



**AUSTINTOWN TOWNSHIP
ZONING ORDINANCE
MAHONING COUNTY
OHIO**

**Approved by the Electorate on November 2, 1948
As Amended through May 24, 2007**



**ARTICLE V - AGRICULTURAL - SUBURBAN
ESTATE RESIDENTIAL - A-SER**

500-PURPOSE - The purpose of the A-SER District is: 1) to preserve and protect the decreasing supply of prime agricultural land and open space, and 2) to permit a degree of low density development of a rural non-farm nature.

501-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. Agricultural dwellings, barns and their accessory uses and buildings;
2. The growing and selling, either retail or wholesale, of all types of agricultural produce, livestock and appurtenant products produced on the premises and resulting from agriculture, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture and animal and poultry husbandry;
3. Single family dwelling houses and their accessory uses and buildings, exclusive of trailers or house trailers;
4. Governmental and public buildings;
5. Public service facilities.

502-CONDITIONALLY PERMITTED USES - After obtaining a conditional use permit in accordance with the provisions of these regulations, the following uses may be permitted:

1. All uses specified in Article XVI, Section 1600.
2. Boarding kennels.

503-GENERAL REQUIREMENTS -

FRONT YARDS - The building setback at the front shall not be less than seventy-five (75) feet from the street or road property line, or one hundred (100) feet from the street or road center line, whichever may be greater.

REAR YARDS - There shall be a rear yard of no less than eighty (80) feet.

SIDE YARDS - A dwelling only, on an interior lot, total side yard of no less than fifty (50) feet and the width of the narrower of the two (2) side yards shall be no less than ten (10) feet. A dwelling constructed with an attached or integral garage, the total side yard may be reduced to an overall total of no less than forty-six (46) feet. In the case of a corner lot, no structure shall be placed closer than twenty (20) feet to the side street property line nor closer than ten (10) feet to the interior lot line.

AREA AND FRONTAGE - Minimum area of two (2) acres, a frontage of no less than one hundred twenty-five (125) feet at the front property line nor less than one hundred (100) feet at the building line and a depth of no less than two hundred (200) feet; except that nothing in this ordinance shall prevent the use for residential purposes of a lot platted prior to the time of enactment of this ordinance, providing the front yard, rear yard and side yard requirements as stipulated above, are met.

MINIMUM FLOOR AREA - No dwelling shall have a livable ground floor area which totals less than:

- 1040 square feet - one story plan without basement;
- 960 square feet - one story plan with basement;

575 square feet - per floor for two story plan;
840 square feet - ground floor of story and a half plan;
960 square feet - split level - total living area on upper and lower level.

The foregoing are exclusive of open or screened porches.

HEIGHT - Dwellings shall not exceed thirty-five (35) feet in height. There shall be no limit on the height of non-residential structures, except that for each foot the height of such a structure exceeds thirty-five (35) feet, the total width of the two (2) side yards shall be increased by two (2) feet. No living quarters shall be placed in a basement or in any other room or space having less than four (4) feet of ceiling clearance above the average ground level.

504-PRIVATE GARAGES AND OTHER OUT-BUILDINGS - No detached garage or other outbuilding shall be placed nearer to a side or rear property line than ten (10) feet. Detached garages or other outbuildings shall be placed no closer to the front property line than the setback of the dwelling. A detached garage or other outbuilding placed within a side yard shall comply to the same side yard requirements as an attached garage. In the case of a corner lot, no building shall be placed nearer to the side street than the side yard requirement of the dwelling. No living quarters (dwelling unit) shall be placed in any portion of a detached residential garage.

505-FENCING - Fencing of residential properties shall be permitted provided that any fence in excess of three (3) feet in height extends no nearer to the front street than the front yard requirement of the dwelling and further provided the fence does not exceed six (6) feet in height. In the case of a corner lot, no fence in excess of three (3) feet may extend nearer to the side street than the side yard requirement of the dwelling. It shall be the responsibility of the property owner erecting the fence to provide for maintenance of the outside surface. The finished surface shall in all cases be the outside, with all posts, braces, etc. to the inside. All matters of dispute shall be civil matters between the parties.

