

ZONING

490 Attachment 6

Township of Hellam

Shopping Center Design Requirements

Use	Minimum Required Lot Area (acres)	Minimum Required Lot Width (feet)	Minimum Required Lot Depth (feet)	Required Minimum Yard Setbacks				Minimum Required Setback from Residential Zone or Use (feet)
				Front, as Measured from Street R.O.W. (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)	
Shopping center, as defined herein, with up to 50,000 square feet of gross floor area	2	250 at the building setback line	250	35 for buildings and structures (except permitted signs); 20 for off-street parking; no off-street loading or dumpsters are permitted with the front yard	50 for buildings and structures (except permitted signs); 15 for off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs); 30 for off-street parking and loading spaces and dumpsters	25 for all buildings, structures, off-street parking and loading spaces and dumpsters	50 for buildings, structures, off-street parking and loading spaces and dumpsters
Shopping center, as defined herein, with between 50,000 and 100,000 square feet of gross floor area	6	300 at the building setback line	500	50 for buildings and structures (except permitted signs); 25 for off-street parking; no off-street loading or dumpsters are permitted with the front yard	60 for buildings and structures (except permitted signs); 20 for off-street parking and loading spaces and dumpsters	60 for buildings and structures (except permitted signs); 40 for off-street parking and loading spaces and dumpsters	30 for all buildings, structures, off-street parking and loading spaces and dumpsters	100 for buildings, structures, off-street parking and loading spaces and dumpsters
Shopping center, as defined herein, over 100,000 square feet of gross	14	500 at the building setback line	750	100 for buildings and structures (except permitted signs), 40 for off-street parking, no off-street loading nor	100 for buildings and structures (except permitted	80 for buildings and structures (except permitted	10 for all buildings, structures, off-street parking and	150 for buildings, structures, off-street parking and loading

HELLAM CODE

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floor area; however, in no case shall any one unit of occupancy contain more than 100,000 square feet of gross leasable floor area				dumpsters are permitted with the front yard	signs) 25 for off-street parking and loading spaces and dumpsters	signs) 50 for off-street parking and loading spaces and dumpsters	loading spaces and dumpsters	spaces and dumpsters