

SECTION 8
"CS" COMMUNITY SERVICE DISTRICT

8.1 PURPOSE AND INTENT - The "CS" Community Service District is designed to permit those institutional and related uses which are established in response to the educational, safety and welfare needs of the community. These uses are separated from others in the community due to their unique service and often very special area requirements. Their placement should not be arbitrary, but should be located to respond to the community needs.

8.2 PERMITTED USES

- a. Public, semi-public and parochial/private kindergartens, elementary and secondary schools whose curricula satisfy the requirements of the State Public School Laws and the regulations of the State Department of Education.
- b. Higher education institutions: Junior and senior colleges, universities, conservatories and seminaries, offering curricula recognized by collegiate, academic and professional organization accrediting boards.
- c. Museums, libraries, fine arts centers, and similar cultural facilities sponsored, operated or maintained for the benefit of the general public.
- d. Golf courses (except commercially operated miniature golf courses and commercially operated golf driving ranges) on a site containing a total area of not less than forty (40) acres; parks, playgrounds, community centers and country clubs.
- e. Institutions, rehabilitation and training centers offering non-academic programs, when operated or sponsored by chartered educational, religious, or philanthropic organizations, but excluding uses such as trade schools, which are operated primarily on a commercial basis.
- f. Public safety facilities: Civil defense operational centers, police and fire stations and training facilities.
- g. Utility buildings and structures: power sub-stations, water tanks and reservoirs, water and sewage treatment plants.
- h. Religious institutions: churches and facilities for worship, fellowship, and education.
- i. City halls or other municipal office uses.

8.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.

8.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

8.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:

- a. Height: No building or structure shall exceed two and one-half (2-1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than thirty (30) feet.
- c. Side Yard: There shall be a side yard of not less than fifteen (15) feet except where the lot abuts property zoned as single-family residential there shall be a side yard of not less than twenty-five (25) feet.

Zero lot line development may be permitted on a common interior lot line where construction of a party wall is used and when approved by the City Council after a recommendation by the Planning and Zoning Commission. Where zero lot development is utilized, the equivalent open space and plantings (normally provided in adjoining bufferyards along the common lot line) shall be provided elsewhere within the two developing lots. A concept plan meeting the requirements of Section 41 of this ordinance is required to be submitted with a request for zero lot line development. Approval shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the construction with adjacent land uses. (As amended by Ordinance No. 480-U.)

- d. Rear Yard: There shall be a rear yard of not less than ten (10) feet except where the lot abuts property zoned as single-family residential there shall be a rear yard of not less than twenty-five (25) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding fifty (50) percent of the lot area.
- f. Maximum Impervious Coverage: The maximum impervious coverage shall not exceed sixty-five (65%) percent of the total lot area. However, if the following criteria is met, up to, but not exceeding, an additional 5% of impervious coverage shall be permitted: for *each* additional one percent (1%) of impervious coverage provided, an additional two feet (2') of width of the required bufferyard(s) adjacent

to any street(s) and an additional 1 foot of width to the required side and rear bufferyards shall be added to the site. This requirement may also be satisfied by providing an equivalent amount of land area in the front or sides of the site (exclusive of the bufferyard areas) either by increasing the number and/or size of parking islands, by preserving natural groves of trees, by enhancing natural drainage area, etc. Any alternative means shall be required to have the approval of the Landscape Administrator to ensure that the proposal is practical and will enhance the survivability of existing trees on the site. (As amended by Ordinance No. 480-BB.)

8.6 ADDITIONAL DEVELOPMENT REGULATIONS FOR BUILDINGS OR USES LYING WITHIN FOUR HUNDRED FEET (400') OF SINGLE FAMILY RESIDENTIAL PROPERTY - In addition to the development regulations applicable to this zoning district, the development regulations in *Section 43, Part III, Residential Adjacency Standards*, shall also apply. When any requirements in this section are in conflict with any other requirements for this zoning district, the more stringent requirements shall apply. (As amended by Ordinance No. 480-CC).

8.7 CONCEPT PLAN - A Concept Plan meeting the requirements of Section 41 of this ordinance shall be submitted with a request for zoning to a CS Community Service District.

All properties zoned at the effective date of this ordinance which do not have an approved Concept Plan on file with the City shall submit a Concept Plan meeting the requirements of Section 41 of this ordinance prior to submittal of the site plan.

The Concept Plan shall be processed in accordance with this ordinance and state law for changes in zoning. (As amended by Ordinance No. 480-D.) (As further amended by Ordinance No. 480-M.)

8.8 EFFECT OF CONCEPT PLAN - All subsequent site plans shall substantially conform to the Concept Plan approved with the zoning application. (As amended by Ordinance No. 480-D.)

8.9 SITE PLAN - A site plan meeting the requirements of Section 40 shall be required prior to the issuance of a building permit for any construction in the CS district. (As amended by Ordinance No. 480-D.) (As further amended by Ordinance No. 480-M.)

8.10 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-D.)