

ARTICLE 13.00**CS - COMMUNITY SERVICE DISTRICT****Section 13.01 -- STATEMENT OF PURPOSE**

The intent of the CS Community Service District is to provide a district wherein community services and facilities may be optimally located with respect to providing public service within the City.

Section 13.02 -- PERMITTED PRINCIPAL USES

In the CS District, no uses shall be permitted except the following:

- (a) Buildings and uses of the City including: municipal buildings, fire and police stations, libraries, museums, art galleries, civic centers, wells, water towers and similar uses.
- (b) Public outdoor recreational uses such as playgrounds, playfields, golf courses, boating areas, fishing sites, camping sites, parkways and parks. No structure shall be erected or maintained upon dedicated park land which is not customarily incidental to the principal use of the land.
- (c) Natural open space such as conservation lands, wildlife sanctuaries, forest preserves.
- (d) Developed open space such as arboreta, botanical and zoological gardens.
- (e) Cemeteries.
- (f) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (g) Uses determined to be similar to the above by the Planning Commission.
- (h) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 13.03 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Office buildings and uses of the County or State.
- (b) Schools and municipal buildings which generate truck traffic or have outside storage.
- (c) Non-city public parks, playgrounds, playfields, stadiums.

- (d) Outside storage accessory to any use in the CS District, subject to the following conditions:
 - 1. All such outside storage shall be enclosed by an obscuring wall or other similar screening which shall be not less than six (6) feet in height.
 - 2. All such outside storage shall be related exclusively to the principal use of the site.
 - 3. Heavy equipment (such as tractors, backhoes, and snowplows) and vehicles, including buses, shall not be stored on parcels which are adjacent to residentially used or zoned land. Furthermore, storage of such equipment or vehicles shall be subject to Planning Commission review if such storage is not permitted on adjacent nonresidential used or zoned land.
- (e) Uses determined to be similar to the above by the Planning Commission.
- (f) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 13.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 13.05 -- SITE PLAN REVIEW

Site plan review requirements are as provided in Section 21.28.