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Chapter 25 - ZONING
ARTICLE II. - DISTRICT REGULATIONS GENERALLY

DIVISION 12. SHOPPING CENTER DISTRICT (SC)

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Sec. 25-281. Purpose.

The Shopping Center District SC is created to permit the development of neighborhood, community and regional shopping centers in scale with surrounding market areas, as recommended in the county land use plan and in accordance with the standards set forth in this division.

It is intended to permit the establishment of shopping center districts only where planned centers of carefully organized buildings, service areas, parking areas and landscaped open spaces will clearly serve demonstrated public need, reduce traffic congestion and probable hazards which would result from strip commercial development along highways and protect property values in surrounding neighborhoods. It is further intended that the shopping center districts will provide a broader range of facilities and services appropriate to the general need of the area served as distinguished from B-1 and B-2 districts.

This district, and additions to existing districts, should be in proximity to other existing and/or planned commercial, industrial and institutional land use activities with utilities and superior road access.

(Res. of 1-1-02, § 2-1201)

Sec. 25-282. Permitted uses.

The following uses are permitted by right, subject to compliance with all other requirements of this chapter, and all other applicable regulations:

Any use permitted by right in either the B-1 or B-2 zoning district.

(Res. of 1-1-02, § 2-1202)

Sec. 25-283. Uses permissible by special exception.

The following uses may be permitted by the board of supervisors as special exception uses, subject to compliance with all other requirements of this chapter, and all other applicable regulations:

- (1) Any use permitted by special exception in either the B-1 or B-2 zoning district, excluding commercial recreation uses, outdoor, other than golf driving ranges.

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- (2) Video game room, arcade.
 - (3) Commercial recreation uses, indoor.
- (Res. of 1-1-02, § 2-1203)

Sec. 25-284. District requirements.

Minimum and maximum district sizes for the types of shopping centers:

Type	Minimum	Maximum
Neighborhood	4 acres	9 acres
Community	7 acres	25 acres
Regional	25 acres	50 acres

(Res. of 1-1-02, § 2-1204)

Sec. 25-285. Lot requirements.

- (a) *Minimum lot area.*

For neighborhood shopping centers: Sixteen thousand (16,000) square feet.

For community and regional shopping centers: Forty thousand (40,000) square feet.

- (b) *Maximum density.*

For neighborhood shopping centers:

Maximum floor area ratio: 0.25; impervious surfaces on any lot shall not exceed sixty (60) percent of the lot area.

For community and regional shopping centers:

Maximum floor area ratio: 0.25; impervious surfaces on any lot shall not exceed sixty (60) percent of the lot area.

- (c) *Minimum lot width:* One hundred (100) feet.

(Res. of 1-1-02, § 2-1205)

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Sec. 25-286. Building requirements.

(a) *Minimum yards (building setback).*

(1) For neighborhood shopping centers:

- a. *Front:* Eighty (80) feet plus distance of impervious surfaces, except setback shall be twenty-five (25) feet when:
 - 1. Parking is located behind the principal building;
 - 2. When parking screened from public road view with berms and/or evergreen (coniferous) landscaping; or
 - 3. When parking lot landscaping is increased by at least fifty (50) percent over minimum requirements.
- b. *Side:* Ten (10) feet. (Twenty-five (25) feet adjoining residential district).
- c. *Rear:* Ten (10) feet (Twenty-five (25) feet adjoining residential district).

(2) *For community and regional shopping centers:*

- a. *Front:* Eighty (80) feet plus distance of impervious surfaces, except setback shall be forty (40) feet when:
 - 1. Parking is located behind the principal building;
 - 2. When parking screened from public road view with berms and/or evergreen (coniferous) landscaping; or
 - 3. When parking lot landscaping is increased by at least fifty (50) percent over minimum requirements.
- b. *Side:* Ten (10) feet. (Fifty (50) feet adjoining residential district).
- c. *Rear:* Ten (10) feet. (Fifty (50) feet adjoining residential district).

(b) *Maximum height of buildings and structures:* Thirty-five (35) feet.

(Res. of 1-1-02, § 2-1206)

Sec. 25-287. Use limitations.

(a) *Public water and sewer service.* All development within the SC district is required to be served by public, or community water and sewer facilities which comply with current county and state health department standards.

(b) *Road access.* All development within the SC district is required to:

- (1) All SC types shall have direct access to a collector roadway, which shall be a road within the VDOT system.

(Res. of 1-1-02, § 2-1207)

Secs. 25-288—25-300. Reserved.