506-SIGNS - Signs shall be regulated in Article XVIII of these regulations.

ARTICLE VI - RESIDENCE R-1 DISTRICT

600-PURPOSE - The purpose of the R-1 District is to encourage the establishment of low density single family dwellings.

601-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All uses allowed in a A-SER District;
2. One (1) single family dwelling with an attached private garage and/or one (1) detached private garage, and accessory buildings, exclusive of trailers or house trailers.

602-CONDITIONALLY PERMITTED USES - After obtaining a conditional use permit in accordance with the provisions of these regulations, the following uses may be permitted:

1. All uses specified in Article XVI, Section 1600.

603-GENERAL REQUIREMENTS -

FRONT YARDS - No building, exclusive of open porches, no more than ten (10) feet in depth, shall extend nearer to the front property line than fifty (50) feet. However, where

there are existing building or buildings, with a setback more or less than the required minimum of fifty (50) feet, the setback shall be determined by the mean distance of setback of the building or buildings, other than accessory buildings, within one hundred fifty (150) feet on each side of proposed building and fronting on the same side of the street. No building shall be required to be placed more than sixty (60) feet back from the front property line or shall no building be placed closer than thirty (30) feet to the front property line. In the case of a corner lot, either street may be taken as the front line and any building may be placed to within twenty (20) feet of the side street line.

EXCEPTION - By approval of the Board of Township Trustees, an area developed after the effective date of this amendment and sidewalks are included in this development, the minimum front setback as stated above may be reduced to thirty-five (35) feet.

REAR YARDS - There shall be a rear yard of not less than forty (40) feet.

SIDE YARDS - A dwelling only, on an interior lot, total side yard of no less than twenty-four (24) feet and the narrower of the two (2) side yards shall be no less than seven (7) feet.

A dwelling constructed with an attached or integral garage, the total side yard may be reduced to an overall total of no less than twenty (20) feet. This does not include garages which must be entered from the rear of the dwelling. However, when a lot platted prior to the time of the enactment of this ordinance is less than sixty (60) feet wide, the total width of the two (2) side yards may be reduced nine (9) inches for each foot of difference to a total width of no less than sixteen (16) feet, and further provided the narrower of the two (2) side yards is no less than seven (7) feet.

For corner lots, no structure shall be placed closer than twenty (20) feet to the side street property line nor closer than seven (7) feet to the interior lot line.

AREA AND FRONTAGE - Minimum area of 13,200 square feet, a width of no less than eighty (80) feet at the building line, no less than fifty (50) feet at the front property line and a depth of no less than one hundred sixty five feet. For lots platted on cul-de-sacs, there shall be no less than sixty (60) feet at the front property line and the minimum depth shall be measured at the center of the lot. However, this shall not prevent the use for residential purposes of a lot platted prior to the time of enactment of this ordinance, provided the front yard, rear yard and side yard requirements are met.

EXCEPTION - Upon obtaining the approval of the Trustees, any developer who will donate ten (10) percent (including the five percent (5%) recommended by the Mahoning County Planning Commission) for recreational and/or open space, may plat lots with seventy-five (75) feet of frontage at the building line.

MINIMUM FLOOR AREA - No dwelling shall have a livable ground floor area which totals less than:

- 1,400 square feet - one story plan without basement;
 - 1,300 square feet - one story plan with basement;
 - 1,500 square feet - total for a two-story plan;
 - 840 square feet - ground floor of story and a half plan;
 - 1,300 square feet - split level-total living area on upper and lower level.
- The foregoing are exclusive of open and screened porches.

HEIGHT -Dwellings shall not exceed thirty-five (35) feet in height. There shall be no limit on the height of non-residential structures except that for each foot the height of such a structure exceeds thirty-five (35) feet, the total width of the two (2) side yards shall be increased by two (2) feet. No living quarters shall be placed in a basement or in any other room or space having less than four (4) feet of ceiling clearance above the average ground level.

