



**AUSTINTOWN TOWNSHIP
ZONING ORDINANCE
MAHONING COUNTY
OHIO**

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



PREFACE

	<i>Page</i>
Introduction	1
Purpose	1
Districts Created	1-2
Zoning Districts Map	2
Interpretation	2-3

ARTICLE I - DEFINITIONS

<i>Section No.</i>	<i>Page</i>
100-Definitions	3-11

ARTICLE II - ENFORCEMENT

200-Interpretation	12
201-Enforcement	12
202-Zoning Permits	12
203-Occupancy Permits	12
204-Violations and Penalties	13
205-Actions Preventing Violations	13

ARTICLE III - NON-CONFORMITIES

300-Intent	13
301-Continuance of Non-Conforming Uses	13-14
302-Repairs and Maintenance	14

ARTICLE IV - ADMINISTRATION

400-Office of Zoning Inspector Created	14
401-Duties of Zoning Inspector	14
402-Proceedings of Zoning Commission	14-15
403-Duties of Zoning Commission	15
404-Board of Zoning Appeals Created	15
405-Proceedings of the Board of Zoning Appeals	15
406-Duties of the Board of Zoning Appeals	15-16
407-Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Court on Matters of Appeal	16
408-Appeals	16
409-Stay of Proceedings	16
410-Variances	16-17
411-Supplementary Conditions and Safeguards	17
412-Public Hearing by the Board of Zoning Appeals	17
413-Amendments	18
414-Initiation of Zoning Amendments	18
415-Contents of Application	18
416-Transmittal to Zoning Commission	18
417-Submission to Mahoning County Planning Commission	18
418-Public Hearing by Zoning Commission	18-19
419-Recommendation by Zoning Commission	19

ARTICLE IV - ADMINISTRATION

420-Public Hearing by Board of Township Trustees19
421-Action by Board of Township Trustees19
422-Effective Date and Referendum.....19
423-Resubmittal of Zoning Application19
424-Validity of this Ordinance19
425-Affect of this Ordinance on Other Ordinances19

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

500-Purpose20
501-Permitted Uses20
502-Conditionally Permitted Uses20
503-General Requirements22-21
504-Private Garages and Other Outbuildings21
505-Fencing21
506-Signs21

ARTICLE VI - RESIDENCE R-1 DISTRICT

600-Purpose21
601-Permitted Uses21
602-Conditionally Permitted Uses21
603-General Requirements21-23
604-Private Garages and Other Outbuildings23
605-Fencing23
606-Signs23
607-Driveways23

ARTICLE VII - RESIDENCE R-2 DISTRICT

700-Purpose23
701-Permitted Uses23
702-Conditionally Permitted Uses23-24
703-General Requirements24-25
704-Private Garages and Other Outbuildings25
705-Fencing25
706-Signs25
707-Driveways/Parking Lot Areas25

ARTICLE VIII - RESIDENCE R-3 DISTRICT

800-Purpose26
801-Permitted Uses26
802-Conditionally Permitted Uses27
803-General Requirements27-28
804-Private Garages and Other Outbuildings28
805-Fencing28
806-Signs28
807-Trash Containers28
808-Driveways/Parking Lot Areas28

ARTICLE IX - RESIDENCE R-4 DISTRICT

900-Purpose29
901-Permitted Uses29
902-General Requirements29
903-Accessory Uses29
904-Recreation Area29
905-Other Regulations29-30

ARTICLE X - BUSINESS B-1 DISTRICT

1000-Purpose30
1001-Permitted Uses30
1002-Conditionally Permitted Uses30-31
1003-Locational Restriction31
1004-General Requirements for B-1 Districts31
1005-Residential Uses31
1006-Buffering31-32
1007-Trash Containers32
1008-Site Drainage32
1009-Driveways/Parking Lot Areas32
1010-Lighting32

ARTICLE XI - BUSINESS B-2 DISTRICT

1100-Purpose32
1101-Permitted Uses32
1102-Conditionally Permitted Uses32-33
1103-Prohibited Uses33
1104-Locational Restriction33
1105-General Requirements of B-2 Districts33-34
1106-Buffering34
1107-Trash Containers34
1108-Site Drainage34
1109-Driveways/Parking Lot Areas34
1110-Lighting34-35

ARTICLE XII - BUSINESS B-3 DISTRICT

1200-Purpose35
1201-Permitted Uses35
1202-Conditionally Permitted Uses35
1203-Prohibited Uses35
1204-Locational Requirements35
1205-General Requirements of B-3 Districts35-36
1206-Buffering36
1207-Trash Containers36
1208-Site Drainage36
1209-Driveways/Parking Lot Area46-37
1210-Lighting37

