

South Dakota – Public Use Airports – 2024 Zoning Review

Airport	Lake Cochrane Seaplane Base (SD2)
Sponsor	State of South Dakota
City	Gary
SD SASP Airport Role	Seaplane Base
Latest Approved ALP	None

	Existing	Future
Runways	10W/28W	10W/28W
Airport Reference Code	B-II-Visual	B-II-Visual
Lowest Visibility Minimums	Visual	Visual

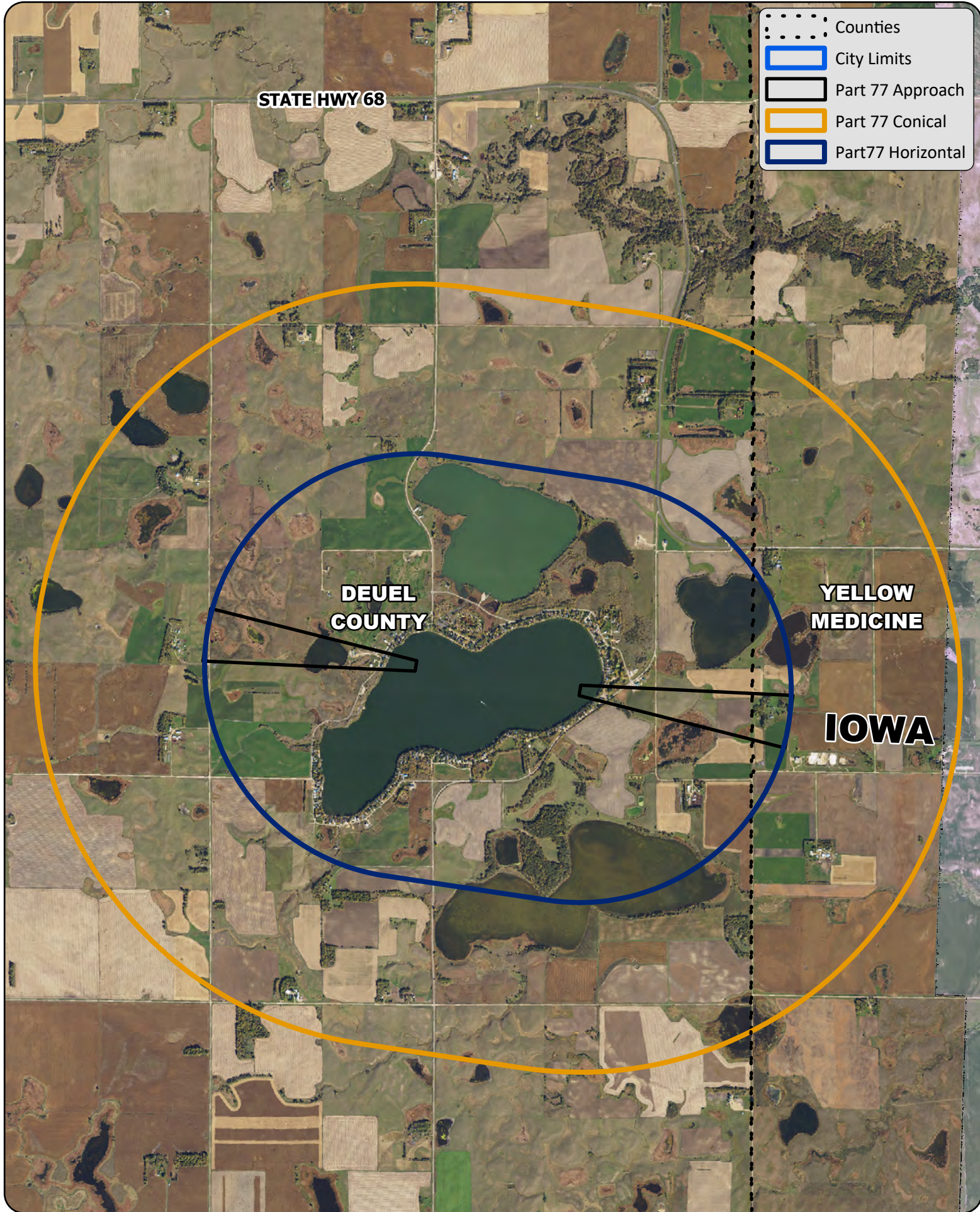


Jurisdictions within the Existing/Future FAR Part 77 Surfaces	
City(s)	Gary
County(s)	Deuel
Reservation	-
Planning District	First District Association of Local Governments

Zoning Enacted by Jurisdiction			
Jurisdiction	Height	Land Use	Noise
Gary (City)	None	None	None
Deuel (County)	None	None	None

Jurisdictions that have enacted zoning are indicated on the map on the reverse showing **Green** for areas that have height zoning controls and **Yellow** for areas that have partial height zoning controls or administrative procedures. Any areas without a green or yellow hatching have no zoning controls or administrative procedures. Airport property, which is outlined in Red, is considered to have sufficient land use and height control. Priority should be made to have protections for existing and future Part 77 approach surfaces.

Airport Protection Options
FAR Part 77 Protection with Obstruction Evaluation /Airport Airspace Analysis (OE/AAA) – this is a federal requirement. Area planning and zoning officials should be educated about the requirement to process any potential obstructions through OE/AAA. See Appendix C and D
Building Permitting – incorporate OE/AAA review in the building permitting process to evaluate obstructions.
Zoning – implement an overlay district for the areas surrounding the airport to protect for obstruction height and to ensure compatible land use. Zoning controls may involve more than one jurisdiction. Therefore, coordination, consultation, cooperation, and codification is often required between the respective cities, counties, and Tribes. See Airport Zoning section of Appendix B
Disclosures – A step that can be taken in real estate transactions to disclose to residences or lodging facilities near the airport about the existence of the airport. See Appendix F.
Covenants / Deed Restrictions – covenants or deed restrictions can be enacted for land areas surrounding the airport. See Appendix F.



- Counties
- City Limits
- Part 77 Approach
- Part 77 Conical
- Part 77 Horizontal

STATE HWY 68

DEUEL
COUNTY

YELLOW
MEDICINE

IOWA