

SECTION 10.18 LSC LIMITED SERVICE COMMERCIAL ZONE:

- A. **PURPOSE:** The purpose of the Limited Service Commercial (LSC) Zone is to provide for a specialized neighborhood oriented services, with a variety of office, business, and commercial uses which relate to the existing and planned development and require maximum restriction to avoid conflicts with circulation and adjacent land uses.
- B. **PRINCIPLE PERMITTED USES:** The permitted uses are generally small in floor area and because of their hours of operation, traffic generation, appearance, etc., are more compatible with residential uses than other type of retail operations. These uses may be free-standing, but are usually part of a shopping center.
1. Business and cleaning services including, but not limited to, packaging and mailing; building maintenance; blue printing and photo copying; office equipment rental and leasing; carpet and upholstery cleaning; business supply services and other similar establishments engaged in rendering services to businesses or households on a fee or contract basis
 2. Computer store – retail
 3. Computer store – service
 4. Financial establishments including banks with drive-in windows, savings and loan association; credit unions; finance companies, loan offices, and safe deposit companies
 5. Food store and supermarkets including grocery stores and drug stores
 6. Home furnishings; home improvements; and miscellaneous materials and equipment stores; including, but not limited to, appliance and appliance repair stores; auto accessory stores, with no on premises installation; bicycle shops; business machine shops; carpeting and floor covering stores; curtain and drapery stores; fabric stores; hardware stores; glass shops; sewing shops; lawnmowers and snow blower sales; music, record, and musical instruments stores; glass and wall paper stores; sporting goods stores; stereo, radio, and telephone stores; and video stores. This category does not include lumberyards; building material sales, motorcycle shops or lawnmower repair
 7. Offices, including medical or dental clinics, opticians, and massage therapist clinics
 8. Personal services including, but not limited to, beauty and barber shops; laundry and dry cleaning establishments' photo studios and photo finishing; shoe repair; tailoring, watch, clock and jewelry repair; clothing rental; and other services performed for person or their apparel
 9. Post office
 10. Restaurant eating and drinking places provided that such use is conducted within a completely enclosed building and is at least two hundred (200) feet from any residential district. This category does not include fast food service restaurants and drive through facilities
 11. Specially food stores specializing in any special type or class of food, including, but not limited to, bakeries; candy, nut and cheese shops; confectionary store;

coffee and tea shops; dairy and ice cream stores; delicatessens; fruit and vegetable stores; international food stores; nutritional health foods; and wine shops. These uses do not include restaurants or carry-outs or convenient food stores. These uses do not include stores with drive-up or drive through facilities

12. Specially retail commercial establishments and boutiques including but not limited to antique stores; apparel stores; art galleries, art supplies, book and magazine stores; card and stationary shops; cosmetic stores; craft and hobby stores; camera and photo supply stores; florist; furriers; gift shops; toy shops; interior decorating accessories; leather goods stores; picture framing shops; and tobacco shops. These uses do not include stores with drive-in or drive through facilities

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustments, as set forth in Section 9.14 of this ordinance.

1. Nursery school

D. **ACCESSORY USES:**

1. Customary accessory uses
2. Fence and walls as regulated by Article XI of this ordinance
3. Signs as regulated by Article XIV of this ordinance

E. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area – Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width at Setback Line – One hundred (100) feet
3. Minimum Front Yard Depth – Thirty (30) feet
4. Minimum Side Yard Width – Fifteen (15) feet
5. Minimum Rear Yard Depth – Twenty-five (25) feet
6. Maximum Building Height - No building shall exceed forty (40) feet or three (3) stories in height unless such building is set back from the street right-of-way line a distance of not less than one-half (1/2) its height and is set back from all other property lines a distance of fifteen (15) feet from side yard and twenty-five (25) feet from rear yard, plus two (2) feet on each side and rear yards for each foot of height in excess of forty (40) feet. In addition to the above requirements any such building shall provide a pad to support a fire truck within twenty (20) feet of said building

F. **OTHER DEVELOPMENT CONTROLS:**

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XII and XIII of this ordinance
2. Parking for floor area specifically allocated for general and/or medical office use within the development shall be provided in accordance with the requirements of Article XII and XIII of these uses
3. Outdoor storage of any material (useable or waste) shall be permitted in this zone within enclosed container with proper solid screening and landscaping
4. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or onto any adjacent property
5. Screening areas and additional setbacks shall be provided in accordance with Section 9.17 of this ordinance
6. When a structure directly abuts a residential district, side and rear yard set backs shall be used as yard space only, free from loading areas, driving aisles, parking and anything else associated with the operation of the development, including any mechanical equipment associated therewith
7. Structures directly abutting residence districts shall be made as possible architecturally compatible with the character of the adjoining residences through facade improvements, screening, fencing, and landscaping. All mechanical equipment on the roof of buildings shall be screened from view of adjacent residential districts
8. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone
9. 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
10. A development plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone