### SC-3 Planned Shopping Center Districts

(1) Purpose

(a) The purpose of the SC districts is to provide new neighborhood, community and regional shopping centers. The SC-1, SC-2 and SC-3 districts are intended for a unified grouping in one or more buildings, of retail establishments, stores and services that provide for the regular needs and convenience of families residing in the adjacent residential neighborhoods or in the larger community.

(b)The purpose of the SC districts also is to allow uses and structures customarily accessory and clearly incidental and subordinate to the permitted principal uses and structures as stated and restricted in Subsection 14-4.3(K)(1)(a); provided that the accessory uses and structures are in keeping with the character of the district.

(c) The further purpose of the SC districts is that the three types of SC districts are defined and distinguished by scale of development, using trade area, market and number and variety of retail establishments to determine whether the district should be zoned SC-1, SC-2 or SC-3 as follows:

(iii) SC-3 regional shopping center district:

1) radius of trade area is approximately one hour drive by automobile;

2) minimum market is approximately one hundred fifty thousand people; and

3) composition of center is one or more full-time department stores with eighty thousand to one hundred thousand square feet of gross leasable area each and retail establishments providing convenience goods and personal services.

(d) Development and design standards, including square footage restrictions, for the three SC districts are in Article 14-7. (Ord. No. 2012-11 § 9)

(2) Rezoning Requirements

(a) Property is eligible for rezoning to SC if:

(i) the property is:

1) an addition in depth to lands where frontage is already commercially zoned;

2) already commercially zoned and existing development, if any, can be brought into conformance with the SC district regulations; or

3) not already commercially zoned in whole or in part and is not now served by appropriate and convenient shopping facilities;

(ii) the shopping center will be convenient to and serve at least one residential area; and

(iii) the tract on which the shopping center will be located is of such size, shape and location as to enable well-organized development of the commercial facilities, with proper access streets, ingress and egress, off-street parking and loading space and other requirements and amenities.

(b) Additionally, property is eligible for rezoning to:

(i) SC-1 if it has a site area of five to fifteen acres;

(ii) SC-2 if it has a site area of ten to forty acres; and

(iii) SC-3 if it has a site area of thirty-five acres or more.

(c) Rezoning to SC requires consideration and approval by the planning commission and governing body of preliminary or final development plans, or both, for the property as provided in Section 14-3.8.

***Dimensional Standards***

**Minimum lot** 40 acres

**Maximum height**: 45

**Minimum setbacks:** Requirements for minimum yards in SC districts shall be equivalent to the minimum yard requirements in any adjoining zoning district

**Max lot cover**: None