
SECTION 10.16 SC (SHOPPING CENTER) ZONE**A. PERMITTED USES**

1. Advertising agencies
2. Antique shops
3. Apparel shops
4. Art supplies
5. Automobile laundry
6. Automotive parts and accessories store (new)
7. Automotive service and repair shops
8. Bakery and bakery goods store, provided the products are sold exclusively on the premises
9. Banks and other financial institutions, including savings, loan, and finance companies, with drive-in windows
10. Barber and beauty shops
11. Billiard or pool halls
12. Books, stationery, or gift shops
13. Bowling alleys
14. Business or professional colleges
15. Bus stations
16. Camera and photographic supplies stores
17. Candy store, soda fountain, ice cream stores, excluding drive-ins
18. Carpet and rug stores
19. Clinics - medical or dental
20. Clubs - including businessmen's, YMCA/YWCA
21. Delicatessens
22. Department stores
23. Drug stores
24. Dry cleaning and laundry pick-up stations
25. Eating establishments and taverns, excluding drive-ins
26. Employment agencies
27. Florist shops
28. Food stores and supermarkets
29. Furniture stores
30. Garden supplies
31. Glass, china, or pottery stores
32. Haberdashery
33. Hardware stores
34. Health clinics and health spas
35. Hobby shops
36. Household and electrical appliance store, including incidental repair
37. Interior decorating studios
38. Jewelry stores, including repair
39. Laboratories - medical and dental

40. Laundromats and self-service washing and drying
41. Leather goods and luggage stores
42. Library
43. Locksmith shops
44. Music, musical instruments, and record stores, including incidental repair
45. Off-street parking lots and/or garages
46. Office appliances and supplies stores
47. Offices
48. Opticians and optical goods stores
49. Package liquor and wine stores, excluding drive-ins
50. Paint and wallpaper stores
51. Pet shops, excluding boarding and outside runs
52. Police and fire stations
53. Post offices
54. Radio and television stores, including repair
55. Service stations
56. Shoe stores sales and repair
57. Sporting goods stores
58. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
59. Tailor shops
60. Theaters, excluding drive-ins
61. Toy stores
62. Travel bureaus
63. 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
4. Electro-mechanical games - being defined as electro-mechanical pin ball machines and video games specifically designed, constructed, set up and kept to be played for amusement only
5. Recycling collection facility - being a building or trailer providing for a collection location for the temporary storage of recyclable materials; such facility shall be restricted to the side or rear yard area of shopping centers

C. AREA AND HEIGHT REGULATIONS: No building shall be created 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 yard requirements - Fifty (50) feet for each front, side (on each side of the building site), and rear yards
3. Maximum building height - Forty (40) feet

D. 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. No outdoor storage of any usable material shall be permitted except in accordance with Section 10.14, D., 6., below.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
4. Where any yard of any use permitted in this zone abuts a residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be provided.
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. The display of merchandise is permitted on sidewalks only subject to the following restriction:
 - a. Only merchandise for sale, including plants and gardening materials, may be displayed.
 - b. Displays are limited to the area directly in front of a commercial establishment offering the items for sale.
 - c. Displays may not be located within six feet of the edge of the sidewalk nearest the curb, and shall allow for six feet of clear width on the sidewalk in any case.
 - d. Displays shall not block ingress or egress to any entrances or exits or adjoining buildings or properties.
 - e. No stacks of any material or pallets higher than five (5) feet.
 - f. No such displays shall engage the use of electricity nor shall such displays be animated or use lights or noise making devices.
 - g. Cooking or grilling is not permitted anywhere on sidewalk nor in the parking 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 vehicular access) and functional relationship of uses within the shopping center.

8. Additional Construction Standards

(a) Exterior Wall Materials

- (i) Primary Building Materials may be used for up to 100% of the exterior wall surface area. Permitted primary materials include the following materials; brick, wood “clapboard” type siding, wood composite “clapboard” type siding or cement board “clapboard” type siding, stone, tile, glass or concrete which is formed to have a masonry unit appearance may be used.
- (ii) Secondary Building Materials may be used for trim, detailing, and incidental or secondary wall areas. These secondary materials may not exceed 40% of the exterior wall surface area. Permitted secondary materials include; architectural grade metals, EIFS/stucco, glass block and precast concrete. Only architectural grade materials shall be used.
- (iii) Prohibited Building Materials may not be utilized at all. These prohibited materials include; plain/smooth faced CMU, flimsy or synthetic appearing exterior wall materials (such as ribbed, industrial style metal siding, exposed fastener metal wall panels, vinyl siding, T111 or other hard board type materials that are manufactured in sheets) are not permitted.

(b) Roofs – Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal.

(c) Mechanicals

- (i) All mechanical equipment shall be screened from view of the public street frontage or a private access drive which functions as a street. This does not include equipment that is required by a public utility company (i.e. Electric/gas meters, etc.).
- (ii) Ground mounted equipment shall be screened either with landscaping or enclosed within a structure which uses the same materials, colors, or design detailing as the principal building.
- (iii) If roof mounted, mechanical equipment shall be screened by a parapet wall or stage set roof types (for flat roofed buildings). If used, the parapet wall shall be designed and constructed as an integral part of the overall building. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.