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**SECTION 10.23 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 and shoe 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

**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 and shall abut a deeded right-of-way. 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. Individual outlots that do not meet this minimum size may be allowed as part of an integrated shopping center, provided that the overall site meets this requirement.
2. Minimum yard requirements - Fifty (50) feet for each front, side (on each side of the building site), and rear yards except where the lot abuts an arterial street, as identified in the adopted comprehensive plan, then there shall be a minimum yard requirement of one hundred (100) feet. Outlots

shall have a minimum setback of twenty (20) feet from any Right of Way, zero (0) feet side and rear yard setbacks, and fifty (50) feet setback from any residential use or zone.

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 materials, supplies, or products shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
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 for 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 vehicular access) and functional relationships of uses within the shopping center.
8. All utilities must be underground when any new development occurs.
9. No outdoor storage of any waste materials shall be permitted in this zone, except within enclosed containers.
10. Exterior building materials of structures located on permitted outlots shall be of the same materials as the primary building, unless otherwise approved by the City Council.
11. Business buildings within this zone may outline the top of the building on three (3) sides with a single strand of LED building accent lights.
12. No lighting shall be permitted that would glare from this zone onto any street or into any residential zone
13. No Animated, projecting, revolving, and moving lights, including those which create the appearance of animation, projection, revolving, or movement, or utilize flashing or intermittent lights, or lights of changing degrees of intensity shall be permitted.