## SECTION 332 (CS) COMMUNITY SERVICE DISTRICT REGULATIONS

**332.02 - PERMITTED USE** - All uses permitted in the SO, NC, and CC districts shall be permitted in the CS district. The following additional uses shall also be permitted in the COMMUNITY SERVICE DISTRICT. Residential uses are permitted if ancillary to a permitted commercial use.

**332.021 Retail Sales**

| OMB SIC Group Code | Type of Use |
|---|---|
| 55 (except for 5561) | Retail sales of:<br>Automobiles (new and used; see 332.046)<br>Boats " "<br>Motorcycles " "<br>Gasoline Service Stations |
| 70 (except 703) | Hotels and motels |
| 76 | Miscellaneous Repair Shops |
| 78 | Motion Pictures (except for adult entertainment), which is not permitted in the CS district.)<br>Note: See adult entertainment regulations in CC zone for adult theaters and bookstores). |

332.03 **- CONDITIONAL USE -** The following uses shall be allowed in the COMMUNITY SERVICE DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII, provided they can meet the following conditions:

1.) A thirty (30)-foot landscaped green belt and eighty percent (80%) opaque perimeter evergreen screening, six (6) foot high is provided when adjacent to residential uses and /or zones.

2.) A thirty (30) foot wide front "greenbelt" or landscaped area is provided between the existing street right-of-way line and any structure or paved area.

3.) All lighting shall be directed downward. No lighting shall be directed outward from buildings toward surrounding properties.

4.) When abutting residential zones, there shall be no exterior storage other than two (2) axle vehicles weighing less than six thousand (6,000) pounds unless such storage is completely enclosed by a solid eight (8) foot fence or one hundred percent (100%) opaque evergreens.

5.) A landscape plan prepared by a registered landscape architect, and a building elevation (rendering) are approved by the Board of Zoning Appeals.

**332.31 - Trade Services** - Trade services establishments engaged in the general construction, maintenance, or repair of real of other tangible property.

**Contractors**

| | |
|---|---|
| 0731 | Horticultural Services |
| | |
| l5l | General Building Contractors |
| l6l | Highway and Street Construction, except Elevated Highways |
| 171 | Plumbing, Heating, and Air Conditioning |
| 172 | Painting, Paper Hanging, and Decorating |
| 173 | Electrical Work |
| 174 | Masonry, Stonework, Tile Setting, and Plastering |
| 175 | Carpentry and Wood Flooring |
| 176 | Roofing and Sheet Metal Work |
| 177 | Concrete Work |
| 178 | Water Well Drilling |
| 179 | Miscellaneous Special Trade Contractors |
| | |
| 5561 | Recreational Vehicles |
| 5271 | Mobile Homes, new and used |

**332.32 - Storage and Wholesaling** - Establishments primarily engaged in transporting, storing, handling, or selling merchandise to retailers, industrial, institutional, or professional users, or to other wholesalers, or acting as agents in buying or selling merchandise for such persons or companies.

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| 421 | Trucking, Local and Long Distance |
| 422 | Public Warehousing |
| | |
| 501 | Motor Vehicles and Automotive Equipment (not dismantling) |
| 502 | Home Furnishings |
| 503 | Lumber and other Construction materials |
| 504 | Professional and Commercial Equipment and supplies |
| 506 | Electrical Goods |
| 507 | Hardware and Plumbing and Heating Equipment and Supplies |
| 508 | Machinery, Equipment and Supplies |
| 509 | Miscellaneous Wholesalers, except 5093, scrap and waste |
| 5561 | Recreational Vehicles, new and used |
| 5271 | Mobile Homes, new and used |

**332.33 - Local Processing** - Establishments engaged in processing food and kindred products or printed matter primarily for local consumption.

