

21A.26.040: CS COMMUNITY SHOPPING DISTRICT:

- A. Purpose Statement: The purpose of the CS community shopping district is to provide an environment for vibrant, efficient and attractive shopping center development at a community level scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. This district is appropriate in areas where supported by applicable master plans, along city and state arterial streets and where the mass and scale of development is compatible with adjacent land uses. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes.
- B. Uses: Uses in the CS community shopping district as specified in section [21A.33.030](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section [21A.26.010](#) of this chapter and this section.
- C. Planned Development Review: All new construction of principal buildings, uses, or additions that increases the floor area and/or parking requirement by twenty five percent (25%) in the CS community shopping district may be approved only as a planned development in conformance with the provisions of [chapter 21A.55](#) of this title.
- D. Minimum Lot Size:
1. Minimum lot area: Sixty thousand (60,000) square feet, excluding shopping center pad sites.
 2. Minimum lot width: One hundred fifty feet (150').
- E. Minimum Yard Requirements:
1. Front And Corner Side Yard: Thirty feet (30').
 2. Interior Side Yard: Fifteen feet (15').
 3. Rear Yard: Thirty feet (30').
 4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirements of [chapter 21A.48](#) of this title.
 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.
- F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section [21A.48.090](#) of this title.

G. Maximum Height: No building shall exceed forty five feet (45').

H. Access Restrictions: To maintain safe traffic conditions, lots in the CS community shopping district shall not exceed one driveway per one hundred fifty feet (150') of frontage on arterial or major collector streets. The location of driveways shall be subject to review by the development review team through the site plan review process.

I. Effect Of Planned Development On Minimum Standards: Pursuant to [chapter 21A.55](#) of this title, the planning commission may modify the standards set forth in subsections D through H of this section in the approval of planned developments within this district. (Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 23-10 § 6, 2010: Ord. 61-09 § 16, 2009: Ord. 35-99 § 24, 1999: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-3), 1995)