letter of non-objection from the FAA. Copies of these documents must be submitted to the MSB Department of Planning.

Note: A heli-pad would require as conditional use permit and similar FAA registration and letter of non-objection.

Allowed: The following principal uses are allowed within the airpark district:

- ① Aircraft hangars.
- ② Aircraft landing field, airport, or heli-pad.
- ③ Aircraft navigational aids.
- ④ Aircraft fueling facilities.
- ⑤ Aircraft maintenance and repair facilities.
- ⑥ Aircraft tie down facilities
- ⑦ Bed and breakfast, five or fewer guest rooms or outlying cabins.
- ⑧ Commercial flight operations.
- ⑨ Commercial, retail, and business dependent upon or related to aircraft, aircraft services, and aircraft related components.
- ⑩ Flight school.
- ⑪ Lighted airstrip and taxiway.
- ⑫ Recreational uses (cabins, park).
- ⑬ Restaurants and restaurants with beer and wine only related to the airpark district.
- ⑭ Single family and duplex dwelling units
- ⑮ Traditional and customary uses.

Accessory Uses: The following accessory uses and structures are allowed within the airpark district:

- ① private garages and non-commercial workshops associated with the airpark district.
- ② non-commercial greenhouses, gardens, garden sheds, and tool sheds.
- ③ home occupations and or home businesses.
- ④ Private storage in yards of non-commercial equipment including non-commercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line.
- ⑤ One accessory dwelling unit intended for guests, family members, or persons providing domestic or health services to the residents of the principal structure on the same lot.
- ⑥ the accessory dwelling unit may not exceed 50 percent of the principal dwelling unit floor area; the accessory dwelling unit may be located within the principal structure, within an accessory structure such as a garage with an apartment, or be a separate accessory structure.
- ⑦ the outdoor storage of trash and junk as defined in and regulated under MSB 8.05 is not an accessory use and is prohibited.

Prohibited Uses: Uses not meeting the requirements of this section or not allowed as conditional uses are prohibited.

IV. Overlay Seaplane District (OSD):

Definition: An Overlay District that provides for the uses associated with airport and /or water aircraft operations in harmony with the underlying zoning district - be it suburban residential, transitional, commercial or any other designation.

Intent: The purpose of an Overlay District is to provide a special zoning designation that is placed over an existing zoning district, or part of a district, or a combination of districts. This district provides for unique qualities of an area to be addressed. In this case, the issue of residences, recreational residences, and associated commercial uses that are accessed by aircraft. This overlay district is designed to enhance, promote and protect the public health, safety, order, prosperity, and general welfare and economic benefit of the community. This district is designed to complement areas that are located on principal lakes within the Core Area. These include:

- Cottonwood Lake
- Mud Lake
- Wasilla Lake
- Finger Lake
- Anderson Lake

- Cornelious Lake
- Memory Lake
- Neklasen Lake
- Lower Neklasen Lake
- WalbyLake
- WolfLake

The seaplane overlay district is intended to encourage the continuation of existing land uses, fronted on these water bodies. This overlay district reflects the unique aspects of life in Alaska and an expression of the diverse lifestyles of the core area. The district attempts to capture that historical lifestyle while continuing to meet the housing needs of the core area's present and expected future populations.

Allowed: In addition to the uses allowed in the underlying zoning district, uses that are traditional and/or customarily occur in the overlay district are allowed within the Overlay Seaplane District. These uses include:

- ① aircraft landing field or airport.
- ② aircraft hangars.
- ③ aircraft tie down facilities.
- ④ aircraft fueling facilities.
- ⑤ aircraft navigational aids.
- ⑥ aircraft maintenance and repair facilities.
- ⑦ aircraft tie down facilities.
- ⑧ bed and breakfast or outlying cabins.
- ⑨ lighted airstrip and taxiway.

Conditional Uses: To maintain the health of the Core Area 's wildlife habitat and the vitality of its lakes, the following land uses may be authorized as conditional uses within the overlay seaplane district by the Matanuska- Susitna Borough Planning Commission:

- Resort hotel or lake- based recreational resort facility with more than 40 units for accommodating guests for short-term visits (intended not to exceed 30 days in length).

Note: Aircraft use is commonplace in the core area. This is evident through the creation of the airpark district. Therefore, noise related to aircraft use cannot be considered a nuisance by neighboring subdivisions.

Note: The MSB has does not have powers to regulate airspace. This District is strictly focused on land uses adjacent to identified lakes.

All properties contained in the airpark district will be provided the opportunity to comment on any proposed platting action within 2000 feet of the AP district.