

Frequently Asked Questions - City of Tucson Airport Environs Zone Land Use Code Amendment

Q: What is the Airport Environs Zone (AEZ)?

A: The AEZ is an overlay zone applied to areas around Tucson International Airport (TIA) and Davis-Monthan Air Force Base (DM) in which specific zoning regulations apply.

Q: What is an overlay zone?

A: An overlay zone does not replace the underlying zoning of a property (such as R-1, residential zoning). Instead, an overlay zone typically adds additional requirements to properties within that zone.

Q: What is the Davis-Monthan Airport Environs Zone Code Amendment?

A: The amendment is a change to the zoning regulations that apply to properties around Davis-Monthan. The amendment includes areas at the end of the runway known as Approach-Departure Corridors (ADC) and high noise areas known as Noise Control Districts (NCD). The ADCs and NCDs are illustrated on the map and are the result of the recommendations of a "Joint Land Use Study".

Q: What is a Joint Land Use Study (JLUS)?

A: The Arizona Department of Commerce and the Department of Defense commissioned The Joint Land Use Study. It was conducted as part of a proactive statewide effort that addressed land use compatibility issues around Arizona's military airports. The JLUS involved representatives from property owners, DM, Pima County, the City of Tucson and elected officials.

Q: How will the AEZ affect my property?

A: The underlying or existing zoning of a property will not change as a result of the amendment. The amendment includes sound attenuation requirements for noise sensitive development and for additions to existing homes located within the Noise Control Districts. It also prohibits new residential development, churches, schools and day care centers in the Approach-Departure Corridors. The amendment *will not* require existing homes and buildings to be retrofitted, moved or demolished.

Q: Does the AEZ Code Amendment change the flight patterns or frequency of flights from DM?

A: No. The operations of DM are at the sole discretion of the United States Department of Defense.

Q: Will the physical boundaries of DM expand?

A: No. The AEZ Amendment does not affect the current boundaries of DM.

Q: How will this affect any future sale of my property?

A: Existing State law requires disclosure to the purchaser that property is within the vicinity of a military air base. The vicinity is defined by state law and is an area much larger than the AEZ.

Q: Is the City or DM planning to purchase homes?

A: No. Neither the City nor DM intends to purchase or remove existing residences in the developed part of the City in the AEZ.

Q: Why do we have to adopt these specific regulations with larger noise contours?

A: The Joint Land Use Study completed in February 2004, defines the larger noise contours in the DM environs to allow the community to plan for future military operations. Arizona Revised Statutes mandate that the contours established in the JLUS be used to better plan for the future by regulating incompatible land uses and requiring sound attenuation. In addition, A.R.S. requires the City to adopt and enforce zoning regulations for property in the high noise and accident potential zone to assure development that is compatible with military operations.

Q: Can't DM officials change the flight patterns to prevent flights over the City?

A: No. DM flight patterns are determined by several factors including the Federal Aviation Administration regulations, commercial flight patterns in and out of Tucson International Airport and specific DM procedures associated with training missions.

Q: Is the City or DM planning to pay for any required soundproofing on my home?

A: When the local municipalities adopt Joint Land Use Study (JLUS) regulations and when the 2005 Base Realignment and Closure (BRAC) round is over, there is likely to be strong bipartisan support for the Arizona Congressional delegation to secure an appropriation for a significant sound attenuation program.

Q: Why didn't the City do something before all the subdivisions in the area were built?

A: When Davis-Monthan Air Force Base was built in 1927, it was constructed to the southeast of existing city limits. Following World War II, Tucson experienced rapid growth which quickly spread towards, and around DM. This encroachment by development caused the Base and the City to take action. In 1990, the City passed the original AEZ ordinance that focused on regulating development around TIA and DM. Recent studies by the Air Force Base and the Arizona Department of Commerce have indicated that the area covered by the AEZ needs to be expanded. Under current State law, the City is required to amend the current Land Use Code and Airport Environs Plan to incorporate the recommendations of the JLUS.