
Sec. 94-232. - Coleman Park community service (CP-CS) development characteristics and sub-district requirements.

- a. *Intent.* The intent of the district is to provide regulations for both non-profit facilities and public open spaces and facilities designed to serve the needs of the surrounding residential community.
- b. *Building height.* Building height shall not exceed 30 feet, including all habitable and mechanical space.
- c. *Building placement.*
 - 1. *Minimum lot area:* 5,000 square feet.
 - 2. *Minimum building separation:* 15 feet.
 - 3. *Minimum Lot width:* 50 feet.
 - 4. *Maximum FAR:* 0.75
- 5. Minimum setbacks:
 - a. *Front:* 25 feet.
 - b. *Corner:* 15 feet.
 - c. *Side:* 15 feet
 - d. *Rear:* 15 feet
- d. Maximum lot coverage by buildings: 60 percent.
- e. Maximum lot coverage by impermeable surface: 85 percent.
- f. Minimum required open space and landscape areas may consist of setbacks, landscape and buffer areas.
 - a. Minimum required open space area: 40 percent
 - b. Minimum required landscape area: 15 percent
- g. *Parking.* All parking shall be placed behind the building whenever possible. Community service uses shall provide at least one standard parking space per 1,000 square feet. On-street parking adjacent to the property may be counted toward the required parking.
- h. *Building uses.* Uses permitted within this district are listed in the schedule of permitted uses under community service (CS) zoning district in table IX-1 of [ARTICLE IX](#) of this chapter, unless restricted by this section. Uses on the Henrietta Triangle are limited to community centers, cultural facilities, parks and urban market gardens. Urban market gardens shall be developed in accordance with the requirements and standards established in section [94-273\(d\)](#) (78.1).
- i. *Architectural standards.* Structures within this district shall adhere to the design standards established in section [94-222\(f\)](#).
- j. *Accessory uses.* Accessory uses and structures shall include, but are not limited to private recreational facilities, sheds, unattached sheds, tennis courts, swimming pools, and retail sales associated with urban market or botanical gardens.

(Ord. No. 4402-12, § 2, 9-18-2012)