

**Highlands County Code of Ordinances  
Land Development Regulations**

**Section 12.05.283. A-1 airport district.**

- A. **Intent.** The A-1, airport district, is designed to accommodate airport uses which involve certain influences and hazards, but which are essential for the economic viability of the area. This district is designed to protect adjacent residential areas while at the same time ensuring adequate areas for airport and economic development activities. This district is designed to provide adequate space in appropriate locations for uses that serve economic development and the needs of the motoring and aviation related public. The A-1, airport district, should serve the major transportation interchanges of vehicle, rail and air transportation.
- B. **Permitted principal uses and structures.** In the A-1, airport district, the following uses and their accessory uses are permitted, unless prohibited in subsection E. below:
1. At any location within the district that is not within 500 feet of a residentially zoned property or recreation or drainage facilities that are a part of that residential development:
    - a. Any use permitted in the I-2 industrial district;
    - b. Any use permitted in the B-3 business district;
    - c. Any use permitted in the BC-2 business campus, research, and light manufacturing park district;
    - d. Any use permitted in the CG-1 campground district;
    - e. Airports and aviation related uses;
    - f. Automobile raceways;
    - g. Cultural and recreational services;
    - h. Transient habitation; hotels and motels;
    - i. Motor vehicle rentals;
    - j. Food and beverage services;
    - k. Food service; takeout; and

1. Public transport, communication, and utility services.
  2. At any location:
    - a. Any use permitted in the O office district;
    - b. Any use permitted in the B-1 neighborhood business district;
    - c. Government administrative services;
    - d. Automotive parking; and
    - e. Mixed use transit residential development, otherwise known as hangar homes.
- C. **Permitted uses as special exceptions.** Reserved.
- D. **Signs.** No signs intended to be read from off the premises, except:
1. Signs as permitted in B-2
  2. Temporary construction sign: Same as for R-3.
- E. **Prohibited uses.**
1. Uses not specifically permitted.
  2. Sexually oriented businesses.
  3. Rifle range.
  4. Animal slaughterhouse or abattoir; asphalt manufacture or refining; paving plant; corrosive acid manufacture including hydrochloric, nitric, sulphurous and sulfuric acids; bone distillation; blast furnace; creosote manufacture or treatment; coke oven; distillation of coal tar, petroleum, refuse, grain of wood; drilling, production or refining of petroleum or inflammable liquids; fat rendering; fertilizer manufacture, except the cold compounding of non-odorous materials foundry; gunpowder, manufacture or storage of fireworks or other explosives, except as incidental to a permitted use; incineration, reduction or storage of garbage, offal, dead animals (not including the Highlands County Animal Control Department), refuse, rancid fats; glue size or gelatin manufacture, where the processes used include the refining or recovering of products from fish, animal refuse or offal (not including the tanning of animal hides); house wrecking yards, used building material yards; junkyards,

automobile wrecking yards; salvage yard; paper and pulp mills; pyroxylin and pyroxylin product manufacture; rubber manufacture from raw materials; smelting or refining of metals ores; steel manufacture by Bessemer, open hearth or other process; steel mills, rolling mills, blooming mills; stock yards or feeding pens; tallow, grease or lard manufacture or refining from animal fat; extraction of animal, vegetable or fish fat and oils; poisons, poison gases; acids, batteries.

5. Landfill.
  6. Store, recycle, or mulch, soil, sand, muck and natural vegetative material.
  7. Correctional or penal institution.
- F. **Buffer.** Where a use is established in a portion of an A-1 zoned district, which abuts property that is zoned residential, the airport or other developer of said use shall provide a transitional protective yard Type A, pursuant to the requirements of Article 11 of Chapter 12 of the land development regulations.
- G. **Height limits.** All structures, including towers, are not to exceed the height requirements established by the FAA for land side improvements. All airspace management and approach procedures are to take precedence in setting height limitations on all structures. When adjacent to residential uses, towers are not to be located any closer than 500 feet.

(Ord. No. 05-06-05)

The code may be found in its entirety on line at [hbcc.net](http://hbcc.net) – choose: *Development Services* – choose: *Chapter 12 Land Development Regulations*.

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