

§ 250-37. Traffic study.

See § 250-125.

ARTICLE VII, C1 Planned Shopping Center District

§ 250-38. Purpose.

The purpose of this district is to provide retail shopping and service facilities to serve residents of the region and to encourage integrated development of large sites in key locations on the regional transportation network for planned shopping centers.

§ 250-39. Authorized uses.

In the C1 Planned Shopping Center District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Any permitted use specifically listed in the C2 and C3 Districts shall be allowed as a permitted use within the site of a planned shopping center which has received conditional use approval in accordance with § 250-110A(27).
- (b) Oil and gas drilling, subject to the zoning certificate required by § 250-158A(5). [Added 3-12-2007 by Ord. No. 01-2007]

(2) Accessory uses.

- (a) Signs, subject to Article XVII.
- (b) Off-street parking and loading, subject to Article XVI.
- (c) Fences, subject to § 250-115C.
- (d) Drive-in facilities, subject to § 250-124.
- (e) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional use.

(1) Principal uses.

- (a) Drive-in facilities, subject to § 250-124.
- (b) Planned shopping center, subject to § 250-110A(27).

(2) Accessory uses.

- (a) Telecommunications towers and facilities, subject to Article XIX.

C. Uses by special exception.

(1) Principal uses.

- (a) Comparable uses not specifically listed, subject to § 250-110A(42).
- (b) Temporary use or structure, other than a construction trailer, subject to § 250-110A(39).
- (c) Day-care center or nursery school, subject to § 250-110A(8).

(2) Accessory uses.

- (a) Home occupation in a single-family dwelling which is nonconforming use, subject to § 250-110A(14).

§ 250-40. Area and bulk regulations.

In the C1 Planned Shopping Center District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specified conditional uses and uses by special exception contained in Article XIV:

- A. Minimum size area for a shopping center: five acres.
- B. Minimum lot area within a shopping center: 21,780 square feet.
- C. Minimum lot width: 100 feet.
- D. Maximum lot coverage: 23%.
 - (1) Maximum impervious area: 80%.
 - (2) Minimum penetrable surface area: 20%.
- E. Minimum front yard: 50 feet.
- F. Minimum rear yard:
 - (1) Adjoining R Zoning District: 100 feet.
 - (2) Accessory structures: 20 feet.
 - (3) All others: 40 feet.
- G. Minimum side yard:
 - (1) Adjoining R Zoning District: 100 feet.
 - (2) All others: 20 feet each side.
- H. Minimum distance between buildings (where more than one building is located on a single lot): 20 feet.
- I. Special yard requirements: See § 250-115.
- J. Permitted projections into required side yards: See § 250-116.
- K. Maximum height:
 - (1) All principal structures: 35 feet and two stories.
 - (2) All accessory structures: 15 feet and one story.
- L. Height exceptions: See § 250-117.

§ 250-41. Parking and loading.

See Article XVI.

§ 250-42. Signs.

See Article XVII.

§ 250-43. Performance standards.

See § 250-112.

§ 250-44. Storage.

See § 250-122.

§ 250-45. Screening and landscaping.

See § 250-113.

§ 250-46. Vehicular access.

See § 250-123.

§ 250-47. Steep slope controls.

See § 250-114.

§ 250-48. Traffic study.

See § 250-125

ARTICLE VIII, C2 Neighborhood Business District

§ 250-49. Purpose.

The purpose of this district is to provide retail shopping service facilities to serve immediate household needs which are of a limited type and size appropriate to smaller properties, which do not generate large amounts of traffic and which do not adversely impact neighboring residential uses.

§ 250-50. Authorized uses.

In the C2 Neighborhood Business District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Retail bakery, excluding processing.
- (b) Card and gift shop.
- (c) Catering service.
- (d) Convenience store.
- (e) Dry-cleaning pickup store.
- (f) Financial institution.
- (g) Florist shop, excluding greenhouse.
- (h) Food store.
- (i) Self-service laundry.
- (j) Medical offices.
- (k) Newsstand.
- (l) Personal services.
- (m) Pharmacy.
- (n) Professional offices.
- (o) Public buildings.
- (p) Restaurants.
- (q) Video store, excluding adult video store.
- (r) Essential services.
- (s) Oil and gas drilling, subject to the zoning certificate required by § 250-