residential airpark property runway setbacks special use perm

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ORDINANCE P-16 | Maricopa County, AZ

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AI Overview

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Residential airpark properties in Maricopa County, particularly those with private runways or hangars, generally require a Special Use Permit (SUP) to ensure compatibility with surrounding residential zoning (such as RU-43). Runway obstacle-free zones often require a 60-foot buffer from the runway edge and a 1,000-foot-long, trapezoidal Runway Protection Zone (RPZ) at the ends. Maricopa County (.gov) +2

Key Considerations and Regulations

- **Special Use Permit (SUP):** A pre-application meeting is mandatory. The process involves submitting site plans to the Board of Supervisors, review by the Planning and Zoning Commission, and public hearings.
- **Runway Setbacks (Obstacle Free Zone - OFZ):** Buildings or structures must not be located within an OFZ, defined as 60 feet wide on each side of the runway edge.
- **Runway Protection Zone (RPZ):** A trapezoidal area 200 feet beyond the runway ends, 1,000 feet long, with a width expanding from 250 to 450 feet.
- **Lighting and Noise:** Outdoor lighting must be shielded, and construction may need to adhere to noise reduction standards, particularly in airport overflight areas.
- **Lot Coverage:** In typical rural residential (RU-43) areas, lot coverage for structures like hangars is generally restricted to 25%. Maricopa County (.gov) +5

Process and Compliance

- **Time Limits & Compliance:** SUPs may require periodic review, such as a five-year status update to ensure compatibility with the area.
- **Dust Control:** Any area over 5,000 square feet for parking or maneuvering vehicles requires measures to minimize fugitive dust. Maricopa County (.gov)

Disclaimer: Maricopa County Zoning Ordinance updates, such as the one as of January 9, 2026, can affect these requirements. Maricopa County (.gov)

Land Use, Subdivision and Planning Applications
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AI responses may include mistakes. For legal advice, consult a professional. Learn more

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Applications for Land **Use** Planning, Zoning and Subdivision of land. For additional information, call 602-506-3301 or submit an online inquiry. Read more

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Report to the Board of Adjustment PDF

Aug 13, 2020 — This SUP has since been amended to remove the **residential properties**. (including the subject site) to only include the **runway** and avigation ... Read more

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Special Uses was revised to simply note that a **Special Use Permit** shall be required for any **Home** Occupation that does not adhere to the requirements of the ... Read more

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Report to the Planning and Zoning Commission PDF

Mar 30, 2017 — A Text Amendment to the **Maricopa County** Zoning Ordinance to clarify ordinance language regarding article 1111.3, **Runway** and. Landing Strips ... Read more

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Special Use Permit

A **Special Use Permit** is a license for the use of Parks' land and does not grant any permanent, possessory interest in real **property**, nor shall this permit ... Read more

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In addition to regulating land **use**, local governments may acquire **property** to mitigate or prevent **airport** noise im- pacts or may sponsor sound insulation. Read more

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