

1153.05 - CS COMMUNITY SERVICE DISTRICT.

(a) *Permitted Uses.* Only the uses included under the following listed numbers shall be permitted in the Community Service District.

(1) Eating and drinking places:

581 Eating and drinking places.

(2) *Consumer services.* Consumer services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption.

Business Services:

0742 Veterinary services for animal specialties.

481 Telephone communication.

482 Telegraph and other message communications.

483 Radio and television broadcasting stations.

526 Retail nurseries and garden supply stores.

726 Funeral service and crematories.

731 Advertising.

732 Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.

733 Mailing, reproduction, commercial art and photography, and stenographic services.

734 Services to dwellings and other buildings.

7383 News syndicates.

736 Personnel supply services.

7389 Business services, not elsewhere classified (except 8731 Research, development and testing laboratories).

---

78 Motion Pictures.

806 Hospitals.

Repair Services:

762 Electrical repair shops.

763 Watch, clock and jewelry repair.

764 Reupholstery and furniture repair.

769 Miscellaneous repair shops and related services.

---

Recreation:

---

7911 Dance studios, schools, and halls.

7991 Physical fitness facilities.

7997 Membership sports and recreation clubs.

7999 Amusement and recreation services, not elsewhere classified.

(b) *Conditional Uses.* The following uses shall be allowed in the Community Service District, subject to the approval in accordance with Chapter 1169.

(1) Lodging places.

7011 Hotels and motels.

(2) Trade services. Trade services establishments engaged in the general construction, maintenance or repair of real or other tangible property.

Contractors:

018 Horticultural specialties.

15 Building construction - general contractors and operative builders.

161 Highway and street construction, except elevated highways.

171 Plumbing, heating and air conditioning.

172 Painting, and paper hanging.

173 Electrical work.

174 Masonry, stonework, tile setting and plastering.

175 Carpentry and floor work.

176 Roofing, siding and sheet metal work.

177 Concrete work.

178 Water well drilling.

179 Miscellaneous special trade contractors.

(3) Retail Sales.

551 Motor vehicle dealers (new and used).

552 Motor vehicle dealers (used cars only).

553 Auto and home supply stores.

559 Automotive dealers, not elsewhere classified.

Building Materials:

521 Lumber and other building materials dealers.

522 Plumbing, heating and air conditioning equipment dealers.

523 Paint, glass and wallpaper stores.

524 Electrical supply stores.

525 Hardware.

Automotive:

554 Gasoline service stations.

751 Automotive rentals and leasing, without drivers.

752 Automobile parking.

753 Automotive repair shops.

754 Automobile services, except repair.

- (4) *Storage and wholesaling.* Establishments primarily engaged in transporting, storing, handling or selling merchandise to retailers, industrial, institutional or professional user, or to other wholesalers, or acting as agents in buying or selling or merchandise for such persons or companies.

421 Trucking, and courier services, except air.

4225 Warehousing, self storage.

501 Motor vehicles and motor vehicle parts and supplies.

5169 Chemicals and allied products, not elsewhere classified.

513 Apparel, piece goods, and notions.

514 Groceries and related products.

506 Electrical goods.

507 Hardware, and plumbing and heating equipment and supplies.

508 Machinery, equipment and supplies.

517 Petroleum and petroleum products.

5194 Tobacco and tobacco products.

518 Beer, wine and distilled alcoholic beverages.

511 Paper and paper products.

502 Furniture and home furnishings.

503 Lumber and other construction materials.

5099 Durable goods, not elsewhere classified.

- (5) *Local processing.* Establishments engaged in processing food and kindred products or printed matter primarily for local consumption.

2013 Sausages and other prepared meat products.

2015 Poultry slaughtering and processing.

2024 Ice cream and frozen desserts.

2051 Bread and other bakery products, except cookies and crackers.

2064 Candy and other confectionery products.

2086 Bottled and canned soft drinks and carbonated waters.

2097 Manufactured ice.

271 Newspapers; publishing, or publishing and printing.

272 Periodicals; publishing, or publishing and printing.

275 Commercial printing.

279 Service industries for the printing trade.

(6) Day care centers.

8322 Day care centers, adult and handicapped.

8351 Day care centers, child.

(c) *Development Standards.* In addition to the provisions of Chapter 1167, General Development Standards, the following standards for arrangement and development of land and buildings shall be required in the Community Service District.

(1) *Intensity of use; lot size.* No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these development standards.

(2) *Lot width.* No minimum lot width is required; however, all lots shall abut on a street and have adequate width to provide the yard space required by these development standards.

(3) *Front yard.* A front yard of 60 feet shall be required.

(4) *Side yard.* A side yard of ten feet shall be required. However, lots adjacent to a residential zoning district shall have a side yard setback of not less than one-fourth of the sum of the height and depth of the building, but in no case shall it be less than 25 feet and such yard space shall be landscaped. Parking spaces, drives or service areas shall be additional to such yard requirements.

(5) *Rear yard.* A rear yard of ten feet shall be required. However, lots adjacent to a residential zoning district shall have a rear yard setback of not less than one-fourth of the sum of the height and width of the building, but in no case shall it be less than 25 feet.

A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than 40 feet wide, and shall be enclosed by a solid wall or fence except when adjacent to a dedicated alley. If a structure or series of structures contains more than one facility, the service court, alleyway or combination thereof shall be not less than 60 feet wide.

(6) *Height.* All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Zoning Regulations height limitation, whichever may be greater.

(7) *Parking.* Parking standards and requirements, as specified in Chapter 1163, shall be met for all uses in this district.

(8) *Lot coverage.* Principal buildings and associated buildings shall not exceed 50 percent of total lot coverage. An additional 25 percent of lot coverage may be used for driveways and parking areas. This provides a maximum lot coverage allowance of 75 percent.

(Ord. 0128-2007. Passed 6-18-07; Ord. No. [0017-2017](#), Exh. A, 4-3-17)