

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.

4. 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 within the district.

5. Refuse Screening Enclosures Required: All refuse shall be stored in appropriate containers and completely screened so as not to be visible from any streets 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.

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

7. Signs: All signs shall conform to applicable requirements set forth in Section 9A-8 of the Village Code and the approved site plan.

8. Exterior Outside Storage: Exterior outside shall be permitted on any zoning 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. Exterior outside storage is considered an accessory use and shall meet minimum yard requirements for the district.

#### **9A-6-2: PERMITTED USES:**

The following uses are permitted:

Amusement establishments - including bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, and skating rinks.

Animal hospitals.

Blueprinting establishments.

Cartage and express facilities-providing storage of goods, motor trucks, or other equipment is in an enclosed structure.

Contractors and construction offices.

Discount department stores.

Exterminators.

Frozen food lockers.

Garages, storage.

Greenhouses and conservatories.

Home improvement center and building materials sales.

Job printing shops - using presses having beds of not more than fourteen inches (14") by twenty inches (20").

Laboratories - medical, dental or optical.

Laundries, retail - where not more than two thousand five hundred (2,500) square feet of floor space is devoted to processing, exclusive of office and storage space.

Machinery sales.

Monument sales.

Motor vehicle and equipment sales.

Pet grooming establishments.

Physical, cultural, and health services - gymnasiums, reducing salons, masseurs, health clubs, public baths, and handball and racquetball clubs and buildings.

Radio and television antennas and towers.

Railroad passenger stations.

Rental service stores.

Restaurants.

Schools, commercial or trade, provided, that operations do not involve danger of fire or explosion, no objectionable standards or noise, vibration, smoke, dust, odor, glare, heat, or other nuisances.

Tent sales.

Wholesale establishments with storage of merchandise limited to samples only.

**9A-6-3: SPECIAL USES:**

Special uses as hereafter listed may be allowed subject to the issuance of special use permits in accordance with the provisions of Section 9A-1-5.

Garages, automotive repair - but not including automotive wrecking yards.

Kennels.

Limited manufacturing if the following conditions are met:

- a. Not more than twenty (20) persons, exclusive of office, sales, managerial, and building service employees, are employed.
- b. The operation shall comply with performance standards of Section 9A-7A-9.
- c. Adequate provision for parking and loading shall be made.

Meat processing-including the sale of meat and meat products to restaurants, hotels, clubs, or other similar establishments when conducted as part of the retail business on the premises.

Newspaper offices, including printing.

Planned unit developments.

Trailer sales or rental.

Warehouses, self service storage.

Wholesale establishments, with storage of merchandise not limited to samples only.

**9A-6-4: 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 principle use and do not include the conduct of any independent business, profession, trade or industry.

**9A-6-5: BULK AND AREA STANDARDS:**

Uses in the B-2 Commercial and Business Service Zoning District shall conform to the following requirements:

- A. Minimum Lot Area: An area of not less than twenty thousand (20,000) square feet shall be designated, provided and maintained for each permitted or special use.
- B. Minimum Lot Width: A minimum lot width on one hundred feet (100') 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-2 Commercial and Business Service 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.

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

Where 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 at one hundred percent (100%) capacity at a height of six feet (6') to eight feet (8'). The screen shall be constructed of wood, stone or brick.

3. Required Rear Yard: A required rear yard of fifteen feet (15') shall be provided and maintained.

Where an area lot line coincides with a side or rear lot line in an adjacent residence district, a landscaped yard shall be required along such rear outside lot line of not less than twenty five feet (25') and shall screen all buildings and off street parking areas at one hundred percent (100%) capacity at a height of six feet (6') to eight feet (8'), the screen shall be constructed of wood, stone or brick.

4. Maximum Building Height: No structure or portion thereof, excluding mechanical penthouse structures, shall not exceed a height of thirty feet (30').

5. Floor Area Ratio: The maximum floor area ratio for structures in this district shall be five-tenths (0.5).

6. Ground Building Coverage: The total building coverage of all principal and ground structures shall not exceed sixty percent (60%) of the gross lot or zoning lot area.

7. Required Landscaping: The minimum area of each lot or zoning lot to be dedicated to landscaping shall conform to the requirements of Title 8 Chapter 10; Landscaping Requirements, of the Village Code of Ordinances.

8. Use Lot and Bulk Regulations: Use lot and bulk regulations as contained under Section 9A-1-4 area not applicable in the B-2 Commercial and Business Service District.

#### **9A-6-6: SITE PLAN REVIEW:**

An approved site plan shall be required prior to the issuance of a building permit or prior to the granting of any special use permit within the B-2 District. These provisions however, do not

apply to minor interior alterations, 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.

**9A-6-7: OFF-STREET PARKING AND LOADING:**

The requirements of Chapter 9A-9 shall be applicable with regard to standards and requirements to off-street parking and loading. (Ord. 90-0-18, 8-9-90)

**CHAPTER 7A  
L-1 LIGHT INDUSTRIAL DISTRICT**

**9A-7A-1: INTENT AND GENERAL CONDITIONS:**

The L-1 Light Industrial District is intended to control the development of lands to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses without creating nuisances. The District regulations are designed to permit the operations of manufacturing, wholesaling and warehousing activities with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another and particularly where such light industrial uses adjoining uses in other than industrial zoning districts. In this District, outdoor storage must be completely screened and all industrial operations must be in an enclosed building.

**A. General Conditions:**

1. Minimum Contiguous District Area: The minimum contiguous area for any land zoned in accordance with the L-1 District shall be ten (10) acres.
2. Sanitary Sewer and Potable Water: All uses shall be connected to and maintain potable water supply and sanitary sewer facilities at the expense of the owner and/or developer of the property.
3. Refuse Screening Enclosures Required: All refuse shall be stored in appropriate containers and completely screened so as to not be visible to any street or public right of way. Such screening shall be solid and six feet to eight feet (6' to 8') in height.
4. Enclosure of Uses: All uses within the Light Industrial District shall be conducted wholly within enclosed buildings except otherwise permitted by this Chapter. All outdoor storage facilities for fuel, raw material and products shall be effectively screened and enclosed by a solid wall or fence at least eight feet (8') in height; provided, that if such materials are in excess of eight feet (8') in height, then landscape screening shall be provided in addition to the fence or wall, equal or exceeding the height of the fence and materials to be stored outdoors. Such outside storage must be located behind the front of any building facing a public street.