

SC Suburban Commercial Concepts

Purpose Statement

This district is intended to provide for low intensity commercial uses that provide services to nearby neighborhoods. The Suburban Commercial (SC) District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of nonresidential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

- **UDO Article 5.3.C Non-Residential Zoning Districts – SC Suburban Commercial**

Building Size

Gross Floor Area of a single structure shall not exceed 15,000 square feet in area.

- **UDO Article 6.3.AC Retail Sales and Service – Specific Use Standards**
- **UDO Article 7.9.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Restaurants may not exceed 8,000 square feet in area and are permitted at the following maximum sizes based on thoroughfare adjacency and access:

- **UDO Article 6.4.Q.2 Restaurant – Specific Use Standards**
 - a. Freeway/Expressway and 4 or 6-Lane Major Arterial: 8,000 square feet
 - **UDO Article 6.4.Q.3.a Restaurants – Specific Use Standards**
 - b. 4-Lane Minor Arterial and 4-Lane Major Collector: 7,000 square feet
 - **UDO Article 6.4.Q.3.b Restaurants – Specific Use Standards**
 - c. 2-Lane Major Collector, 2-Lane Minor Collector and local roadway: 5,000 square feet
 - **UDO Article 6.4.Q.3.c Restaurants – Specific Use Standards**

Permitted uses must be located completely indoors, with the exception of outdoor restaurant seating (not on side adjacent to residential) **UDO Article 6.4.Q.4 Restaurants – Specific Use Standards**, playgrounds (not on side adjacent to residential) **UDO Article 6.4.Q.4 Restaurants – Specific Use Standards**, automatic teller machines, parking, loading, and dumpster areas. If parking, loading or dumpster areas are located adjacent to single-family, then a buffer wall is required **UDO Article 7.7.F.1.c.2 Buffer Yards – Buffer Requirements**, **UDO Article 7.8.C.11 Guidelines – Solid Waste**

Drive Thrus

Banks, pharmacies, or dry cleaners with drive-thrus may not have their message board or drive-thru window located on the side of the building closest to residential). Restaurants with drive-thrus are not permitted in SC.

- **UDO Article 6.4.Q Restaurants – Specific Use Standards**
- **UDO Article 11.2 Drive-thru – Defined Terms**

Building Height

Maximum building height is 2 stories and a 24-foot eve height for a two story structure. Overall height maximum is 35' to the peak of the roof.

All buildings located directly adjacent (and within 50 feet) to single-family use, zoning, or future land use and character designation shall be a maximum of 1 story, with an eve height not to exceed 12 feet.

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- **UDO Article 7.2.H.2.e Single Family Protection – Height**
- **UDO Article 7.2.H.2.e.1 – Single Family Protection – Height**

Section 7.1.H.2 Single Family Protection applies to all two-story structures on properties located adjacent to a single-family use or townhouse development (within 50 feet of property line), but does not apply to any one-story structures.

- **UDO Article 7.2.H.2.e Single Family Protection – Height**

Any structure with an eave height over 15' will be constructed to resemble a two-story façade (to address large box – still allow larger buildings (ie: typical pharmacy) but the façade treatment may help them fit in better). This could include window heights and placements, brick stringcourse, etc.

- **UDO Article 7.2.H.2.f – Single Family Protection – Height**

Roofs

Roofs shall be similar to residential roof types. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

- Flat and shed roofs are not permitted.
 - **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**
- Eaves shall extend a minimum of 12 inches from the building façade.
 - **UDO Article 7.10.B.**
- Roof slope must be a maximum of 8:12 and a minimum of 4:12.
 - **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Architectural Standards

Horizontal articulation (minimum 4-foot depth) within each 45' section (for buildings over 8,000 s.f.)

