



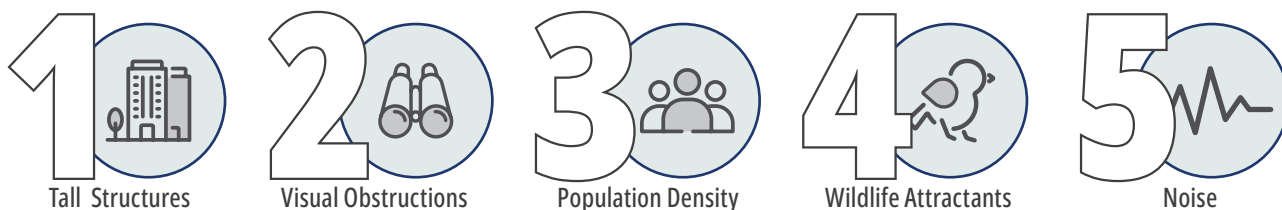
Required Elements of Airport Zoning Regulations

Local governments in Tennessee are legally required under the T.C.A Title 42, Chapter 6, to adopt and enforce zoning regulations that prevent airport hazards and protect both community safety and airport operations. These regulations are required to promote that land use, building height, and other local development decisions do not interfere with safe aircraft operations or create risks for residents.

To help local governments meet these obligations, resources and guidance are available by the Federal Aviation Administration (FAA) and the Tennessee Department of Transportation (TDOT) Aeronautics Division, including tools that assist in planning and explanatory materials found in T.C.A Chapter 6. These materials create an outline of required and suggested elements local governments must incorporate when developing airport zoning regulations. Maintaining effective airport zoning is critical because reduced airport efficiency places public investment at risk. Airports play a role in boosting the economy, zoning failures can lead to public safety issues, operational disruption, and economic losses. By enforcing federal and State guidance local governments play a critical role in keeping airports efficient, connecting communities, and stimulating the economy.

Land Use Compatibility Basics

Compatible land use is important both on and off the airport and requires coordination efforts between airports and surrounding communities to promote effective protection. Incompatible land uses create safety and efficiency risks for airports and nearby communities. Examples of potentially incompatible uses include:



Why Zoning Regulations Matter

Local governments are required by law to adopt airport zoning regulations for airport hazard areas in their jurisdiction. Incompatible land use around airports creates safety risks and operational challenges that affect both the airport and the surrounding community. Incompatible land uses limit airport efficiency, reduce reliability, and restrict the airport's ability or continue providing benefit to the community.

Resources Available to Help Adopt Regulations

Airport Compatible Land Use Guidebook

- Provides the resources and guidance needed for local governments to establish airport zoning regulations.

Model Ordinances

- Included in the guidebook, the ordinance examples for small and large airports can be adopted into local zoning ordinances.

The FAA Notice Criteria Tool

- Accessed through the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website, a tool where user input information to see if their development requires notice to the FAA.