
SECTION 10.15 SC (SHOPPING CENTER) ZONE

A. PERMITTED USES

1. Advertising agencies
2. Antique shops
3. Apparel shops
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 and beauty shops
8. Books, stationery, or gift shops
9. Business or professional colleges
10. Camera and photographic supplies
11. Candy store, soda fountain, ice cream stores, excluding drive-ins
12. Carpet and rug stores
13. Clinics - medical or dental
14. Delicatessen
15. Department stores
16. Drug stores
17. Dry cleaning and laundry pick-up station
18. Eating and drinking places, excluding drive-ins
19. Employment Agencies
20. Florist shops
21. Food stores and supermarkets
22. Furniture store
23. Garden supplies
24. Glass, china, or pottery store
25. Haberdashery
26. Hardware stores
27. Health clinics and health spas
28. Hobby shops
29. Household and electrical appliance store, including incidental repair
30. Interior decorating studio
31. Jewelry store, including repair
32. Laboratories - medical and dental
33. Laundromats - self-service washing and drying
34. Leather goods and luggage stores
35. Library
36. Locksmith shop
37. Music, musical instruments, and records, including incidental repair
38. Office appliances and supplies stores
39. Offices

40. Opticians and optical goods
41. Package liquor and wine store, excluding drive-ins
42. Paint and wallpaper stores
43. Pet shop, excluding boarding and outside runs
44. Police and fire stations
45. Post offices
46. Radio and television stores, including repair
47. Shoe stores - sales repair
48. Sporting goods stores
49. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
50. Tailor shops
51. Taverns
52. Toy stores
53. Travel bureaus
54. Variety stores, 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. Signs, as regulated by Article XIV of this ordinance

C. CONDITIONAL USES: The following uses or any customary accessory buildings or use subject to the approval of the Board of Adjustment, as set forth in Section 9.14 and 18.7 of this ordinance:

1. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan).

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter 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 yard requirements - Fifty (50) feet for each front, side (on each side of the building), and rear yards
3. Maximum building height - Forty (40) feet.

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, or into any adjacent property.
4. 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 requirement established by this zone.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
7. 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 vehicle access) and functional relationships of uses within the shopping center.