

Permitted Uses SC-1 Planned Shopping Center Districts

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(1) Purpose

(a) The purpose of the SC districts is to provide new neighborhood, community and regional shopping centers. The SC-1, SC-2 and SC-3 districts are intended for a unified grouping in one or more buildings, of retail establishments, stores and services that provide for the regular needs and convenience of families residing in the adjacent residential neighborhoods or in the larger community.

(b) The purpose of the SC districts also is to allow uses and structures customarily accessory and clearly incidental and subordinate to the permitted principal uses and structures as stated and restricted in Subsection 14-4.3(K)(1)(a); provided that the accessory uses and structures are in keeping with the character of the district.

(c) The further purpose of the SC districts is that the three types of SC districts are defined and distinguished by scale of development, using trade area, market and number and variety of retail establishments to determine whether the district should be zoned SC-1, SC-2 or SC-3 as follows:

(iii) SC-3 regional shopping center district:

- 1) radius of trade area is approximately one hour drive by automobile;
- 2) minimum market is approximately one hundred fifty thousand people; and
- 3) composition of center is one or more full-time department stores with eighty thousand to one hundred thousand square feet of gross leasable area each and retail establishments providing convenience goods and personal services.

(d) Development and design standards, including square footage restrictions, for the three SC districts are in Article 14-7. (Ord. No. 2012-11 § 9)

(2) Rezoning Requirements

(a) Property is eligible for rezoning to SC if:

(i) the property is:

- 1) an addition in depth to lands where frontage is already commercially zoned;
- 2) already commercially zoned and existing development, if any, can be brought into conformance with the SC district regulations;
- or
- 3) not already commercially zoned in whole or in part and is not now served by appropriate and convenient shopping facilities;

(ii) the shopping center will be convenient to and serve at least one residential area; and

(iii) the tract on which the shopping center will be located is of such size, shape and location as to enable well-organized development of the commercial facilities, with proper access streets, ingress and egress, off-street parking and loading space and other requirements and amenities.

(b) Additionally, property is eligible for rezoning to:

The information provided in this is a summary of the Chapter 14, SFCC 1987 as of the date in which it was assembled. Please reference the City of Santa Fe Chapter 14 SFCC regarding this district (Chapter 14-4 Zoning Districts, Chapter 14-6 Permitted Uses, and Chapter 14-7 Building Envelope and Open Space Standards and Measurements)

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- (i) SC-1 if it has a site area of five to fifteen acres;
 - (ii) SC-2 if it has a site area of ten to forty acres; and
 - (iii) SC-3 if it has a site area of thirty-five acres or more.
- (c) Rezoning to SC requires consideration and approval by the planning commission and governing body of preliminary or final development plans, or both, for the property as provided in Section 14-3.8.

Permitted Uses

1. Adult day care
2. Antique shops
3. Art supply stores
4. Arts & crafts schools
5. Arts & crafts studios, galleries & shops; gift shops for sale of arts & crafts
6. Banks, credits unions (no drive-through)
7. Banks, credits unions (with drive-through) ☀
8. Bar, cocktail lounge, nightclub (no outdoor entertainment) ☀
9. Bar, cocktail lounge, nightclub with outdoor entertainment ☀
10. Barber shops & beauty salons
11. Bookshops
12. Clubs & lodges (private) ☀
13. Colleges & universities (non-residential)
14. Commercial parking lots and garages
15. Commercial recreational uses & structures, theaters, bowling-alleys, pool-rooms, driving ranges, etc
16. Dance studios
17. Daycare; preschool for infants & children (6 or fewer)
18. Daycare, preschool for infants or children (more than 6)
19. Dwelling; multiple family (see 14-6.2(A)(7) for additional regulations)
20. Electrical distribution facilities
21. Electrical substation
22. Electrical switching station
23. Electrical transmission lines
24. Exercise, spas, & gym facilities
25. Fire stations
26. Florist shops
27. Human services establishments ☀
28. Medical & dental offices & clinics
29. Mini-storage units
30. Museums
31. Neighborhood & community centers (including youth & senior centers)
32. Offices; business & professional (no medical, dental or financial services)
33. Personal care facilities for the elderly
34. Personal service establishments including cleaning & laundry, appliance repair & similar services
35. Pharmacies & apothecary shops
36. Photographers studios
37. Police stations
38. Police substations (6 or fewer staff)
39. Public parks, playgrounds, playfields

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40. Religious assembly (all)
41. Religious educational & charitable institutions (no schools or assembly uses) ☀
42. Restaurant with drive through or drive-up ☀
43. Restaurant; fast service, take out (no drive through or drive up, no alcohol sales)
44. Restaurant; full service, with or without incidental alcohol service
45. Restaurant; with bar, cocktail lounge or nightclub comprising more than 25% of total serving area ☀
46. Retail establishments not listed elsewhere
47. Storage; individual areas within a completely enclosed building
48. Tailoring & dressmaking shops
49. Theater; non-profit for production of live shows
50. Urban Farm Ground Level up to 1-acre in size
51. Vocational or trade schools (non-industrial)

☀ Requires a **Special Use Permit** if located within 200 feet of residentially zoned property.

Special Use Permit

The following uses may be conditionally permitted in SC-1 districts subject to a Special Use Permit:

1. Schools, elementary & secondary (public & private)
2. Transit transfer facilities
3. Urban Farm Ground Level greater than 1-acre; Urban Farm Roof Level; Aquaculture (less than 750 sq. ft.); Aquaponics; and Hydroponics

Accessory Uses

The following accessory uses are permitted in SC-1 districts:

1. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
2. Children play areas & equipment
3. Daycare for infants & children (private)
4. Garages (private)
5. Home occupations
6. Pharmacies, apothecaries, or laboratories accessory to a clinic
7. Residential use ancillary to an approved use