

27 Attachment 4

City of Saint Marys

SHOPPING CENTER DESIGN REQUIREMENTS

Use	Minimum Required Lot Area	Minimum Required Lot Width	Minimum Required Lot Depth	Required Minimum Yard Setbacks				Minimum Required Setback from Residential District	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
				Front, as Measured from Street Right-of-Way	One Side	Both Sides	Rear			
Shopping center, as defined herein, with up to 50,000 square feet of gross floor area	2 acres	250 ft. at the building setback line and street line	250 ft.	35 ft. for buildings and structures (except permitted signs); 20 ft. for off-street parking; no off-street loading nor dumpsters are permitted within the front yard	25 ft. for buildings and structures (except permitted signs); 15 ft. for off-street parking and loading spaces and dumpsters	50 ft. for buildings and structures (except permitted signs); 30 ft. for off-street parking and loading spaces and dumpsters	25 ft. for all buildings, structures, off-street parking and loading spaces and dumpsters	50 ft. for buildings, structures, off-street parking and loading spaces and dumpsters	65%	35 ft.
Shopping center, as defined herein, with between 50,000 and 100,000 square feet of gross floor area	6 acres	300 ft. at the building setback line and street line	500 ft.	50 ft. for buildings and structures (except permitted signs); 25 ft. for off-street parking; no off-street loading nor dumpsters are permitted within the front yard	30 ft. for buildings and structures (except permitted signs); 20 ft. for off-street parking and loading spaces and dumpsters	60 ft. for buildings and structures (except permitted signs); 40 ft. for off-street parking and loading spaces and dumpsters	30 ft. for all buildings, structures, off-street parking and loading spaces and dumpsters	75 ft. for buildings, structures, off-street loading and dumpsters; 50 ft. for off-street parking	60%	35 ft.
Shopping center, as defined herein, with over 100,000 square feet of gross floor area; however, in no case shall any one unit of occupancy contain more than 100,000 square feet of gross leasable floor area	14 acres	500 ft. at the building setback line and street line	750 ft.	100 ft. for buildings and structures (except permitted signs); 40 ft. for off-street parking; no off-street loading nor dumpsters are permitted within the front yard	40 ft. for buildings and structures (except permitted signs); 25 ft. for off-street parking and loading spaces and dumpsters	80 ft. for buildings and structures (except permitted signs); 50 ft. for off-street parking and loading spaces and dumpsters	40 ft. for all buildings, structures, off-street parking and loading spaces and dumpsters	100 ft. for buildings, structures, off-street loading and dumpsters; 50 ft. for off-street parking	55%	35 ft.