Clark County Rural Zoning Commission
Regular Meeting – 8:30 a.m.
Wednesday, July 13, 2005

County Offices – Municipal Courts Building
Public Chambers
5th Floor, 50 East Columbia Street
Springfield, OH 45502

AGENDA

1. **Minutes – April 13, 2005 (Regular)** — *Discussion & Action*

2. **Rezoning Case** Z-2005-4 — *Discussion & Action*
   James L. Watt
   Mad River Township ~ 27 acres
   southwest corner of Fowler Rd. and Fairfield Pk.
   A-1 to R-1 (Rural Residential District)

3. **Staff Comments** — *Discussion*

4. **Adjournment** — *Action*

www.clarkcountyohio.gov/planning

Minutes — *Clark County Rural Zoning Commission*

Regular Meeting ~ 8:30 a.m.
Wednesday, April 13, 2005

County Offices/Municipal Courts Building
Public Chambers
5th Floor, 50 East Columbia Street
Springfield, Ohio

Mr. Tom Crosbie, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 8:30 a.m.

Present: Mr. Tom Crosbie, Mr. John Baird, Mr. Gary Cummins, Mrs. Linda Smith, and Mrs. Jerri Taylor.

Absent: Mr. Ron Rhine.

RZC: 4-6-2005: Minutes ~ March 9, 2005

Motion by Mr. Cummins, seconded by Mrs. Taylor to approve the revised minutes as printed.

VOTE: Motion carried unanimously.

Z-2005-2 Rezoning Case ~ Greenon Local School District ~ Mad River Township ~ 20 acres ~ 1215 Old Mill Road, ~ A-1 and B-3'S' to B-4 (Heavy Business District)

Mr. Tritle, planning staff, presented the report on the rezoning case submitted by Greenon Local School District. He highlighted information contained in the staff report and on the maps. Currently, 5.33 acres are zoned B-3'S'. The 'S' refers a specific use or set of uses. In this instance, the specific use(s) are as follows: a business consisting of cosmetic, health care, diet, and allied products, retail and wholesale sales and distribution, and training activities, and also, storing and warehousing of cosmetic, health care, diet, and allied products, school supplies, equipment, and material. This zoning was approved in 1984. That business has since vacated the premises. The property is being used by the school district. *NOTE:* Some items included in the agency reports make reference to industrial zoning. The original request was for rezoning to I-1 (Industrial District). This was changed to a request for a B-4 rezoning by the Superintendent.

The Clark County Engineer noted two major items:
Access: 1215 Old Mill Rd. has two driveways which serve as primary access to the main building. Old Mill Rd. is presently classified as a local collector on the Thoroughfare Plan and this is below the recommended roadway classification as defined for Industrial Zoning. The existing roadway is comprised of a 20 ft. wide chip seal surface.
Drainage: The site appears to drain satisfactorily under the present uses. Based on the principal permitted uses of I-1 and B-4, there could be significant development on site. Additional buildings and parking that encompass more than one acre will require the development of storm water facilities to address accelerated runoff and erosion.

Soil and Water Conservation has reviewed the proposal. There are existing structures on the site and they noted that the proposed rezoning should not significantly impact soils and drainage. Soil and Water Conservation does not object to the request.

Combined Health District did not report because commercial-type uses require OEPA approval.

The Planning Department noted that the area is defined as Agriculture / Rural Residential on the Comprehensive Plan. The original request was for the 20 acres to be rezoned to industrial, but the request has been changed to B-4. The 20 acres is actually two parcels (one is approximately 4 acres, the second is 15.44 acres). The building crosses over the property line. The two parcels are under the same ownership. The current B-3'S' (5.33 acres) includes the 4 acre parcel and part of the 15.44 acre parcel. Staff is recommending that the 5.33 acres only be rezoned to a B-4.

The County Planning Commission, at the April 6, 2005 meeting, recommended denial of the rezoning. They did, however, recommend approval of the 5.33 acres being zoned back to A-1 (Agricultural). The remainder is already zoned A-1 (Agricultural).

Mrs. Taylor asked if there are plans to tear down or renovate the old school building.

Mr. Tritle answered that the purpose for the rezoning is that the school board is planning to auction the property. The school board feels that with the rezoning they would be able to get the best price for the property. He added that Mr. Farnsworth has spoken with Ohio EPA because there are issues and problems with regard to the water.

Mr. Baird asked if they have water and sewer.

Mr. Tritle said that they have well and septic.

Mrs. Taylor asked Mr. Farnsworth what the issues are regarding water and septic.

