

SECTION XVIII. COMMUNITY SERVICE/INSTITUTIONAL CS

(Adopted per Trustee Resolution 90-73, effective July 27, 1990)

18.01 The following uses and no others are CS uses and shall be permitted in all CS Districts (Community Service/Institutional).

- A. Child day care.
- B. Health care facility.
- C. Adult care facility.
- D. Public or private elementary school, secondary school, college, university.
- E. Church, club, community center, paternal or fraternal organization (public or private).
- F. Library, museum.

18.02 Accessory Uses and Buildings

- A. Accessory uses shall be limited to uses that are clearly incidental and secondary to the main use of land and buildings in a CS District and shall include, but not be limited to:
  - 1. Living quarters for the sole and exclusive use of groundskeepers and caretakers.
  - 2. Living quarters for the sole and exclusive use of students of schools, colleges, universities, and teaching hospitals.
  - 3. Living quarters for the sole and exclusive use of live-in staff.
  - 4. Any use customarily carried on or necessary to the main use.
- B. Accessory buildings shall be limited to buildings that house accessory uses clearly incidental and secondary to the main use of land and buildings.

18.03 Lot Area

- A. No minimum lot area shall be required except that necessary to comply with other regulations in this Resolution such as, but not limited to, setback side and rear lot line clearance, parking and buffering with the following exception: schools shall have a minimum of two (2) acres plus an additional one-eighth (1/8) acre per classroom.
- B. In computing setback or lot line clearance, no portion of the road or street right-of-way shall be included regardless of whether or not owner holds title to same.

18.04 Lot Width

- A. No lot on which are erected and maintained a total of no more than two (2) main buildings in a CS District shall have a frontage on the right-of-way sideline of a dedicated road of less than two hundred (200) feet.
- B. No lot on which are erected and maintained a total of three (3) or more main buildings in a CS District shall have a frontage on the right-of-way sideline of a dedicated road of less than two hundred fifty (250) feet.
- C. Schools shall have a minimum lot width at the building setback line of at least two hundred fifty (250) feet.

- D. Hospitals shall have a lot width at the building setback line of at least two hundred (200) feet plus an additional fifty (50) feet of lot width for each ten (10) beds up to and including one hundred ten (110) beds.

18.05 Set-Back Building Line

No building or structure or any portion thereof in a CS District except fences, underground tanks, and signs when erected in accordance with provisions in Section XXVIII of this Resolution shall be erected or maintained closer than fifty (50) feet to the right-of-way sideline of a dedicated road. In any such space there shall be no parking facilities, parking storage or storage of materials or equipment of any kind.

18.06 Side and Rear Yard Clearance

Any main or accessory building or structure in a CS District shall have a side and rear yard clearance of at least twenty-five (25) feet unless it abuts an R-1 District, in which case the clearance shall be not less than fifty (50) feet.

18.07 Maximum Height

No main or accessory building or structure in a CS District shall exceed thirty-five (35) feet in height except that these provisions shall not apply to a church spire, belfry, clock tower, water tank, wireless tower, elevator bulkhead, stage tower, scenery loft or other mechanical appurtenance when erected upon and as an integral part of such building.

18.08 Building Area

In any building in a CS District which serves as a permanent or semi-permanent dwelling, the total floor space of living area for each person shall be at least seven hundred fifty (750) square feet.

18.09 Access Driveways

Access driveways to any main building in a CS District shall be constructed between the public right-of-way and the building setback line and shall consist of two (2) surface driveways at least ten (10) feet wide separated by a divider not less than ten (10) feet in width. A thirty (30) foot turnout radius shall be required on each side of all access driveways abutting the street.

18.10 Parking

See Section XXIX of this Resolution.

18.11 Signs

See Section XXVIII of this Resolution.

18.12 Accessory Use Requirements.

Accessory uses, building and structures permitted in CS Districts shall comply with the following regulations:

- A. Accessory Buildings. Accessory buildings with a floor area 200 square feet or less shall conform to all lots and yard requirements for principal buildings of the corresponding zoning district and be subject to the approval of the Zoning Inspector. Accessory buildings with a floor area greater than 200 square feet shall conform to all lot and yard clearances and site plan review and approval requirements of the zoning district in which the parcel or lot is located.
- B. Trash Receptacles. All solid waste resulting from any permitted principal, conditional or accessory use shall either be disposed of, stored in buildings or in completely enclosed container. Such building, container, or dumpster shall comply with the following.
  - 1. All commercial compactors, storage bins, refuse containers utilities or mechanical equipment shall be contained wholly within enclosed buildings, or enclosed by three solid walls and one gated wall

of such nature and height (2 foot height exceeding enclosed containers) as to conceal completely all operations thereof from grade level.

2. Gates and doors shall be kept closed at all times and only opened when containers are being used or emptied or serviced.
  3. All receptacle areas shall be designed and constructed with screening as an integral part of the associated building architecture and using the building massing, materials, and architectural detail to unite screening structure with the building when property abuts a residential district.
  4. Loading, unloading, opening, closing, or operation of trash containers shall not take place in such a manner as to cause a noise disturbance across a residential district property boundary between the hours of 7:00 p.m. and 6:00 a.m. The actual pick-up time/haul away for trash containers and commercial trash/waste containers shall be prohibited between the hours of 7:00 p.m. and 6:00 a.m. The actual operation of trash compactors shall be prohibited between the hours of 7:00 p.m. and 6:00 a.m., including delivery and loading operations.
- C. Fences and walls. Fences and wall may be erected in compliance with the requirements set forth in Section VI of the Zoning Resolution.