

## **Chapter 15 - CS - COMMUNITY SERVICE COMMERCIAL**

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#### **Sec 15.1**     *PURPOSE.*

This District is intended to provide for the construction or continued use of land for general community-wide commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of the overall community. This District is meant to discourage strip or linear commercial development.

#### **Sec. 15.2**     *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Any permitted use in the NS District.
- (B) Any Retail Business whose principal activity is the sale of merchandise within an enclosed building.
- (C) Service establishments including printing, publishing, photo reproduction, blue-printing, and related trades or arts.
- (D) Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.
- (E) Public or private business schools or colleges.
- (F) Municipal buildings and service installations.
- (G) Public utility buildings and service installations.
- (H) Health and physical fitness salons.
- (I) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in restaurants.

#### **Sec. 15.3**     *USES REQUIRING SPECIAL LAND USE APPROVAL.*

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Drive-in establishments including restaurants, banks, dry cleaning pick-up stations and other similar uses.
- (B) Open air businesses.
- (C) Vehicle service stations and wash establishments.
- (D) Mortuaries and funeral homes.
- (E) Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses.
- (F) Veterinary hospitals, clinics, and kennels.

- (G) Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale.
- (H) Amusement Parks.
- (I) Warehouses selling retail on the premises, PROVIDED, there is no outside storage or stockpiling and the property does not lie within one hundred (100) feet of any Residential District.
- (J) Any business or use permitted by right or by special land use approval in the CS Commercial district and having or providing more than two electronic games.
- (K) Commercial soil removal.
- (L) Day Care Centers.
- (M) Commercial radio and television and wireless communication towers. (Revised November 1997)
- (N) Vehicle repair establishments when all activities are conducted within a wholly enclosed building and provided that such activities do not include collision services, such as body frame or fender straightening and repair; overall painting and vehicle rust-proofing; refinishing or steam cleaning. (revised 12-8-98)
- (O) Adult Foster Care Congregate Facility. (revised 5-24-04)

**Sec. 15.4** *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

**Sec. 15.5** *SIGNS.*

As provided in Chapter XXV.

**Sec. 15.6** *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8.

**Sec. 15.7** *OFF-STREET LOADING.*

As required in Chapter XXVI, Section 26.10.