

**ARTICLE X - COMMERCIAL DISTRICTS****A. PERMITTED BUILDINGS, STRUCTURES AND USES: Reference ARTICLE XIV – LAND USE TABLES****B. SEMI-FIREPROOF CONSTRUCTION**

All buildings constructed or erected or altered in a Commercial District shall comply with the Ohio Basic Building Code.

**C. YARD AREA AND HEIGHT PROVISIONS**

For commercial buildings, no buildings or structures shall be erected within thirty-five (35) feet of the front property line or less than ten (10) feet from a side street property line. 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. PARKING**

One (1) parking space shall be provided for each two hundred (200) square feet of 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.

**HOTELS, MOTELS:**

There shall be one (1) parking space for each sleeping room plus one space for each two (2) employees, each space being one hundred sixty two (162) square feet in area.

**SANITARIUMS, HOMES FOR THE AGED, NURSING HOMES, REST HOMES, SIMILAR USES:**

There shall be one (1) parking space 162 square feet in area for each two (2) beds.

**THEATERS, STADIUMS, SPORTS ARENAS, AUDITORIUMS, ASSEMBLY HALLS - OTHER THAN SCHOOLS - 1 space for every 3 seats.****HANDICAPPED PARKING:**

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located designated spaces provided as follows:

<b>TOTAL SPACES IN LOT</b>	<b>NUMBER OF DESIGNATED SPACES</b>
Up to 100 -	One space per 25 parking spaces
101 to 200 -	4 spaces plus 1 per 50 over 100
201 to 500 -	6 spaces plus 1 per 75 over 200
over 500 -	10 spaces plus 1 per 100 over 500

**E. 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.

**F. SATELLITE DISHES**

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

**G. OCCUPANCY**

A certified AS BUILT DRAWING must be presented to the Zoning Office prior to the occupancy of any building or structure.