

## **Sec. 35-231. SC Shopping Center.**

### ***Sec. 35-231.1. Purpose and Intent.***

The purpose of this district is to establish provisions for the comprehensive development of property suitable for commercial use. The intent is to prevent piecemeal commercial development in areas which may be more appropriate for a clustered shopping center use.

### ***Sec. 35-231.2. Preliminary Development Plan to be Included in Application for Rezoning.***

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

### ***Sec. 35-231.3. Processing.***

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-317. (Development Plans), and with Sec. 35-314. (Land Use Permits).

### ***Sec. 35-231.4. Categories of Shopping Centers.***

Shopping centers shall be classified according to net area as follows:

1. Convenience Shopping Center.....2 or more acres
2. Community Shopping Center.....12 or more acres

The purpose of the Convenience Shopping Center is to serve the everyday (frequent) needs of the consumer.

The Community Shopping Center's purpose is to provide the opportunity to comparison shop, make available to the consumer goods and services required infrequently and, in addition, serve the everyday (frequent) needs of the shopper.

### ***Sec. 35-231.5. Permitted Uses.***

1. Convenience Shopping Center.
  - a. Retail stores and shops primarily engaged in selling food for home preparation and consumption such as: 1) food market; 2) meat market; and 3) bakery.
  - b. Liquor store.
  - c. Stores, shops and establishments offering regularly required services as follows:
    - 1) Barber shop.
    - 2) Beauty shop.
    - 3) Cleaning and pressing shop and laundry agency having a floor area of not to exceed 2,000 square feet.

- 4) Self-service laundry or cleaning establishment.
  - 5) Shoe repair shop.
  - 6) Service station in conjunction with other commercial establishments.
  - 7) Branch banks, excluding drive-thrus.
  - d. Restaurants, delicatessens, cafes, and bars excluding drive-in restaurants.
  - e. Drug store.
  - f. Variety store.
  - g. Hardware store.
  - h. Professional and commercial offices occupying not more than twenty (20) percent of the gross square footage of the total building area.
  - i. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by the Section 35-231.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4063, 8/18/92)*
  - j. Any other store, shop or establishment offering goods at retail or service which the Planning Commission finds is similar in character to those enumerated above and is essential to the daily (frequent) needs of the residents of the surrounding area and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property values, danger to life and property, or other similar causes.
2. Community Shopping Centers
- a. All uses in a Convenience Shopping Center.
  - b. Department store.
  - c. Apparel store.
  - d. Jewelry store.
  - e. Home furnishings.
  - f. Radio, television, and music store.
  - g. Sporting goods.
  - h. Pet shop.
  - i. Book shop.

- j. Any other store, shop or establishment offering goods at retail or service which the Planning Commission finds is of similar character to those enumerated above and is essential to the shopping needs of the area it serves and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property, or other similar causes.

**Sec. 35-231.6. *Uses Permitted with a Major Conditional Use Permit in Convenience and Community Shopping Centers.***

1. Bowling alley or other indoor recreational establishment.
2. Commercial and professional office space occupying more than twenty (20) percent of the gross square footage of the total building area.
3. Theater.
4. Live/work uses. *(Added by City Ord. 12-12, 10/18/12)*

**Sec. 35-231.7. *Uses Permitted with a Minor Conditional Use Permit in Convenience and Community Shopping Centers.***

1. Automobile service station. *(Amended by Ord. 3990, 2/21/92)*
2. Certified Farmer's Market. *(Added by Ord. 4087, 12/15/92)*

**Sec. 35-231.8. *Setbacks for Buildings and Structures.***

1. Front: Twenty (20) feet from the right-of-way line of any street bordering the shopping center.
2. Side and Rear: Ten (10) feet except:
  - a. Twenty (20) feet when a Convenience Shopping Center abuts a residential district.
  - b. Fifty (50) feet when a Community Shopping Center abuts a residential district.

**Sec. 35-231.9. *Coverage.***

Not more than thirty (30) percent of the net lot area shall be covered by buildings or structures.

**Sec. 35-231.10. *Height Limit.***

No building or structure shall exceed a height of thirty-five (35) feet.

**Sec. 35-231.11. *Parking.***

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except that the following regulations shall apply to uses which do not require a Conditional Use Permit:

1. There shall be at least one parking space per 200 square feet of net floor area or fraction thereof enclosed within a building or used for outdoor storage or sales space.

*Sec. 35-231.12. Landscaping/Screening.*

1. Not less than five (5) percent of the net lot area shall be landscaped.
2. All portions of any setback area fronting on a street shall be landscaped.
3. Along each side or rear boundary abutting a residential district there shall be provided an ornamental masonry wall not less than six (6) feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets, plus a row of trees which will provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.
4. Where property on the opposite side of an existing or proposed street is zoned for residential use, there shall be provided along each boundary abutting such street, an ornamental masonry wall not less than three (3) feet in height, except at access points. Said wall shall be set back from the property line not less than three (3) feet, which setback shall be landscaped.
5. Such landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

*Sec. 35-231.13. General District Regulations.*

1. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Planning Commission or Zoning Administrator. *(Amended by Ord. 3990, 2/21/92)*
2. Areas for trash shall be enclosed and architecturally screened in such a manner as to conceal all trash or stored material from public view.