

SECTION 10.20 SC (SHOPPING CENTER) ZONE**A. PERMITTED USES:**

1. Advertising agencies
2. Antique shops
3. Apparel shop
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 hall
12. Book, stationery, or gift shop
13. Bowling alleys
14. Business or professional colleges
15. Bus stations
16. Camera and photographic supplies
17. Candy store, soda fountain, ice cream store, excluding drive-ins
18. Carpet and rug stores
19. Clinics - medical or dental
20. Clubs - including businessmen's, YMCA/YWCA
21. Delicatessen
22. Department stores
23. Drug store
24. Dry cleaning and laundry pick-up station
25. Eating establishments and taverns (excluding drive-ins)
26. Employment agencies
27. Florist shop
28. Food store and supermarkets
29. Furniture store
30. Garden supplies
31. Glass, china, or pottery store
32. Haberdashery
33. Hardware store
34. Health clinics and health spas
35. Hobby shop
36. Household and electrical appliance store, including incidental repair
37. Interior decorating studio
38. Jewelry store, including repair
39. Laboratories - medical and dental

40. Laundromats and self-service washing and drying
41. Leather goods and luggage store
42. Library
43. Locksmith shop
44. Music, musical instruments, and records, including incidental repair
45. Off-street parking lots and/or garages
46. Offices
47. Office appliances and supplies stores
48. Opticians and optical goods
49. Package liquor and wine store, excluding drive-ins
50. Paint and wallpaper store
51. Pet shop, excluding boarding and outside runs
52. Police and fire stations
53. Post office
54. Radio and television store, including repair
55. Service stations
56. Shoe store and shoe repair
57. Sporting goods
58. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
59. Tailor shop
60. Theaters, excluding drive-ins
61. Toy stores
62. Travel bureaus
63. 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. Signs, as regulated by Article XIV of this ordinance

C. AREA AND HEIGHT 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, 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
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.
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 vehicle access) and functional relationship of uses within the shopping center.