

TOWN OF WHEATFIELD

Airport Zone One Overlay

Purpose:

- A. In accordance with the recommendations and policies of the Town of Wheatfield Comprehensive Master Plan, this zone is designed to better manage and accommodate increasing commercial and industrial growth in and around the airport through the implementation of guidelines to regulate the type of business development.
- B. This zone will act to regulate the airport area as a growing commercial and industrial District.
- C. The boundary of the airport zone is referred to with notation on an appendix and represents property adjacent to or across the street from the airport adjusted to conform with established property boundaries,
- D. The Airport zone regulations will supplement the underlying zoning restrictions and provide for safe and orderly development.

Objectives:

Site plans must be prepared and submitted in accordance with *Chapter 200, Article III, Town of Wheatfield Zoning Laws*.

- A. The special regulations contained herein, which govern proposed development and redevelopment within the boundaries of the Airport Zone, shall be founded upon the following objectives:
 - 1. Emphasis shall be placed upon development of airport related business, air transport related business, and other airport dependent business. Examples of which would include, but not be limited to: logistics parks, free trade zones, distribution centers, bonded warehouses, international financial service providers, air cargo, perishable cargo, express couriers, just-in-time manufacturing and some office space / conference space.

Permitted Principle Uses:

The uses permitted in the Airport Zone will be the same uses as permitted in the underlying zoning district(s) with the following exceptions:

1. Heavy industry, defined as "Manufacturing activities engaged in the conversion of large volumes of raw materials and partially processed materials into products of higher value; hallmarks of this form of industry are considerable capital investment in large machinery, heavy energy consumption, and final products of relatively low value per unit weight" that would include but not limited to high polluting chemical processing and steel manufacturing facilities are prohibited in the Airport Zone.
2. Retail stores larger than 1000 square feet are prohibited in the Airport Zone.
3. Long term, medium term, and short term, storage of radiological materials, and storage of explosive materials are prohibited in the Airport Zone, with the exclusion of materials needed for processing.
4. Personal mini-storage facilities are prohibited in the Airport Zone except in already designated industrial areas.
5. In considering the interpretation of allowable uses, the Town will utilize the objectives of this overlay district.

Permitted Accessory Uses:

1. As permitted in the underlying zoning district regulations, but must meet any other requirements listed in this zone.

Building Standards:

All new buildings, restorations, expansions, Special Use Permits and Building Permits will require Town Planning Board approval in accordance with the Town's zoning law and shall in addition meet the following requirements:

1. Architectural renderings and perspectives shall be presented to the Planning Board for their review and comment. These must also include building renditions, color selections or depict colors in the

- drawings.
2. Buildings that fall within the Niagara Falls Boulevard Overlay District must comply with Niagara Falls Boulevard Overlay District rules and regulations.
 3. All buildings must be within Federal Aviation Administration and United States Air Force guidelines for height requirements and warning lights.

Subdivision Regulations:

The division of all lands, regardless of zoning classification, shall be subject to subdivision regulations set forth by the Town of Wheatfield.

Waivers:

The Planning Board may waive or modify any requirements under this section, but, must not diminish the intent and purpose of the Airport Zone Overlay. The basis for any such waiver of modification shall be set forth in the official minutes of the Planning Board.



