

**CSR: Community Services and Recreation**

1. **Purpose.** To provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The district would include open space areas, to prevent environmental damage to sensitive areas, and to limit development in areas where police or fire protection, protection against flooding by storm water, or other services or utilities are not readily available. The CSR District would include outdoor recreational facilities, educational facilities, open space corridors, recreational, non-vehicular transportation, environmental areas and would be interconnected with other parks, trails and other recreational facilities. This District implements the *parks, conservation* and *Institutional* land use classifications of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the CSR district.
3. **Intensity/Density.** Subject to the development standards in this Code, the following intensity/density provisions shall apply:
  - a. Non-residential intensity shall not exceed an FAR of 1.0 for public/institutional uses and 0.4 for recreation/conservation uses;
  - b. Minimum lot size shall be one acre;
  - c. The maximum building size shall be 80,000 square feet unless a conditional use permit is issued; and
  - d. Maximum gross density shall not exceed one dwelling per five acres (*i.e.*, 0.2 dwelling per acre). One caretaker dwelling unit per lot is not counted when calculating maximum density.
4. **Performance Standards.** Development shall conform to the standards established in this Code.
  - a. **Outdoor Storage.** Outdoor storage areas shall comply with the standards in Chapter Four, except that those associated with extractive uses, in which case no screening shall be required for an extractive use unless required by Chapters 4 or 6 in order to buffer from neighborhood uses or zones.

CSR Summary	
Primary Uses	Parks, open space, schools, libraries, recreational facilities.
Max. Intensity	FAR 1.0 for public/Institutional FAR 0.4 for recreation/conservation uses
Max. Bldg. Size	80,000 sq. ft. (except subject to a CUP)

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
<b>Non-Residential Zoning Districts</b>									
CSR	1 Acre	100	N/A	15/25	5/5	10/5	N/A	1.00	65 <sup>(4)</sup>

**GENERAL NOTE:** See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

**FOOTNOTES:**

1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
2. Minimum street frontage on cul-de-sac is 30 feet.
3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
4. Maximum height is 40 feet if adjacent to any residential zoning district.
5. 10/5 foot setback if abutting a residential zone or use.
6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.