

ARTICLE XI

CSC COMMUNITY SERVICE DISTRICT

SECTION 11.01 PURPOSE

This district has the intent of providing areas wherein retail trade and service outlets can be located which are convenient to the residents of several neighborhoods and the owners, employees, guests and customers of office, other commercial, industrial and agricultural uses and activities in the Township and adjacent municipalities.

SECTION 11.02 PERMITTED PRINCIPAL USES

All NSC uses
Art merchandising studios
Auto parts stores
Automobile service stations
Bowling alleys, pool halls and mechanical amusement centers
Building material stores
Bicycle stores
Car washes
Commercial garages
Commercial, private or business schools
Drive-in businesses
Drive-in restaurants
Educational and social institutions
Farm implement and supply stores
Fast food restaurants
Funeral homes
Furniture stores
Garden stores
Golf driving ranges
Greenhouses and nurseries, retail only
Household appliance stores
Ice cream stores
Indoor kennels
Interior decorating shops
Jewelry stores
Miniature golf courses
Mini-warehouses
Mortuaries
Motels and hotels
New and used automobiles
New and used boats
New and used campers, recreational vehicles and trailers
New and used mobile homes
New and used motorcycles

Pet shops
Photographic studios
Printing and publishing establishments
Public service and utility installations
Second-hand stores with no outside storage
Service and repair shops
Temporary buildings
Temporary and transient amusement enterprises
Theaters, indoor and outdoor
Toy stores
Veterinary clinics
Veterinary hospitals
Warehouses

SECTION 11.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Planned Shopping Centers in accordance with the provisions of Article XV, “Special Uses” for a collective grouping of two (2) or more of the principal uses permitted in this district.
- B. Ice cream stores, including the manufacture of ice cream products.

SECTION 11.04 PERMITTED ACCESSORY USES

- A. Normal accessory uses to all “Permitted Principal Uses.”
- B. Normal accessory uses to all “Permitted Principal Special Uses.”
- C. Customary home occupations in existing single family homes, as conditioned by Section 18.21.

SECTION 11.05 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

- A. LOT AREA: Minimum of one (1) acre per principal uses, except where a lot or parcel is served by a public or common water supply system and public wastewater sewer and treatment system, in which uses the lot or parcel may have a minimum area of 10,000 square feet per principal use. Planned Shopping Centers shall meet the requirements of Article XV, “Special Uses” for a collective grouping of two (2) or more of the uses permitted in this district.
- B. LOT WIDTH: On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be one hundred fifty (150) feet at building setback line, when on-site well water supply and septic tank wastewater disposal systems are used, or a

minimum of 80 feet at building setback line, when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
[amended 2000]

- C. LOT COVERAGE: Maximum of 75%.
- D. YARD AND SETBACK REQUIREMENTS:
 - 1. FRONT YARD: Minimum from all road or highway right-of-way lines, as specified in Section 18.41.
 - 2. SIDE YARDS: Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards, except where a side yard abuts a road right-of-way line, the minimum shall be as specified in Section 18.41 or as specified in the Master Plan for Roads and Highways whichever is the greater.
 - 3. REAR YARD: Minimum of fifty (50) feet.
- E. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet, except that a detached accessory structure shall not exceed twenty (20) feet.

SECTION 11.06 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has its most direct vehicular access by means of a frontage access road, in accordance with Section 18.26 or (2) an approved private road connecting directly to a major road or highway arterial. *[amended 2000]*
- B. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road located parallel and adjacent to the major road or highway arterial upon which it fronts and has its most direct vehicular access, in accordance with Section 18.26, or to an approved private road connecting directly to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C. The outdoor storage of goods, materials, trash or garbage is not permitted, except as provided in Section 18.23 and 18.30.