Mr. Shane Farnsworth stated that it is his understanding that the school board is moving off of the property because there are limitations on what can be located there by way of office staff. That cap is 25 people. With the B-3'S', which is a specific use designation, there are limitations as to what the property can be used for. Under a B-4, uses would also be severely limited by the Ohio EPA. Warehousing or a contractor business with limited office staff are possibilities. Uses such as restaurants and movie theatres would not be permitted. There are issues with the existing well, so more than likely a new well would need to be put in or water would need to be trucked in. There are three or four locations across the county hauling water in now. The current septic system would have to be replaced with a new mound system. The EPA will govern what can be located on the property.

Bill Waddle, a member of the Greenon Local School Board, spoke in favor of the rezoning. He read a letter from the school board: "The board decision was reached regarding the building known as Boone Station Clark County Educational Services as a tenant (because of) high operating costs and maintenance costs and EPA concerns. The board requested a

change in the zoning in order to enhance the resale value of the property. Because this is a publicly owned property, we felt obligated to sell the property at its maximum value. It was also our opinion that by maximizing its market value, the new owner should have incentive to maintain the property and use it in a productive manner. We do not want another Oak Grove situation in our district. The issue of demolishing was also researched in our decision making process and it was determine that demolition would not be a financially sound decision and would not be viewed very favorable with our taxpayers. The estimated cost for tearing down the building was about $300,000.00. The board also had concerns for the neighbors who live in the Boone Station neighborhood and in no way do we want to offend them or hurt their property values. After reviewing the information recently received by the Clark County Zoning Commission, it was the board's position that a B-4 zoning with covenants on the deed prohibiting any adult entertainment."

Mr. Waddle continued that the property will be sold at public auction on May 19, 2005. Sheridan Associates out of Cedarville will be selling the property. The building is about 31,000 feet and is in medium condition (could use some repair, but still is in good shape). The well was new four years ago. It needed to produce three good samples in a row to pass inspection but could not pass. The Educational Service Center was asked to relocate so that the board would not be fined by the EPA. The building is relatively good shape. It has been well maintained.

Mrs. Taylor asked if the school board would go forward with the auction regardless of the outcome of the rezoning.

Mr. Waddle answered affirmatively. The property will be auctioned off in three tracts.

Mr. Baird asked if there has been any interest expressed in the building.

Mr. Waddle answered that a couple of churches that have looked at the building with daycare in mind. The board could have sold the property but since it is public property, by state law, it must be sold by auction.

In opposition, Howard White, Mad River Planning Committee member, stated that the committee agrees with Clark County Planning Commission. They believe that in the long run the rezoning to B-4 would create an eyesore not an asset.

Donald Sanders, Jr. of Dayton Rd. asked for an explanation of the B-4 zoning classification.

Mr. Tritle read the list of permitted and conditional uses.

Mr. Sanders agrees with Mad River Township's recommendation to rezone the current B-3'S' zoning back to A-1 or to have the purchaser request rezoning based on a specific use.

Ruth Pencil of Old Mill Rd. wants the property to be zoned back to A-1.

Kathy Estep, Mad River Township Trustee, informed the board that this rezoning case was discussed at length by the trustees. It was the consensus of the trustees that they do not want

to recommend rezoning of the entire property to B-4. The primary concern is that of adult entertainment. Another concern regards outside storage. That was a problem at Oak Grove School and many complaints have been received over the years regarding that issue. This has been a problem throughout the state of Ohio. The township planning committee also agrees with the Clark County Planning Commission. The Mad River Land Use Plan recommends that area for A-1 zoning, as does the Crossroads Plan. She pointed out that the A-1 classification holds many opportunities for this particular piece of property. The water problems go back 20 years and it will be very difficult, in her opinion, to put in an attractive business in that location if it is zoned B-4. She feels that the community would rather see daycare centers or churches.

Mr. Crosbie asked Mrs. Estep if the trustees/zoning committee discussed the possibility that the school board would get less money without the rezoning.

Mrs. Estep answered that the restrictions placed on the property by the EPA because of the water issues will limit the amount of money that the property will bring at auction more that the zoning. She repeated that the A-1 classification allows many choices for commercial use.

Mr. Helmut Schuster of Old Mill Rd. stated that he built his home in 1997. It was difficult to get his septic and well to pass. The soil type changes from one area to another. He is against the rezoning.

Mr. Richard Haulman of Dayton Rd. has a concern regarding drainage. He said that everything from the property in question drains onto his property. Another concern is that this section of Old Mill Rd. is in bad shape and would not be able to stand heavy traffic.

