SECTION 24

SHOPPING CENTER DISTRICT (SC)

24-100 Purpose of District

The Shopping Center District provides for the establishment of convenient retail and personal service activities by grouping compatible uses in a single center which is designed in an integrated manner according to an overall site plan. The Shopping Center District accommodates shopping center development having a neighborhood or community service area. Planned Development (PD) zoning is recommended for shopping centers or malls requiring a site of twenty acres or more.

24-200 Permitted Uses

Any uses indicated as permitted in this district on the Schedule of Uses, Section 10-200.

24-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

24-400 Yard (Setback) Requirements

24-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

24-420 Gasoline service station pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street, measured to the nearest point of the island or canopy.

24-430 <u>Yards Adjacent to Streets</u>

24-431 Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the yard setback adjacent to a street.

24-432 <u>Minimum Front, Side, and Rear Yards</u>: Sixty (60) Feet

24-440 Yards Not Adjacent to Streets

24-441 Minimum Side and Rear Yards

No side or rear yard is required except where a permitted use abuts a residential district boundary line in which event a minimum twenty (20) feet side or rear yard shall be provided adjacent to such residential district.

24-500 Maximum Lot Coverage

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty (40) percent of the lot.

24-510 Maximum Floor Area Ratio

The maximum floor area of all structures above ground shall not exceed eight-tenths (0.8) square feet of floor area for each one (1) square foot of site area (.8:1).

24-600 Height

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to exceed a maximum height of thirty (30) feet.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

24-700 General Requirements

The provisions of Section 11 (General Development Requirements), Section 12 (Parking), and Section 37 (Site Plan Approval) shall apply.

24-710 Truck Parking and Loading

No truck shall be parked closer than twenty (20) feet to any Agricultural or residential district boundary. Loading docks shall be not less than fifty (50) feet from any lot line, not adjacent to a street. If such lot line is adjacent to an Agricultural or residential district boundary the setback shall be increased to seventy-five (75) feet.

Uses Permitted in the SC (Shopping Center) District

Animal Clinic
Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna Private
Arcade*
Athletic Club/Instruction, Indoor Facilities
Athletic Club/Instruction, Outdoor Facilities*
Automobile Repair, Minor
Batching Plant, Temporary
Bingo Hall*
Car Wash
Care of Alcoholic, Drug Dependent or Psychiatric Patients – Institutionalized*
Charitable Boarding, Temporary*
Charter School*
Church
Civic Club/Fraternal Lodge
College or University*
Commercial Amusement, Indoor
Commercial Amusement, Outdoor*
Commercial School
Convenience Store
Convention Facility
Custodial Quarters*
Drug Store/Pharmacy
Dry Cleaner
Electric Generating Plant*
Electric Substation*
Equipment Leasing, Indoor
Financial Institution
Firewood Bulk Sales*
Flea Market, Indoor*
Furniture & Appliance Sales
Grocery/Supermarket
Home Improvement Center
Kindergarten, Preschool or Childcare Center
Landscape Nursery
Laundromat
Library
Massage Therapy
Medical and Surgical Appliances
Medical Laboratory
Medical Office/Clinic
Mining*
Movie Theater/Theater
Museum or Art Gallery
Neighborhood Assistance Center
Office Equipment Sales, Repair and Maintenance*
Office, General
Optical Dispensary
Parking Garage or Lot, Commercial
Pet Sales and Grooming
Printer, Small Scale

Reception Facility*
Repair and Service Shop
Restaurant
Restaurant, Drive-Through*
Retail Sales/Personal Service
Retail Sales with Gas Pumps*
Sanitary Landfill*
School, Public or Private
Sewage Treatment Plant*
Shooting Range, Indoor*
Stadium, Arena, Athletic Field*
Tattooing/Body Piercing Establishment*
Tire Dealer, No Outside Storage
Used Goods or Products Collection Point, Temporary*
Water Reservoir or Well, Public*
Water Treatment Plant*
Wind Generator*
Wrecker Service (one)

* Allowed by Specific Use Permit only.