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**SECTION 10.8 SC (SHOPPING CENTER) ZONE****A. USES PERMITTED:** The following retail and service businesses:

1. Advertising agencies
2. Antique shops
3. Apparel shop
4. Art supplies
5. Bakery and bakery goods store, provided the products are sold exclusively on the premises
6. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
7. Barber shops
8. Beauty shops
9. Book, stationery, or gift shop
10. Bus shelters
11. Business, secretarial, medical, and computer schools
12. Camera and photographic supplies
13. Candy store, soda fountain, ice cream store, excluding drive-ins
14. Carpet and rug stores
15. Clinics - medical or dental
16. Delicatessen
17. Department store, excluding discount department stores
18. Drug store
19. Dry cleaning store
20. Eating and drinking places, without drive-in or drive-thru facilities
21. Employment agencies
22. Florist shop
23. Food store and supermarkets
24. Furniture store
25. Garden supplies
26. Glass, china, or pottery store
27. Haberdashery
28. Hardware store
29. Health clinics and health spas
30. Hobby shop
31. Household and electrical appliance store, including incidental repair
32. Interior decorating studio
33. Jewelry store, including repair
34. Laboratories - medical and dental
35. Leather goods and luggage store
36. Library
37. Locksmith shop
38. Music, musical instruments, and records, including incidental repair
39. Office appliances and supplies

40. Off-street parking lots and/or garages
41. Offices
42. Opticians and optical goods
43. Package liquor and wine store, without drive-in or drive-thru facilities
44. Paint and wallpaper store
45. Pet shop, excluding boarding and outside runs
46. Police and fire stations
47. Post office
48. Radio and television store, including repair
49. Shoe store and shoe repair
50. Sporting goods
51. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
52. Tailor shop
53. Theaters, excluding drive-ins
54. Toy stores
55. Travel Bureaus
56. Variety store, including notions and "five and ten" stores

**B. ACCESSORY USES**

1. Customary accessory uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. The location, size, height, and type of all signs shall be in accordance with Article XIV of this ordinance or as approved in the development plan

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.15 of this ordinance:

**D. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered, except in accordance with the following regulations:

1. Minimum building site area - Five (5) acres (In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area)
2. Minimum front yard depth – Ninety (90) feet.
3. Minimum side and rear yard requirements - Thirty-five (35) feet.
4. Maximum building height - Thirty (30) feet. The maximum height for buildings may be increased up to forty-five (45) feet, provided that for each additional foot over thirty (30) feet, an additional foot shall be required for all side and rear yards, as required in Subsection D., 1., 3.

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## E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any residential zone.
4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone. Such site plan shall include the layout of the entire area of the proposed shopping center and shall take into consideration good shopping center design (i.e., internal and external good pedestrian and vehicular access) and functional relationship of uses within the shopping center.
5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
6. Screening and landscaping shall be provided as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirements established for this zone.
7. Off-street parking is permitted as follows:
  - a. To a minimum of twenty (20) feet from property lines along major streets (collector and arterial).
  - b. To a minimum of ten (10) feet from property lines along interstate highways.
  - c. To a minimum of seventy (70) feet from property lines immediately adjacent to a residential zone.