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| 3. | Minimum lot width at street line | Two hundred (200') feet  |
| 4. | Minimum yard depth:              |  |
|    | A. Front                         | Fifty (50') feet on a Local Access road, fifty five (55') feet on Collector road, sixty (60') feet on Arterial road. |
|    | B. Side                          | Forty (40') feet   |
|    | C. Rear                          | Fifty (50') feet   |
| 5. | Maximum impervious surface ratio | 0.60   |
| 6. | Maximum building height          | 2 stories not to exceed thirty (30') feet.   |

**§403. Environmental and Floodplain Regulations.**

Development in the CS Community Service District shall comply with all applicable Environmental Regulations and Floodplain Regulations included in Part 8.

**§404. Design Standards.**

Development in the CS Community Service District shall comply with all applicable Design Standards included in Part 11 with the following additions:

1. A minimum of thirty (30%) percent of the lot shall be landscaped. At least one-half (½) of the area so landscaped shall be in the front yard.
2. Gasoline pumps and service facilities shall be set back from the street right-of-way line a minimum of thirty (30') feet.
3. Without limiting the general applicability of Part 11 to development in the CS Community Service District, motor vehicles or other equipment awaiting repair that are not kept indoors shall be deemed to be storage and subject to the design standards of Part 11, Section 1102.

**§405. General Provisions.**

Development in the CS Community Service District shall comply with all applicable General Provisions included in Part 12.

**§406. Sign Regulations.**

Development in the CS Community Service District shall comply with all applicable Sign Regulations included in Part 13.

**§407. Adult Entertainment Establishments Prohibited.**

There shall be no adult entertainment establishments permitted in a Community Service District (CS).

**§408. Industrial/Commercial Site Capacity Determination.**

Part 9B, will apply to the CS Community Service District.