



### **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 40/75 feet Minor Thoroughfare 50/95 feet Major Thoroughfare
Minimum Interior Setback:	20 feet Adjacent to Non-Residential e,i 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 3-14.1 (Nonconforming Lots of Record).
- 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. No additional setback is required for buildings above 80 feet in height.
- g. Smaller lots are permitted for residential uses (refer to Table 4-4-3).
- h. No more than three (3) full or partial stories entirely above grade.
- i. Development perimeter only.