

**§267-77. Integrated Community Shopping Center (ICSC).**

**A. Development standards.**

(1) Permitted uses. The uses permitted shall be those permitted in the appropriate district.

(2) Site design.

(a) The project shall provide a unified arrangement of buildings, service areas, parking and landscaped areas.

(b) The project shall be designed with regard to the topography and other natural features of the parcel.

(c) Materials, massing and facade design for the project shall be harmonious with the character of the neighborhood.

(d) Outside storage shall be limited as applicable in the appropriate district.

(3) Vehicular circulation and access.

(a) The internal circulation system shall be designed to minimize through traffic and traffic conflicts within the project.

(b) Safe pedestrian movement shall be considered in the vehicular plan.

(4) Loading and service areas.

(a) All establishments must have vehicular service access, either from an individual service drive or from a common service yard.

(b) All such service areas must be segregated from public areas and buffered from public view.

(c) Establishments over 10,000 square feet in area must have loading berths at the rate of 1 berth per 20,000 square feet or part thereof.

**B. Specific design requirements. An ICSC shall meet the following requirements:**

(1) Minimum road frontage of 300 feet.

(2) Maximum building coverage not to exceed:

District	Percentage
B1	35%
B2	40%
B3	45%
C1	45%

(3) Maximum impervious surface not to exceed:

District	Percentage
B1	80%
B2	85%
B3	85%
C1	85%

(4) No building shall be within 40 feet of the public road rights-of-way or 10 feet of parking areas.

(5) No building shall be less than 30 feet from the parcel boundary or 50 feet from an adjacent residential district.