

SECTION 10.14 SC SHOPPING CENTER ZONE:**A. USES PERMITTED:** The following retail and service businesses:

1. Advertising agencies
2. Animal clinic
3. Antique shops
4. Apparel shops
5. Art supplies
6. Automobile laundry
7. Automotive parts and accessories store, new
8. Automotive service and repair
9. Bakery and bakery goods store, provided the products are sold exclusively on the premises
10. Banks and other financial institutions including savings, loan, and finance companies, with drive-in windows
11. Barber shops
12. Beauty shops
13. Billiard or pool hall
14. Book, stationary or gift shops
15. Bowling alley
16. Bus station
17. Business or professional college
18. Camera and photographic supplies
19. Candy store, soda fountain, ice cream store
20. Carpet and rug store
21. Clinics – medical or dental
22. Clubs (including businessmen's, YMCA-YWCA)
23. Computer store - retail
24. Delicatessen store
25. Department store
26. Drug store
27. Dry cleaning and laundry pickup station
28. Eating and drinking places
29. Employment agencies
30. Florist shop
31. Food store and supermarket
32. Furniture store
33. Garden supplies
34. Glass, china, or pottery store
35. Haberdashery
36. Hardware store
37. Health clinics and health spas
38. Hobby shop
39. Home Improvement Center Use/General Building Supplies

40. Household and electrical appliance store including incidental repair
41. Interior decorating store
42. Jewelry store including repair
43. Laboratories, medical and dental
44. Laundromats, self service washing and drying
45. Leather goods and luggage store
46. Library
47. Locksmith shop
48. Nursery school
49. Office appliances and supplies
50. Offices
51. Off-street, parking lots and/or garages
52. Opticians and optical goods
53. Package liquor and wine store
54. Paint and wallpaper store
55. Pet shop excluding boarding and outside runs
56. Police and fire stations
57. Post office
58. Radio and television store including repair
59. Shoe store and shoe repair
60. Sporting goods
61. Studios for professional work on teaching of any form of fine arts, photography, music, drama, or dance
62. Tailor shops
63. Theaters, excluding drive-ins
64. Toy stores
65. Travel bureau
66. Variety stores including notions and “Five and Ten” stores

B. ACCESSORY USES:

1. Customary accessory uses
2. Fences and walls as regulated by Article XI of this ordinance
3. Signs as regulated by Article XIV of this ordinance

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 use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 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 city's adopted comprehensive plan

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

1. Minimum Building Site Area – Ten (10) acres. (In the case of this zone (SC) 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 or three (3) stories, unless such building is set back from the street right-of-way a distance of not less than one-half (1/2) its height and is set back from all other property lines a distance of fifteen (15) feet from side yard and twenty-five (25) feet from rear yard plus two (2) feet on each side and rear yard for each foot of height in excess of forty (40) feet. In addition to the above requirement any such building shall provide a pad to support a fire truck within twenty (20) feet of said building

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XII and XIII of this ordinance
2. No outdoor storage of any material (useable 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. Screening areas and additional setbacks shall be provided in accordance with Section 9.17 of this ordinance and as approved by the Planning Commission
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, provided that lawn and garden, and landscape materials and seasonal merchandise may be displayed and sold in specific designated areas other than in a completely enclosed building as depicted on the Development Plan, as approved by the Planning Commission
7. A development plan, as regulated by section 9.19 of this ordinance, shall be required for any use in this zone. Such development plan shall include the layout of the entire area of the shopping center and shall take into consideration good shopping center design including internal and external pedestrian and vehicular access, and functional relationship of uses within the shopping center