604-PRIVATE GARAGES AND OTHER OUTBUILDINGS - No detached garage or other outbuilding shall be placed nearer to a side or rear property line than five (5) feet. Detached garages or other outbuildings shall be placed no closer to the front property line than the setback of the dwelling. A detached garage or other outbuilding placed within a side yard shall comply to the same side yard requirements as an attached garage. In the case of a corner lot, no building shall be placed nearer to the side street than the side yard requirements of the dwelling. No living quarters (dwelling unit) shall be placed in any portion of a detached residential garage. A detached garage is limited to one (1) story, not to exceed a maximum height of thirteen (13) feet, with the height measured as the distance between the finished floor to the top plate of the side wall; and no detached garage or outbuilding shall exceed a maximum area of six hundred seventy-two (672) square feet.

605-FENCING - Fencing of residential properties shall be permitted provided that any fence in excess of three (3) feet in height extends no nearer to the front street than the front yard requirement of the dwelling and further provided the fence does not exceed six (6) feet in height. In the case of a corner lot, no fence in excess of three (3) feet may extend nearer to the side street than the side yard requirements of the dwelling. It shall be the responsibility of the property owner erecting the fence to provide for maintenance of the outside surface. The finished surface shall in all cases be the outside, with all posts, braces, etc. to the inside. All matters of dispute shall be civil matters between the property owners.

606-SIGNS - Signs shall be as regulated in Article XVIII.

607-DRIVEWAYS - The driveway leading from the street right-of-way to the single family dwelling shall be constructed as a hard surface driveway, consisting of either concrete or asphalt.

ARTICLE VII - RESIDENCE R-2 DISTRICT

700-PURPOSE - The purpose of the R-2 District is to permit the establishment of medium density one and two family dwellings.

701-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All uses allowed in a Residence R-1 District;
2. Only one (1) single family dwelling or one (1) two-family dwelling with an attached private garage and/or one (1) detached private garage, and accessory buildings, exclusive of trailers or house trailers. Two (2) detached garages may be constructed with a two-family dwelling or duplex.

702-CONDITIONALLY PERMITTED USES - After obtaining a conditional use permit in accordance with the provisions of these regulations, the following uses may be permitted:

1. All uses specified in Article XVI, Section 1600.

703-GENERAL REQUIREMENTS -

FRONT YARDS - No buildings, exclusive of open porches, no more than ten (10) feet in depth, shall extend nearer to the front property line than fifty (50) feet. However, where there are existing building or buildings with a setback less than the required minimum of fifty (50) feet, the setback may be determined by the mean distance of setback of the building or buildings, other than accessory buildings, within one hundred-fifty (150) feet on each side of proposed building and fronting on the same side of the street. In no instance shall a building be placed nearer to a front property line than thirty (30) feet. In the case of a corner lot, either street may be taken as the front line and any building may be placed to within sixteen (16) feet of the side street line.

EXCEPTION - By approval of the Board of Township Trustees, an area developed after the effective date of this amendment and sidewalks are included in this development, the minimum setback as stated above may be reduced to thirty-five (35) feet.

REAR YARDS - There shall be a rear yard no less than forty (40) feet.

SIDE YARDS - A single family dwelling only on an interior lot shall have a total side yard of no less than twenty-four (24) feet and the narrower of the two (2) side yards shall be no less than seven (7) feet; for a two-family dwelling, the total side shall be increased by six (6) feet. For dwellings constructed with an attached or integral garage, the required overall total side yard may be reduced by four (4) feet. This does not include garages which must be entered from the rear of the dwelling. However, when a lot platted prior to the time of the enactment of this ordinance is less than fifty (50) feet wide, the total width of the two (2) side yards for single family dwelling may be reduced by six (6) inches for each foot or difference to a total width of not less than ten (10) feet. The width of the narrower of the two (2) side yards shall not be less than five (5) feet. Two-family dwellings may only be built on lots with a minimum of seventy (70) feet at the building line and a depth of no less than one hundred-forty (140) feet. For corner lots, no structure shall be placed closer than sixteen (16) feet to the side street property line nor closer than five (5) feet to the interior lot line.

