

ARTICLE 19

LC/S-1 NEIGHBORHOOD COMMERCIAL/SERVICE DISTRICT

PREAMBLE The Neighborhood Commercial/Service zoning district designates areas for convenience goods and personal service establishments, and related or complementary land uses. The size of establishments in this zoning district is limited to minimize impacts on surrounding neighborhoods. The service area for LC/S-1 zoning districts generally encompasses neighborhoods within a one mile radius.

SECTION 1901 PRINCIPAL PERMITTED USES

- A. Any use permitted in Section 1701, meeting the most stringent development requirements specified by either Articles 17 or 19;
- B. All principal permitted uses allowed in this district, as listed below, meeting standards specified in Section 1904;
- C. Baked goods shops, retail only, not including establishments making deliveries of product, nor having drive-up windows, nor encompassing sit-down restaurant facilities;
- D. Churches;
- E. Coffee shops, without drive-up windows, in which the major product categories are coffee and tea drinks;
- F. Dry cleaning drop-off and pick-up outlets;
- G. Grocery, health food and delicatessen stores selling packaged products for consumption off-premises;
- H. Ice cream and confectionery stores;
- I. Pharmacies;
- J. Self-serve laundromats;
- K. Dwelling units for owners or operators of the above uses, within the same principal structure, provided such dwelling units are completely separate from businesses in said structure.

SECTION 1902 CONDITIONAL PERMITTED USES

Land uses such as the following, shall fulfill all requirements of other sections of this Article. Unless specifically enumerated below, uses will not be conditionally permitted if referenced by Section 2201 B. or permitted by Articles 23, 24, or 25.

- A. Automated teller machines (ATMs);
- B. Automobile service stations meeting standards contained within Section 1903 C.;
- C. Personal wireless service facilities;
- D. Public utility substations;
- E. Public and private educational facilities.

SECTION 1903 REQUIRED CONDITIONS

- A. Conditional permitted uses, referenced by Section 1902 above, shall be considered by the Board of Zoning Appeals, and may be approved for zoning certificate issuance, upon proper application to and approval from the Board of Zoning Appeals in accordance with Article 4, Section 406.
- B. Principal permitted uses shall be issued a zoning certificate in a LC/S-1 District upon sufficient evidence, supplied by a duly authorized representative for the premises, that all retail sales, personal service establishments, and professional offices are to be contained: a) within their own building, or b) as part of a larger building, such as in a shopping center or office complex, the gross square footage of any individual business which shall not exceed seven-thousand (7,000) square feet.
- C. Automobile service stations may be issued a zoning certificate in a LC/S-1 District upon sufficient evidence, supplied by application to the Board of Zoning Appeals by a duly authorized representative for the proposed business, that there is a reasonable public need for same, and if there is absence of an abandoned or inoperative (during recent six (6) consecutive months) automobile service station within a one-half (1/2) mile radius. Automobile service stations shall be limited to the selling and dispensing of petroleum fuel, primarily to passenger vehicles, and to such accessory uses, not utilizing more than 1,500 square feet of gross floor area or two (2) drive-in service bays, as the sale of food and household convenience items, automobile washing, and the sale and installation of lubricants, tires, batteries, small automotive components, accessories and supplies, tune-ups, and brake repair. An automobile service station may not include beer and wine sales, body or fender repair, spray painting, or the outdoor dismantling, wrecking or storage of vehicles or parts.

SECTION 1904 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, the following development standards shall apply:

- 1904.01** **Height** – No structure shall exceed thirty-five (35) feet in height.
- 1904.02** **Lot Area** – Minimum lot area shall be fifteen thousand (15,000) square feet.
- 1904.03** **Lot Frontage** – Minimum lot frontage shall be seventy-five (75) feet.
- 1904.04** **Front Yard Depth** – Minimum front yard depth, as measured from right of way boundaries established as optimal by the Official Thoroughfare Plan for Montgomery County, shall be twenty-five (25) feet for structures, and ten (10) feet for off-street parking and drive areas.
- 1904.05** **Side Yards** – None are required if a party wall is agreed upon by adjoining property owners, if all are located in an LC/S-1 zoning district. Otherwise, the least side yard shall be ten (10) feet, except

when an LC/S-1 zoning lot abuts residential or planned residential zoning districts, in which case the required side yard shall be fifteen (15) feet. Off-street parking and drive areas may be as close to side property lines as five (5) feet.

1904.06

Rear Yard – Minimum rear-yard depth shall be twenty-five (25) feet except when premises abut residential or planned residential zoning districts, in which case the required rear yard shall be thirty-five (35) feet. Off-street parking and drive areas may be as close to rear property lines as ten (10) feet, but if an LC/S-1 rear yard abuts an existing residential zoning district or an area designated for residential development by a current, adopted, Butler Township land use plan, parking and drive areas in such a rear yard must be screened by an opaque masonry wall or fence.