From:	Jennifer Davey <jdavey@enid.org>
Sent:	Monday, June 16, 2025 4:03 PM
To:	TROY@LIPPARDAUCTIONS.COM
Cc:	Jacquelyn Porter; Dalton Theilen
Subject:	2305 Norman Rd
Attachments:	Airfield environs overlay district.pdf

Good Afternoon,

Per our phone conversation, here is the information someone might need if they are interested in any further building or permitted work on the property at 2305 Norman Rd. Please refer to the copied ordinance below, but also the attached pdf of the entire section regarding the Vance Air Force restrictions. I have included our Community Development Team in this email as well as they are the ones that will be able to continue to answer any further questions. Be sure to reply all if you need anything else. Thank you!

This property is specifically within the following layers
1. APZ-1,
2. Noise Zone 70<75 dB
3. Approach Departure Zone (50:1)
4. up to 200'@3NM
5. Vertical Obstructions MCA

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§ 11-10D-5 ACCIDENT POTENTIAL ZONE (APZ) I.

This subdistrict is severely impacted by the operations of the nearby airfield. Due to the number of flight tracks over this subdistrict, a risk factor for aircraft accidents does exist, although not as great as CZ. APZ I encompasses portions of Noise Zones Ldn 65<70, 70<75, 75<80 and 80+. Therefore, noise sensitive uses are not compatible without the incorporation of extensive noise attenuation construction. Exposure to outdoor noise could be a health hazard to persons and animals. It is intended that the primary use of land in this district remain for agriculture production of crops and other agriculture services. Residential uses are not compatible with United States Air Force (USAF) recommendations and are not permitted, unless otherwise specified in table 1, § 11-10D-13.

(A) *District use regulations.*

(1) *Uses permitted.* Property and buildings in APZ I shall be utilized only for those uses permitted in the underlying zoning districts, unless otherwise specified in table 1, § 11-10D-13 .

(2) *Uses permitted by review.* Property and buildings in APZ I shall be utilized only for those uses permitted by review in the underlying zoning districts, unless otherwise specified in table 1, § 11-10D-13 .

(B) *Site development standards.*

(1) *Standards of underlying district.* Property shall be developed in accordance with the development standards of the underlying district.

(2) *Height.* No building or structure shall exceed 35 feet in height or the maximum height specified by the airspace control surfaces plan, whichever is less.

§ 11-10D-8 NOISE ZONE (NZ) 70<75 dB.

This subdistrict is heavily impacted by the operations of the nearby airfield. Noise sensitive uses are not compatible in the NZ 70<75 dB without the incorporation of noise attenuation construction techniques. Moreover, most outdoor uses would remain incompatible. NZ 70<75 dB also encompasses portions of the APZ I and APZ II. It is intended that the uses permitted in the underlying zoning districts shall be permitted in NZ 70<75 dB, with noise attenuation required for noise sensitive uses.

(A) *District use regulations.*

(1) *Uses permitted.* Property and buildings in NZ 70<75 dB shall be utilized only for those uses permitted in the underlying zoning districts, unless otherwise specified in table 1, § 11-10D-13 .

(2) *Uses permitted by review.* Property and buildings in NZ 70<75 dB shall be utilized only for those uses permitted by review in the underlying zoning districts, unless otherwise specified in table 1, § 11-10D-13 .

(B) *Site development standards.*

(1) *Standards of underlying district.* Property shall be developed in accordance with the development standards of the underlying zoning district.

(2) *Height.* No building or structure shall exceed 35 feet in height or the maximum height specified by the airspace control surfaces plan, whichever is less.

(Prior Code, § 11-10D-8) (Ord. 04-01, passed 1-6-2004)

Jennifer Davey

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