

CHAPTER 141

PROFESSIONAL OFFICE (P-O) DISTRICT

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141.01 ESTABLISHMENT.

The purpose of the Professional Office (P-O) District is to permit and reasonably regulate the development and use of land for non-retail office uses only on main roads (such as East Washington, Chillicothe, Chagrin, Bainbridge) or at major intersections where commercial zoning (CB or LIR) currently exists. Based on the Township's objectives as expressed in Section 101.02 Declaration of Purpose, this district shall have limited application and shall be used as a transitional zone or buffer between existing commercial or industrial uses and existing or future residential property. It is not intended to create any type of commercial use in an area that is currently without commercial use or to isolate existing residentially zoned lots. **[Adopted 6-8-2015 – Z-2015-1]**

This district shall only be applied along such main roads the minimum distance necessary to achieve the transition. Where practicable, and when satisfying the intent to minimize the extension of non-residential zoning on main roads, natural features (such as ravines, streams, woods, etc.) and man-made features (such as land uses, land ownership and subdivision patterns, utility corridors and easements, etc.) shall be the basis for establishing the limits of this district.

In accordance with Sections 101.02 and 131.04 and to promote and regulate development of lands within the Township, the Professional Office (P-O) District is established along with the following regulations:

141.02 USE REGULATIONS.

(a) Permitted uses: Only the following uses shall be permitted:

No zoning certificate required:

Bainbridge Township government buildings and uses.

Public utility or railroad as exempted by O.R.C. 519.21.

Zoning certificate required: [Adopted 10/30/2006 - Z-2006-6]

Any medical office, including general medical, dental, or any specialized medical practice, where treatment is provided by, or under the direct supervision of, a doctor licensed by the State of Ohio.

An attorney's office.

A clinical laboratory provided that the facility operates in accordance with all State of Ohio and United States government regulations.

An architectural, surveying, or engineering firm, provided that only office work and drawing are done on site.

A corporate office or headquarters. Only normal office and managerial functions are permitted on site.

A computer consulting, programming, or design company.

An accounting or bookkeeping company or consulting firm.

A stock brokerage or financial consulting firm.

An interior design or decorating firm.

An insurance agency.

A real estate office.

An advertising agency.

An employment agency.

A management consulting service.

A secretarial service.

A manufacturer's representative acting solely as a sales agent who is not in possession of inventory for resale.

Medical and Diagnostic Laboratories.

Medical Art Services.

Medical Pathology Laboratories.

Medical Photography Services.

Clinical Psychologist Office.

Doctors of Psychology Office.

Psychoanalyst Office.

Psychologist Office.

Psychotherapist Office.

Clinical Social Worker Office.

Endodontist Office.

Orthodontist Office and Periodontist Office.

Chiropractor Office.

Hearing Testing Services, Occupational Therapist Office, Speech Pathologist Office and Voice Pathologist Office.

Doctors of Podiatry.

Biofeedback Centers and Clinics, Infusion Therapy Centers and Clinics, Pain Therapy Centers and Clinics and Sleep Disorder Centers and Clinics on an out-patient basis other than a maximum of 2 nights stay per patient or client for diagnostic purposes.

Diagnostic Imaging Centers primarily engaged in producing images of a patient generally on referral from a Health Practitioner.

Blood Pressure Screening Facilities, Health Screening Services and Pacemaker Monitoring Services.

Marriage Counseling Services.

Mediation Services for Families.

Acupuncturists.

Dieticians Office for Individualized Counseling.

Licensed Practical Nurses Office and Registered Nurses Office.

Administrative Offices and similar business or Professional Offices to those set forth in this section.

Implementation of medical treatment by individuals licensed by a Federal or State governmental agency where any sale of products must be incidental to the treatment provided.

Photography studios where photographs are taken off site and studio visits are by appointment only.

Zoning certificates are required for all occupancies by the owner or tenants, and all proposed changes of use, whether for all or a portion of the building. All applicants for reuse of all or a portion of the building shall submit an application to the Zoning Inspector in sufficient detail for the Zoning Inspector to determine if the proposed use is the same as the prior use or a different use. If a different use, a zoning certificate for the proposed use is required.

(b) Non-permitted uses:

Any establishment that stores materials for use or sale at another location. This includes, but is not limited to, construction or improvement companies that store building materials for use at other job sites, landscaping companies that store materials in a similar manner, and repair facilities that store parts or materials for repairs that are performed at another location. These uses are prohibited even if the use would otherwise be permitted. Materials that will be used on site, for example medical supplies, office supplies, accounting forms or books, or parts used for repairs performed on site, may be stored inside a building.

Any establishment that manufactures anything, with the exception of manufacturing necessary for medical or dental offices. This manufacturing includes false teeth or plates, splints, casts, braces, or other similar devices.

Any use not specifically permitted shall be prohibited.

(c) Accessory uses. Only the following accessory uses or accessory structures shall be permitted after obtaining a zoning certificate:

- (1) Wind energy systems, systems including windmills and wind generators.
- (2) Ground-mounted satellite dishes and UHF television antennas, and roof-mounted satellite dishes and UHF television antennas extending more than 12 feet in height above the roof from the point of anchorage.
- (3) Recreation areas and cafeterias for the use of the tenants of the building.

