

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:

1. Offices of Veterinarians, Animal Hospitals and Clinics;
2. Beauty Shops, Barber and Styling Shops;
3. Research, Development, and Light Testing Laboratories;
4. Commercial Broadcasting Stations and Towers;
5. All uses specified in Article XVI, Section 1600 of this ordinance.

1003-LOCATIONAL RESTRICTION - This district shall not be located within 2,500 feet of an already designated B-3 District, measured on center lines of streets or dedicated right-of-ways.

1004-GENERAL REQUIREMENTS -

LOT AREA AND WIDTH - Minimum width of eighty (80) feet and minimum lot area of 10,000 square feet; except that nothing in this ordinance shall prevent the use of lots platted prior to the enactment of this ordinance provided all other general requirements are met.

FRONT YARD - Minimum of fifty (50) feet. In the case of corner lots, the setback from the side street property line shall be no less than twenty (20) feet. If a service or delivery area is located on the side street side, this minimum shall be doubled.

SIDE YARD - Total side yard of no less than twenty (20) feet and the width of the narrower shall be no less than five (5) feet.

REAR YARD- Minimum of fifteen (15) feet. If a service court, delivery area or alleyway is located in the rear yard, the minimum shall be increased to forty-five (45) feet.

HEIGHT - No building shall exceed thirty-five (35) feet in height.

SIGNS - All signage shall be as regulated in Article XVIII of this ordinance.

PARKING - One parking space (200 square feet), exclusive of access and driveways, shall be provided for each two hundred (200) square feet of floor area on each floor. See also Article XVII-Supplementary District Regulations, Section 1713-Minimum Off-Street Parking Requirements.

1005-RESIDENTIAL USES - In those structures which are to be used solely for dwelling purposes, as permitted, the front, side and rear yard requirements, and the area, lot, width and height restrictions for Residence R-2 District shall be adhered to.

1006-BUFFERING - All traffic pavement shall be set back from all front, rear and side property lines a distance of five (5) feet, except for those reasonable portions required for access to and from the street and to adjoining properties. This perimeter area created between the property lines and setback lines shall be properly landscaped with grass, evergreen ground cover or other generally acceptable landscaping treatment.

Where this traffic pavement is used for parking, service courts, trash retainage, storage, delivery or shipping areas, and where such pavement is visible from an adjoining residential property, this pavement shall be effectively screened from view by an acceptably designed wall, fence, evergreen planting and/or a landscaped earthen mound, in addition to the landscaping requirements described above. All landscaping and screening shall be maintained in reasonably good condition. In no case shall such vegetation or screening be placed in such a manner which would present a safety hazard to vehicular or pedestrian traffic. All the above screening and buffering design shall be approved by the Board of Township Trustees.

1007-TRASH CONTAINERS - Shall be in accordance with Article XVII, Section 1710 of this ordinance.

1008-SITE DRAINAGE - On-site surface drainage retention or detention areas and calculations must be presented to the Township Zoning Office as part of the site development plan for review by the office of Mahoning County Engineer.

1009-DRIVEWAYS/PARKING LOT AREAS - The access driveway leading from the street right-of-way to a Business B-1 structure/s shall be constructed as a hard surface driveway, consisting of either concrete or asphalt. All parking lot areas in conjunction with said commercial structure/s shall be constructed as hard surface areas, consisting of either concrete and asphalt.

1010-LIGHTING - Lighting of the business parcel shall not constitute a nuisance nor impair safe movement of traffic on any street or highway. The focus of all lighting shall be downward, directed towards the business parcel.