John Rice, Pastor of Cornerstone Church located on Dayton Rd., confirmed that the church has been in contact with the school board. The church's interest in the property would be for a daycare. For about eight months the church has worked with the EPA and they have discussed the water and septic system issues. The church has had conversation with the school board about the school board staying in the building as a tenant. The church would like some idea of how they will be able to use the property. Pastor Rice asked for direction from the zoning board.

Mr. Tritle responded that if the property is zoned A-1 churches and daycare facilities are permitted uses. As far as the school district offices continuing to have offices in the building, they may be grandfathered in as already established, or they may be considered public service (which is allowed in any district).

Mr. Baird asked Alice Godsey, Clark County Utilities Department, when sewer would be extended down Dayton Rd.

Mrs. Godsey replied that Ohio EPA inspected the Parkridge Acres area last year and did not find evidence to move forward with orders. The project was pulled in 2003 due to high costs and uncertainty as to when Parkridge would become part of the project. There are no plans at this time to move the project forward, either along Dayton Rd. or in Parkridge Acres.

RZC: 4-7-2005: Z-2005-2 ~ Rezoning Case ~ Greenon Local School District ~ Mad River Township

Motion by Mrs. Taylor, seconded by Mrs. Smith to ***Deny*** the request of Greenon Local School District to rezone 20 acres located at 1215 Old Mill Road in Mad River Township from A-1 and B-3'S' to B-4 (Heavy Business District)..

VOTE: Motion carried unanimously.

The board discussed whether additional motions pertaining to this case would be in order. The main concern was how additional motions would affect the upcoming auction of this property. After discussion and clarification by Planning Staff, no further motions were entered.

Staff Comments

None.

Adjournment

RZC: 4-8-2005: Adjournment

Motion by Mr. Baird, seconded by Mrs. Smith to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:50 a.m.

_____

Shane W. Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2005-4

To: Clark County Rural Zoning Commission	Date of Meeting: July 13, 2005
From: Planning Staff	Date of Report: June 28, 2005 & July 7, 2005

Applicant: James L. Watt

Request Action: Rezone **from -** **A-1** (Agriculture District)
to - **R-1** (Rural Residence District)

Purpose: To divide into six residential lots (single-family home subdivision)

Location: Southwest corner of Fairfield Pk. & Fowler Rd.

Size: 27 Acres ±

Existing Land Use: Agriculture & Residential

Surrounding Land Use and Zoning:

	Land Use	**Zoned**
North	Agriculture & Residential	A-1 (Agricultural)
South	Agriculture & Residential	A-1 (Agricultural)
East	Agriculture	A-1 (Agricultural)
West	Agriculture & Residential	A-1 (Agricultural) & Village of Enon (Residential)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone approximately 27 acres from A- 1 to R-l, for low-density residential development. The following review comments are based upon an 8 ½ X 11 sketch plan, which depicts roughly 6 lots with frontage along Fowler Road (See attached).

Concerning access, there are possible locations along Fowler Road, which may be suitable for driveways. But more than 50% of the frontage along Fowler will not be accessible for vehicular traffic, due the hilly profile of the roadway, which results in limited sight distance. There arc no assurances that each "lot" shown on the attachment would have a direct and exclusive driveway. Due to the hilly profile of Fowler Road, some of these proposed "lots" may be required to share access, increase the lot frontage or be eliminated altogether.

The existing acreage appears to drain quite well under the present agricultural use. With the rolling topography, there are no expected drainage issues related to home site development. But improvements would be expected along Fowler, in the form of roadside ditch, berm and shoulder constructed along the development limits.

Based upon our review of access and drainage, there are no objections to the proposed rezoning subject to the restrictions noted. *(See June 22, 2005 letter)*

Soil Conservation

The Clark Soil & Water Conservation District has reviewed the above request and provided the following comments regarding soils and drainage.

Soil types on this site include Eldean (EmA-0-2% slope, EpC2-6-12% slopes) Westland (Wt) and Miamian (MhB).

