

CHAPTER Shopping Center SC

CROSS REFERENCES

- General Provisions - see P. & Z. 1151.04
Bond Requirements - see P. & Z. 1151.06(d)
Design and fireproofing of buildings - see P. & Z. 1151.04(c)(3)
Heights extensions - see P. & Z. 1171.02
Signs - see P. & Z. 1179
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PURPOSE.

- (a) This district is established to provide Shopping Center Districts where compatible business facilities with functional relationships will be planned, organized and grouped in a unified arrangement of buildings and service facilities, all designed on a designated area of sufficient dimensions to satisfy all off-street parking demands and located along major arterial streets where the traffic generated by such development can be accommodated in such a manner that the public health, welfare and safety of the surround area will be maintained.

PERMITTED USES.

- (a) All use permitted in the Office/Professional District, General Business District, and Retail Business District.
- (b) Lodging facilities. Motel accommodations for the traveling public. A game room or amusement arcade may be permitted within lodging facilities only in a conditional use permit is granted in accordance with standards.
- (c) Eating and drinking establishments. Restaurants, snack bars, taverns, drive-in restaurants as individual establishments permitted in this District. A game room or amusement arcade may be permitted within eating and drinking facilities only if a conditional use permit is granted in accordance with standards.
- (d) Similar Main Uses Permitted. Any other general business store, shop or service not listed above or in any subsequent use classification and determined as similar by the Planning Commission.
- (e) Accessory Uses Permitted. Any accessory use such as storage of goods or processing operations which are clearly incident to conducting a retail business, office or service establishment or other permitted main use, provided such an accessory use is compatible with contiguous office, retail and service establishments.
- (1) Accessory off-street parking and loading facilities as required.

REPLACEMENT.

- (a) Similar Main Uses Permitted. Any other motorist service facility or service not listed above or in any subsequent use classification and determined as similar by the Planning Commission in accordance with the standards.
- (b) Accessory Uses Permitted.
 - (1) Accessory off-street parking and loading facilities as required.
 - (2) Signs: business, professional nameplate, directional, real estate and project.
 - (3) Oil and gas wells drilling, operation and maintenance.

PROHIBITED USES.

- (a) Crematorium.
- (b) Pinball and mechanical electronic games are not permitted except in incidental entertainment use in bars, night clubs, and taverns holding a valid hard liquor license.
- (c) Sale of fireworks and like items

HEIGHT REGULATIONS.

- (a) Except as provided in Chapter 1171, no building shall be erected in the Shopping Center District to a height in excess of two and one half stories or an excess of sixty feet, measured from the natural grade of the building line to the highest point on the roof, except that these provisions shall not apply to the height of a clock tower, wireless tower, chimney stack tower, scenery loft, or to the mechanical appurtenances part of such building.
- (b) Mechanical space for building equipment placed on the building roof may be allowed above the maximum height specified, provided that such mechanical space is set back a minimum of fifteen feet from any exterior wall, does not exceed fifteen feet in height and is adequately screened from view, and provided, further that such mechanical space and screening are approved by the Planning Commission.

YARD REQUIREMENTS.

- (a) Setback lines. The setback line for any building or structure erected shall be a minimum of twenty feet from the public right of way.
- (b) Side and Rear Yards. Every building or structure intended for business use, shall have a rear and side yard, each of which shall have a width of at least ten feet from the rear and side lot lines except when adjacent to a Residential District use, the width shall be one hundred feet from the lot line adjacent to the Residential District.
- (c) Storm Drainage. Drainage shall discharge into a common closed conduit which is to be located in the right of way of streets, alleys or easements. In no case shall the Planning Commission approve a storm drainage system, which involves swales, roadside ditches, etc. as a means of conveying surface drainage from the sites.

INTENSITY OF USE.

- (a) Land Coverage. In Shopping Center Districts, the land area occupied by main and accessory buildings shall not exceed twenty-five percent of the total area of the parcel being developed.
- (b) Size of Building. There shall be no building size restriction within the Shopping Center District.

STORAGE AND WASTE REMOVAL.

- (a) Ample inside or enclosed storage space must be provided for commercial debris, waste and garbage. Storage space must be contiguous to the main building and all storage items shall be screened from the parking lot and roadway. Outside storage of various sundry items such as business equipment and rental or lease equipment, trade-in or salvage merchandise, construction material and containers or cases are prohibited. Removal and disposal by owner of the debris, waste or garbage is required to maintain a neat and orderly premises.

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