- **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Two design elements shall be required (in lieu of the requirements of NRA), within each forty-five foot (45') section of the primary entry façade. Wall sections less than forty-five feet (45') shall also be required to provide the two (2) design elements. **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

- d. Decorative window shutters;
 - **UDO Article 7.10.B.2.b.a. Building Mass and Design – Standards for All Non-Residential Structures**
- e. Covered front porch (extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building);
 - **UDO Article 7.10.B.2.b.b. Building Mass and Design – Standards for All Non-Residential Structures**
 - **UDO Article 11.2 Porch – Defined Terms**
- f. Eaves in excess of 18 inches;
 - **UDO Article 7.10.B.2.b.c. Building Mass and Design – Standards for All Non-Residential Structures**
- g. Window planter boxes;

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- **UDO Article 7.10.B.2.b.d. Building Mass and Design – Standards for All Non-Residential Structures**
- h. Window canopy;
 - **UDO Article 7.10.B.2.b.e. Building Mass and Design – Standards for All Non-Residential Structures**
- i. Dormers;
 - **UDO Article 7.10.B.2.b.f. Building Mass and Design – Standards for All Non-Residential Structures**
 - **UDO Article 11.2 Dormer – Defined Terms**
- j. Transom windows;
 - **UDO Article 7.10.B.2.b.g. Building Mass and Design – Standards for All Non-Residential Structures**
 - **UDO Article 11.2 Transom – Defined Terms**
- k. Decorative façade light fixtures;
 - **UDO Article 7.10.B.2.b.h. Building Mass and Design – Standards for All Non-Residential Structures**
- l. Chimneys or cupolas.
 - **UDO Article 7.10.B.2.b.i. Building Mass and Design – Standards for All Non-Residential Structures**
 - **UDO Article 11.2 Cupola – Defined Terms**
- m. Cross gables
 - **UDO Article 7.10.B.2.b.j. Building Mass and Design – Standards for All Non-Residential Structures**
- n. Entry portico
 - **UDO Article 7.10.B.2.b.k. Building Mass and Design – Standards for All Non-Residential Structures**
 - **UDO Article 11.2 Entry Portico – Defined Terms**

Mechanical Equipment Screening

Roof-mounted mechanical equipment shall be screened from rights-of-ways and adjacent property by either the roof itself (including within a cut-out) or by a false roof element such as a chimney or cupola. Components of a mechanical equipment system, such as vent or exhaust pipes, protruding from the roof that are no larger than 12 inches in diameter or a height exceeding the roof line need not be screened, but must match the roof color. **UDO Article 7.10.B.1 Required Screening – Standards for All Non-Residential Structures**

Buffer

Buffer width and required plantings shall be doubled for property lines adjacent to single-family residential zoning or development. A fence is required NOT a wall – can still triple the landscape and get out of the fencing requirement.

- **UDO Article 7.7.F Minimum Buffer Standards – Buffer Requirements**
- **UDO Article 7.7.F.1.c Buffer Yards – Buffer Requirements**

Signs

Low profile signs – One low profile sign per structure is permitted and shall match materials used on the building.

- **UDO Article 7.5.C Summary of Permitted Signs – Signs**

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- **UDO Article 7.5.F Sign Standards – Signs**
- **UDO Article 7.5.R Low-Profile Signs – Signs**

Properties with Freeway frontage may use a free standing sign with the following conditions:

- Sign height may not exceed the eve height of the structure to which it most closely relates (is closest to).
 - **UDO Article 7.5.C Summary of Permitted Signs – Signs**
 - **UDO Article 7.5.N.1.d.4 Allowable Height – Freestanding Commercial Signs**
- Sign must be adjacent to and oriented to the Freeway
 - **UDO Article 7.5.C Summary of Permitted Signs – Signs**
 - **UDO Article 7.5.N.1.d.5 Allowable Height – Freestanding Commercial Signs**

Lighting

Site lighting may not exceed the eve height of the building to which it principally relates (is closest to).

