

**ARTICLE XI - BUSINESS B-2 DISTRICT**

**1100-PURPOSE** - The purpose of the B-2 District is to encourage the establishment of areas for general business uses to meet the needs of a regional market area. Activities in this district are often large space users with limited and controlled access to the adjacent street and unlimited strip development should be discouraged.

**1101-PERMITTED USES** -After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. All permitted uses and conditionally permitted uses of B-1 and B-3 Districts;
2. All other business of a general nature not specifically included in other business districts, except those specifically excluded herein.

**1102-CONDITIONALLY PERMITTED USES** - After obtaining a conditional use permit in accordance with the provisions of these regulations, the following uses may be permitted:

1. Car Wash Establishments;
2. .Boarding Kennels and Catteries;
3. Community Shopping Center, Plazas or Malls (where the composite building area is larger than 300,000 square feet - the composite building area shall be defined as the lot area developed with business floor space, parking lot area, traffic accesses, retention/detention areas, buffer areas, and loading space/delivery areas);
4. Bar-an establishment providing on-premises consumption of liquor and alcoholic beverages;
5. Auto body/auto trim shops;
6. Game room/amusement center;
7. Used Car Lot;
8. Automobile Dealership;
9. Gasoline Service Station;
10. Nurseries and garden centers;
11. Intimate Apparel Shop

**1103-PROHIBITED USES** -Without limiting the foregoing, the following are specifically prohibited:

1. Any process of manufacturing, including fabrication, converting, assembly or treatment and machine and welding shops, or yeast processing;
2. Slaughtering poultry and animals, rendering lard and other fats and meat smoking, whether or not the same is incidental to a retail business;
3. Junk yards, secondhand material yards and automobile graveyards and disassembly plants;
4. Laundry and dry cleaning plants employing more than ten (10) persons;
5. Commercial warehouses, lumber and coal yards, building material storage yards, loading and transfer stations and truck terminals;
6. The storage of explosives, and the storage of crude oil or any part of its volatile products or other highly inflammable liquids in above-ground tanks except in accordance with state regulations thereto;
7. Bottling works and the brewing and distilling of liquors;
8. Stone or monument works;
9. All buildings, structures and uses prohibited in Industrial Districts;

10. Abandoned, wrecked or dismantled automobiles, trucks, trailers, farm equipment, aircraft, furniture or other miscellaneous materials;
11. Strip mining;
12. Automobile wrecking yards or vehicle impoundment areas in conjunction with service stations or towing businesses in excess of ten thousand (10,000) square feet in lot area;
13. No trailer shall be used for a business or retail use.
14. No cargo trailer, shipping container, or metal trailer, mounted on axles or devoid of axles, shall be used for storage purposes; and shall not be stored on a business parcel.
15. Transportation semi-tractor trailers shall not be used for purposes of storage of goods, products, or merchandise; and shall not be stored on a business parcel.

**1104-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.

**1105-GENERAL REQUIREMENTS OF BUSINESS B-2 -**

**LOT AREA AND WIDTH** - Minimum width of one hundred (100) feet and a minimum lot area of 20,000 square feet shall be required, except that nothing in this ordinance shall prevent the use of a lot platted prior to the time of enactment of this amendment to the ordinance, providing the front yard, rear yard, side yard requirements stipulated herein are met.

**FRONT SETBACK** - 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.

**1106-BUFFERING** -The following buffering requirements shall be applicable for:

1. Those sides of a property which adjoin a street or right-of-way;
2. Any side of a property which is adjacent to, in whole or in part, either a residential or Business B-1 District.

Traffic pavement shall be setback from the above described property lines a distance of ten (10) feet, except for those reasonable portions required for access to and from the street, and to adjoining properties.

The area created between the property line(s) and the setback line 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 affectively 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 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.

**1107-TRASH CONTAINERS** - Shall be in accordance with Article XVII, Section 1710 of this ordinance.

**1108-SITE DRAINAGE** - On-site surface drainage retention/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 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 built drawing(s) depicting and/or a construction certification letter assuring storm water management compliance.

**1109-DRIVEWAYS/PARKING LOT AREAS** - All access driveways leading from the street right-of-way to a Business B-2 structure(s) shall be constructed as hard surface driveways, consisting of either concrete or asphalt. All parking lot area(s) in conjunction with said commercial structure(s) shall be constructed as hard surface areas, consisting of either concrete or asphalt.

**1110-LIGHTING** - Lighting of the business parcel shall not constitute a nuisance nor impair safe movement of traffic on any street or highway. All focus of all lighting shall be downward, directed towards the business parcel.