

(2) Recreational vehicle and boat storage areas shall be paved and visually screened from view from any adjacent lot or public right of way; and

(3) Screening of such storage areas shall be by fencing or by the planting of visually impermeable coniferous vegetation which, notwithstanding the fencing requirements set forth in subsection E10 of this section shall not be less than seven feet (7') nor greater than twelve (12') in height. (Ord. 90-0-19, 9-13-1990)

e. No deck shall:

Extend into any front yard beyond the main building;

Extend into any required side yard; or

Extend into an easement. (Ord. 94-0-3, 2-24-1993)

CHAPTER 5 B-1 COMMUNITY SHOPPING DISTRICT

9A-5-1: INTENT AND GENERAL CONDITIONS:

The B-1 Community Shopping District is intended to provide primarily retail convenience shopping and commercial uses which may be compatible with the predominant retail nature of the district. It is intended the district be located along major arterial or collector streets in areas which have been previously subdivided. The district establishes appropriate development standards to protect adjoining residential districts from potential nuisances typically created by retail and commercial uses.

A. General Conditions:

1. Sanitary Service and Potable Water: All uses shall be connected to and maintain potable water supply and sanitary service facilities.

2. Enclosure of Uses: All business, service merchandise, storage, display, and, where permitted repair and processing shall be conducted wholly within enclosed buildings, except for off-street parking, off-street loading, and open sales and rental lots in districts where they are permitted.

3. Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste. The performance standards specified in Section 9A-7A-9 shall apply where appropriate to permitted uses and the district.

4. Refuse Screening Enclosures Required: All refuse shall be stored in appropriate containers and completely screened so as not to be visible from any street or public right of way. Such screening shall be solid and six feet (6') to eight feet (8') in height. Refuse screening enclosures are considered accessory uses and shall meet minimum yard requirements of the district.

5. Lighting: All exterior building and parking lot lights and landscape lighting shall be directed away from adjacent highways, streets and properties.

6. Signs: All signs shall conform to applicable requirements set forth in Chapter 9A-8 and the approved site plan.

7. Exterior Outside Storage: Exterior outside storage shall be permitted on any lot or lot within the district except that such storage shall be located behind the front building line and shall be screened one hundred percent (100%) by a six foot (6') to eight foot (8') high fence or wall. Such fencing shall be constructed of wood or masonry. Exterior outside storage is considered an accessory use and shall meet minimum yard requirements of the district.

9A-5-2: PERMITTED USES:

The following uses are permitted:

Antique shops.

Art and school supply stores.

Automobile accessory stores.

Bakeries where not more than fifty percent (50%) of the floor area is devoted to processing, and not more than five (5) persons are employed.

Banks and financial institutions, including drive-in facilities.

Barber shops.

Beauty shops.

Bicycle stores - sales, rental, and repair.

Book and stationery stores.

Camera and photographic supply stores.

Candy and ice cream stores.

Catering services, provided, that they are accessory to the principal use, either a food store or a restaurant.

Ceramics stores.

China and glassware stores.

Clothing stores.

Currency exchanges.

Drugstores, pharmacies.

Dry cleaning and laundry receiving establishments with processing done elsewhere; also dry cleaning establishments, where not more than two thousand five hundred (2,500) square feet of floor area is devoted to processing, exclusive of offices and storage space.

Electronic equipment, electrical and household appliance stores, including home computer, radio and television sales.

Florist shops.

Food stores, grocery stores, meat markets, and delicatessens.

Furniture shops, including upholstery when conducted as part of the retail operations and secondary to the principal use.

Furrier shops, including the incidental storage and conditioning of furs.

Garden supply stores.

Gift shops.

Hardware stores.

Hobby shops.

Interior decorating shops, including upholstery and making of draperies, slipcovers and other similar articles when conducted as part of the retail operations and secondary to the principal use.

Investment companies.

Jewelry stores, including watch repair.

Laundries, automatic self-service type or hand, provided that laundry machines shall not exceed ten (10) pounds capacity each, and not more than two (2) persons are employed in addition to one owner or manager.

Leather goods and luggage stores.

Libraries, public branch.

Liquor stores.

Loan offices.

Locksmith shops.

Mail order service stores.

Medical, dental or optical clinics, including accessory laboratories.

Motor vehicle parts store, not including installation.

Musical instrument sales and repair.

Newspaper office (not including printing).

Numismatic and philatelic stores.

Office supply store.

Offices - business, service, and professional.

Offices - governmental.

Offices - medical, dental, optical, chiropractic.

Orthopedic/medical tool sales.

Pet grooming business.

Photocopy establishments, including fast copy print shops.

Photography studios, including developing and printing of photographs.

Physical, cultural, and health services, such as, but not limited to, gymnasiums, reducing salons, masseurs, health clubs, public baths, and handball clubs and buildings, less than two thousand five hundred (2,500) square feet.

Picture framing, when conducted on the premises as an accessory use only.

Post office.

Public garage.

Railroad passenger station.

Repair shops, such as shoes, household appliances, radio and television sets, and similar items.

Restaurants.

Retail uses, generally.

Schools - business, dance, martial arts, music.

Sewing machine sales and service.

Shoe stores.

Sporting goods stores.

Studios - artist, dancer, musician, photographer, etc.

Taverns and lounges.

Tent sales.

Tobacco shops.

Toy stores.

Travel bureaus, including transportation ticket office.

Typewriter sales/service.

