

**CHAPTER 1130**  
**CC-2A Shopping Center District**

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**1130.01 PURPOSE.**

The purpose of this district is to provide locations for planned shopping centers. Access should have the same conditions as the CC-2 District.

**1130.02 PRINCIPAL USES PERMITTED.**

Same as in CC-2 District, except as hereinafter modified.

**1130.03 PROVISIONAL USES PERMITTED.**

None.

**1130.04 CONDITIONAL USES PERMITTED.**

Same as in CC-2 District, except as hereinafter modified.

**1130.05 ACCESSORY USES PERMITTED.**

Same as in CC-2 District, except as hereinafter modified.

**1130.06 GENERAL PROVISIONS.**

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

**1130.07 SPECIAL PROVISIONS.**

(a) Development of a lot or separate tract larger than two (2) acres shall be subject to the special provisions of Subsection 1108.07(b). All CC-2A tracts shall consist of not less than two (2) acres, or else be continuous to a tract presently zoned CC-2A.

(b) The owner shall submit to the Planning Board having jurisdiction for its review a preliminary plan for the use and development of such tract of land. The Planning Board shall investigate and ascertain whether the location, size, access, and other general characteristics of the proposed plan comply with the following conditions:

- (1) The plan shall provide for the development of an integrated shopping area with adequate and properly arranged vehicular access points and parking facilities which will be safe to use and will have no adverse effects upon the adjoining or surrounding development.
- (2) When the development plan is found to comply with the requirements set forth in this section and other applicable provisions of this Zoning Code, the Planning Board shall submit such plan with its report and recommendation together with the required application by the proponents for the necessary change in the zoning classification of the site of the proposed shopping area to the City Commission which shall hold a public hearing on both the development plan and application for a change in zoning.
- (3) The City Commission shall take into consideration the recommendation from the Planning Board on both the rezoning and the development plan in making its decision in establishing the CC-2A zone. If such rezoning is approved, the ordinance shall include the development plan and any amendments thereto.
- (4) After the development plan has been approved by the City Commission and in the course of carrying out this plan, adjustments or re-arrangements of vehicular access buildings and building additions may be requested by the proponents, such adjustments or re-arrangements shall be authorized by motion of the City Commission after being recommended by the City Planning Board.

(c) No building or structure shall be located less than fifty (50) feet from any lot in any R District, nor less than ten (10) feet from any district other than a CC-2A District. Except as otherwise provided in this Zoning Code, no building or structure shall be located less than twenty (20) feet from any street right-of-way. The shopping area shall be permanently screened, except for necessary sight clearances at entrances and exits, from all adjoining properties located in any R District by a solid wall or compact evergreen hedge not less than four (4) feet or over seven (7) feet in height. The shopping area shall also be permanently screened from all properties in any R District located across the street and within ninety (90) feet from any such shopping area by a solid wall or compact evergreen hedge not less than three (3) feet in height. The walls or hedges shall be properly and permanently landscaped and maintained. Additional requirements may be imposed to reduce or eliminate the effect that the shopping area may have on adjoining properties.

(d) All ground area occupied by all the buildings shall not exceed twenty-five percent (25%) of the total area of the lot or tract.

(e) For a building or a group of buildings constituting a shopping center, one parking space shall be provided for each 222.2 square feet of gross floor area. For a business located in a

separate building from the shopping center and on a tract of land under two (2) acres in area and under separate ownership, the number of parking spaces required for the business shall be in accordance with the parking requirements of Section 1153.02.

(f) Notwithstanding any other requirements of this Zoning Code, for a building or a group of buildings constituting a shopping center of at least 10,000 square feet, there shall be provided one (1) off-street loading or unloading space for each 20,000 square feet or fraction thereof of aggregate floor space. At least one-third (1/3) of the space required shall be sufficient in area and vertical clearance to accommodate trucks of the tractor-trailer type.  
(Ord. 03-288. Passed 8-19-03.)

**1130.08 SIGNS AND OUTDOOR ADVERTISING.**

The sign provisions of Section 1155.05 (g) shall apply.

**1130.09 PROHIBITED USES.**

The following uses shall be not be permitted in a CC-2A District:

- (a) Billboards.

(Ord. 11-242. Passed 9-13-11.)