

ARTICLE X

COMMUNITY SERVICES DISTRICT (CS)

Sec. 10.01 Purpose:

The CS-Community Services District is established for the accommodation of retail and business service activities that serve the whole community and regions beyond. Such activities require land and structure uses that are typically compact and densely grouped, generating large volumes of pedestrian and vehicular traffic. It is the purpose of this district to permit the establishment of a wide variety of business enterprise types.

Sec. 10.02 Uses Permitted by Right:

The following uses and structures are permitted in the CS-community Services District as a matter of right.

- A. Religious institutions including churches and parsonages, provided no more than one (1) dwelling unit is provided within.
- B. Educational institutions including public or private elementary and secondary schools, nursery schools and day care centers.
- C. Public or private recreational facilities of a non-commercial nature, including parks, playgrounds, camps, parkways and similar recreational facilities.
- D. Public buildings and public service installations including municipal, administrative or public service buildings, utility and public service facilities and uses, including storage yards, transformer stations and substations.
- E. Office establishments which perform services on the premises, including but not limited to:
 - (1) Financial institutions.
 - (2) Insurance offices.
 - (3) Real estate offices.
 - (4) Offices for attorneys, accountants, architects, engineers and similar professionals.
 - (5) Photographic studios.
 - (6) Other office establishments similar to and compatible with the above establishments.
- F. Professional service establishments providing human health care, on an out-patient basis.
- G. Establishments customarily related to medical and dental uses when located in a medical or dental building or complex and when intended primarily to serve the occupants of the building or complex in which they are located; including but not limited to:
 - (1) Pharmacies.
 - (2) Medical, dental and optical laboratories.
 - (3) Stores offering supportive or corrective garments and prosthetic appliances.
 - (4) Other establishments similar to and compatible with the above establishments.
- H. Miscellaneous business service establishments:
 - (1) Consumer credit reporting agencies.
 - (2) Mailing list and stenographic services.
 - (3) Business management consulting services.
 - (4) Duplicating services.

- (5) Other establishments similar to and compatible with the above establishments.
- I. Offices of non-profit organizations, such as professional membership organizations, labor union, civic, social and fraternal associations, political organizations.
- J. Retail establishments marketing convenience goods such as groceries, fruit, meats, dairy products, produce, baked goods and alcoholic beverages, stores selling drugs, hardware, novelties and gifts, flowers, books, stationery, tobacco and sundry small household articles.
- K. General retail establishments whose principal activity is the sale of new merchandise to the public. These include such establishments as household appliance stores, furniture stores, drug stores, hardware stores, clothing stores, specialty stores selling flowers, books, stationery, jewelry, novelties and gifts, tobacco, and sundry small household articles; convenience stores selling fruit, meat, dairy products, produce, and alcoholic beverages, and other retail establishments similar to and compatible with the above.
- L. Office or convenience commercial uses located in a structure originally erected for residential purposes, provided all commercial structure standards of the Township Building Code are complied with.
- M. Retail sales typically incidental to contractors establishments which require a workshop and retail outlet or show room as accessory uses, including:
 - (1) Plumbing and electrical contractors.
 - (2) Building material suppliers and wholesalers such as lumber yards and other similar uses.
 - (3) Carpenter shops including door, sash or trim manufacturing.
 - (4) Jobbing and repair machine shops.
 - (5) Plastic products forming and molding.
 - (6) Printing and publishing.
 - (7) Trade and industrial schools.
 - (8) Air conditioning and heating dealers including incidental sheet metal work.
 - (9) Sign painting establishments.
 - (10) Establishments producing and selling monuments, cut stone, stone and similar products.
 - (11) Other uses similar to and compatible with the above uses.
- N. Theaters, restaurants (standard), bars, night clubs and other similar entertainment facilities, where the patrons are seated within a building.

Sec. 10.03 Permitted Accessory Uses: The following are permitted accessory uses.

- A. Any structural or mechanical use customarily incidental to the permitted principal use.
- B. Signs, subject to the regulations established in ARTICLE XIX.
- C. Off-street parking, as required and subject to the regulations established in ARTICLE XVIII.

Sec. 10.04 Uses Permitted by Special Use Permit:

The following uses of land and structure may be permitted in this District by application for and the issuance of a Special Use permit as provided for in ARTICLE XX.

- A. Non-manufacturing research and development establishment, including:
 - (1) Laboratories, offices and other facilities for research, both basic and applied, conducted by or for any individual, organization or concern.
 - (2) Production of prototype products, limited to the scale necessary for full investigation of the merits of the products.
- B. Wholesale and Warehousing: The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods;

hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco and tobacco products, beer, wine and distilled alcoholic beverages; paper and paper products; furniture and home furnishings; and, any commodity the manufacture of which is permitted in this District, also storage or transfer buildings, commercial laundries or cleaning establishments and frozen food lockers.

- C. Any use charged with the principal function of basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
- D. Automobile service stations and commercial garages.
- E. Drive-in or fast food restaurants.
- F. Child Care Centers.
- G. Planned Neighborhood Shopping Center.

Sec. 10.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the CS-Community Services District, except as modified by Article XVI - Special Provisions and Article XX - Special Use Permits.

- A. Minimum Lot Area:
 - (1) All permitted uses shall require a minimum parcel size of one (1) acre.
- B. Minimum Lot Width: The minimum lot width shall be one hundred and fifty (150) feet.
- C. Maximum Lot Coverage: The maximum lot coverage shall not exceed seventy-five percent (75%).
- D. Yard and Setback Requirements:
 - (1) Front Yard: Seventy-five (75) feet.
 - (2) Side Yard: Twenty-five(25) feet except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard.
 - (3) Rear Yard: Thirty (30) feet.
- E. Maximum Height Requirements:

No structure shall exceed thirty-six (36) feet measured from the average finished grade at the front setback line.
- F. Parking shall be provided in accordance with the requirement of ARTICLE XVIII.
- G. Signs shall be regulated in accordance with the requirements of ARTICLE XIX.
- H. Site Plan Review may be required, as determined by Sec. 21.02.
- J. Other applicable standards as may be contained in this Ordinance.

Sec. 10.06 Other Requirements:

For all uses in the CS-Community Services District, the following provisions shall be met:

- A. All lighting shall be installed and maintained in such a manner as to confine the illumination source/direct rays to the property upon which the use is located and such that no direct rays, glare or illumination shall adversely affect the welfare of an adjacent property.
- B. Trash containers shall be enclosed on at least three sides by a structure aesthetically compatible with the development and surrounding property. The waste storage area shall be maintained free from litter.
- C. Heating, ventilation or air condition (HVAC) units, heating oil storage tanks or similar appurtenances shall be properly screened.