



CLARK COUNTY ZONING DISTRICTS

- A-1 AGRICULTURAL DISTRICT**
THE A-1 AGRICULTURAL DISTRICT IS INTENDED TO PRESERVE AREAS WHERE SOILS, TOPOGRAPHIC CONDITIONS, AND PHYSICAL FEATURES ARE BEST SUITED FOR THE PURSUIT OF AGRICULTURAL USE. ALSO, IT IS TO PROTECT THE AGRICULTURAL LAND USES AND TO PRESERVE OPEN AREAS FROM THE ENCROACHMENT OF SCATTERED URBAN TYPE USES OR UNTIL SUCH TIME THAT THE AREA IS READY FOR MORE INTENSIVE DEVELOPMENT AND CAN BE PROVIDED WITH APPROPRIATE INFRASTRUCTURE AND SERVICES. THIS DISTRICT IS INTENDED TO ENSURE THAT LAND AREAS WHICH ARE WITHIN THE UNINCORPORATED AREAS WHICH ARE WELL SUITED FOR AGRICULTURE PRODUCTION ARE RETAINED FOR SUCH PRODUCTION, UNIMPEDED BY THE ESTABLISHMENT OF INCOMPATIBLE USES WHICH WOULD HINDER AGRICULTURAL USES AND INEVITABLY DEplete AGRICULTURAL LANDS AND USES. THIS DISTRICT IS ALSO ESTABLISHED TO PREVENT THE CONVERSION OF PRIME AGRICULTURAL LAND TO SCATTERED NON-FARM DEVELOPMENT WHICH, WHEN UNREGULATED, UNNECESSARILY INCREASES THE COST OF PUBLIC SERVICES AND INFRASTRUCTURE TO ALL CITIZENS AND RESULTS IN THE PREMATURE DISINVESTMENT IN AGRICULTURE.
- AR-5 AGRICULTURAL/RESIDENTIAL DISTRICT**
THE AR-5 AGRICULTURAL/RESIDENTIAL DISTRICT IS INTENDED TO ALLOW LOW DENSITY AND VERY LOW DENSITY RESIDENTIAL DEVELOPMENT IN AREAS DEEMED UNSUITABLE OR UNSABLE FOR AGRICULTURAL USES OR WHICH WILL ALLOW LIMITED RESIDENTIAL DEVELOPMENT IN A MANNER SO AS NOT TO IMPEDE AGRICULTURAL USES.
- R-1 RURAL RESIDENCE DISTRICT**
THE RURAL RESIDENCE DISTRICT IS INTENDED TO RESERVE LAND AT OUTLYING LOCATIONS IN THE COUNTY FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON LOTS OF ONE ACRE OR MORE. WHERE PUBLIC WATER AND PUBLIC SEWER AND/OR WATER IS AVAILABLE, LOWER DENSITY LOTS SHOULD BE ENCOURAGED TO PROVIDE SPACE FOR NEW RESIDENTIAL DEVELOPMENT OF A SUBURBAN CHARACTER, WHERE LOTS OF SUBSTANTIAL SIZE ARE AVAILABLE FOR ACTIVITIES OF CHILDREN, FOR GARDENING, AND FOR FAMILY RECREATION.
- R-3 MEDIUM DENSITY SINGLE AND TWO-FAMILY RESIDENCE DISTRICT**
THE MEDIUM DENSITY SINGLE AND TWO-FAMILY RESIDENCE DISTRICT IS INTENDED TO PROVIDE AREAS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DEVELOPMENT AT AN INTERMEDIATE DENSITY NEAR URBAN AREAS. THE REQUIREMENTS OF THE R-3 DISTRICT REALIZE THAT, DUE TO RISING FUEL COSTS AND OTHER ECONOMIC CONCERNS, SOME HOMEOWNERS MAY WISH TO CONVERT THEIR SINGLE-FAMILY DWELLINGS TO TWO-FAMILY STRUCTURES, WHICH IS PERMITTED IN THE R-3 DISTRICT. MEDIUM DENSITY SINGLE AND TWO-FAMILY RESIDENCE DISTRICTS ARE INTENDED TO BE LOCATED IN AREAS WHICH ARE SERVED WITH PUBLIC WATER AND SEWERAGE SYSTEMS.
- B-2 COMMUNITY BUSINESS DISTRICT**
THE COMMUNITY BUSINESS DISTRICT IS INTENDED TO PROVIDE FOR A BROAD RANGE OF PRIMARILY RETAIL, PROFESSIONAL, AND PERSONAL SERVICE USES WHICH MAY REQUIRE SUBSTANTIAL FRONTAGE FOR VISIBILITY AND ACCESS, AND WHOSE TRADE AREAS TYPICALLY EXTEND BEYOND A PARTICULAR NEIGHBORHOOD.
- B-3 (B-3S) GENERAL BUSINESS DISTRICT**
THE GENERAL BUSINESS DISTRICT IS INTENDED TO PROVIDE LAND FOR A FULL RANGE OF RETAIL, PROFESSIONAL, PERSONAL SERVICE, OR OTHER COMMERCIAL USES WHOSE TRADE AREAS EXTEND BEYOND A PARTICULAR NEIGHBORHOOD OR EVEN BEYOND A TOWNSHIP OR CLARK COUNTY, AND WHOSE USES WOULD NOT BE COMPATIBLE WITH THE USES PERMITTED IN OTHER COMMERCIAL DISTRICTS AND WHICH WOULD BE DETRIMENTAL TO ADJOINING RESIDENTIAL AREAS UNLESS EFFECTIVELY CONTROLLED.
- B-4S HEAVY BUSINESS DISTRICT**
THE INTENT OF THE B-4 HEAVY BUSINESS DISTRICT IS TO PROVIDE FOR HEAVY BUSINESSES WHICH ARE INCOMPATIBLE WITH LOCAL AND COMMUNITY BUSINESS DISTRICTS.
- O-1 OFFICE BUSINESS DISTRICT**
THE INTENT OF THE OFFICE BUSINESS DISTRICT IS TO REFLECT EXISTING OFFICE USES AT DIFFERENT LOCATIONS THROUGHOUT THE UNINCORPORATED AREAS OF THE COUNTY, AND TO ALLOW A "MIX" OF BUSINESS AND PROFESSIONAL OFFICE ESTABLISHMENTS WITH EXISTING DWELLINGS ALONG MAJOR THROUGHFARE FRONTAGE THAT IS UNDERGOING TRANSITION. THE INTENT HERE IS TO STRUCTURE THAT TRANSITION IN AN ORDERLY FASHION AND TO ALLOW FOR NOT ONLY CHANGES IN USES AND ACTIVITIES, BUT ALSO TO ALLOW FOR EXTENSIVE REHABILITATION OF RESIDENTIAL STRUCTURES FOR BUSINESS AND PROFESSIONAL OFFICE PURPOSES AND/OR REDEVELOPMENT UNDER CONTROLLED CIRCUMSTANCES.
- I-1 (I-1S) INDUSTRIAL DISTRICT**
THE INTENT OF THE INDUSTRIAL DISTRICT IS TO ACCOMMODATE EXISTING INDUSTRIAL DEVELOPMENT AND ALLOW LAND FOR FUTURE INDUSTRIAL EXPANSION. THE I-1 DISTRICT IS INTENDED FOR LAND WHICH ARE LOCATED WITH FRONTAGE ALONG MAJOR THROUGHFARES AND/OR WHERE CONVENIENT ACCESS EXISTS TO MAJOR HIGHWAYS AND/OR RAIL SYSTEMS. INDUSTRIAL DISTRICTS SHOULD BE SEPARATED PHYSICALLY AND FUNCTIONALLY FROM RESIDENTIAL AREAS AND LESS INTENSIVELY DEVELOPED COMMERCIAL AREAS.
- PD (PD-M) PLANNED DEVELOPMENT DISTRICTS**
THE PLANNED DEVELOPMENT DISTRICTS ARE PROPOSED TO ESTABLISH A ZONING PROCEDURE FOR THE DEVELOPMENT OF AREAS ON A PLANNED BASIS IN ACCORDANCE WITH AN OVERALL DEVELOPMENT PLAN AND SPECIFIC PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL. THE INTENT IS TO BE FLEXIBLE IN THE REGULATION OF BASIC LAND PLANNING AND TO ENCOURAGE IMAGINATIVE SITE PLANNING THAT PROVIDES A VARIETY OF USES WITH USABLE OPEN SPACE. ALL REQUIREMENTS OF THE PLANNED DEVELOPMENT DISTRICT (I.E. FRONTAGE, SETBACKS, ETC.) AND ALL OTHER GENERAL REQUIREMENTS (I.E. PARKING, SIGNS, ETC.) SHALL APPLY TO THE DEVELOPMENT USES OR USES AS SPECIFIED IN THE FINAL DEVELOPMENT PLAN.

