

ARTICLE XII - BUSINESS B-3 DISTRICT

1200-PURPOSE - The purpose of the B-3 District is to encourage the establishment of limited pocket areas for small convenience businesses which are intended to meet the daily or regular needs of the residents of an immediate neighborhood. Excessive strip development within this district shall be prohibited by maximum size and locational limitations. It is intended to encourage use by the pedestrian as well as the motoring resident.

1201-PERMITTED USES - After obtaining a valid zoning certificate in accordance with these regulations, the following uses are permitted:

Retail businesses which supply commodities or perform services primarily for the residents of that local community, including but not limited to the following:

1. Grocery Stores;
2. Dairy Stores;
3. Convenient Food Stores;
4. Drug Stores;
5. Beauty Shops;
6. Barber Shops;
7. Beverage Shops;

1202-CONDITIONALLY PERMITTED USES -After obtaining a conditional use permit in accordance with the provisions of these regulations, the following uses may be permitted:

1. Banks;
2. Offices of Physicians, Osteopathes, Chiropractors;
3. Dentists;

1203-PROHIBITED USES -Without limiting the foregoing, the following are specifically prohibited:

1. All prohibited uses listed in B-2;
2. All businesses which provide for, or encourage the consumption of their products or commodities on the premises.

1204-LOCATIONAL REQUIREMENTS - This district shall be strategically located with access to a collector thoroughfare. A district may not be designated a B-3 District within 2,500 feet of an already designated B-1, B-2, B-3 or district with the following exception: A B-3 district may be located immediately adjacent to an already designated B-3 District, so long as the maximum combined width and area requirements are not exceeded as stated herein. All distances shall be measured on centerlines of streets or dedicated right-of-ways.

1205-GENERAL REQUIREMENTS OF B-3 DISTRICT -

LOT AREA, BUILDING AREA AND WIDTH - Minimum width shall be seventy (70) feet, maximum depth of one hundred fifty (150) feet and minimum lot area of 10,500 square feet. The maximum width and area when combined with adjacent lots designated as District B-3 shall be two hundred forty (240) feet and 36,000 square feet. The maximum size of any one business shall be 2,500 square feet.

FRONT YARD - Minimum of fifty (50) feet. In the case of corner lots, the setback from the side street property line shall be twenty (20) feet.

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 alley-way is located in the rear yard, the minimum shall be increased to forty-five (45) feet.

HEIGHT - No building shall exceed twenty (20) feet in height and shall be limited to one story and basement.

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

PARKING - One (1) parking space (200 square feet), exclusive of access and driveways, shall be provided for each three hundred (300) square feet of floor.

See also Article XVII-Supplementary District Regulations, Section 1713-Minimum Off-Street Parking Requirements.

1206-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 property which is adjacent to, in whole or in part, a residential district.

Traffic pavement shall be set back 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 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 above screening and buffering design shall be approved by the Board of Township Trustees.

1207-TRASH CONTAINERS - Shall be in accordance with Article XVII, Section 1710 of this ordinance.

1208-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.

1209-DRIVEWAYS/PARKING LOT AREAS - The driveway leading from the street right-of-way to a Business B-3 structure shall be constructed as a hard surface driveway, consisting of either concrete or asphalt. The parking lot area in conjunction with said commercial structure shall be constructed as a hard surface, consisting of either concrete or asphalt.

1210-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.