- Eldean (0-2%) soils are nearly level and well drained. Soil limitations for dwellings with or without basements are rated Slight-Moderate due to shrink/swell. The Soils Potential Index (SPI), which indicates the relative quality of soil for on-site sewage treatment systems, rates these soils Medium (63) since costs of measures for overcoming soil limitations are high.
- Eldean (6-12%) soils are sloping and well drained. Soil limitations for dwellings with or without basements are rated Moderate due to shrink/swell and slope. The Soils Potential Index (SPI), which indicates the relative quality of soil for on-site sewage treatment systems, rates these soils Medium (73) since costs of measures for overcoming soil limitations are high.
- Miamian (MhB) soils are gently sloping and well drained. Soils limitations for building site development are rated Moderate due to shrink-swell for dwellings with or without basements. Soil Potential Index ratings are High (94).
- Westland silty clay loam (Wt) This soil is nearly level and very poorly drained. This soil is saturated from December to May but is not subject to flooding. Limitations for building site development for dwellings with or without basements are rated Severe due to ponding (water).

Regarding drainage, this site appears to drain well under the current use, pastureland. Clear Creek flows along the western side of the site. There are major concerns regarding the potential for flooding of Clear Creek, a tributary to Mud Run. Although Clear Creek is not included on FEMA's map, the substantial drainage area, topography, and soil characteristics all indicate flooding potential. The entire west side of Clear Creek and a minimum of 100 feet on the entire east side of the stream should be excluded from the rezoning request and any building lot boundaries, in order to protect the integrity of the stream corridor. These areas are not suitable for development and multiple ownership of the stream corridor would become a maintenance issue.

This office does not object to the proposed zoning request, providing the above items are addressed.. *(See June 16, 2005 letter)*

Combined Health District

No report at this time. The applicant's representative has indicated that test holes were in the process of being analyzed by the Health District.

Mad River Township Planning Committee

This proposal does not meet the requirements of the Clark County Crossroads Comprehensive Land Use Plan, and therefore the Mad River Township Planning Committee recommends denial of the project. *(See June 20, 2005 letter)*

Mad River Township Trustees

The Mad River Township Trustees have reviewed the memoranda from the Mad River Township Planning Committee pertaining the proposal regarding the . . . Watt property. We concur with their comments and recommendations. *(See June 20, 2005 letter)*

Planning Department

The Clark County Comprehensive Plan identifies this area as Agriculture / Rural Residential. Agriculture is the primary land use but permits residential is very low in density - 1 house per 2 acres. Therefore any development of this tract could only be recommended with a maximum density of one residence for every two acres for the entire project. The current County Zoning Regulations for the A-1 District allow lots with a 40 acre minimum with exceptions for lotsplit, where available, of less than 5 acres. In order to accommodate lots less than 40 acres, rezoning to R-1 (Rural Residence) District is necessary.

The applicant's representative has reviewed the comments from Soil Conservation and the County Engineer. He has indicated that most issues are not a concern in regards to developing a subdivision and that all items will be taken into account when designing the plat. He is satisfied that they will be able to design lots in accordance with all of the issues and is aware that the final configuration may be different from the initial proposal. In fact it is our understanding the applicant may request a revised (smaller) acreage for rezoning based on the Health District test results.

RECOMMENDATION

The Planning Staff originally recommended approval of the rezoning the entire 27 acres to R-1 (Rural Residence) District. In view of the ***CROSSROADS*** Comprehensive Plan (". . . *very low in density - 1 house per 2 acres* . . .") we feel that the AR-2 (Agricultural/ Residential) District is more appropriate. AR-2 permits a minimum lot size of 2 acres and a maximum lot size of 4.99 acres. The proposed development would fit within these acreage figures.

It should be noted that a "non-building" / "open space" easement along Clear Creek will be considered as part of the plat when this area comes back for review and approval under the County Subdivision Regulations. In addition it should be noted that the number of final lots will be determined by the County Health District 's requirements and/or the County Engineer's access limits.