ARTICLE XIII - INDUSTRIAL I-1 DISTRICT

1300-Purpose37
1301-Permitted Uses37
1302-General Requirements for I-1 Districts37-38
1303-Signs38
1304-Trash Containers38
1305-Site Drainage38

ARTICLE XIV - INDUSTRIAL I-2 DISTRICT

1400-Purpose38
1401-Permitted Uses.....38-39
1402-General Requirements for I-2 Districts.....39
1403-Signs39
1404-Trash Containers39
1405-Site Drainage39

**ARTICLE XV - PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT**

1500-Objectives39
1501-Governing Provisions39-40
1502-Uses Permitted40
1503-Recommended Minimum Project Area40
1504-Definitions40-41
1505-Project Ownership41
1506-Common Open Space41
1507-Disposition of Open Space41
1508-Maintenance of Open Space41
1509-Utility Requirements.....41
1510-Residential Planned Unit Development.....41
1511-Minimum Lot Size42
1512-Lots to Abut Common Open Space42
1513-Height Requirements42
1514-Non-Residential, Collateral Commercial Uses42
1515-Arrangement of Commercial Uses42
1516-Parking42
1517-Open Space42
1518-Non-Residential, Collateral Industrial Uses42
1519-Arrangement of Industrial Uses42-43
1520-Permitted Uses43
1521-Application Procedure/Zoning Approval Process43-44
1522-Phasing/Changes of Approved Development Plan44
1523-Expiration and Extension of Approval Period44
1524-Violation44

ARTICLE XVI - CONDITIONAL USES

1600-Issuance of a Conditional Use Permit44-45
1601-General Standards Applicable to all Conditional Uses.....45
1602-Supplementary Conditions and Safeguards.....45-46

ARTICLE XVI - CONDITIONAL USES

1603-Expiration of Conditional Use Permit46
1604-Procedure for a Conditional Use Permit.....46
1605-Procedure for Hearing, Notice.....46
1606-Review of all Conditional Use Permits46

ARTICLE XVII - SUPPLEMENTARY DISTRICT REGULATIONS

1700-Purpose46-47
1701-Frontage on Street.....47
1702-Fire Escapes on Open Stairways47
1703-Height Exception47
1704-Parking and Storage of Certain Vehicles and Storage of Furniture and Miscellaneous Items47
1705-Conversion of Dwellings to More Units.....47
1706-Temporary Buildings47
1707-Trailers and House Trailers47-48
1708-A-Commercial Vehicles48
1708-B-Heavy Equipment48
1709-Swimming Pools48-49
1710-Trash Containers49
1711-Home Occupations.....49
1712-Hazardous Waste Dumping49
1713-Minimum Off-Street Parking Requirements49-50
1714-Casual Sales in Residential Districts50

ARTICLE XVIII - SIGNS AND BILLBOARDS

1800-Purpose50
1801-Exemptions50-51
1802-Conditional Uses.....51
1803-Sign Area51
1804-General Requirements51
1805-Business - Industrial Signs51-52
1806-Temporary Signs.....52-53
1807-Billboard Signs53-54

ARTICLE XIX - SEXUALLY ORIENTED BUSINESSES

1900-Purpose and Findings54-55
1901-Definitions55-58
1902-Sexually Oriented Businesses Classified.....58
1903-Location of Sexually Oriented Businesses58-59
1904-Additional Regulations59
1905-Sign Regulations for Sexually Oriented Businesses.....59
1906-Severability.....59-60
1907-Effective Date of Amendment/Enforcement60
1908-ORC 121.22 Open Meeting Compliance.....60

ARTICLE XX - RIPARIAN SETBACKS

A. Purpose and Findings61-62
B. Applicability, Compliance and Violations62
C. Conflicts With Other Regulations and Severability62
D. Definitions62-64
E. Establishment Of Designated Watercourses
and Riparian Setbacks64-65
F. Application And Site Plans65-66
G. Permitted Structures And Uses Without Zoning Certificate66
H. Permitted Structures And Uses With Zoning Certificate66-67
I. Uses Prohibited In Riparian Setbacks67-68
J. Non-Conforming Structure Or Uses In Riparian Setbacks68
K. Variances Within Riparian Setbacks68-69
L. Procedures For Variances And Appeals69
M. Inspections Of Riparian Setbacks.....69
N. Penalty69-70

**ARTICLE XXI - EROSION
AND SEDIMENT CONTROL (ESC)**

2100-Purpose and Intent70
2101-Words and Terms Defined70
2102-Requirements And Application Procedures71-71
2103-Compliance With State And Federal Regulations71-72