

## 17.02.030 – Definitions

**Aircraft Accident Potential Zone (APZ):** Areas based on historical accident and operations data throughout the military and the application of margins of safety within those areas if an accident were to occur.

There are 3 types of Accident Potential Zones:

- *Clear Zone* - The trapezoidal area lying immediately beyond the end of the runway and outward along the extended runway centerline for a distance of 3,000 feet. For U.S. Navy and Marine Corps installations, the dimensions are 1,500 feet wide at the runway threshold and 2,284 feet wide at the outer edge.
- *APZ-I* – The rectangular area beyond the Clear Zone, which has a measurable potential for aircraft accidents relative to the Clear Zone. APZ-I is typically 3,000 feet wide by 5,000 feet long and may be rectangular or curved to conform to the shape of the predominant flight track.
- *APZ-II* – The rectangular area beyond APZ-I, which has a measurable potential for aircraft accidents relative to APZ-I or the Clear Zone. The dimensions of APZ II are typically 3,000 feet wide by 7,000 feet long, and like APZ-I, may be curved to correspond with the predominant flight track.

## 17.02.050 – Overlay Zones

**E. Accident Potential Zones (APZ).** The primary purpose of the Accident Potential Zone Overlay is to promote the public health, safety, and general welfare by minimizing the hazards incident to development in the immediate vicinity of aircraft paths of arrival and departure associated with NAS Whidbey.

1.) Allowed Uses in Specific APZ's:

**TABLE 17.02.050.D**

USES	CLEAR ZONE	APZ-I	APZ-II
Accessory Living Quarters	N	N	Y
Accessory Uses	N	Y	Y
Agriculture or Forest Products Processing	N	Y	Y
Agricultural Products – Growing, Harvesting, Managing and Selling*	Y	Y	Y
Animal Shelter	N	N	Y
Bed and Breakfast Room (No more than 2 rooms)	N	N	Y
Bed and Breakfast Inn (3 to 6 rooms)	N	N	N
Public/Community Boat Launch	N	Y	Y
Campground and Recreation Vehicle Park	N	N	N
Church	N	N	N
Communication Tower	N	Y	Y

Country Inn (7 to 40 rooms)	N	N	N
Day Care Nursery (6 or fewer persons)	N	N	N
Small Day Care Center (7 to 12 persons)	N	N	N
Equestrian Center	N	N	N
Essential Public Facilities	N	N	N
Seasonal Farmer's Market	N	N	Y
Farm Produce Stand and Forest Product Stand	N	N	Y
Fire Station	N	N	Y
Forest Products – Growing, Harvesting, Managing and Selling	N	Y	Y
Group Home	N	N	N
Guest Cottage	N	N	Y
Gun Club and Shooting Range	N	N	N
Home Industry	N	N	Y
Home Occupation	N	N	Y
Kennel	N	N	Y
Livestock Husbandry	N	Y	Y
Minor Utilities	N	Y	Y
Major Utilities	N	Y	Y
Mobile Homes (for single wide homes – must have at least 2.5 acres)	N	Y	Y
Mobile/Manufactured Home Park	N	N	N
Schools, Public and Private	N	N	N
Seasonal Sale of Farm Produce	N	N	Y
Single Family Dwelling	N	Y	Y
Small Scale Recreation Use	N	N	N
Small Scale Tourist Use	N	N	N
Storage Facilities, Personal	N	Y	Y
Surface Mine	N	Y	Y
Temporary Uses	N	N	Y
Water Tank	N	Y	Y
Recreational Aerial Activities	N	N	N
Veterinarian Clinic	N	N	N
Winery	N	N	Y
Dwelling Units for Farm Workers	N	N	Y
Earned Development Units	N	N	N
Farm Equipment Storage and Repair Facilities	N	Y	Y
Farm Management Plan	N	Y	Y
Day Care Centers	N	N	N
Eating and Drinking Establishment	N	N	N
Mixed-Use (residential portion is based on number of dwelling units rather than sq. ft.)	N	N	N
Retail Sales and Services	N	N	N

\* - The growing, harvesting, and managing of agricultural products is allowed in all zones. However, the sale of agricultural products shall be limited to APZ-I and APZ-II.

- a. Should any of the above uses be listed twice (eg. A bed and breakfast inn is also considered a Home Industry), the more restrictive standard shall apply.
  - b. Additional Conditions of Development:
    - ~~i. The maximum building coverage of gross site area of all structures located within APZ-I shall be no more than 10%.~~
    - ~~ii. The maximum building coverage of gross site area of all structures located within APZ-II shall be no more than 20%.~~
    - ~~iii.i.~~ No subdivision of lands, including PRD's, shall occur within the Clear Zone or APZ-I.
    - ~~iv.ii.~~ All development must meet the site coverage, open space, setbacks, and height standards of the respective underlying zone.
    - ~~v.iii.~~ For all utilities and communication development in APZ-I, no above ground transmission lines are permitted.
    - ~~vi.iv.~~ Parcels may complete a Farm Management Plan for the purposes of agricultural/forestry management but not the allocation of Earned Development Units.  
For parcels completing farm management plans, EDU's may be earned on parcels located within APZ I and APZ II.  
However, those EDU's earned on parcels within the APZ's may be allocated only to parcels outside of the APZ's as consistent with ICC 17.03.180.F.
2. Lot Size/Density
    - a. The minimum lot size for a lot created by a PRD shall be ½ acre.
    - b. Should dwelling units for farm workers be located on a subject property, the maximum density will be 1 dwelling unit per acre.
  3. Designation Criteria – All areas within any of the Accident Potential Zones as delineated on Map C.1 of the Comprehensive Plan and defined in Chapter 17.02.030, shall be subject to the provisions of this chapter.