

SECTION 10.7 LSC (LIMITED SERVICE COMMERCIAL) ZONE

- A. PERMITTED USES: The following retail and service businesses supplying commodities and performing services for the residents of the surrounding neighborhood:
1. Art supplies
 2. Book, stationary, or gift shop
 3. Floral shop, green house
 4. Garden supplies, nursery stock
 5. Glass, china, and pottery
 6. Offices
 7. Service station
- B. ACCESSORY USES
1. Customary accessory uses
 2. Fences and walls, as regulated by Article XIII of this ordinance
 3. Signs, as regulated by Article XIV of this ordinance
- C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum lot area - Ten thousand (10,000) square feet
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Fifty (50) feet
 4. Minimum side yard width on each side of lot - No restrictions, except when adjacent to a dedicated street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet
 5. Minimum rear yard depth - Fifteen (15) feet
 6. Maximum building height - Forty (40) feet
 7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot
- D. OTHER DEVELOPMENT CONTROLS:
1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted

- in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
 4. Where any yard of any use permitted in this zone abuts a residential zone.
 5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
 7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.