AREA AND FRONTAGE - Minimum area of 13,200 square feet, a frontage of no less than eighty (80) feet at the building line; no less than fifty (50) feet at the front property line and a depth of no less than one hundred-sixty-five feet. Lots platted on cul-de-sacs shall have no less than sixty (60) feet at the front property line and the minimum depth shall be measured at the center of the lot. However, this shall not prevent the use for single family dwellings of a lot platted prior to the time of enactment of this ordinance, provided the front yard, rear yard and side yard requirements are met.

EXCEPTION - Upon obtaining the approval of the Board of Township Trustees, any developer who will donate ten percent (10%) (including the five percent (5%) recommended by the Mahoning County Planning Commission) for recreational area and/or open space, may plat lots for single family dwellings with a width of sixty-five (65) feet at the building line.

MINIMUM FLOOR AREA - No dwelling shall have a livable ground floor area which totals less than:

1,400 square feet - one story plan without basement;

1,300 square feet - one story plan with basement;

1,500 square feet - total for a two-story plan;

700 square feet - ground floor of a story and a half plan;

1,300 square feet - split level-total living area on upper and lower level.

No duplex hereafter constructed, altered or converted shall contain less than an average of seven hundred and fifty (750) square feet per family if private basement space is provided, nor less than an average of eight hundred fifty (850) square feet per family without private basements.

The foregoing are exclusive of open or screened porches.

HEIGHT - Dwellings shall not exceed thirty-five (35) feet in height. There shall be no limit on the height of non-residential structures except that for each foot the height of such a structure exceeds thirty-five (35) feet, the total width of the two (2) side yards shall be increased by two (2) feet. No living quarters shall be placed in a basement or in any other room or space having less than four (4) feet of ceiling clearance above the average ground level.

704-PRIVATE GARAGES AND OTHER OUTBUILDINGS - No detached garage or other outbuilding shall be placed nearer to a side or rear property line than five (5) feet. Detached garages or other outbuildings shall be placed no closer to the front property line than the setback of the dwelling. A detached garage or other outbuilding placed within a side yard shall comply to the same side yard requirement as an attached garage. In the case of a corner lot, no building shall be placed nearer to the side street than the side yard requirement of the dwelling. No living quarters (dwelling unit) shall be placed in any portion of a detached residential garage. A detached garage is limited to one (1) story, not to exceed a maximum height of thirteen (13) feet, with the height measured as the distance between the finished floor to the top plate of the side wall; and no detached garage or outbuilding shall exceed a maximum area of six hundred seventy-two (672) square feet.

705-FENCING - Fencing of residential properties shall be permitted provided that any fence in excess of three (3) feet in height extends no nearer to the front street than the front yard requirement of the dwelling and further provided the fence does not exceed six (6) feet in height. In the case of a corner lot, no fence in excess of the three (3) feet may extend nearer to the side street than the side yard requirements of the dwelling. It shall be the responsibility of the property owner erecting the fence to provide for maintenance of the outside surface. The finished surface shall in all cases be the outside, with posts, braces, etc. to the inside. All matters of dispute shall be civil matters between the property owners.

706-SIGNS - Signs shall be as regulated in Article XVIII.

707-DRIVEWAYS - The driveway leading from the street right-of-way to a single family or two-family dwelling shall be constructed as a hard surface driveway, consisting of either concrete or asphalt. Any additional parking lot area developed in conjunction with a duplex unit shall be constructed as a hard surface area, consisting of either concrete or asphalt.