- (4) Heating and cooling power plants, water plants, and refuse disposal systems, sewage treatment facilities.
 - (5) Parking facilities as regulated in Chapter 169 and this chapter.
 - (6) Signs as regulated in Chapter 173 and this chapter.
- (d) Conditional Uses. Only the following conditional uses shall be permitted after obtaining a conditional zoning certificate:

Child day-care center as licensed by the State. [Adopted 12/23/2002 - Z-2002-7]

Daycare centers for adults. [Adopted 10/9/2006 - Z-2006-6]

Schools, public or private, preschool, and combined rehabilitation and educational facilities. [Adopted 10/9/2006 - Z-2006-6]

141.03 HEIGHT, AREA, YARDS, AND BULK.
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All uses, buildings and structures located within the Professional Office (P-O) District shall conform to the following requirements:

- (a) Minimum lot area. A lot shall have a minimum of two acres (87,120 square feet), exclusive of roads or public rights of way and lands subject to easements of record.
- (b) Minimum lot width. A lot shall have a minimum width of two hundred (200) feet and frontage feet.
- (c) Maximum lot coverage. Lot coverage shall not exceed forty percent (40%). Lot coverage includes structures, buildings, driveways, parking areas, hard surfaced, paved, or graveled areas, trash containment areas, and other covered areas, including gazebos.
- (d) Minimum yard dimensions.
 - (1) Front yards. No building or structure, including paved or gravel areas other than roadways or driveways, shall be located less than seventy (70) feet from the right of way of any dedicated road or public right of way. For lots wholly or partially abutting a residential district, including lots abutting a residential district on the center line of a dedicated road or right of way, such distance shall be increased to one hundred (100) feet from the right of way of all dedicated roads or rights of way lying wholly or partly within the residential district.

- (2) Side yards. Each lot shall have side yards, free of all buildings and structures, including paved or graveled areas, of not less than twenty feet (20'); except that the parking or loading areas may be located up to the lot line of an adjacent property where such areas serving the establishment are shared with or coordinated with similar areas serving such adjacent property. For lots wholly or partially abutting a residential district, a side yard of not less than one hundred feet (100') shall be maintained free of all buildings, structures, paved or graveled areas, driveways, or parking areas, trash containment areas, or any other covered areas along all lot lines abutting such residential district.
- (3) Rear yards. A rear yard of not less than fifty (50) feet shall be maintained free of all buildings and structures including paved and graveled areas. For lots abutting a residential district, the rear yard shall be increased to sixty (60) feet along the lot line adjacent to a residential district.
- (e) Maximum height. No building or structure or any part thereof shall exceed thirty five (35) feet in height above the average finished grade at the building perimeter.
- (f) Parking and loading. Off road parking and loading shall conform to requirements of Chapter 169. In addition, parking is not permitted in the front yard of any lot or in front of any building. Parking is also not permitted in the side yard abutting a residential district. Any commercial vehicle parked outside overnight must be parked behind the building. Overnight parking of recreational vehicles is forbidden. Parking lot lighting must be designed to allow no visualization of the light source from an adjacent residential property.
- (g) Screening and landscaping. All yards shall be entirely landscaped. Where the lot line of a parcel abuts a residential district, a strip of land densely planted with shrubs or trees must be maintained along such boundary line, so as to form a year-round dense visual screen. The screen must have a minimum height of six feet from grade extending along the property line adjacent to the site's building, parking and loading areas and in other locations as necessary to effectively screen the proposed use from existing residential development. Plants that are four feet or more in height may be planted when the property is initially developed, providing that the plants reach a minimum height of six feet within one (1) year. Existing woods may be substituted for the required new screening.
- (h) Outside storage. There is to be no outside storage of any materials at all.
- (i) Trash containers. All outside trash containers must be screened by a wall that should match the siding on the building.
- (j) Outside sales. Nothing shall be displayed for sale in the open or outside of any building.
- (k) Trailers. Except for and during actual loading and unloading, no trailer shall be parked on any lot for the receipt, storage, or sale of anything.

- (l) Signs. Signs shall conform to the regulations stated in Chapter 173. In addition, no sign shall be illuminated in any way.

141.04 OCCUPANCY OF EXISTING BUILDINGS.
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Any building existing on a lot of record at the time such property is rezoned to the Professional Office District may be occupied by any use permitted in this district regardless of the lot area, frontage, width, yard dimensions, or building setback, provided that all of the other requirements of Chapter 141 have been met and that off-street parking and loading complies with the requirements of Chapter 169 and this chapter. If the existing building on a lot of record at the time such property is rezoned to the Professional Office District does not conform to all of the requirements of Chapter 141, including lot area, frontage, width, yard dimensions, and building setback the maximum lot coverage must not exceed ten percent (10%). Lot coverage includes structures, buildings, driveways, parking areas, hard surfaced, paved, or graveled areas, trash containment areas, and other covered areas, including gazebos.