

## CHAPTER 1278

### “C-3-A” (COMMERCIAL SHOPPING CENTER)

#### 1278.01 PURPOSE:

The “C-3-A” (Commercial Shopping Center) Zoning District has been established to provide for the rational development and redevelopment of retail shopping centers and other integrated commercial developments within the City of Solon. The “C-3-A” district is intended to permit a wide range of commercial retail and service uses for the benefit of the Solon Community subject to the requirements further specified within this code.

#### 1278.02 PERMITTED USES:

##### A. PRINCIPAL USES:

1. Retail Businesses, including retail service uses such as dry cleaners, travel agents, beauty salons, and bakeries, but excepting gasoline stations which shall only be permitted as an accessory use. Any other use that is otherwise prohibited within this Code and/or within the Codified Ordinances of the City of Solon shall also be prohibited.
2. Sit Down Restaurants;
3. Fast Food Restaurants;
4. Post Offices;
5. Business and Professional Offices;
6. Hotels;

##### B. ACCESSORY USES:

1. Any use that is customarily incident to any of the permitted uses shall be allowed on the same premises as the principal use. Any accessory use, except parking and approved signage, shall be wholly enclosed within the main building or other approved building.
2. An approved accessory building shall be no larger than three percent (3%) of the square footage of the main building.
3. Gasoline Station - One (1) Gas Station is permitted as an accessory use per "C-3-A" Shopping Center project, but only as a directly affiliated subsidiary of the principal anchor tenant within the Shopping Center.

**C. PROHIBITED USES:**

1. Vehicle Painting, Repair, or Service Garages, Tire Sales, and Oil Changes Facilities.
2. Any other use incompatible with the Permitted Uses specified above, or otherwise prohibited under Section 1289.03 of this code.

<b>1278.03 LOT, BUILDING, AND PARKING STANDARDS:</b>
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**A. LOT REQUIREMENTS**

1. MINIMUM FRONT YARD GRADE – The finished grade line of the front yard shall have a minimum two percent (2%) grade falling from the front of the building to the street grade.
2. MINIMUM GREEN SPACE - At least twenty five percent (25%) of any lot shall be reserved as green space.

**B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:**

1. MINIMUM FRONT YARD SET-BACKS – The minimum front yard set-back for any structure shall be eighty (80) feet.
2. MINIMUM SIDE YARD SET-BACKS - No building may be located closer than fifteen (15) feet to any interior side property line, nor closer than forty (40) feet to any side street, nor closer than sixty (60) feet to any side property line abutting residentially zoned land.
3. MINIMUM REAR YARD SET-BACKS - No building may be located closer than twenty five (25) feet to any interior rear property line nor closer than eighty (80) feet to rear street, nor closer than sixty (60) feet to any rear property line abutting residentially zoned land.

4. MINIMUM SET-BACK BETWEEN STRUCTURES - A minimum setback of twenty five (25) feet shall be provided between buildings on the same, or adjacent lots.
5. MINIMUM AND MAXIMUM BUILDING SIZE - No principal structure may exceed ninety thousand (90,000) square feet in floor area, nor shall any principal structure contain less than twelve hundred (1,200) square feet of floor area.
6. MAXIMUM BUILDING AND IMPERVIOUS SURFACE COVERAGE - No more than thirty-three percent (33%) of any lot may be covered with buildings, and total impervious surface area (including all buildings and paved surfaces) shall not exceed seventy five percent (75%) lot coverage.
7. MAXIMUM HEIGHT – No structure may exceed thirty five (35) feet in height above finished grade. However, elevator housings or other rooftop mounted mechanical equipment may extend to a height of fifteen (15) feet above the roofline of the structure on which they are located, provided that they are set-back from all main building walls, and provided that they are designed as an integral part of the building or are otherwise enclosed with similar architectural treatment as are the main building walls.

**C. PARKING AREA SET-BACKS AND DIMENSION REQUIREMENTS:**

1. MINIMUM FRONT YARD SET-BACK - Parking areas shall be located no closer than thirty (30) feet to any front property line.
2. MINIMUM SIDE YARD SET-BACKS - Parking areas shall be located no closer than fifteen (15) feet to any interior side property line abutting non-residentially zoned land, nor closer than thirty (30) feet to any interior side property line abutting residentially zoned land, nor shall such parking areas be located closer than twenty five (25) feet to any side street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
3. MINIMUM REAR YARD SET-BACKS – Parking areas and street access drives shall be located no closer than twenty five (25) feet to any rear property line. However, this requirement shall not apply to any street access drives providing direct access to a rear street.
4. MINIMUM SETBACK FROM BUILDINGS - Parking areas and street access drives shall be located no closer than ten (10) feet to any building.

5. MINIMUM PARKING AREA GREEN SPACE: Large unbroken parking areas shall be avoided. Therefore, no parking area shall contain more than twenty (20) spaces without interruption by green space, and at least five percent (5%) of the interior area of any parking area containing twenty-one (21) or more parking spaces shall be reserved as green space. Parking area green space shall be included in the calculation of total site green space.

<b>1278.04 OUTSIDE STORAGE PROHIBITED:</b>
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The outside storage or display of goods, merchandise, materials, or equipment is prohibited within the “C-3-A” (Commercial Shopping Center) zoning district, except in association with City approved sidewalk sales events.

**(Ordinance 2009-179, passed 8/31/09, effective 11/24/09)**

**SUMMARY TABLE OF  
 “C-3-A” (COMMERCIAL SHOPPING CENTER)  
 REQUIREMENTS\***

**BUILDING**

MIN. FRONT SETBACK.....	80 ft
MIN. SIDE YARD SET-BACK (interior).....	15 ft
MIN. SIDE YARD SET-BACK (street).....	40 ft
MIN. SET-BACK BETWEEN STRUCTURES ON SAME LOT.....	25 ft
MIN REAR YARD SET-BACK.....	25 ft
MAX. BUILDING HEIGHT .....	35 ft
MAX. BUILDING SIZE.....	90,000 sq ft

**PARKING**

MIN. FRONT SET-BACK.....	30 ft
MIN. SIDE YARD SET-BACK (interior).....	15 ft
MIN. SIDE YARD SET-BACK (street).....	25 ft
MIN. REAR YARD SETBACK.....	25 ft

**LOT**

MIN. LOT WIDTH.....	N/A
MIN. LOT AREA.....	N/A.
MIN. GREEN SPACE.....	25%
MAX. IMPERVIOUS COVERAGE.....	75%

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*