



**SC - SHOPPING CENTER DISTRICT**

The SC, shopping center district is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, coordinated signage and high-quality landscaping.

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| Minimum Development Size:  | 5 acres   |
| Minimum Development Width: | 250 feet  |
| Minimum Lot Size: a        | 20,000 square feet  |
| Minimum Street Frontage:   | 100 feet  |
| Minimum Street Setback: c  | 30/55 feet Local, Subcollector, Collector<br>40/75 feet Minor Thoroughfare<br>50/95 feet Major Thoroughfare |
| Minimum Interior Setback:  | 20 feet Adjacent to Non-Residential e,i<br>35 feet Adjacent to Residential i                                |
| Maximum Building Height:   | 50/80 feet f  |

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- a – Lots of record having less than minimum required area may be developed pursuant to Section 30-303 (a).
  - b – Maximum district size of three (3) acres (excluding any street right-of-way).
  - c - Setback from right-of-way or property line/setback from street centerline, whichever is greater.
  - d- Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.
  - e – A through lot has two (2) street setbacks but no rear setback.
  - f – Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet in height. No additional setback is required for buildings above 80 feet in height.
  - g - Smaller lots are permitted for residential uses.
  - h - No more than three (3) full or partial stories entirely above grade.
  - i – Development perimeter only.
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**Additional Requirements:**

- a. No more than 60,000 square feet of gross floor area per use shall be permitted on a lot.
- b. No more than 100,000 square feet of gross floor area per development shall be permitted.