- **UDO Article 7.10.C.2 Specific Lighting Requirements – Outdoor Lighting Standards**

Additional Standards

When adjacent to **single-family** use, zoning, or future land use and character designation, the following shall also be required:

- Drive thru shall not located on the side of the building facing single-family
 - **UDO Article 6.4.E Drive-in/Thru Window – Specific Use Standards**
 - **UDO Article 6.4.F.2 Dry Cleaners/Laundry – Specific Use Standards**
- Consolidated sanitation services will be located furthest from the single-family property line unless a buffer WALL is installed
 - **UDO Article 7.8.C.11 Guidelines – Solid Waste**
- Pedestrian connections to adjacent residential areas shall be provided where appropriate, as determined by the Administrator.
 - **UDO Article 7.10.5.d Pedestrian/Bike Circulation and Facilities – Standards for All Non-Residential Structures**
- outdoor restaurant seating and playgrounds shall not be located on the side adjacent to single-family residential
 - **UDO Article 6.4.Q.3 Restaurant – Specific Use Standards**
- If parking, loading or dumpster areas are located adjacent to single-family, then a buffer wall is required
 - **UDO Article 7.7.F Minimum Buffer Standards – Buffer Requirements**
 - **UDO Article 7.7.F.1.c.1 Buffer Yards – Buffer Requirements**
 - **UDO Article 7.8.C.11 Guidelines – Solid Waste**
- Parking shall not be located between the structure and an adjacent single-family property line (drive aisles and service aisles are permitted).
 - **UDO Article 7.10.B.6.e Parking Lots – Standards for All Non-Residential Structures**

Allowed Uses

- **UDO Article 6.3 Types of Uses**

Educational Facility, Indoor Instruction
Educational Facility, Primary & Secondary
Educational Facility, Tutoring

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Government Facilities (P*)

Health Care, Medical Clinics

Parks

Places of Worship

Animal Care Facility, Indoor

Art Studio/Gallery

Commercial Amusement (C)

Day Care, Commercial

Drive-in/Drive thru Window (with use and location limitations above)

- **UDO Article 6.4.E.1 Drive-in/Thru Window – Specific Use Standards**
- **UDO Article 6.4.F.2 Dry Cleaners/Laundry – Specific Use Standards**
- **UDO Article 6.4.Q Restaurant – Specific Use Standards**

Dry Cleaners & Laundry

Health Club / Sports Facility Indoor

Offices

Personal Service Shop

Printing / Copy Shop

Restaurants (with size limitation above, depending in adjacent roadway)

- **UDO Article 6.4.Q.2 Restaurant – Specific Use Standards**

Retail Sales and Service (15,000 max)

- **UDO Article 6.4.AC Retail Sales and Service – Specific Use Standards**
- **UDO Article 7.10.B.2.b Building Mass and Design – Standards for All Non-Residential Structures**

Storage – Self Service (existing prior to 2012)

- **UDO Article 6.4.U.2 – Storage (Self-Service), Specific Use Standards**

Gas Stations existing prior to 2012

- **UDO Article 6.4.G.10 – Fuel Sales, Specific Use Standards**

Utility (P*)

Wireless Telecommunication Facilities – Unregulated

Dimensional Standards

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Minimum Lot Area - None

Minimum Lot Width – 50'

Minimum Lot Depth – 100'

Minimum Front Setback – 25'

Minimum Side Setback – 7.5' (and other UDO notes)

Minimum Side Street Setback – 15'

Minimum Rear Setback – 20'

Maximum Height – 35', Section 7.1.H applies to buildings over one story

- **UDO Article 7.2.H.2.e Single Family Protection – Height**
- **UDO Article 7.2.H.2.e.1 – Single Family Protection – Height**
- **UDO Article 7.2.H.2.f – Single Family Protection – Height**

Other Related Articles Revised

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**
- **UDO Article 4.1 Establishment of Zoning Districts**

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- UDO Article 7.13.B.1 Traffic Impact Analyses – Trip Generation Rates