

ARTICLE XV

"C — S" HIGHWAY SERVICE DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The "C — S" Highway Service District is intended for the purpose of grouping limited highway services in appropriate areas. Floor area is restricted, off-street parking, and landscaping is required in order to reduce possible adverse effects on adjacent properties.

SECTION 2. DISTRICT REGULATIONS: In the "C — S" District, no building shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Ambulance services.
2. Animal hospitals or clinics.
3. Apartments on floors other than the ground floor.
4. Automobile, truck and other motor vehicle sales, service, repair and rental.
5. Bakery and pastry shops, retail.
6. Bed and breakfast establishments.
7. Boat sales and rental.
8. Building materials, retail sales.
9. Campgrounds.
10. Camp sites and commercial recreation facilities.
11. Car wash.
12. Electrical and telephone substations.
13. Farm and construction equipment sales; outdoor display shall be permitted provided that no machinery shall be displayed, parked, or stored in any required yard.
14. Feed and seed stores, including garden and lawn supplies.
15. Florist shops.
16. Funeral homes.
17. Garden supplies and landscape nursery.

18. Grocery stores.
19. Hospitals and Medical Clinics
20. Liquor stores.
21. Lumber yards.
22. Mini-Warehouses
23. Motels or motor hotels.
24. Newsstands
25. Parking lots, customer and private.
26. Parks, playgrounds, and community buildings.
27. Private clubs, fraternities, sororities and lodges.
28. Restaurants and drive-ins.
29. Self-service laundries and dry-cleaning stores.
30. Service stations.
31. Taverns.
32. Truck sales, service, and repair.
33. Truck terminals.
34. Theaters, indoor.

35. *Child care centers*

36. *Carpenter, cabinet, electrical, plumbing, heating, air conditioning, and sheet metal shops.*

37. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals:
 - a. Amusement parks.
 - b. Collection and distribution of recyclable items.
 - c. Drive-in theaters.
 - d. Manufactured home sales, subject to the following regulations:

- 1) Sales Activities: In the "C — S" Highway Service District, manufactured home sales activities shall be limited to the display, storage, and sale of completed, undamaged manufactured home units, including all activities necessary to prepare said units for display on the property and transport off the property. Said activities shall include the placement or removal of towing equipment, tires and axles, blocks, skids, jacks, skirting and steps, and the connection and disconnection of utilities. Said activities shall not include construction on or in the manufactured home.
- 2) Density: No more than eight (8) manufactured homes may exist on each acre of property used for manufactured home sales at any given time.

f. Miniature golf courses.

g. Recreational vehicle parks subject to the following conditions:

- 1) A recreational vehicle park shall be constructed to accommodate at least ten (10) vehicles.
- 2) Each recreational vehicle site shall be at least 900 square feet in area and the average park density shall not exceed 30 recreational vehicles per gross acre.
- 3) Provisions are made to assure surface drainage so as to prevent accumulation of stagnant water.
- 4) All internal roads shall be at least ten (10) feet in width for each traffic lane and shall be paved with asphalt, concrete, asphaltic concrete or other similar material. Dead end streets longer than 100 feet shall provide a turnaround area at their terminus with a radius of no less than 60 feet.
- 5) The grade of individual recreational vehicle stands shall not exceed 3 inches per 10 feet across the width of the stand.
- 6) All utilities, water and sewer connections and facilities shall be approved by the Zoning Administrator.
- 7) No vehicle may remain at a recreational vehicle park for more than thirty (30) days a year.

h. Race tracks, animal or vehicular.

i. Wireless communications towers subject to the provisions of ARTICLE XXVI.

SECTION 4. INTENSITY OF USE REGULATIONS:

1. Where the lot will be served by public water and sewer, the minimum lot size shall be ten thousand (10,000) square feet with 100 feet minimum width.
2. Where a private water and sewer service will be provided on the lot, the minimum lot size shall be eighty thousand (80,000) square feet.

SECTION 5. LOT COVERAGE: The principal and accessory buildings shall not cover more than fifty (50) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building or structure shall exceed forty-five (45) feet in height.

SECTION 7. YARD REGULATIONS:

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets in ARTICLE XXVI.
 - b. Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.
2. Side Yard. Where a "C - S" Zone abuts any residential District Zone, a side yard of not less than fifteen (15) feet shall be provided. Such side yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXI.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXII.

SECTION 10. LANDSCAPING REGULATIONS: See ARTICLE XXIII.

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXIV.

