

CHAPTER 141
PROFESSIONAL OFFICE (P-O) DISTRICT

- 141.01 Establishment.
- 141.02 Use regulations.
- 141.03 Height, area, yards, and bulk.
- 141.04 Occupancy of existing buildings.

141.01 ESTABLISHMENT.

The Professional Office (P-O) District is established to permit and reasonably regulate the development and use of land for non-retail office uses only on main roads (including Washington, Chillicothe, Chagrin, and Bainbridge) or at major intersections where commercial or light industrial zoning (CB or LIR) currently exists. Based on the Township's objectives as expressed in Section 101.02 Declaration of Purpose, and as indicated in the current adopted version of the Bainbridge Township Land Use Plan, this district shall have limited application and shall be used as a transitional zone or buffer between existing commercial or light 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.

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 principal buildings, structures, and uses.
 - Accounting or bookkeeping company or consulting firm.
 - Acupuncturists.

Advertising agency.

Architectural, surveying, or engineering firm.

Attorney's office.

Biofeedback centers and clinics, infusion therapy centers and clinics, pain therapy centers and clinics and sleep disorder centers and clinics.

Blood pressure screening facilities, health screening services and pacemaker monitoring services.

Chiropractor office.

Clinical laboratory licensed by the State of Ohio or appropriate federal agency.

Clinical psychologist office.

Clinical social worker office.

Computer consulting, programming, or design company.

Corporate office or headquarters.

Diagnostic imaging centers.

Dieticians office.

Employment agency.

Hearing testing services, occupational therapist office, speech pathologist office, and voice pathologist office.

Insurance agency.

Interior design or decorating firm.

Licensed massage therapist by the State of Ohio.

Licensed practical nurses office and registered nurses office by the State of Ohio.

Management consulting service.

Manufacturer's representative.

Marriage counseling services.

Mediation services.

Medical and diagnostic laboratories.

Medical offices, 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.

Medical pathology laboratories.

Medical photography services.

Offices of a political subdivision of the state of Ohio.

Optometrist office.

Pathologist office and voice pathologist office.

Photography studios.

Psychoanalyst office.

Psychologist office.

Psychotherapist office.

Real estate office.

Secretarial service.

Stock brokerage or financial consulting firm.

(b) Prohibited uses:

- (1) Any establishment that stores materials for use or sale at another location.
- (2) Any establishment that manufactures anything, with the exception of manufacturing necessary for medical or dental offices.
- (3) Any use not specifically permitted shall be prohibited, including the prohibited uses in Chapter 177.

(c) Permitted accessory buildings, structures, and uses.

- (1) Address numbers in accordance with Chapter 161.
- (2) Electric vehicle supply equipment in accordance with Chapter 161.
- (3) Fences, gates and walls in accordance with Chapter 161.
- (4) Ground-mounted satellite dishes and antennas, roof-mounted satellite dishes and antennas in accordance with Chapter 161.
- (5) Off-street parking and loading/unloading spaces in accordance with Chapter 169 and this chapter.
- (6) Outdoor lighting in accordance with Chapter 161.
- (7) Pavilions, gazebos, and pergolas in accordance with Chapter 161.
- (8) Recreation areas and cafeterias for the use of the tenants of the building.
- (9) Signs in accordance with Chapter 173 and this chapter.
- (10) Solar panels and solar panel arrays in accordance with Chapter 161.
- (11) Such other applicable buildings, structures, and uses in accordance with Chapter 161.
- (12) Temporary structures and uses in accordance with Chapter 161.
- (13) Trash containers and recycling bins in accordance with Chapter 161.
- (14) Water Management and Sediment Control facilities in accordance with Chapter 159.
- (15) Wind energy conversion systems or wind turbines in accordance with Chapter 161.

(d) Conditional Buildings, Structures, and Uses. Only the following conditional uses shall be allowed:

- (1) Child day-care center as licensed by the State of Ohio.

Child Day-Care Center Conditions

The following specific criteria and requirements for child day-care centers, when allowed in a zoning district as a conditional use are mandatory, in addition to the general criteria and specific criteria set forth in Section 117.13 (a) and (b):

(a.) In the event outdoor activities, on site, will be part of a child day-care center operation, such activities shall take place in one or more completely and securely fenced play lots which shall be no closer than one hundred (100) feet to any residentially zoned lot line, shall be screened by a masonry wall, fence, or compact evergreen hedge no less than six (6) feet in height, and maintained in good condition.

