

Sec. 4-6.3 Development Standards Within a Planned Shopping Center District.

Within a Planned Shopping Center district, the following development standards shall apply:

Sec. 4-6.31 Development Plan Required.

Before a building permit is issued for the development of a site within a Planned Shopping Center district, a development plan for such site shall be submitted to and approved by a committee of Metropolitan Planning Commission. In addition to the other development standards hereinafter set forth, this committee may establish such reasonable design requirements as it finds appropriate to accomplish the purpose of the zoning program. When a development plan for a site within a Planned Shopping Center district has been approved by the committee, it shall be certified to the Zoning Administrator. Building permits shall be issued only for improvements and developments on the site which conform to the approved development plan.

Sec. 4-6.32 Minimum Floor Area.

The initial minimum floor area that shall be permitted within a Planned Shopping Center district shall be 10,000 square feet. When 10,000 square feet of floor area has been established, such floor area may be increased in units of less than 10,000 square feet.

Sec. 4-6.33 Minimum Lot Size.

A lot or parcel within a Planned Shopping Center district may be less than four acres in size provided the development of any such parcels is in accord with the overall approved site plan for the P-S-C district.

Sec. 4-6.34 Number of Buildings.

More than one principal building shall be permitted on a lot provided each principal building is designed and arranged to conform with a plan of development for the lot which has been filed with the Zoning Administrator.

Sec. 4-6.35 Ratio of Floor Area to Ground Area.

There shall be a minimum of two square feet of ground area for each one square foot of floor area established on a lot in a Planned Shopping Center district.

Sec. 4-6.36 Setback and Screening from Residential Property.

When a lot within a Planned Shopping Center district abuts property within a residential district, then either a brick fence, not less than eight feet in height, shall be established along such property line to screen the development in the Planned Shopping Center district from the adjoining residential property, or all buildings on the lot in the Planned Shopping Center district shall be set back not less than 25 feet from the lot line which abuts on the property within the residential district. The land within the 25 foot setback shall be planted and landscaped and shall not be used for parking or for driveways. Suitable plantings shall be established within this 25 foot setback area to screen the residential property from the improvements on the lot within the Planned Shopping Center district.

Sec. 4-6.37 Minimum Yards.

Except when the requirements of 4-6.36 shall apply, the yard requirements for lots within a Planned Shopping Center district shall be as follows:

- a. Front Yard Setback Measured form Centerline of Abutting Street:

Classification of Street	Front Yard Setback From Centerline of Street
Major artery	55*
Secondary artery	45*
Collector street and minor street	35
Marginal access street	25

- b. Side Yard: Zero to 15 feet except as set forth in 4-6.36.
- c. Rear Yard: Fifteen feet except as set forth in 4-6.36.

*Provided that no structure shall be located closer than 15 feet from the right-of-way.

Sec. 4-6.38 Off-Street Parking.

Within the Planning Shopping Center district, off-street parking facilities shall be provided as required in Sec. 6-3. Off-street parking facilities shall conform to the design standards established for off-street parking areas by this Ordinance.

Sec. 4-6.39 Off-Street Loading.

Off-street loading requirements for uses established within a Planned Shopping Center district shall be the same as set forth in this Ordinance for other uses.