



SCC Suburban Commercial Corridor

This district is designed to permit the development of commercial areas along major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial development.

PERMITTED USES

- Auto Sales/Rental
- Automotive Specialty
- Business/Domestic Service
- Business Training Schools
- Café/Sidewalk Café<20 seats
- Catering
- Comparison Goods
- Construction Services
- Dock and Piers
- Dorms
- Dwelling Unit within Principal Building
- Health Services
- Marine Establishment
- Modular Newsracks
- Mortuaries/Funeral Homes /Crematories
- Parking Lot/Garage
- Non-Medical Office
- Personal Service
- Plant Nurseries
- Private Events
- Public Transportation Terminal
- Religious Establishments
- Seasonal Sales
- Secondhand Stores
- Storage Establishments
- Shopping Center Restaurants
- Testing Laboratories
- Take Out/Delivery/Drive-Thru
- Veterinarian/Animal Hospital

SPECIAL USES

- o Adult Entertainment
- o Auction House
- o Bed & Breakfast
- o Boarding House
- o Building Materials
- o Car Wash
- o Cemeteries
- o Clubs
- o Communication Tower
- o Convenience/Grocery/Drug Stores
- o Cultural
- o Daycare Centers
- o Educational
- o Farm/Marine Supplies
- o Free Standing Ice Vending Machine
- o Group Care Facility
- o Group Care Home
- o Heating and Fueling Heliports
- o Hospital
- o Hotels
- o Ice Plant
- o Indoor Entertainment
- o Kennels/Animal Boarding
- o Laundry/Dry Cleaning Plant
- o Light Manufacturing
- o Lounges/Bars
- o Motels
- o Nursing Home
- o Outdoor Entertainment
- o Parks
- o Public Facilities
- o Restaurants over 20 seats
- o Schools, Public & Private
- o Service Station/Repair
- o Social Service Establishment
- o Wholesale

DEVELOPMENT STANDARDS

- Floor Area Ratio (FAR): 0.5 max
- Building Height: 35 ft. max. or 2 stories max.
- Setbacks:
 - Front - 35 ft.
 - Side - 10 ft.
 - Rear - 25 ft.
 (Side or Rear if adjacent to a Residential zoning district - 35 ft.)
- Accessory Structure:
 - Side - 10 ft.
 - Rear - 10 ft.

Legend

ZONING

- SCC Suburban Commercial Corridor
- City Limits

Miles
0 0.125 0.25 0.5

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