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|---|---|
| 2013 | Sausages and Other Prepared Meat Products |
| 2015 | Poultry and Small Game Dressing and Packing, Wholesale |
| 2024 | Ice Cream and Frozen Desserts |
| 2051 | Bread and Other Bakery Products, Except Biscuits, Crackers, and Pretzels |

| | |
|---|---|
| 2071 | Candy and Other Confectionery Products |
| 2086 | Bottled and Canned Soft Drinks and Carbonated Waters |
| 2097 | Manufactured Ice |
| 271 | Newspapers: Publishing, Publishing and Printing |
| 272 | Periodicals: Publishing, Publishing and Printing |
| 275 | Commercial Printing |
| 279 | Service Industries for the Printing Trade |

**332.34 - Retail Sales** - Drive-in/drive-thru, or outdoor service or open display, developed in association with a permitted use, except for 544, Gasoline service station when all of its lot lines are twenty-five (25) feet or more from a residential zoning district. No amplified voice menus shall be permitted within one hundred (100) feet of a residence.

**332.35 - Other Conditional Uses Permitted** Uses permitted, as a Conditional Use in the Suburban Office, Neighborhood Commercial and Community Commercial Zoning Districts shall be Conditional Uses in the Community Service Zoning District.

332.04 **- DEVELOPMENT STANDARDS** - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the COMMUNITY SERVICE DISTRICT.

**332.41 - Minimum Lot Size**

a.) For uses listed in SIC Code #55, one (1) acre in size abutting a public street or 32,670 square feet (3/4 acre) of lot size for a corner lot abutting two (2) intersecting streets.

b.) For all other uses in the COMMUNITY SERVICE DISTRICT, there is no minimum lot size required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS.

**332.42 - Minimum Lot Width**.

a.) For uses other than those listed in SIC Code #55, there is no minimum lot width required; however, all lots shall abut a public street right-of-way and have adequate width to provide the yard space required by these DEVELOPMENT STANDARDS.

b.) For uses listed in SIC Code #55, there shall be a lot width of not less than two hundred (200) feet abutting on and having access to a public street right-of-way depicted as a major arterial street on the Franklin County Thoroughfare Plan, current edition. The lot abutment on a public street may be reduced to a sum of one hundred and seventy-five (175) feet for a corner lot abutting two (2) intersecting major arterial streets.

c.) At least twenty percent (20%) of the lot must be landscaped open space.

**332.43 - Minimum Side Yard.**

a.) When adjacent to a residential district or planned commercial or residential district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line, or twenty-five (25) feet, whichever is greater.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

**332.44 - Minimum Rear Yard.**

a.) When adjacent to a residential use, residential district, or planned district, the rear yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the rear lot line, or twenty-five (25) feet, whichever is greater. When abutting other commercial or industrial zones the rear yard may be reduced to zero provided fire separation requirements between buildings are met.

b.) A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

**332.45 - Front Green Belt** - A landscaped area of at least fifteen (15) feet in width shall be provided between the existing street right-of-way line and any structure or paved area. Green belts shall supersede any parking encroachment into setbacks permitted BY Section 504.012; the greenbelt shall be provided.

**332.46 - SUPPLEMENTARY DEVELOPMENT STANDARDS -** for Motor Vehicle Dealers (new and used cars), Motor Vehicle Dealers (used cars only), Aircraft, Marine, Boat, Motorcycle, Recreational vehicle, Mobile home and Automotive Dealers:

a.) All areas within required yard areas and parking setback areas shall be maintained with grass or natural vegetation and shall be properly maintained.

b.) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.

c.) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning as listed in SECTION 201, ARTICLE II; and all lighting details shall be submitted for approval by the Board of Zoning Appeals. No "string lights" shall be permitted.

d.) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be concrete cast, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.

e.) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.

f.) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of seventy (70), as measured at any property line.

**332.47 - Minimum Front Building Setback Line -** All buildings shall be setback a distance of not less than fifteen (15) feet measured from the edge of the public right of way. However, where a property adjoins a limited access right-of-way, a building line for principal structures shall be established thirty (30) feet from the property line adjoining the limited access line, five (5) feet for accessory structures.

However, where a property adjoins a limited access right-of-way, a building line for principal structures shall be established fifty (50) feet from the property line adjoining the limited access line, five (5) feet for accessory structures.

**332.48 - Screening of Exterior Storage** - Exterior storage (except new materials, finished products or vehicles as provided in 332.046) shall not be permitted adjacent to a residential or planned district unless screened with a one hundred percent (100%) opaque wall or vegetative buffer.