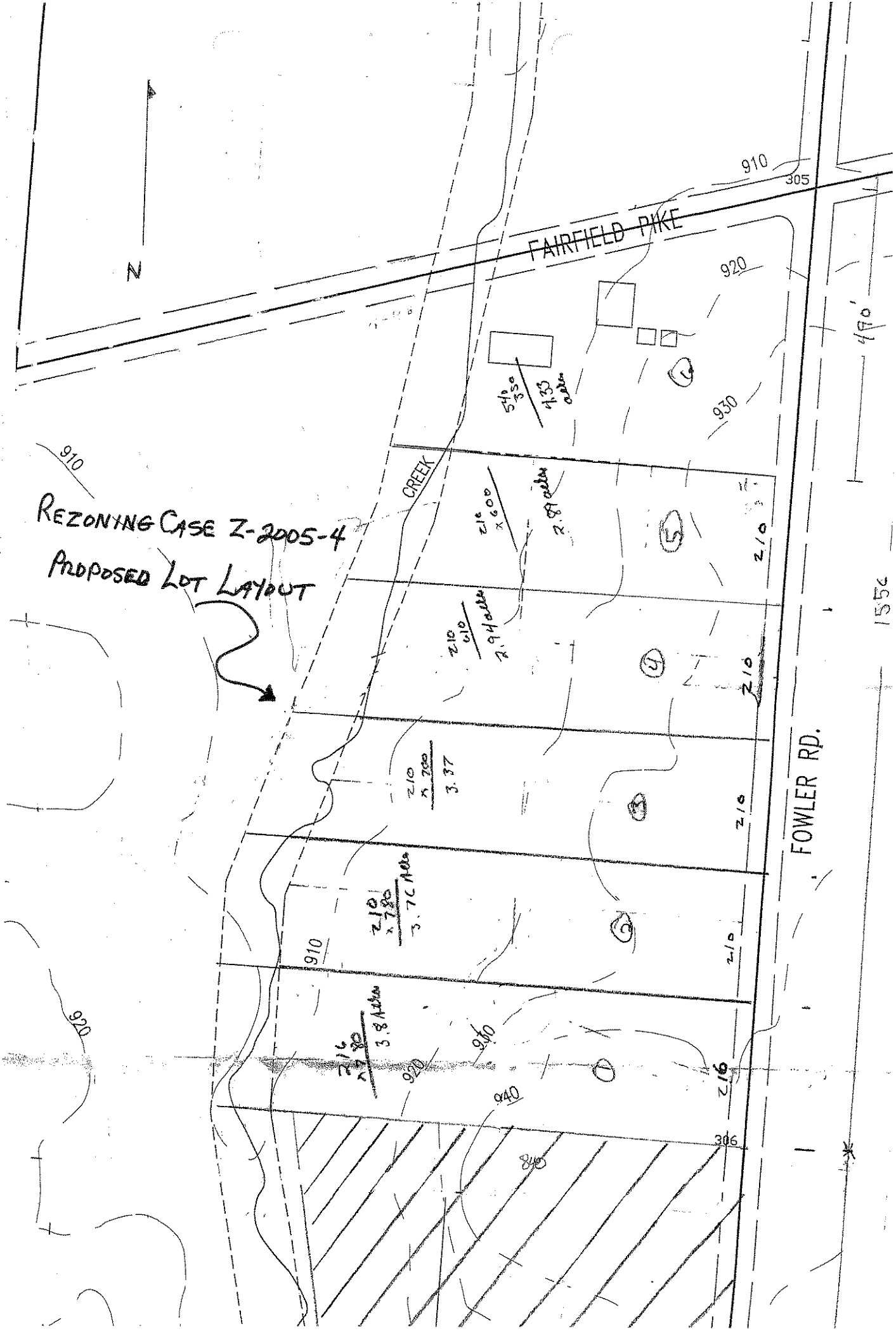
Clark County Planning Commission

Meeting Date : July 6, 2005

Motion by Mr. Perkins, second by Ms. Jordan to recommend **denial** to the Rural Zoning Commission for the request by James L. Watt to rezone 27± acres located at the southwest corner of Fairfield Pk. & Fowler Rd., Mad River Township from A-1 to R-1 (Rural Residence) District.

VOTE: Motion carried unanimously

Attachments:
County Engineer's letter
Soil Conservation District's letter
Mad River Township Planning Committee letter
Mad River Township Trustee's letter
Location Map
Zoning Map



N
FAIRFIELD PIKE
910
305
920
930
CREEK
REZONING CASE Z-2005-4
PROPOSED LOT LAYOUT
FOWLER RD.
210
216
940
306
840

Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484 Fax # (937) 328-2473 www.clarkcountyohio.gov/engineer

June 22, 2005

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2005-4**
27+ acres from A-1 to R-1 District
SW corner of Fowler Road / Fairfield Pike

Mr. Tritle,

The County Engineer has reviewed the request to rezone approximately 27 acres from A-1 to R-1, for low-density residential development. The following review comments are based upon an 8 ½ X 11 sketch plan, which depicts roughly 6 lots with frontage along Fowler Road (See attached).

Concerning access, there are possible locations along Fowler Road, which may be suitable for driveways. But more than 50% of the frontage along Fowler will not be accessible for vehicular traffic, due the hilly profile of the roadway, which results in limited sight distance. There are no assurances that each "lot" shown on the attachment would have a direct and exclusive driveway. Due to the hilly profile of Fowler Road, some of these proposed "lots" may be required to share access, increase the lot frontage or be eliminated altogether.