ARTICLE XXII

PARKING AND LOADING REGULATIONS

SECTION 1. REQUIREMENTS: Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by fifty (50) percent or more, accessory off-street parking and/or loading spaces shall be provided as required by the following schedule, except that these requirements shall not apply in the "C - 1" Commercial District.

SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS

Structures and Uses	Minimum Off-Street Parking Regulations	Minimum Off-Street Loading Requirements
Adult Entertainment Establishments	1 off-street space per 2 seats or seating spaces, or 1 space per 100 square feet of floor area, whichever is greater.	1 space per establishment
Bowling Centers	5 spaces per lane plus required spaces for other uses in association	1 space per establishment
Churches, Synagogues, & Temples	1 space per 4 seats in main unit of worship	None required
Drive-up Facilities: Bank Teller Windows, Fast Food pick-up, and similar facilities	60 feet of waiting space ahead of facility (1 space is 20 feet)	None required
Eating and Drinking Places	Parking spaces equal to 30% of capacity in persons	2 spaces per establishment
Education Uses, Adult Day Care and Day Care, and Primary Schools	Parking spaces equal to 20% of capacity in students or persons served	2 spaces per structure
Educational Uses, All Other	Parking spaces equal to 40% of capacity in students	2 spaces per structure
Funeral Homes and Chapels	8 spaces per reposeing room plus 1 space per 4 seats in chapel	2 spaces per establishment
Home Occupations	2 spaces in addition to those required for the dwelling	None required
Hospitals	1 space per 2 beds plus 1 per each employee	3 spaces per structure

date, or upon remodeling or renovating of the exterior of any building to the extent of greater than fifty (50) percent, the non-conforming sign shall be brought into conformity with this Article and any other City, State, or Federal regulations.

SECTION 5. REMOVAL OF SIGNS FROM VACANT BUILDINGS: Signs located on vacant buildings shall be removed by the property owner or his authorized agent within thirty (30) days after said premises are vacated.

SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS

Structures and Uses	Minimum Off-Street Parking Regulations	Minimum Off-Street Loading Requirements
Hotels	1 space per rental unit	1 space per establishment
Indoor Recreation Centers: Fitness Clubs, Arcades, Skating Rinks, Bingo Parlors, and similar facilities	1 space per 125 square feet of gross floor area	1 space per establishment
Industrial Uses	1 space per 2 employees on largest shift	2 spaces per establishment
Libraries	1 space per 500 square feet of floor area	1 space per structure
Lodging & Boarding Houses	1 space per 2 rental units	None required
Medical Clinics	5 spaces per staff doctor or dentist	None required
Manufactured Home Park	2 spaces per dwelling unit	None required
Motels	1 space per rental unit	None required
Offices	1 space per 250 SF of gross floor area	None required
Private Clubs & Lodges	1 space per 200 square feet of floor area	1 space per establishment
Residential Structures (Multi-family)	2 spaces per dwelling unit	None required
Residential Structures (Single-Family)	2 spaces per dwelling unit	None required
Retail Sales Establishments	1 space per 200 square feet gross floor area	1 space per establishment
Roadside Stands	4 spaces per establishment	None required
Convalescent & Rest Home Services	1 space per 3 beds, plus 1 space per employee	1 space per establishment
Service Establishments	1 space per 200 square feet gross floor area	1 space per establishment
Theaters, Auditoriums, & Places of Assembly	1 space per 4 people in designed capacity	1 space per establishment

SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS

Structures and Uses	Minimum Off-Street Parking Regulations	Minimum Off-Street Loading Requirements
Veterinary Establishments	3 spaces per staff doctor	None required
Wholesaling and Distribution Operations	1 space per 2 employees	2 spaces per establishment

1. Off-street parking lots for single- or multiple-family dwellings, home occupations, schools, churches and similar places of public assembly, hospitals, nursing homes, boarding and lodging houses, dormitories, or fraternity or sorority houses shall not be located in any required front yard area.
2. Off-street parking spaces for uses permitted in "C - 2", "C - 3", "I - 1", and "I - 2" Districts shall be located in back of the required front yard line and shall be on the same lot as the building they serve.
3. Exterior Storage:
 - a. All-weather, dust-free surfacing of areas for exterior storage of business vehicles, equipment, and materials is not required.
 - b. Exterior storage of business vehicles, equipment, and materials shall not occur upon required off-street parking.