Video equipment and accessories - sales, service, rental. (Ord. 90-0-18, 8-9-1990; amd. Ord. 1-O-2002, 1-10-2002)

9A-5-3: SPECIAL USES:

Only the following special uses may be allowed within the B-1 community shopping district, subject to the issuance of special use permits in accordance with the provisions of section 9A-1-5 or 9A-1-5-1 of this title in the case of planned unit developments:

Churches, convents, monasteries, theological schools, rectories, and parish houses.

Daycare centers, provided at least seventy five (75) square feet of outdoor play area is provided for each child using the area at any one time.

Drive-through or drive-in facilities.

Fire stations.

Hotels.

Laboratories - medical, dental, optical.

Municipally owned and operated water filtration plants, pumping stations, reservoirs and storage tanks.

Outdoor sales areas as an accessory use.

Parking lots, as an accessory use only to a permitted or special use hereunder.

Parks and playgrounds.

Planned unit developments in accordance with section 9A-1-5-1 of this title.

Second floor single-family residential dwellings within buildings adjacent to Archer Avenue, but only if each of the following conditions are specifically met:

The single-family dwelling is designed as an integral part of such building; and

The principal first floor use of the building is a permitted use within the B-1 community shopping district; and

The second floor single-family residential dwelling may only be occupied by the owner of the building and the owner's family. (Ord. 19-O-2004, 7-8-2004)

9A-5-4: ACCESSORY USES:

Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted, provided, they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, are structured to the principal use and do not involve the conduct of any independent business, profession, trade or industry. (Ord. 90-0-18, 8-9-1990)

9A-5-5: BULK AND AREA STANDARDS:

Uses in the B-1 community shopping district shall conform to the following requirements:

- A. **Minimum Lot Area:** An area of not less than eight thousand seven hundred fifty (8,750) square feet shall be designated, provided and maintained for each permitted or special use.
- B. **Minimum Lot Width:** A minimum lot width of fifty feet (50') shall be provided for each lot or zoning lot used for a permitted or special use.
- C. **Required Yards:** Required yards shall be provided and maintained in the B-1 community shopping district as described below. Special uses may require yards greater in depth than those set forth here due to the nature, intensity, or operational characteristics of the proposed use, as recommended by the plan commission and approved by the village board.

1. **Required Front Yard:** A required front yard shall be provided and maintained with a minimum depth of thirty five feet (35').

2. **Required Side Yards:** A required side yard of ten feet (10') shall be provided and maintained, except for properties zoned B-1 fronting Archer Avenue, lying east of the intersection of the street right of way of Willow Springs Road and Archer Avenue, no side yard shall be required.

On a corner side yard a required yard shall be provided and maintained equal in depth to the required front yard.

When a side lot line coincides with a side or rear lot line in an adjacent residence district, a required side yard shall be provided of not less than twenty five feet (25') and shall screen all buildings and off street parking areas one hundred percent (100%) opacity at a height of six feet (6') to eight feet (8'). Screening shall be constructed of a combination of landscaping and other physical barriers such as fences or walls so as to present a more natural, and aesthetically pleasing barrier. Except, however, where a side lot line of property fronting Archer Avenue east of the intersection of the rights of way of Willow Springs Road and Archer Avenue coincides with a side or rear lot line in an adjacent residence district, a required side yard of not less than ten feet (10') shall be required and shall also be screened as required above.

- D. **Maximum Building Height:** No structure or portion thereof, excluding mechanical penthouse structures, shall exceed a height of thirty feet (30').
- E. **Floor Area Ratio:** The maximum floor area ratio for structures in this district shall be 0.5.
- F. **Ground Building Coverage:** The total ground building coverage of all principal and accessory structures shall not exceed sixty percent (60%) of the gross lot or zoning lot area.

G. Required Landscaping: The minimum area on each lot or zoning lot to be devoted to landscaping shall conform to the requirements of title 8, chapter 10 of this code.

H. Use, Lot And Bulk Regulations: Use, lot and bulk regulations as contained under section 9A-1-4 of this title are not applicable in the B-1 community shopping district. (Ord. 90-0-18, 8-9-1990)

9A-5-6: SITE PLAN REVIEW:

An approved site plan shall be required prior to the issuance of a building permit or prior to the grant of any special use permit within the B-1 district. These provisions, however, do not apply to minor interior modifications, such as tenant spaces in shopping centers which do not affect the intensity of use, nature of use, or exterior features of the site. Site plan requirements are contained in section 9A-1-9 of this title. (Ord. 90-0-18, 8-9-1990)

9A-5-7: OFF STREET PARKING AND LOADING:

The requirements of chapter 9 of this title shall be applicable with regard to standards and requirements for off street parking and loading. (Ord. 90-0-18, 8-9-1990)

**CHAPTER 6
B-2 COMMERCIAL AND BUSINESS SERVICE DISTRICT**

9A-6-1: INTENT AND GENERAL CONDITIONS:

The B-2 Commercial and Business Service District is intended to provide for those retail, wholesale commercial and limited light manufacturing uses incompatible with the primarily retail character of other commercial districts. The B-2 District is located along or in close proximity to arterial and collector streets in areas that have been previously subdivided and may back up to rail facilities which provide additional transportation access for more intensive commercial uses. The district establishes appropriate development, bulk and use standards and requires site plan review of development to assure compatibility particularly in transition along residence district boundaries.

A. General Conditions:

1. Minimum Contiguous District Area: The minimum contiguous area for any land zoned B-1 Community Shopping District shall be four (4) acres.
2. Sanitary Sewer and Potable Water: All uses shall be connected to and maintain potable water supply and sanitary sewer facilities.
3. Enclosed Uses: All business service, merchandise, display and permitted repair and processing and manufacturing shall be conducted wholly within enclosed buildings except for off-street parking, off-street loading, open sales and rental lots.