The existing acreage appears to drain quite well under the present agricultural use. With the rolling topography, there are no expected drainage issues related to home site development. But improvements would be expected along Fowler, in the form of roadside ditch, berm and shoulder constructed along the development limits.

Based upon our review of access and drainage, there are no objections to the proposed rezoning subject to the restrictions noted.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton

Kenneth D. Fenton
Deputy Engineer

Cc: Mad River Twp. Trustees

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant
William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

Clark Soil & Water Conservation District

4400 Gateway Blvd. - Suite 103
Springfield, Ohio 45502

Phone (937) 328-4600/4601
Fax (937) 328-4606

With the Right to Own – Goes the Duty to Conserve

BOARD OF SUPERVISORS
Paul Snyder, Chairman
Alan Donaldson, Vice Chairman
John Ritter, Treasurer
David Stickney, Fiscal Agent
Adam Agle, Secretary

June 16, 2005

Mr. Phil Tritle
Clark County Planning Department
25 West Pleasant St.
Springfield, OH 45506

Re: Z-2005-4~ James Watt~ Fowler Rd.
Mad River Twp. ~ 27+ acres ~ A1 to R1

Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the above request and provided the following comments regarding soils and drainage.

Soil types on this site include Eldean (EmA-0-2% slope, EpC2-6-12% slopes) Westland (Wt) and Miamian (MhB).

- Eldean (0-2%) soils are nearly level and well drained. Soil limitations for dwellings with or without basements are rated Slight-Moderate due to shrink/swell. The Soils Potential Index (SPI), which indicates the relative quality of soil for on-site sewage treatment systems, rates these soils Medium (63) since costs of measures for overcoming soil limitations are high.
- Eldean (6-12%) soils are sloping and well drained. Soil limitations for dwellings with or without basements are rated Moderate due to shrink/swell and slope. The Soils Potential Index (SPI), which indicates the relative quality of soil for on-site sewage treatment systems, rates these soils Medium (73) since costs of measures for overcoming soil limitations are high.
- Miamian (MhB) soils are gently sloping and well drained. Soils limitations for building site development are rated Moderate due to shrink-swell for dwellings with or without basements. Soil Potential Index ratings are High (94).
- Westland silty clay loam (Wt)~ This soil is nearly level and very poorly drained. This soil is saturated from December to May but is not subject to flooding. Limitations for building site development for dwellings with or without basements are rated Severe due to ponding (water).

Regarding drainage, this site appears to drain well under the current use, pastureland. Clear Creek flows along the western side of the site. There are major concerns regarding the potential for flooding of Clear Creek, a tributary to Mud Run. Although Clear Creek is not included on FEMA's map, the substantial drainage area, topography, and soil characteristics all indicate flooding potential. The entire west side of Clear Creek and a minimum of 100 feet on the entire east side of the stream should be excluded from the rezoning request and any building lot boundaries, in order to protect the integrity of the stream corridor. These areas are not suitable for

development and multiple ownership of the stream corridor would become a maintenance issue.

This office does not object to the proposed zoning request, providing the above items are addressed.

Respectfully,

Christine L. Pence, CPESC
Urban Coordinator

CC: Dean Fenton, County Engineers

Mad River Township Planning Committee
"Preserving Our Rural Heritage"

June 20, 2005

Attachment (3): Comments on proposal for development along Fowler Road on Watts Property

This proposal does not meet the requirements of the Clark County Crossroads Comprehensive Land Use Plan, and therefore the Mad River Township Planning Committee recommends denial of the project.

Respectfully,

W. R. Cottrel, Chmn

MAD RIVER TOWNSHIP

Trustees: Robert McClure,Jr., Richard J. Schumann, Kathy Estep
Clerk: James A. Matthews
260 East Main Street, Box 34, Enon, OH 45323
www.madrivertownship.org