CLARK-GREENE COUNTY AIRPORT ZONING REGULATIONS
NOTE: SEE THE AIRPORT AIRSPACE DRAWING (SHEET 5) FOR THE CLARK-GREENE COUNTY AIRPORT ZONING REGULATIONS.

LEGEND: LINETYPE	
LINETYPE	FACILITY
---	EXISTING AIRPORT PROPERTY LINE
---	FUTURE AIRPORT PROPERTY LINE
---	PARCEL LINE
---	EXISTING EDGE OF PAVEMENT
---	FUTURE ROAD RELOCATION
---	RUNWAY PROTECTION ZONE
---	RUNWAY SAFETY AREA
---	RUNWAY VISIBILITY ZONE
---	EXISTING AIRSPACE EXHIBIT

Layout Tab Name: 15; Images: SCH_OH_from sid 04_gryscalle.tif; Xrefs: 76515_TBLK.dwg; SCH existing airspace.dwg; SCH PARCEL_LINES.dwg; 76515-P.dwg
 Last Saved By: Frie, 9/13/2021 1:08:12 PM
 C:\Users\Frie\Documents\Springfield-Beckley Municipal Airport OH (SCH)\76515 SCH Master Plan_Cadd\Cad\76515 LAND.dwg Plotted By: Frie, Gaster Plotted: September 13, 2021, 1:17:22 PM

CERTIFIED BY:	DESIGN ENGINEER	DATE	DRAWN BY: GCF	APPROVED BY: CJS
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WOOLPERT
 ARCHITECTS ENGINEERS PLANNERS

No.	DATE	REVISION

AIRPORT LAYOUT PLAN
LAND USE MAP
SPRINGFIELD-BECKLEY MUNICIPAL AIRPORT **SPRINGFIELD, OHIO**

PROJECT No: 076515
DATE: 03-09-2020
AIP No: 3-39-0072-024-2016
HORIZ. SCALE: 1" = 600'
VERT. SCALE: "
SHEET NO.

15