ARTICLE VIII - RESIDENCE R-3 DISTRICT

800-PURPOSE - The purpose of the R-3 District is to permit the establishment of multiple family dwellings. It is the intent of this ordinance that the overall size of any R-3 District be limited in order to prevent over concentration when future zoning requests are considered.

801-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All buildings, structures and uses permitted in Residence R-2 Districts;
2. Multiple family dwellings;
3. Multiple family dwellings without limit as to the number of dwelling units within a unified development on a property with a land area of no less than five (5) acres, or on a property bounded on all sides by streets or park or other permanent open space, provided:
 - a) The height of a structure shall not exceed three (3) stories or thirty-five (35) feet;
 - b) The coverage of the land area, exclusive of garages and accessory buildings, shall not exceed ten percent (10%);
 - c) The density of dwelling units shall not exceed fourteen (14) units per acre;
 - d) Front Yard - No building, exclusive of open porches, no more than ten (10) feet in depth, shall extend nearer to the front property line than fifty (50) feet. In the case of a corner lot, either street may be taken as the front line and any building may be placed to within sixteen (16) feet of the side street line.

EXCEPTION - By approval of the Board of Township Trustees, an area developed after the effective date of this amendment and sidewalks are included in this development, the minimum front setback as stated above may be reduced to thirty five (35) feet;

- e) Minimum side and rear yard width of no less than thirty-five (35) feet in relation to any adjoining properties, which side and rear yard shall be unoccupied and unobstructed by buildings except garages and accessory buildings which shall not be placed closer to the front street line than the front yard requirement of the dwelling or closer than five (5) feet to any other property line;
- f) Parking space or garage shall be provided in the rear or side yard extending from the front setback of the buildings to the rear lot line, and on the same unified development to park at least two and one-half (2-1/2) cars for each dwelling unit. Each parking space to be at least two hundred (200) square feet in area, exclusive of access thereto. All driveway accesses leading from the street right-of-way to multi-family dwelling units shall be constructed as hard surface driveways, consisting of either concrete or asphalt. All parking lot areas developed in conjunction with multi-family dwelling units shall be constructed as hard surface areas, consisting of either concrete or asphalt.

802-CONDITIONALLY PERMITTED USES - After obtaining a conditional use permit in accordance with the provisions of these regulations, the following may be permitted: 1. All uses specified in Article XVI, Section 1600.

803-GENERAL REQUIREMENTS -

FRONT YARDS - No building, exclusive of open porches, no more than ten (10) feet in depth, shall extend nearer to the front property line than fifty (50) feet. In the case of a corner lot, either street may be taken as the front line and any building may be placed to within sixteen (16) feet of the side street line.

EXCEPTION - By approval of the Board of Township Trustees, an area developed after the effective date of this amendment and sidewalks are included in this development, the minimum front setback as stated above may be reduced to thirty-five (35) feet.

REAR YARDS - There shall be a rear yard no less than forty (40) feet in depth.

SIDE YARDS - Dwellings up to and including six (6) families shall have a total side yard width of no less than sixteen (16) feet for a single family dwelling and the narrower of the two (2) side yards shall be no less than five (5) feet; for two (2) family and multiple family dwellings up to and including six (6) families there shall be an additional total side yard of six (6) feet for each additional family unit. Multiple family dwellings in excess of six (6) families shall have two (2) side yards with a minimum of twenty-five (25) feet on each side.

AREA AND FRONTAGE - Minimum of 13,200 square feet for one (1) or two (2) family dwellings; no less than 16,000 square feet for three (3) or four (4) family units; and no less than 18,000 square feet for five (5) or six (6) family units. Multiple family dwellings in excess of six (6) families shall have a lot area of no less than one (1) acre. Each lot shall have a frontage of no less than eighty (80) feet at the building line; no less than fifty (50) feet at the property line a depth of no less than one hundred sixty-five (165) feet. Lots platted on cul-de-sacs shall have no less than sixty (60) feet at the front property line and the minimum depth shall be measured at the center of the lot. However, this shall not prevent the use for single family dwellings of a lot platted prior to the time of enactment of this ordinance, provided the front yard, rear yard and side yard requirements are met.

