

ARTICLE 20

**LC/S-2 LOCAL COMMERCIAL/SERVICE DISTRICT**

**PREAMBLE**

The Local Commercial/Service - 2 zoning district designates certain areas for convenience goods and personal service establishments, the size of which establishments is limited and the service area for which generally encompasses residential neighborhoods within a two mile radius. Additionally, certain research, development, and light manufacturing uses are allowed where negative impacts on neighborhoods and the environment are judged to be minimal.

The area bounded by I-70 on the north, Benchwood Road on the south, I-75 on the east and N. Dixie Drive on the west have been determined by special Butler Township planning studies to have regional significance as a “community gateway corridor.” Certain architectural standards for development within the corridor can be found in Article 38.

**SECTION 2001 PRINCIPAL PERMITTED USES**

- A. All principal permitted uses allowed in this district shall meet standards specified in Article 38 and Section 2004.
- B. Any use principally permitted by Article 18, meeting the more stringent development requirements specified by either Articles 18 or 20.
- C. Commercial, professional and office uses, such as those enumerated below, fulfilling all requirements of other sections of this Article. Uses referenced by Section 2201 B. or permitted by Articles 23, 24, or 25 shall not be allowed unless specifically listed below.
  - 1. Automobile parts and accessories sales;
  - 2. Bakeries and bakery goods stores, provided products thereof are sold exclusively on the premises;
  - 3. Barber and beauty shops;
  - 4. Bicycle sales, rentals, and repairs stores;
  - 5. Books, magazines, newspaper, and card shops;
  - 6. Cameras and photo supplies shops;
  - 7. Convenience food stores;
  - 8. Costume rental stores;
  - 9. Delicatessens;
  - 10. Drug stores;
  - 11. Dry cleaning and laundry pick-up outlets;
  - 14. Electronics repair shops;
  - 15. Government offices and community facilities, including libraries, police and fire stations, and post offices;
  - 16. Hobby shops;
  - 17. Locksmith businesses;
  - 18. Medical offices;
  - 19. Motorcycle sales/service;
  - 20. Optical shops;

21. Professional and business offices, including such examples as finance, insurance, photography, and real estate;
22. Retail sales outlets specializing in only one major merchandise category;
23. Restaurants, sit-down and carry-out;
24. Shoe repair stores;
25. Watch, clock, and jewelry sales and repairs;
26. Similar uses, as determined by the Board of Zoning Appeals in accordance with Article 4.

## **SECTION 2002 CONDITIONAL PERMITTED USES**

Land uses such as the following, fulfilling all requirements of other sections of this Article. Uses referenced by Section 2201 B. or permitted by Articles 23, 24, or 25 shall not be permitted unless specifically listed below.

1. Automated teller machines (ATMs);
2. Gasoline dispensing facilities associated with a principal permitted use on the same zoning lot;
3. Automobile washing facilities;
4. Churches;
5. Compounding, assembly, treatment or fabricating establishments which may be characterized as light industry, provided all such uses are carried out within a completely enclosed structure and comply with minimum performance standards contained within the Zoning Code;
6. Drive-in restaurants;
7. Drive-through businesses;
8. Drive-through windows ancillary to principally or conditionally permitted uses;
9. Hospitals;
10. Night clubs, including taverns and lounges, but excluding adult entertainment;
11. Personal wireless service facilities;
12. Public utility substations;
13. Research and development facilities;
14. Residential uses above and independent of first-floor conforming commercial uses, provided there is also independent parking for such dwelling units;
15. Schools, both public and private;
16. Small tool rental establishments.

## **SECTION 2003 REQUIRED CONDITIONS**

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.

## SECTION 2004 DEVELOPMENT STANDARDS

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

- 2004.01**        **Height** – No structure shall exceed eighty (80) feet in height.
- 2004.02**        **Lot Area** – Minimum lot area shall be ten thousand (10,000) square feet.
- 2004.03**        **Lot Frontage** – Minimum lot frontage shall be eighty (80) feet.
- 2004.04**        **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 fifteen (15) feet for structures and ten (10) feet for off-street parking and drive areas.
- 2004.06**        **Side Yards** – None are required if a party wall is agreed upon by adjoining property owners. Otherwise, the least side yard shall be six (6) feet, except when Premises abut Residential or Planned Residential zoning districts. If an abutting zoning district that allows residential dwelling units, an abutting L C/S district side yard shall be required to be not less than one-fourth (0.25%) the sum of the height and depth of the principal structure. In no case shall a required side yard be less than fifteen (15) feet, nor must it exceed thirty (30) feet.
- 2004.07**        **Rear Yard** – Minimum rear-yard depth shall be six (6) feet except when Premises abut Residential or Planned Residential zoning districts, in which case the rear yard shall be required to be not less than one-fourth (0.25%) the sum of the height plus depth of the principal structure. Unless a principal structure has an opening utilized for loading/unloading or related servicing through a rear wall, a minimum required rear yard abutting a zoning district allowing residential dwelling units shall be not less than twenty (20) feet, nor must it exceed thirty (30) feet. If loading/unloading or related servicing has been designed to be accomplished through a rear wall, the minimum required rear yard abutting a zoning district allowing residential dwelling units shall be not less than thirty (30) feet for structures and ten (10) feet for off-street parking and drive areas.
- 2004.08**        **Floor Area** – All retail sales establishments, or businesses where retail sales comprise more than ten (10) percent of the floor area of a given establishment, must be contained within seven thousand (7,000) or fewer gross square feet of building area. Such establishments may be linked together, as in a shopping center, if otherwise separated completely by walls, without an internal cross-connection open to the public.
- 2004.09**        **Adopted Development Plans** – Notwithstanding other provisions of this Article, required side and rear yards shall be those which might be applicable under terms of the most restrictive zoning district which the Zoning Administrator, and/or Board of Zoning Appeals, judges to correspond with the most recently adopted development (land use) plan by Butler Township trustees.