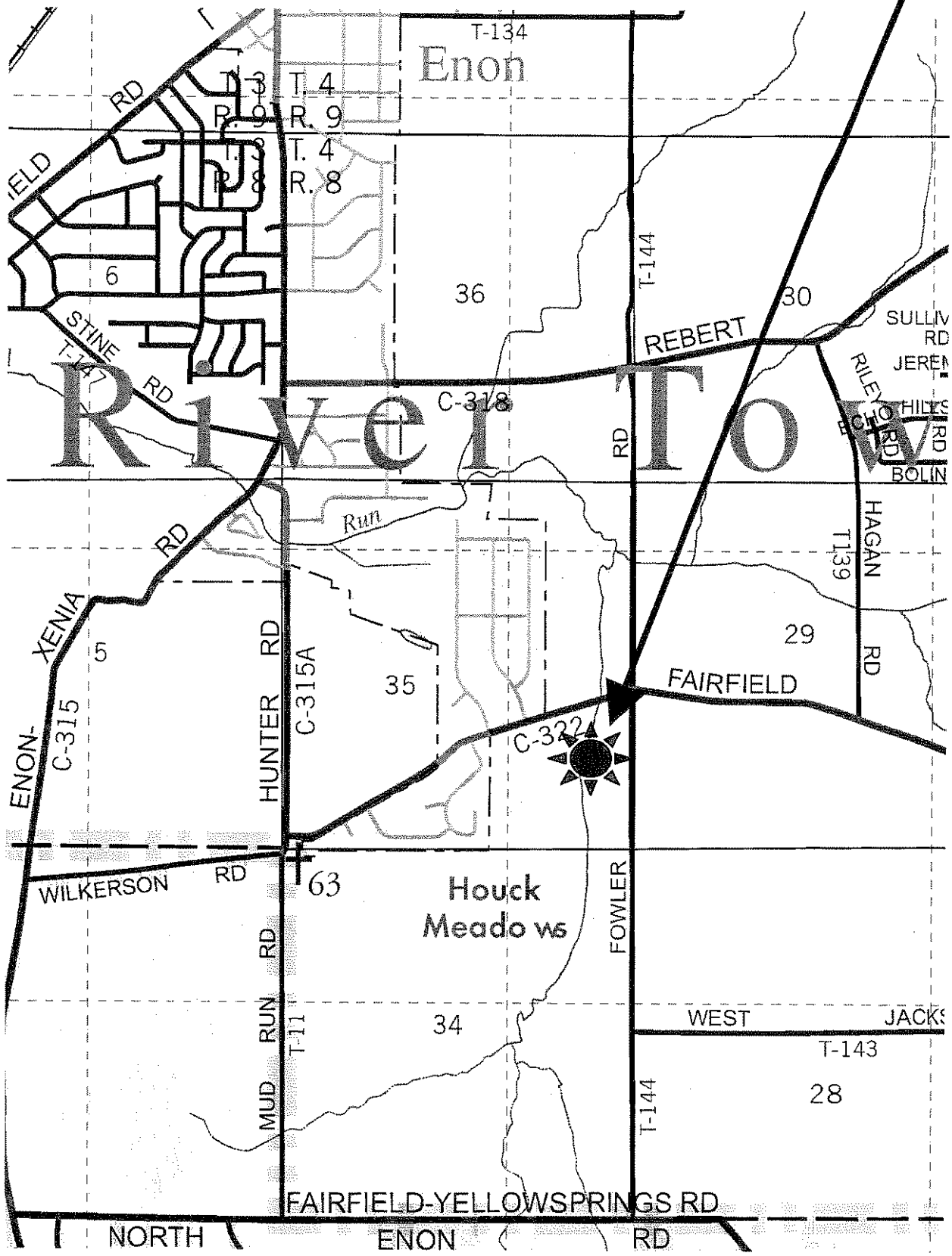
June 20, 2005

Subject: Project Proposals for July Planning Commission Meeting

The Mad River Township Trustees have reviewed the memoranda from the Mad River Township Planning Committee pertaining to the proposals regarding "the Bluffs", "Creekside", and the Watts property on Fowler Road. We concur with their comments and recommendations.