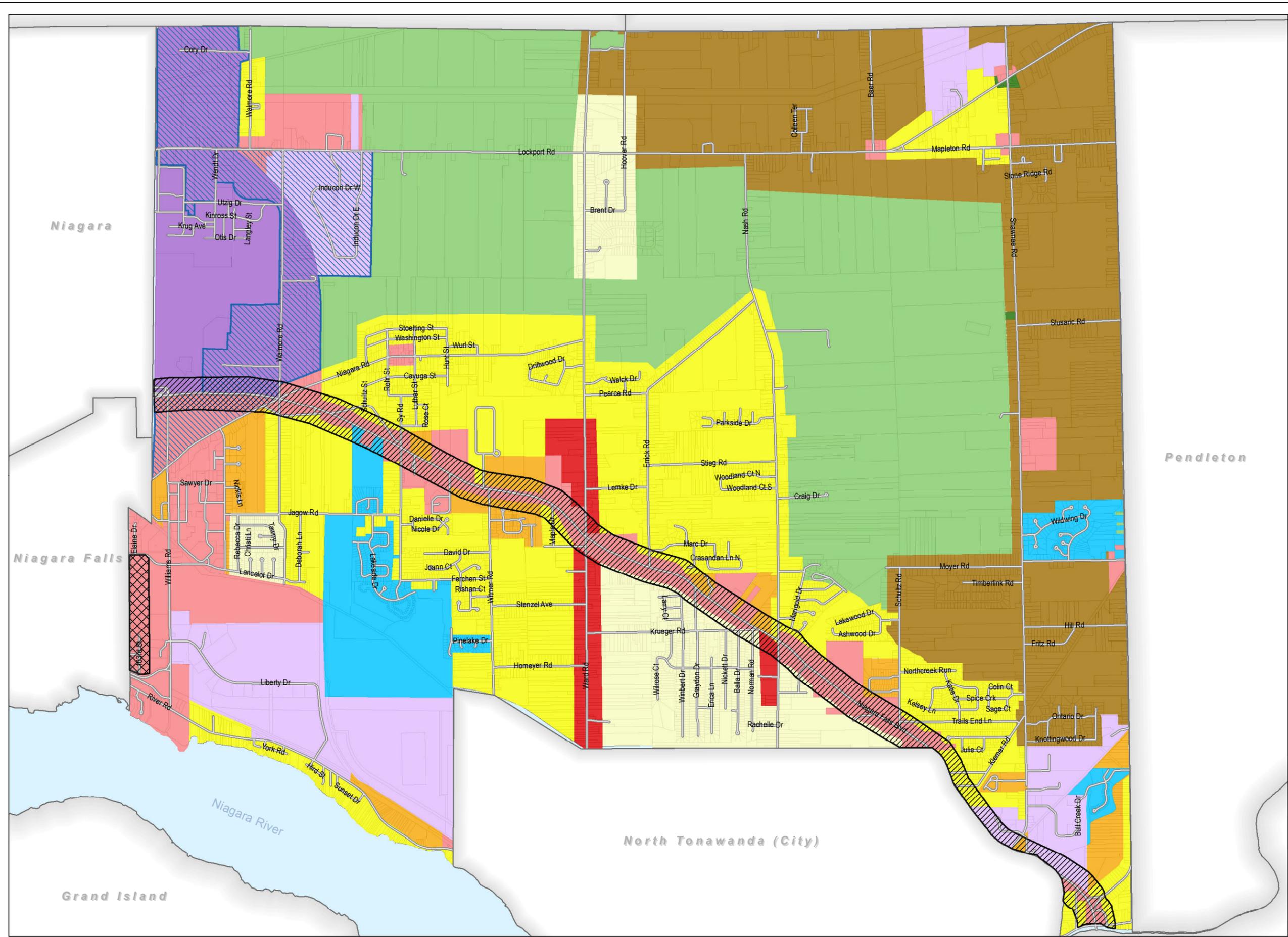
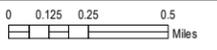
TOWN OF WHEATFIELD

Existing Zoning



LEGEND

- Parcel Boundary - 2012
- Zoning Districts**
- A-R, Agricultural - Residential
- C-1: Commercial
- M-1, Industrial - 1
- M-2, Industrial - 2
- Airport Zone One Overlay
- O-1, Love Canal Overlay
- O-2, Niagara Falls Blvd Overlay
- PUD: Planned Unit Development
- R-1, Residential - 1
- R-2, Residential - 2
- R-3, Residential - 3
- R-C, Restricted - Commercial
- R-R, Rural - Residential
- RNB, Rural Neighborhood Business



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