

# SC- SHOPPING CENTER

§ 153.021 (C) Commercial Districts. Seven commercial districts, PB, AB, LB, CB, CC, GB, and SC, are established to meet the requirements for the several classes of business uses needed to give adequate service throughout the city as related to present and future development. The SC district provides for the need for retail shopping facilities in planned shopping centers in developing commercial areas and may include completely planned shopping environments in single ownership.

## USES: PERMITTED\*

\*All uses not found on this list will require a hearing in front of the BZA. Applications made to the Plan Department.

Accounting, auditing and bookkeeping services  
Advertising agencies  
Agricultural credit institutions  
Apparel shop  
Art/Music schools  
Attorney or counsel-at-law  
Bakery- baking and selling/selling only  
Banks  
Barber and beauty shops  
Bicycle shops  
Billard & pool establishments  
Bond & mortgage companies  
Book & stationary stores  
Bowling alleys  
Business associations  
Cafeteria  
Camera & photographic supply stores  
Candy, nut and confectionary  
Charitable institutions  
Children's & infant's wear  
China, glassware & metalware  
Cigar stores  
Clothing rental  
Coin operated laundry & dry cleaning  
Computer programming services  
Contractors temp bldg.  
Convenience store with/without gas sales  
Credit unions  
Custom tailors  
Dairy products  
Day care center & home day nursery  
Delicatessen  
Department store  
Diaper service  
Drapery, curtain & upholstery  
Drive in restaurant  
Driving school  
Drug & proprietary stores  
Electrical repair OR supply shop  
Engineering and architectural services  
Family clothing  
Farm & garden supply  
Farm general

Floor coverings  
Florists  
Fruits & vegetables  
Funeral parlor or mortuary  
Furniture sales  
Furniture & appliance rental  
Furrier & fur shops  
General merchandise store  
Gift, novelty & souvenir shops  
Government office bldg.  
Grocery  
Hardware store  
Health foods  
Hobby, toy & game shops  
Household appliances  
Ice cream  
Installment sales finance companies  
Insurance agents, brokes & service  
Jewelry store  
Laundry or dry cleaning agency  
Libraries & information centers  
Liquor store  
Locker, cold storage for individual use  
Lumber & building materials dealers  
Lunch room  
Meat & fish  
Medical & dental laboratories; offices  
Men's & boy's clothing furnishings  
Microwave towers  
Motion picture theater  
Museums & art galleries  
Music & record  
News dealers  
Nursing home  
Optometrists office and/or laboratories  
Paint, glass & wallpaper stores  
Parking lot  
Personal finance companies  
Pet shop  
Photographic studios  
Physical fitness centers  
Police or fire station  
Postal station  
Pressing shops  
Professional offices  
Public park or recreational facilities  
Radio & television shop  
Radio-TV transmitting towers

Railroad or motor bus station  
Real estate services  
Reducing salons  
Restaurant  
Savings & loan associations  
Shoe sales and/or repair  
Shopping center  
Signs  
Sporting goods  
Stock brokers & dealers  
Studio business  
Supermarket  
Tailor, dressmaking & alterations w/sales  
Taxi office/limousine services  
Telegraph office/telephone  
Tire, battery & accessory dealers  
Trading stamp store  
Transmission lines for gas, oil, electricity, other utilities  
Variety stores  
Video arcades  
Video tape rentals & sales  
Watch & jewelry repair  
Women's accs, specialties, ready-wear  
**Other uses** - SIC DIV. G or J; SIC 54, 56, 58, 59, 65, 72, 80, 87, 8748, 91-94 & 96-97

## USES: SPECIAL EXCEPTIONS\*

\*Will require BZA hearing

Automatic car wash; parts; service stations  
Carry out restaurant  
Civic, social, & fraternal organizations  
Government/maintenance/service bldg.  
Lake, artificial or 3+ acres  
Night club  
Public or commercial sanitary landfill or garbage disposal plant  
Public water wells, water stations, filtration plants, reservoirs & storage tanks  
Race track  
Radio or television station or studio  
Railroads/R.O.W. & necessary uses  
Residential condos  
Sale/display of sexually explicit materials  
Skating rinks  
Tavern  
Telephone or public utility substations  
**Other uses** - SIC DIV. E; SIC 52-53 & 57

## SC DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

### Minimum Front Yard

Arterial Highway: 30'  
Collector or Local: 25'

### Minimum Side Yards

Adjoining Residential District: 15'  
Not Adjoining Residential District: 10'

### Minimum Street Side Yard: 15'

### Minimum Rear Yard:

Adjoining Residential District: 20'  
Not Adjoining Residential District: 10'

### Maximum Building Height: 35'

### Maximum Lot Coverage in % of Lot Area: 35%

### Vision Clearance on Corner Lots: YES

## § 153.065: SIGNAGE\*

\*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

-Not more than 150 square feet of the total sign area shall be permitted for any one building.

-No sign or part thereof shall be attached to or extend over any public street right-of-way.

-The area of a sign or advertising structure shall be calculated by multiplying its maximum vertical dimension by its maximum horizontal dimension, if the sign is combined on a single sign face. If separate letter or symbols are used and attached independently, the actual size of each component shall be calculated to determine sign size.

-A double faced sign may be erected having the allowed sign area on each side of the sign; provided, the maximum dimension between the two faces of the double faced sign shall not exceed 24 inches or 10% of the maximum dimension of the face of the sign whichever is the lesser.

-No sign or advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles, or interfere with, mislead or confuse traffic.

- See § 153.061 for separate Vertical Sign requirements.

-Lights used to illuminate signs or advertising structures shall be so installed as to concentrate the illumination on the sign or advertising structure and to minimize glare upon a public street or adjacent property.

-Signs may be painted upon the surface of a building; provided, however, that when such signs are so located to face a residential district, any lights on the signs shall not shine directly at the residential district.

**ADVISORY PLAN DEPARTMENT**  
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## PARKING SPACES REQUIRED: BY USE

\*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

**Agricultural Uses (SIC 01/02/07/08/09)** Not Applicable

### Amusement & Recreation Uses (SIC 78/79)

1 space per 100 sq.ft. of sales area and areas open for public use and access

### Industrial Uses

(SIC 10/12/13-17/20-39/9050/51/59/61) Not Applicable

### Institutional Uses (SIC 43/805/806/82)

1 per 100 sf. of sales area/areas open for public use and access

### Large Product Retail & Services

(SIC 52/55/5712/5722)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

-1 parking space per 400 square feet gross floor area

**Nonclassified Uses (SIC 99)** As determined by BZA

### Office & Business Services

(SIC 60-65/67/73/80/81/83/86/87)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

**Residential Uses (SIC 99)** Not Applicable

### Retail & Service Uses

(SIC 53/54/56-59/70/72/75/76/89)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

### Transportation & Utility Uses (SIC 40-42/44-49)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

**Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public**

- 1 parking space per 150 square feet gross floor area

**Average Parking Space: 9' x 18' OR 10' x 20'**