

- (I) ~~(H)~~ Accessory buildings and uses as defined in Chapter II.

Sec. 13.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) **Drive-in drive-through** establishments including banks, dry cleaning pick-up stations and similar personal services, not including **drive-in drive-through** restaurants and vehicle service stations.
- (B) Restaurants or other establishments serving food and/or beverages but not including **drive-in drive-through**.
- (C) Mortuaries and funeral homes.
- ~~(D) (D) Any business or use permitted by right or by special land use approval in the OS Commercial district and having or providing more than two electronic games.~~
- (D) Commercial soil removal.
- (E) Commercial radio and television and wireless communication towers. (Revised November 1997)
- ~~(F) Churches (Revised April 1998) (moved to 13.2 by right)~~
- (F) Day care centers (revised 10-25-06)

Chapter 14 – NS – NEIGHBORHOOD SERVICE COMMERCIAL.

Sec. 14.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Any permitted use in the OS District.
- ~~(B) Retail Food Establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the local retail store. (Includes take-out food no seating)~~
- ~~(C) Other Retail Businesses such as drug, variety, dry goods, clothing, notions, music, book, hardware, or furniture stores which supply commodities on the premises.~~
- (B) Any Retail or Wholesale Business whose principal activity is the sale of merchandise within an enclosed building. (moved from 15.2 CS by right)**
- (C) Assembly buildings including dance pavilions, auditoriums, churches, and private clubs. (moved from 15.2)**
- (D) Public or private business schools or colleges. (moved from 15.2)**
- (E) Health and physical fitness salons. (moved from 15.2(H))**
- (F) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in drive-through restaurants. (moved from 15.2I and now allow drive-in drive-throughs)**
- (G) Drive-in drive-through businesses including banks, dry cleaning pick-up stations and other similar uses. (moved from 16.2 and from 15.3 with SUP)**
- (H) Mortuaries and funeral homes (moved from 15.3D with SUP) provided the minimum lot area shall be one acre with a minimum width of one hundred and fifty (150) feet and the site shall front upon an arterial or collector street.**

Sec. 14.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) ~~Restaurants, not permitting dancing, live entertainment, or the consumption of alcoholic beverages on the premises, and not including drive-in facilities.~~ (allowed by right 14.2 NS)
- (B) ~~Mortuaries and funeral homes.~~ (allowed by right 14.2 NS)
- (C) (A) Vehicle service stations, ~~maximum four (4) pump islands.~~
- (D) ~~Public utility and service buildings not requiring a storage yard.~~ (moved to 13.2 by right-all commercial districts)
- (E) ~~Drive-in establishments including banks, dry cleaning pick-up stations, and other similar uses.~~ (allowed by right in NS and above)
- (F) (B) Day care centers.
- (G) ~~Any business or use permitted by right or by special land use approval in the NS Commercial district and having or providing more than two electronic games.~~
- (H) (C) Commercial soil removal.
- (I) (D) Vehicle Wash Establishment (August 6, 1996)
- (J) (E) Commercial radio and television and wireless communication towers. (Revised November 1997)
- (K) ~~Churches~~ (Revised April 1998) (allowed by right in 14.2 NS and above)
- (L) (F) Adult Foster Care Congregate Facility. (revised 5-24-04)
- (M) ~~(G) Veterinary hospitals, clinics, and kennels.~~ (plus from 15.3 CS with SUP)
- (N) ~~(H) Drive-in drive-through restaurants.~~

Chapter 15 – CS – COMMUNITY SERVICE COMMERCIAL.

Sec. 15.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

- (A) (A) Any permitted use in the NS District.
- (B) ~~Any Retail Business whose principal activity is the sale of merchandise within an enclosed building.~~ (move to 14.2 NS by right)
- (C) (B) Service establishments including printing, publishing, photo reproduction, blue-printing, and related trades or arts.
- (D) ~~Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.~~
- (E) ~~Public or private business schools or colleges.~~ (moved to 14.2 NS by right)
- (F) ~~Municipal buildings and service installations.~~ (allowed 13.2 in OS by right)
- (G) ~~Public utility buildings and service installations.~~ (allowed 13.2 in OS by right)
- (H) ~~Health and physical fitness salons.~~ (move to 14.2 NS by right)
- (I) ~~Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in restaurants.~~ (moved to 14.2 NS by right and allow drive-in drive-throughs)
- (J) (C) Vehicle service stations and wash establishments. (moved from 16.2)
- (K) (D) Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses. (moved from HS 16.3 with SUP to by right)
- (L) (E) Building supply and equipment establishments. (moved from 16.3 with SUP to by right)
- (M) (F) Commercial Enterprises producing merchandise on the premises to be sold at retail and/or wholesale with no outdoor activities or storage. (moved from 16.3 CS with SUP with no outdoor storage.)
- (N) (G) Warehouses selling wholesale or retail on the premises, PROVIDED, there is no outside storage or stockpiling and the property does not lie within one hundred (100) feet of any Residential District. (moved from 15.3 CS with SUP now by right in CS and HS)
- (O) (H) Drive-in drive-through restaurant.