

**§ 200-28. SC Shopping Center District.**

- A. Declaration of legislative intent. In expansion of the general intent and community development objectives found in Article I of this chapter, the primary purpose of the SC Shopping Center District is as follows:
- (1) To provide for the community reasonable standards for the development of planned shopping centers where permitted as a conditional use; and
  - (2) To discourage development of strip-type highway-oriented shopping centers that take away from the village-like nature of the Township.
- B. Application. In the SC Shopping Center District the regulations set forth shall apply.
- C. Use regulations.
- (1) By right uses. In the SC Shopping Center District, a building may be erected, altered, used or occupied and a lot may be used or occupied for any one of the following uses and no other:
    - (a) Agriculture.
    - (b) Open space.
    - (c) Natural land.
  - (2) Conditional uses. In the SC Shopping Center District, a building may be erected, altered, used or occupied and a lot may be used or occupied for any one of the following uses, as a conditional use in accordance with the provisions in Article XIII.
    - (a) Shopping center: consisting of any combination of stores, personal service shops, offices, financial institutions, food and beverage establishments, day-care facilities and rental centers. All buildings shall be designed in a manner that will maintain the character and appearance of the surrounding village.
- D. Development standards. All development and use of a building or lot in the SC Shopping Center District shall comply with the requirements below:
- (1) Table SC-1 Development Standards.
    - (a) Minimum lot area: 10 acres.
    - (b) Minimum lot width: 250 feet.
    - (c) Minimum front yard: 100 feet; adjacent to a residential district: 100 feet.
    - (d) Minimum side yard: 75 feet; adjacent to a residential district: 100 feet.
    - (e) Minimum rear yard: 75 feet; adjacent to a residential district: 100 feet.
    - (f) Maximum building coverage: 25% of the gross tract area.
    - (g) Maximum impervious coverage: 60% of the gross tract area. **[Amended 1-7-2008 by Ord. No. 311]**
    - (h) Maximum building height: 40 feet.
    - (i) Maximum number of stories: three.

E. Additional requirements.

- (1) Parking. In accordance with the provisions in Article VII.
- (2) Signs. In accordance with the provisions in Article VIII.
- (3) The provisions in Article V, Article VI, Article IX and Article XII as applicable.
- (4) Public sewer and public water shall serve all development in the SC Shopping Center District.
- (5) Pad sites shall be subject to specific review and approval by the Board of Supervisors. The design of such pad sites shall be fully integrated into the design of the shopping center and not more than three sides shall be permitted to be adjacent to parking areas. All service facilities shall be completely screened from view by dense evergreen buffering.
- (6) Drive-through facilities shall be subject to the review and approval of the Township Traffic Engineer and shall include stacking lanes not to conflict with circulation or parking.
- (7) Only one store in a shopping center shall be permitted to exceed 20,000 square feet in area. **[Amended 1-7-2008 by Ord. No. 311]**
- (8) Vehicular circulations. The public vehicular circulation systems shall be supported by a traffic study that shall be subject to the review and approval of the Township Traffic Engineer.
- (9) A public pedestrian circulation system shall be provided that is connected to the Township-wide system or is positioned to be connected upon the development of the adjacent properties.
- (10) Open space. Twenty percent of the gross tract area shall be provided as open space. This open space shall be incorporated and integrated into the design of the project and shall be provided with active and passive amenities to encourage its use by the general public. Natural features and environmentally sensitive land shall be protected. The pedestrian circulation system shall extend into and around the open space.
- (11) The minimum front yard setback of 100 feet may be modified to 20 feet along S.R. 73 when the design and configuration accomplishes an extension of the Skippack Village streetscape. **[Added 1-7-2008 by Ord. No. 311]**
- (12) Development in the SC Shopping Center District shall be exempt from the requirements of § 200-52B when the basin is designed as a wet landscape feature and the first-floor level of the building is a minimum of eight feet above the high watermark as defined by the one-hundred-year peak water surface elevation. **[Added 1-7-2008 by Ord. No. 311]**
- (13) Notwithstanding other requirements in this chapter, exterior lighting of a shopping center shall be controlled by the following regulations: **[Added 1-7-2008 by Ord. No. 311]**
  - (a) All fixtures located along the perimeter of the center and all fixtures located along circulation driveways shall not exceed 14 feet in height measured from the ground at the base of the fixture;
  - (b) Lighting fixtures located within parking fields shall not exceed 20 feet in height, similarly measured. The poles and fixtures shall be the same or substantially similar to the streetlights in Skippack Village.