SECTION 2. PLANS AND APPROVAL REQUIRED:

1. For all uses other than single-family residential structures, plans showing layout and design of all off-street parking areas shall be submitted to and approved by the Building Official prior to issuing a building permit. Additionally, provisions for storm water drainage into an established drainage ditch or covered storm sewer system on public right-of-way shall be required for all parking lots more than two thousand (2,000) square feet in area. Such provisions shall be consistent with and in consideration of the City's overall storm drainage system and future plans. Before approving any parking layout, the Building Official shall satisfy himself that parking spaces provided are usable and meet standard design criteria of the City and that storm drainage provisions are adequate.
2. In the case of multiple uses associated with a site, the Building Official may calculate the parking requirement as the accumulative requirement of the separate uses unless it is determined that the uses generate overlapping parking demand.

SECTION 3. CONSTRUCTION REQUIREMENTS:

1. Parking lots for other than single-family dwellings that are two thousand (2,000) square feet in area or smaller may be constructed of gravel to a depth of four (4) inches as a minimum standard.

2. Parking lots for other than single-family dwellings that are larger than two thousand (2,000) square feet in area shall be all-weather, dust-free and constructed of the following materials or combinations thereof:
 - a. Concrete.
 - b. Asphalt.
 - c. Prime and seal over aggregate base

SECTION 4. LAYOUT AND DESIGN REQUIREMENTS:

1. Area: A required off-street parking space shall be at least nine (9) feet in width and at least twenty (20) feet in length, exclusive of access drives or aisles, ramps, and columns.
2. Access: Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.
3. Design: Off-street parking spaces shall comply with the design standards relating to curb length, stall depth, driveway width, island width, barriers, and ingress and egress as contained in the Off-Street Parking Standards of this Article.
4. Surfacing: All open off-street parking and loading areas shall be graded and paved or otherwise improved with an approved concrete, asphalt, or other dust-free surface.
5. Lighting: Any lighting used to illuminate off-street parking and loading areas shall be directed away from residential properties in such a way as not to interfere with the residential use.

SECTION 5. MAINTENANCE: No motor vehicle repair work or service of any kind shall be permitted in association with any off-street parking facilities. All parking lot surfaces shall be maintained with a smooth, dust-free surface.

SECTION 6. PERFORMANCE: In lieu of construction of the required parking lot, the Governing Body of the City may accept a corporate surety bond, cashier's check, escrow account, or other security of a type and in an amount approved by the Governing Body. Such security shall be conditioned upon the actual completion of such work or improvement within the specified time, and shall be enforceable by the Governing Body by all equitable means.

SECTION 7. APPLICATION: This Article shall not apply to uses existing as of the date of adoption of this Ordinance.

ARTICLE XXIII

LANDSCAPING REQUIREMENTS

SECTION 1. MINIMUM LANDSCAPE REQUIREMENTS: All property within the zoning jurisdiction of the City of Downs shall hereinafter be subject to the following minimum requirements:

1. The open, unpaved areas of each property shall be graded to provide for the adequate drainage of all storm water and shall be free of hazards, nuisances, or unsanitary conditions.
2. Open, unpaved areas shall be appropriately landscaped to provide an attractive appearance to enhance the character of the neighborhood.
3. No vegetation shall overhang a public street or sidewalk below a height of ten (10) feet or obstruct views of pedestrian and vehicular movements.
4. Where districts "PUD", "M - P", "C - S", "C - 2", "I - 1", and "I - 2" adjoin "R - L", "R - 1", "R - 2", and "R - 3" Districts, they shall be appropriately separated by a landscaped area of at least fifteen (15) feet wide or a decorative architectural screen of at least six (6) feet high. Additionally, these requirements shall apply where districts "C - S", "C - 2", "I - 1", and "I - 2" Districts adjoin the "M - P" and "PUD" Districts. A landscaped area and decorative architectural screen shall not be required where these uses are separated by a public street or alley.
5. Parking areas abutting public walkways or streets shall be appropriately separated by a landscaped area or a decorative architectural screen. The landscaped area or architectural screen shall not exceed three (3) feet in height.

ARTICLE XXIV

TRAFFIC REGULATIONS

SECTION 1. MINIMUM REQUIREMENTS FOR TRAFFIC REGULATIONS: All business properties hereinafter improved shall include provision for vehicular access in accordance with the following:

1. Plans for the erection or structural alteration of any business use dependent on vehicles entering onto the business site or parking lot shall be approved by the Building Official, who may require such changes therein in relation to yards, location of curb cuts, width of drives, location of signs and accessory uses, and buildings and construction of buildings as it may deem best suited to insure safety, to minimize traffic difficulties, and to safeguard adjacent properties.