

**The City of Strongsville:**  
Department of Economic Development



**1262.03 USE REGULATIONS; COMMERCIAL SERVICE (CS) DISTRICT.**

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in a Commercial Service District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

(1) Offices, research laboratories and production and distribution uses as permitted in Research-Development Districts;

(2) General services, sales and storage establishments if conducted wholly within enclosed buildings to the following extent:

A. Cleaning establishments: laundries, dyeing, dry cleaning, carpet cleaning, towel supply and auto wash, provided the entire waiting line is accommodate on the lot;

B. Food and drink preparation: bakeries, canning, freezing, refrigeration, roasting, ice manufacturing, bottling works and creameries;

C. Repair establishments: automobile engines, body and paint; electrical and household appliances;

D. Repair and sale of buses, trucks and machinery;

E. Shops and offices of contractors: carpentry, electrical, masonry, plumbing, heating, ventilating, air conditioning, painting, ornamental iron, roofing and sheet metal, packing and crating and monument works;

F. Storage yards and sale of new lumber and other building materials, public utility materials and equipment;

G. Warehouses, other storage establishments and parcel delivery stations, provided loading and off-loading facilities are entirely within an enclosed building;

H. Veterinarians' office, animal hospitals and kennels; and

I. Commercial greenhouses.

(b) Similar Main Uses Permitted. Any other service, wholesale, storage or manufacturing use not listed above or in any use classification of a sub sequent district if considered and found to be similar by the Planning Commission according to standards set forth in Section 1242.08 of this Zoning Code;

(c) Accessory Uses Permitted

(1) Storage of materials and products within buildings and processes clearly accessory to the main use, provided that such a use has no injurious effect on adjoining Residential Districts;

(2) Signs: industrial, project, real estate, identification and directional, as set forth in Chapter 1272 of this Zoning Code; and

(3) Accessory off-street parking and loading facilities as required and set forth in Chapter 1270 of this Zoning Code.

(4) One unit or suite of a permitted storage establishment not exceeding 1,000 square feet may be used as a residence for a managerial employee.

(Ord. 2004-85. Passed 6-7-04.)