

## **Shopping Center (SC)** (§10-2041)

- **Density:** 15 dwelling units per acre, 15-30 units per acre w/ preliminary approval by the Planning Commission (§10-2073)
- **Minimum Lot Requirements (Residential uses):\*** (§10-3032)
  - Area: 5,000 square feet
  - See R-30 for minimum lot dimensions for residential uses
  - \* No minimum lot area requirements for nonresidential uses
- **Minimum Setback Requirements (Nonresidential uses):\*\*** (§10-2075)
  - Front Yard: 15 feet
  - Side Yard: 0 feet
  - Corner Lot Side Yard: 15 feet
  - Rear Yard: 0 feet (Aggregate Front/Rear: 30 feet)
  - \*\* Planning Commission and Council may approve reduced setbacks. See R-30 for minimum setback requirements for residential uses.
- **Maximum Height:** 50 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)
- **Allowable ground sign (freestanding sign):** High Profile Ground Sign w/ adequate street frontage and >30-foot building setback (§10-2083)
  
- **Common Uses:** (§10-2071)
  - Convenience Retail, Food Store, Restaurant, Movie Theater
  - Auto Service/Repair, Gasoline Sales, Carwash
  - Department, Discount and Home Improvement Stores
  - Bars, Nightclub, Tavern, Lounge
  - Bank, Post Office, Professional/Medical/Financial Offices
  
- **Other Allowable Uses:** (§10-2071)
  - Residential and Residential institutions
  - Commercial Parking Lot, Mini-Warehouse Storage (>2 acres), Auto Sales/Rental
  - Hotel and Motel, Health Club, Beauty Shop
  - Hospital and Veterinary Hospital
  - Parks, Libraries, Museums, Art Galleries, Funeral Homes, Cemetery
  - Specialized and Custom Manufacturing,
  - Governmental Water and Sewage Treatment Plant
  - Utility Services and Substation
  - Telecommunication Tower
  
- **Allowable Uses Requiring a Special Use Permit:** (§§10-2144 & 10-2145)
  - Adult establishment, kennel, riding stable, governmental prison, outdoor theater w/ more than 250 seats