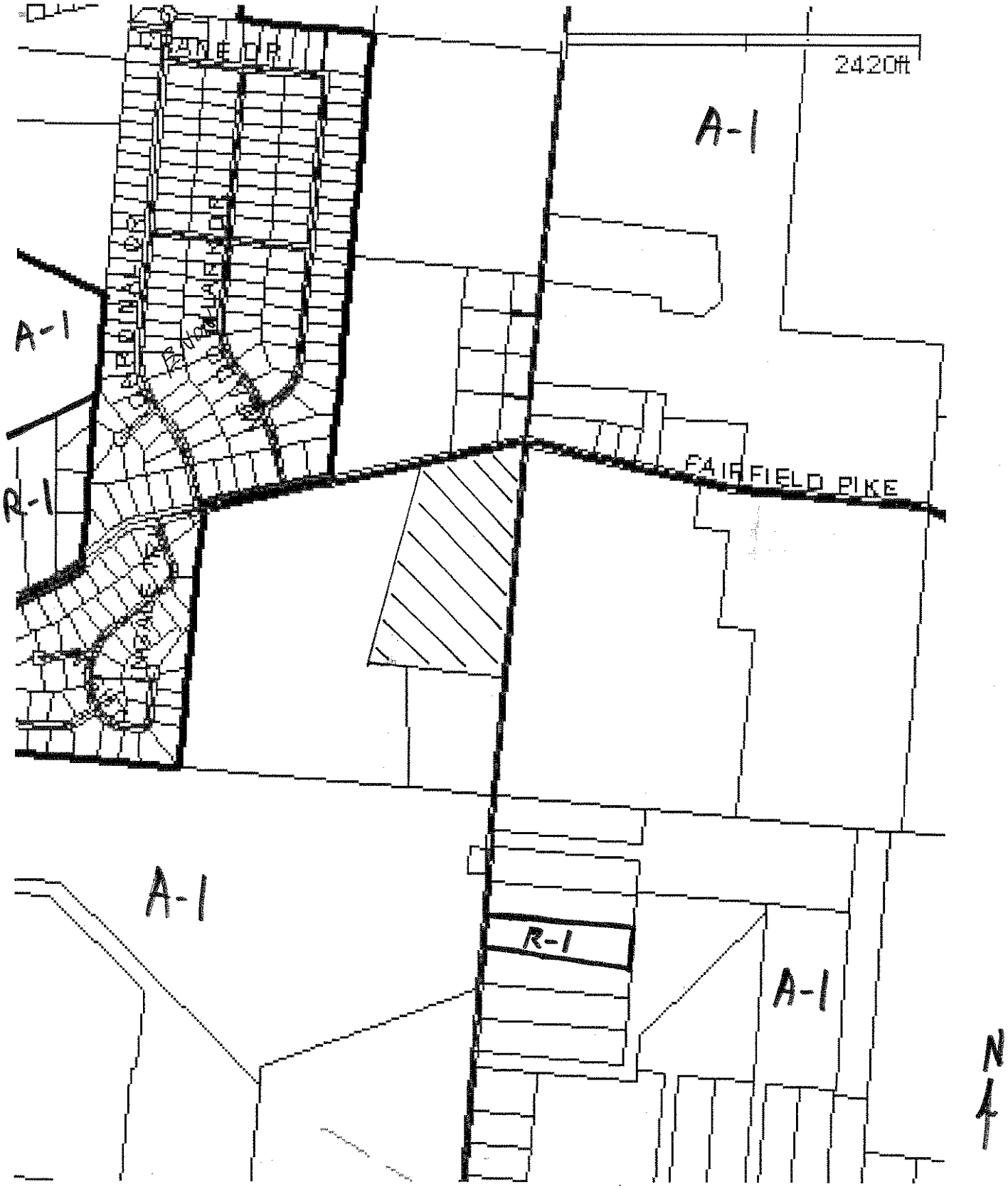
Robert McClure, Jr. Richard J. Schumann Kathy Estep

LOCATION MAP



REZONING CASE # Z-2005-4 A-1 to R-1

ZONING MAP



REZONING CASE #Z-2005- 4 SW corner – Fairfield Pk. & Fowler Rd.

A-1 to R-1 27 ac. ± Mad River Twp.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Agriculture, Farm Markets, & related buildings & structures
2. Agricultural-Related Processing & Marketing
3. Single-Family Residential
4. Single-Family Residential (restricted to lotsplits)
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)
6. Private Landing Field
7. Day-Care Homes
8. Bed and Breakfast
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupations
2. Private and Public Outdoor Recreation Areas
3. Cemeteries
4. Animal Hospitals, Veterinary Clinics & Kennels
5. Resource and Mineral Extraction
6. Demolition Disposal Facility
7. Airports
8. Radio, Television, & Telecommunications Transmission & Receiving Towers
9. Hospitals and Auxiliary Facilities
10. Group Care Home
11. Nursing Homes, Convalescent Homes, & Rest Homes
12. Feed Lot, Grain Elevators, & Slaughterhouses
13. Day-Care Centers
14. Churches and Similar Places of Worship
15. Primary and Secondary Schools
16. Institutions of Higher Learning
17. Garden Centers and Greenhouse

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	**AR-1**	**AR-2**	**AR-5**	**AR-10**	**AR-25**
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	**R-1**	**R-2**	**R-2A**	**R-2B**
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted) N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	**R-3**	**R-4**
1. Zero Lot Line, Cluster, Detached, Semi- detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
	Y	Y
Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment StorageYard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	- -	- -	- -
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	- -	- -
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:

1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)

1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

Y = Yes (Permitted) N = No (Not Permitted)