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## **Sec. 94-202. - Community service (CS) district.**

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- a. *Development standards.* Development standards in the community service (CS) district shall be as follows:
1. *Minimum lot dimensions:*
    - a. Lot area: two acres.
    - b. Lot width: 100 feet.
  2. *Minimum setbacks:*
    - a. Front: 25 feet.
    - b. Side: 15 feet.
    - c. Rear: 15 feet.
    - d. Minimum building separation: 15 feet.
  3. *Maximum lot coverage by buildings:* 60 percent.
  4. *Maximum coverage by impervious surfaces:* 85 percent.
  5. *Maximum building height:* 60 feet.
  6. *Maximum floor area ratio:* Maximum floor area ratio shall be 0.75.
  7. *Minimum required open space area.* The required open space area shall be 40 percent of total lot area. Space area may consist of setbacks, landscape and buffer areas, and parking lot areas.
  8. *Minimum required landscape area.* The minimum required landscape area shall be 15 percent of total lot area.
- b. *State standards.* Mandatory standards or regulations affecting any use permitted in the community service (CS) district, enacted or adopted by the state legislature or a state regulatory agency, shall prevail if there exists a conflict with the provisions of this section.

(Code 1979, § 33-81)