(b.) Any outdoor activity conducted in conjunction with the child day-care center shall not occur after 7:00 P.M. and before 7:00 A.M.

(c.) The applicant shall provide auditory and visual screening and buffering for any outdoor activities engaged in by the children in conjunction with the child day-care center for any portion of the lot that is adjacent to a Residential District which shall include a landscaped earthen mound, fencing or walls as determined by the Board of Zoning Appeals. A landscaping plan shall be prepared by a registered landscape architect and submitted to the Board of Zoning Appeals for the required landscaping for any child day-care center proposal. See also Section 161.23.

(d.) The applicant of the child day-care center shall provide for drop-off and pick-up of children in an area where it will not impede traffic on or off the site and where the least amount of unrelated traffic circulation is probable in light of the type of uses on the site and locations of buildings on the site are contained and where safest for children to leave and re-enter such motor vehicles. When the Board of Zoning Appeals deems it appropriate, the applicant shall submit a traffic impact analysis prepared by a traffic engineer of the proposed child day-care center on the lot, and the Board of Zoning Appeals, when it deems appropriate, may have an independent evaluation of such traffic impact analysis prepared for the Board of Zoning Appeals, at the expense of the applicant.

(e.) The applicant shall provide for additional screening for auditory purposes when the Board of Zoning Appeals determines that it is required to reduce the impact on tenants of buildings located on the same lot.

(f.) The applicant shall provide signage, based upon the size, number and location determined necessary for the lot by the Board of Zoning Appeals, noting pick-up and drop-off points for children to adequately warn occupants and users of the lot of the existence of the child day-care center and shall impose rules for the users of the child day-care center to follow for pick-up and drop-off of children at clearly marked points to promote the safety and security of the children utilizing the child day-care center.

(g.) Each child day-care center shall provide a location, as determined by the Board of Zoning Appeals, for school bus or transit vehicle drop-off and shall provide for the ability of the school bus or transit vehicle to either turn around within the drop-off area or alternatively provide a circular drive back to the road upon which such lot is located.

(h.) The applicant shall provide written certification from the applicable governmental agency having jurisdiction thereof that (i) adequate sanitary sewage disposal will be provided for by a public sanitary sewer system within the adopted 208 sanitary sewer service plan area, or (ii) the proposed onsite sewer system will be in compliance with the statutes, rules and regulations of the Ohio EPA and the Geauga County Water Resources Department. Each child day-care center shall comply with all applicable federal, state, county and township regulations.

(i.) The applicant shall provide written certification from the applicable governmental agency that a public water supply is available to the child day-care center or, in the event no such public water supply is available, provide a report prepared by a hydrogeologist or hydrologist that there is adequate ground water in the aquifer serving the child day-care center to supply the employees and children at the child day-care center without unreasonably affecting the aquifer serving other portions of the same lot and surrounding property served by the same aquifer. The Board of Zoning Appeals may, when it deems appropriate, obtain an independent evaluation of such report prepared for the Board of Zoning appeals, at the expense of the applicant.

(j.) Minimum Lot Frontage and Width. A lot shall have a minimum lot frontage and width of two hundred fifty feet (250').

(k.) Each child day-care center shall have at least one dedicated building entrance solely for child day-care center use.

(l.) A child day-care center shall comply with all other applicable regulations for the zoning district in which it is located.

(2). Day-care centers for adults in accordance with applicable rules adopted by the State of Ohio.

Adult Day-Care Conditions

The following specific criteria and requirements for adult day-care centers, when allowed in a zoning district as a conditional use are mandatory, in addition to the general criteria and specific criteria set forth in Section 117.13 (a) and (b):

