

ARTICLE 3: ZONING DISTRICTS

SECTION 300: Purpose And Character Of Zoning Districts

The Township of Shenango for the purposes of the Zoning Ordinance is hereby divided into the following Zoning Districts to be designated as follows:

300.01. Residential Agricultural Zoning District 'R-1'

To provide a Zoning District in which the predominate use is agricultural and to permit an orderly conversion of land to residential use and conserve farm and agricultural areas to the maximum extent possible. Protect areas for agricultural preservation and farmland.

300.02. Residential Medium Density Zoning District 'R-2'

To provide a zoning district in which the predominate use will be residential neighborhoods with height and area regulations establishing a medium density land use or where smaller lots are possible in areas where public sewers and water are available.

300.03. Commercial Zoning District 'C'

To provide a Zoning District which will encourage the establishment and maintenance of retail, office, and service business establishments designed to serve and essential to the efficient functioning of the community. To encourage business establishments and such other uses that are dependent on highway access and to encourage sound development at major interchange areas involving access to Interstate or other limited access highways.

300.04. Industrial Zoning District 'I'

Encourage the establishment and maintenance of industrial establishments for the manufacture, assembly, compounding, processing, or storage of products. Control industrial uses and other uses which are clearly noxious or offensive by reason of odor, smoke, gas, vibration or noise in order to provide a healthful operating environment for industry, for the protection of surrounding non-industrial land uses and residential uses.

SECTION 301: Boundaries Of Zoning Districts

The boundaries of the zoning districts shall be as shown on the Zoning Map. Where uncertainty exists with respect to the boundaries of the various zoning districts, the following rules shall apply:

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ARTICLE 4: PERMITTED USES

SECTION 400: Permitted Principal And Accessory Uses Table

<u>PERMITTED USES By ZONING DISTRICT</u>	R-1	R-2	COMMERCIAL	INDUSTRIAL
Dwellings, Single-Family	X	X		
Dwelling, Duplex. 2 Family	X	X		
Dwelling, Multiple-Family or Apartment Building		X		
Accessory Apartments	X	X		
Agricultural Operations, Agribusiness Operations	X			X
Cemetery	X	X		
Church, Place Of Worship	X	X	X	
Day Care Facility, Child or Adult		X	X	
Golf Courses	X	X	X	
No-Impact Home-Based Business	X	X		
Mobile Home Parks		LDP*		
Planned Residential Development		LDP*		
Public Grounds Or Facilities	X	X		
<u>COMMERCIAL & INDUSTRIAL USES</u>			LDP*	
Administrative, Professional, Business Offices			X	X
Adult Business Uses				SE
Airport	SE			SE
Amusement Park or Zoo			X	
Automotive or Trailer Sales Establishment			X	X
Automotive Repair Services And Garages			X	X
Bulk Storage and Distribution Facility				X
Club, Lodges and Membership Organizations,			X	
Convenience Store			X	
Distribution and Warehousing.				X
Drive-In Business			X	
Eating And Drinking Establishment			X	
Educational Facilities - Boarding or Dormitory Uses by Special Exception		X	X	X
Flammable Liquid Storage				X
Forestry	X	X	X	X
Funeral Home, Mortuary or Crematorium			X	
Garage, Commercial			X	X
Governmental Facility			X	X

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PERMITTED USES By ZONING DISTRICT	R-1	R-2	COMMERCIAL	INDUSTRIAL
Health Care Facility			X	
Heavy Equipment Storage Area.				X
Hospital, Veterinary	X		X	X
Hotel, Motel			X	
Industrial Services				X
Junk Yard				X
Kennel, Commercial	X		X	
Laboratories for Research, Design, Experimentation, Processing And Fabrication				X
Lumber Mill Or Lumber Yard and Building Material Yard				X
Mining, Land Fill, Mineral Extraction	X			X
Motor Freight Or Trucking Terminal				X
Nursery, Plant For Commercial Sales			X	X
Parking Loading Facilities			X	X
Personal Service Establishment			X	
Race Track			X	X
Recreation Vehicle Parks			LDP*	
Recreation, Commercial			X	
Recreation, Non-Commercial	SE			
Retail Sales Facility			X	
Sanitary Landfills, Waste Transfer Station, Or Similar Facilities				CU
Sawmill, Temporary	X		X	X
Solar Energy Systems *	CU			CU
Storage Or Parking Of A Non-Agricultural Licensed Vehicle				X
Storage Units			X	X
Towers - Communications, Windmill	LDP*	LDP*	LDP*	LDP*
Transportation Facility				X
<u>Accessory Uses</u>				
Antennas For Private Use	X	X		
Bed & Breakfast	AC	AC		
Boarding Unit, Lodging Unit, Rooming Unit	AC	AC		
Essential Services	X	X	X	X
Event Barn Or Center Saldo?	AC	AC		
Farm Stand For Sale Of Agricultural Or Nursery Products, Temporary	AC	AC		
Incinerator - Private	AC*			

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PERMITTED USES By ZONING DISTRICT	R-1	R-2	COMMERCIAL	INDUSTRIAL
Private Playhouse, Swimming Pool, Tennis Court, Tool Or Storage Shed, Shelter For Domestic Pets And Private Greenhouse	AC	AC		
Wall, Fence, Lamp Post, Satellite Dish, Antenna Or Similar Accessory	AC	AC		
Signs Ordinance #2020- _____	S	S	S	S
Key				
Conditional Uses - # Supervisors	CU			
Special Exception – Zoning Hearing Board	SE			
Accessory Use - May Not Be Primary Use	AC			
Any Non-Single Family Development Requires Site Plan Review Subject To Mercer County Subdivision & Land Development Ordinance	LDP		LDP* = SEE SALDO REGULATION	

* LDP – Indicates that additional Subdivision and Land Development Ordinance regulations also apply. See Section 600.

NOTE that all development must be submitted for review, except for single family homes.

ARTICLE 5: LOT, YARD & HEIGHT REQUIREMENTS

SECTION 500: Lot, Yard & Height Table

LOT YARD & HEIGHT REQUIREMENTS	ON-LOT SEWAGE R-1 or R-2 *	PUBLIC SEWERS R-2 ONLY	COMMERCIAL	INDUSTRIAL
MINIMUM LOT AREA Section 501.03	45,000	32,000	32,000	45,000
LOT WIDTH *measured at the minimum setback line	150	100	100	200
SETBACKS				
Front Setback From Centerline	75	75	75	50
Front Setback when on Publically Owned Right-of-Way	60	60	60	75
Rear Setback	35	25	25	35
Side Setback	20	10	25	25
Accessory Structures	10 for SIDE or REAR	10 for SIDE or REAR		
BUFFER ZONES Required distance from a Commercial or Industrial building to any Residential District			Minimum distance from a building 50'	Minimum distance from a building 100'
MAXIMUM IMPERVIOUS AREAS – Provided all Stormwater Management Requirements are met.				
MAXIMUM BUILDING COVERAGE	25%	25%	50%	50%
MAXIMUM IMPERVIOUS AREA			85%	85%

SECTION 501: SUPPLEMENTARY LOT REGULATIONS

501.01. Number of Principal Structures on a Lot - Only one principal structure may be permitted on a lot except in multi-family developments or planned commercial or industrial building groups.