How do AIRFIELD SAFETY ZONES Affect Your Property?

Airfield safety zones are defined areas around the Youngstown Air Reserve Station's (YARS) runway in which flight operations create higher safety risks and require special consideration when evaluating compatible land uses.

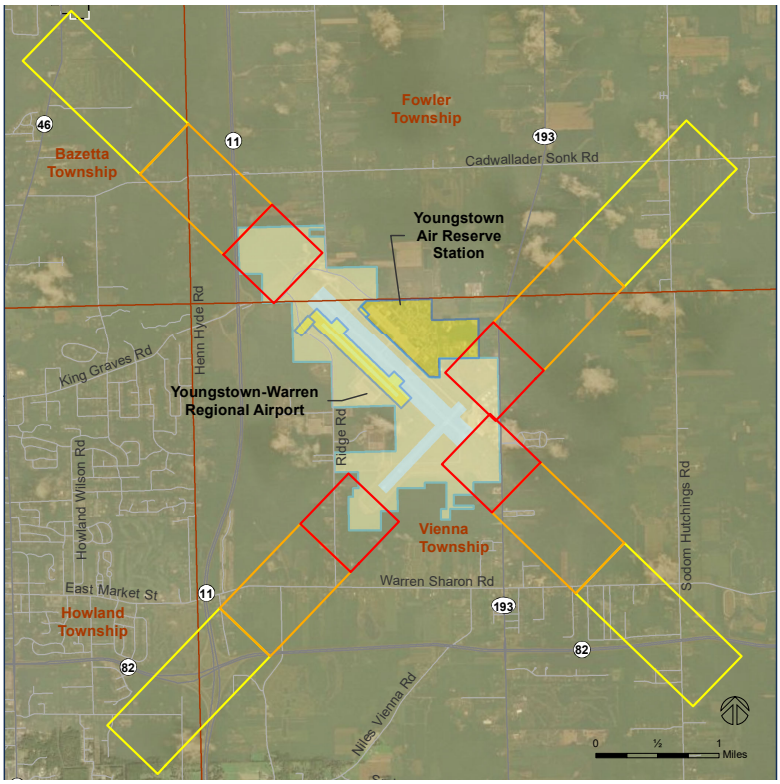
Why is Airfield Safety an Important Consideration When Developing Land?

Properties within the YARS's airfield safety zones face the greatest risk from an aircraft mishap and should be carefully evaluated during the development process. Certain land uses, such as dense residential development, shopping centers, sporting and event venues, and other uses that promote the congregation or concentration of people should be located outside airfield safety zones. Compatible uses depend on the type of safety zone.

What Are Airfield Safety Zones?

There are three types of airfield safety zones:

- **Clear Zone (CZ).** The Clear Zone extends from each end of the runways and measure 3,000 feet long by 3,000 feet wide. No development is recommended in the CZ. Portions of each CZ extend over privately owned land.
- **Accident Potential Zone I (APZ I).** APZ I starts at the far end of each CZ and measures 5,000 feet long by 3,000 feet wide. While there is a lower potential for mishaps in APZ I than in the CZ, residential and other uses that allow for congregations of people are not recommended.
- **Accident Potential Zone II (APZ II).** APZ II starts at the far end of each APZ I and measures 7,000 feet long by 3,000 feet wide. The aircraft mishap potential in APZ II is less than in APZ I. Residential uses greater than two single-family dwelling units per acre and other uses that congregate people are not recommended within APZ II.



Legend

Airfield Safety Zones
- Clear Zone
- Accident Potential Zone I
- Accident Potential Zone II

- Runway
- Youngstown ARS
- Youngstown-Warren Regional Airport
- Township Boundary
- Municipality

- State Route
- Local Roads

YARS ■ How do AIRFIELD SAFETY ZONES Affect Your Property?

Is Your Property Affected?

The CZ, APZ I and APZ II at YARS extend outside the installation boundary. If you own property within APZ I or APZ II, it is vulnerable to potential aircraft mishaps during takeoffs and landings at YARS and may be subject to zoning regulations for Vienna, Fowler, Howland and Bazetta Townships, and the City of Cortland. The table identifies the compatibility of general land use types within the APZ I or APZ II. However, uses that congregate people are not recommended and the compatibility of specific uses within each category may vary. Additional information on permitted uses can be found in the township and city zoning ordinances, or by contacting the townships and city offices for any restrictions within the safety zones.

How Can You Minimize Airfield Safety Impacts to New Development?

Be aware of local regulations for development within APZ I and APZ II. Before developing a property near YARS, property owners or developers should work with Vienna, Fowler, Howland or Bazetta Townships, or the City of Cortland, depending on where the property is located, to determine if the property is within an airfield safety zone and there are restrictions. If it is in either APZ I or APZ I, the property owner or developer should determine the compatibility of the planned land use and the maximum recommended density or intensity. If the proposed use would result in a greater density or intensity than the recommended level, the owner or developer should consider scaling down the project, siting the most intense development of a project outside the safety zone on the parcel, or finding an alternate location where there is less risk of aircraft mishaps.

General Land Use Compatibility in Airfield Safety Zones

Generalized Land Use Category	APZ I	APZ II
Residential	✗	✓
Accessory & Incidental	✓	✓
Cultural & Indoor Recreational	✗	✗
Outdoor Recreational	✓	✓
Government, Health, Safety & Welfare	✗	✗
Educational & Religious	✗	✗
Service	✓	✓
Retail Trade	✗	✓
Wholesale Trade	✓	✓
Transportation, Communication & Utilities	✓	✓
Resource Production & Extraction	✓	✓

Source: *Derived from Air Force Instruction 32-7063, Rev. December 2015*

✓ = Compatible

✓ = Compatible at a maximum density of one dwelling unit per acre

✗ = Not Compatible

This table is meant as a general informational guide for recommended compatible uses by category. Specific uses within each category may be deemed compatible or not recommended based on that specific use or property. Consult the appropriate Zoning Regulations of Vienna, Fowler, Howland and Bazetta Townships, and the City of Cortland for more information.

For More Information Contact:

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Matrix

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