- (a.) In the event on-site outdoor activities will be part of a day-care center operation, such activities shall take place in one or more completely and securely fenced lots which shall be no closer than one hundred (100) feet to any residentially zoned lot line, shall be screened by a masonry wall, fence, or compact evergreen hedge no less than six (6) feet in height, and maintained in good condition.
- (b.) Any outdoor activity conducted in conjunction with the day-care center shall not occur after 7:00 P.M. and before 7:00 A.M.
- (c.) The applicant of the day-care center shall provide for drop-off and pick-up of the attendees in an area where it will not impede traffic on or off the site and where the least amount of unrelated traffic circulation is probable in light of the type of uses on the site and locations of buildings on the site are contained and where safest for attendees to leave and re-enter such motor vehicles. When the Board of Zoning Appeals deems it appropriate, the applicant shall submit a traffic impact analysis prepared by a traffic engineer of the proposed day-care center on the lot, and the Board of Zoning Appeals, when it deems appropriate, may have an independent evaluation of such traffic impact analysis prepared for the Board of Zoning Appeals, at the expense of the applicant.
- (d.) The applicant shall provide for additional screening for auditory purposes when the Board of Zoning Appeals determines that it is required to reduce the impact on tenants of buildings located on the same lot.
- (e.) The applicant shall provide signage, based upon the size, number and location determined necessary for the lot by the Board of Zoning Appeals, noting pick-up and drop-off points for attendees to adequately warn occupants and users of the lot of the existence of the day-care center and shall impose rules for the users of the day-care center to follow for pick up and drop off of attendees at clearly marked points to promote the safety and security of the attendees utilizing the day-care center.

- (f.) The applicant shall provide written certification from the applicable governmental agency having jurisdiction thereof that (i) adequate sanitary sewage disposal will be provided for by a public sanitary sewer system within the adopted 208 sanitary sewer service plan area, or (ii) the proposed on-site sewer system will be in compliance with the statutes, rules and regulations of the Ohio EPA and the Geauga County Water Resources Department or the Ohio Department of Health. Each day-care center shall comply with all applicable federal, state, county and township regulations.
- (d.) The applicant shall provide written certification from the applicable governmental agency that a public water supply is available to the day-care center or, in the event no such public water supply is available, provide a report prepared by a hydrogeologist or hydrologist that there is adequate ground water in the aquifer serving the day-care center to supply the employees and attendees at the day-care center without unreasonably affecting the aquifer serving other portions of the same lot and surrounding property served by the same aquifer. The Board of Zoning Appeals may, when it deems appropriate, obtain an independent evaluation of such report prepared for the Board of Zoning Appeals, at the expense of the applicant.
- (e.) Minimum Lot Frontage and Width. A lot shall have a minimum frontage and width of two hundred fifty feet (250’).
- (f.) Each adult day-care center shall have at least one dedicated building entrance solely for adult day-care center use.
- (g.) An adult day-care shall comply with all other applicable regulations for the zoning district in which it is located.

(3) Private and parochial schools.

Private and Parochial School Conditions.

- (a.) See Sections 117.13 (a) and (b) and 135.07.

141.03 HEIGHT, AREA, YARDS, AND BULK.

All uses, buildings and structures located within the Professional Office (P-O) District shall conform to the following requirements. See also Section 161.24.

- (a) Minimum lot area. A lot shall have a minimum of two (2) acres (87,120 square feet), exclusive of public or private road right-of-way.

- (b) Minimum lot frontage and width. A lot shall have a minimum frontage and width of two hundred (200) 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 impervious surfaces and covered areas.
- (d) Minimum yard dimensions.
 - (1) Front yards. No building or structure, other than driveways, shall be located less than seventy (70) feet from the right-of-way of any public road. For lots wholly or partially abutting a residential district, and lots abutting a residential district on the center line of a public road or right-of-way, such distance shall be increased to one hundred (100) feet from the public road right-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, 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, driveways, or parking areas, trash containment areas, or any other covered areas along all lot lines abutting such residential district.
 - (1) Rear yards. A rear yard of not less than fifty (50) feet shall be maintained free of all buildings and structures. 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.
 - (2) Riparian setbacks: Shall be in accordance with Chapter 160.
- (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/unloading spaces. Off road parking and loading/unloading spaces 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 prohibited.

- (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 (6) 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 (6) feet within one (1) year. Existing woods on the affected property may be substituted for the required new screening. See also Section 161.23.
- (h) Outside storage. There shall be no outside storage of any materials or supplies.
- (i) Outside sales. Nothing shall be displayed for sale in the open or outside of any building.
- (j) 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.

141.04 OCCUPANCY OF EXISTING BUILDINGS.

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/unloading spaces comply 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 shall 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 or impervious surface areas.