

ARTICLE IX - BUSINESS/PROFESSIONAL DISTRICTS

The purpose of this district is to provide a buffer between residence districts and what is generally regarded as Commercial Districts.

A. PERMITTED BUILDINGS, STRUCTURES AND USES: Reference ARTICLE XIV – LAND USE TABLES

B. YARD AREA AND HEIGHT PROVISIONS

FRONT YARD: No building shall be erected within thirty-five (35) feet of the front property line.

REAR YARD: There shall be a rear yard not less than forty (40) feet in depth.

SIDE YARD: There shall be two (2) side yards with a total width of not less than fifteen (15) feet and neither side being less than five (5) feet. For a corner lot, the minimum total shall be increased to twenty (20) feet with the minimum side being ten (10) feet from side street property line.

HEIGHT: No building shall be erected in excess of thirty-five (35) feet.

C. PARKING

One (1) parking space shall be provided for each two hundred (200) square feet of interior building. Each such parking space shall be at least one hundred sixty two (162) square feet in area exclusive of access thereto, and paved with blacktop or concrete and with adequate drainage for surface water. No future revision of this site shall be made without approval of the Zoning Inspector. Refer to Article XV, "Site Plan Review", Part Three, "Model Design Guidelines and Performance Standards", to address front, rear and side yard greenspace setback and plant material requirements.

D. AIR CONDITIONING UNITS

Cooling coils or evaporative condensers shall constitute a part of the structure and must be placed in rear yard and comply with rear yard restrictions.

E. DRAINAGE

Onsite drainage or detention areas and calculations must be presented and made a part of site plan to the Zoning Office for approval by the Mahoning County Engineer. Contractor must request final inspection when detention is completed and provide a certified AS BUILT DRAWING before occupancy.

F. SATELLITE DISHES

Requirements shall be the same as for "Article XII-Exceptions and Special Provisions, Section T".

G. OCCUPANCY / SITE DRAINAGE

On-site surface drainage retention/detention areas and calculations must be presented to the Township Zoning Inspector as part of the site development plan for review by the office of the Mahoning County Engineer. The developer, contractor, and/or property owner must request a final on-site inspection by the zoning inspector of the required and approved storm water management improvements including retention, detention, grading, final elevations, and post-construction best management practices (BMPs). The developer, contractor, and/or property owner may be required at the discretion of the zoning inspector to submit for review by the Mahoning County Engineer a certified as build drawing (s) depicting and/or a construction certification letter assuring storm water management compliance.