EXCEPTION - Upon obtaining the approval of the Board of Township Trustees, any developer who will donate ten percent (10%) (including the five percent (5%) recommended by the Mahoning County Planning Commission) for recreational and/or open space, may plat lots for single family dwellings with a width of sixty-five (65) feet at the building line.

MINIMUM FLOOR PLAN - No single family dwelling shall have a livable floor area which totals less than:

1,400 square feet - one story plan without basement;

1,300 square feet - one story plan with basement;

1,500 square feet - total for two-story;

700 square feet - ground floor of a story and a half plan.

No duplex hereafter constructed, altered or converted shall contain less than an average of seven hundred fifty (750) square feet per family if private basement is provided, nor less than an average of eight hundred fifty (850) square feet per

family without private basement.

The foregoing are exclusive of open or screened porches.

HEIGHT -Dwellings shall not exceed thirty-five (35) feet in height. There shall be no limit on the height of non-residential structures except that for each foot the height of such a structure exceeds thirty-five (35) feet, the total width of the two (2) side yards shall be increased by two (2) feet.

DENSITY - There shall be no more than twelve (12) family units per acre of land and the coverage of the land area exclusive of garages and accessory buildings for multi's in excess of six (6) units, shall be no more than ten percent (10%); multi's six units or less, the land coverage shall not exceed twelve percent (12%).

PARKING - For multiple family dwellings, garage or parking space shall be provided in the rear or side yard, side yard extending from the front setback of the building to the rear lot line, and on the same lot or unified development, to park at least two and one-half (2-1/2) cars for each dwelling unit. Each parking space to be at least two hundred (200) square feet in area, exclusive or access thereto. Additional parking may be provided in the front yard. All parking lot areas developed in conjunction with multi-family dwelling units shall be constructed as hard surface areas, consisting of either concrete or asphalt.

804-PRIVATE GARAGES AND OTHER OUTBUILDINGS - No detached garage or other outbuilding, excluding unified developments, shall be placed nearer to a side or rear property line than five (5) feet. Detached garages or other outbuildings shall be placed no closer to the front property line than the setback of the dwelling. A detached garage or other outbuilding placed within a side yard shall comply to the same side yard requirements as an attached garage. In the case of a corner lot, no building shall be placed nearer to the side street than the side yard requirement of the dwelling. No living quarters (dwelling unit) shall be placed in any portion of a detached residential garage.

805-FENCING -Fencing of residential properties shall be permitted provided that any fence in excess of three (3) feet in height extends no nearer to the front street than the front yard requirement of the dwelling, and further provided that fence does not exceed six (6) feet in height. In the case of a corner lot, no fence in excess of three (3) feet may extend nearer to the side street than the side yard requirements of the dwelling. It shall be the responsibility of the property owner erecting the fence to provide for maintenance of the outside surface. The finished surface shall in all cases be the outside, with all posts, braces, etc. to the inside. All matters of dispute shall be civil matters between the property owners.

806-SIGNS - Signs shall be as regulated in Article XVIII.

807-TRASH CONTAINERS - Shall be in accordance with Article XVII, Section 1710 of this ordinance.

808-DRIVEWAYS/PARKING LOT AREAS - The driveway leading from the street right-of-way to a single family, two-family, or multi-family building shall be constructed as a hard surface driveway, consisting of either concrete or asphalt. Any additional parking lot areas constructed in conjunction with duplex or multi-family dwelling units shall be constructed as a hard surface area, consisting of either concrete or asphalt.

ARTICLE IX - RESIDENCE R-4 DISTRICT

900-PURPOSE - The purpose of the Mobile Home Park District, R-4, is to encourage the development of mobile homes in a well-planned environment.

901-PERMITTED USES -After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. Mobile Home Parks and their accessory uses.

