

**DIVISION 5. PERFORMANCE CRITERIA**

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**3.5.9 RETAIL TRADE USE GROUP.**

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3.5.9.7 Large Retail Establishments (LREs). Large Retail Establishments (LREs) are subject to the following performance criteria, as a Permitted Land Use or as either a Type IV or Type V Administrative Special Exception Land Use, as indicated in the applicable zoning district.

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B. *Large Retail Establishment (LRE) – Permitted Land Use or Type IV Administrative Special Exception Land Use.* A Large Retail Establishment (LRE) may be developed as a Permitted Land Use or a Type IV Administrative Special Exception Land Use, subject to the following criteria. Should any of the criteria not be met, the applicant may apply for a Type V Administrative Special Exception Land Use.

1. *Site Design and Relationship to Surrounding Community.*

a. *Site Characteristics.*

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2. *Separation from Residential.*

a. *Permitted Land Use.* The LRE on the site is located a minimum distance of five hundred (500) feet from property that is residentially zoned or residentially developed, other than residentially zoned property that is existing dedicated right-of-way for roadway, freeway, railroad, or wash; or the site is separated from property that is residentially zoned or residentially developed by an existing six (6) lane roadway.

- b. *Type IV Administrative Special Exception Land Use.*  
The LRE on the site is located a minimum distance of five hundred (500) feet from property that is residentially zoned or residentially developed, other than residentially zoned property that is existing dedicated right-of-way for roadway, freeway, railroad, or wash.

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- C. *Large Retail Establishments (LRE) – Type V Administrative Special Exception Land Use.* A Large Retail Establishment (LRE) is permitted as a Special Exception Land Use. The decision to approve an LRE as a Special Exception Land Use is made by the Zoning Examiner in accordance with the Type V Administrative Procedure, *Land Use Code (LUC)*, Sec. 5.4.3.5, subject to the following specific performance criteria.

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- 1. *Site Design and Relationship to Surrounding Community.* The performance criteria of this Section shall apply to all buildings and uses at the site, except where criteria are explicitly specified as applying only to LRE or only to non-LRE buildings and uses. Approval of an LRE on a site near or adjacent to residentially zoned or residentially developed property is associated with more restrictive performance criteria.
  - a. *Site Characteristics.*

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- 2. The LRE on the site is located a minimum distance of five hundred (500) feet from property that is residentially zoned or residentially developed, other than residentially zoned property that is existing dedicated right-of-way for roadway, freeway, railroad, or wash; or

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