902-GENERAL REQUIREMENTS -

AREA AND FRONTAGE -No mobile home park shall be permitted on a tract of land having a total area of less than ten (10) acres, nor a maximum area of twenty (20) acres, and a frontage of no less than one hundred (100) feet.

MOBILE HOME LOT - Each mobile home lot shall be no less than 4,500 square feet, and each mobile home lot shall be developed with a mobile home stand of no less than five (5) feet from the mobile home lot boundary.

FRONT YARD -No mobile home or other permitted structure shall be placed closer than fifty (50) feet to a front or side street property line.

SIDE AND REAR YARD -A side yard on each side and a rear yard of no less than twenty (20) feet shall be provided around the edge of the mobile home park. Such yards shall not be occupied by or included as part of an individual mobile home lot.

BUFFERING - All areas surrounding a mobile home park shall be properly landscaped with grass, evergreen ground cover, trees, and hardy shrubs, and/or other similar vegetation, and shall be maintained in good condition.

Where the mobile home park is located adjacent to, faces, or adjoins a residential district, those boundaries shall be effectively screened by an acceptably designed wall, fence or evergreen plating screen (in addition to the landscaping requirements described above).

903-ACCESSORY USES - Within a mobile home park development, the following accessory uses and buildings shall be permitted:

1. A permanent dwelling for one (1) family, office and maintenance facilities for operation of the mobile home park;
2. Mobile homes offered for sale by the operator of the Mobile Home Park, provided no more than three (3) mobile homes are displayed, said mobile homes to be displayed in accordance with the front and side street requirements of the development;
3. Recreation facilities for residents of the mobile home park;
4. Garages, carports and accessory buildings, provided they are placed no closer than fifty (50) feet to a front or side street property line, or fifteen (15) feet to a side or rear property line.

904-RECREATION AREA -A minimum of five percent (5%) of the total land area of the mobile home park shall be reserved for recreation area for the use of the residents within the mobile home park.

905-OTHER REGULATIONS -

1. Unless otherwise stated herein, requirements concerning house trailer lots,

streets, driveways, walkways, and parking must conform to the latest state regulations on House Trailer Parks;

2. Prior to the development of a Mobile Home Park, a development plan of the Mobile Home Park shall be filed with the office of the Township Zoning Inspector. It shall be further required that a zoning permit be secured for each mobile home stand prior to its installation, and for all permitted structures and uses within the Mobile Home Park.

ARTICLE X - BUSINESS B-1 DISTRICT

1000-PURPOSE - The purpose of the B-1 District is to encourage the establishment of professional, administrative, clerical and similar uses; and also to encourage the establishment of those businesses which have no retail trade on the premises. It is recognized that this district can be effectively used as a transitional buffer between more intense business districts and residential districts.

1001-PERMITTED USES - After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All uses permitted in a Residence R-2 District;
2. Administrative offices primarily engaged in general administration; supervision, purchasing, accounting and other management functions;
3. Businesses offices carrying on no retail trade with the general public and having no stock or goods for sale to customers, such as:
 - a) Bank and Loan Companies;
 - b) Holding, Investment and Trust Companies;
 - c) Real Estate Offices;
 - d) Insurance Offices;
4. Professional Offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions, such as:
 - a) Office of Physicians and Surgeons;
 - b) Offices of Dentists and Dental Surgeons;
 - c) Offices of Osteopaths;
 - d) Offices of Chiropractors;
 - e) Medical and Dental Laboratories - normally associated with and directly serving the medical and dental offices permitted in this district;
 - f) Legal Services;
 - g) Engineering and Architectural Services;
 - h) Accounting, Auditing and Bookkeeping Services;
 - i) Funeral Homes;
 - j) Day Schools, Nursery Schools, Private and Commercial Schools;
 - k) Institutions;
 - l) Quasi-Public Buildings.

1002-CONDITIONALLY PERMITTED USES - After obtaining a conditional use permit in accordance with the provisions of these regulations, the following uses may be permitted: