

**Title 13 Zoning**  
**Article C Zoning Districts**

**Sec. 13-1-40 Zoning Districts Designated**

**Sec. 13-1-41**

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**Sec. 13-1-47 B-1 Central Commercial District.**

- (a) **Purpose.** The B-1 District is intended to provide an area for the business, financial, professional, and commercial needs of the community, especially those which can be most suitably located in a compact and centrally located business district.
- (b) **Permitted Uses.** The following uses of land are permitted in B-1 District:
- (1) Paint, glass and wallpaper stores.
  - (2) Hardware stores.
  - (3) Department stores, variety stores, general merchandise stores.
  - (4) General grocery stores, supermarkets, fruit and vegetable stores, delicatessens, meat and fish stores and miscellaneous food stores.
  - (5) Candy, nut or confectionery stores.
  - (6) Dairy products stores, including ice cream stores.
  - (7) Retail bakeries, including those which product some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery.
  - (8) Clothing and shoe stores.

- (9) Furniture, home furnishings, floor covering and upholstery shops/stores.
- (10) Restaurants, lunch rooms and other eating places, except drive-in type establishments.
- (11) Taverns, bars and other drinking places with permit by Village Board.
- (12) Drug stores and pharmacies.
- (13) Liquor stores.
- (14) Antique stores and secondhand stores.
- (15) Sporting goods stores and bicycle shops.
- (16) Bookstores.
- (17) Stationery stores.
- (18) Jewelry and clock stores.
- (19) Camera and photographic supply stores.
- (20) Gift, novelty and souvenir shops.
- (21) Florist shops.
- (22) Tobacco and smoker's supplies stores.
- (23) New dealers and newsstands.
- (24) Wholesale merchandise establishments, only for retail items listed above; e.g., would allow wholesale camera sales.
- (25) Banks and other financial institutions.
- (26) Offices of insurance companies, agents, brokers and service representatives.
- (27) Offices of real estate agents, brokers, managers and title companies.
- (28) Miscellaneous business offices.
- (29) Heating and plumbing supplies.
- (30) Retail laundry and dry cleaning outlets, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and laundrettes. Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments.
- (31) Photographic studios and commercial photography establishments.
- (32) Barbershops, beauty shops and hairdressers.
- (33) Shoe repair shops and shoe shine parlors.
- (34) Trade and contractor's offices (office only).
- (35) Advertising agencies, consumer credit reporting, news agencies, employment agencies.
- (36) Duplicating, blueprinting, photocopying, addressing, mailing, mailing list and stenographic services' small print shops.
- (37) Computer services.
- (38) Commercial parking lots, parking garages, parking structures.
- (39) Watch, clock and jewelry repair services.
- (40) Motion picture theaters, not including drive-in theaters.
- (41) Miscellaneous retail stores.

- (42) Offices/clinics of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists and chiropractors, but not veterinarians offices.
- (43) Law offices.
- (44) The offices, meeting places, churches, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other non-profit membership organizations.
- (45) Engineering and architectural firms or consultants.
- (46) Accounting, auditing and bookkeeping firms or services.
- (47) Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations.
- (48) The offices of governmental agencies and post offices.
- (49) Public transportation passenger stations, taxicab company offices, taxicab stands, but not vehicle storage lots or garages.
- (50) Telephone and telegraph offices.

(c) **Conditional Uses.** The following are permitted as conditional uses in the B-1 District; provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances; and provided that where operations necessary or incident to the proper performance of the services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the Village Board with regard to such matters.

- (1) Miscellaneous repair shops and related services.
- (2) Garment pressing establishments, and laundry, hat cleaning and blocking shops and coin operated dry cleaning establishment.
- (3) Establishments engaged in the publishing and printing of newspapers, periodicals or books.
- (4) Dwelling units, provided that no dwelling shall be permitted below the second floor and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.
- (5) Farm supplies, wholesale trade.
- (6) Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers; provided that any inoperable vehicles or vehicles awaiting repair be maintained in a way that does not constitute a nuisance and remains in full compliance with Village ordinances.

- (7) Stores for the sale and installation of tires, batteries, mufflers or other automotive accessories; provided that any inoperable vehicles or vehicles awaiting repair be maintained in a way that does not constitute a nuisance and remains in full compliance with Village ordinances.
  - (8) Gasoline service stations; provided, further, that all gasoline pumps, storage tanks and accessory equipment must be located at least thirty (30) feet from any existing or officially proposed street line; provided that any inoperable vehicles or vehicles awaiting repair be maintained in a way that does not constitute a nuisance and remains in full compliance with Village ordinances.
  - (9) Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes or campers; provided that any inoperable vehicles or vehicles awaiting repair be maintained in a way that does not constitute a nuisance and remains in full compliance with Village ordinances.
  - (10) Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers; provided that any inoperable vehicles or vehicles awaiting repair be maintained in a way that does not constitute a nuisance and remains in full compliance with Village ordinances.
  - (11) Establishments for the washing, cleaning or polishing of automobiles, including self-service car washes; provided that any inoperable vehicles or vehicles awaiting repair be maintained in a way that does not constitute a nuisance and remains in full compliance with Village ordinances.
  - (12) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc.
  - (13) Farm implement sales.
  - (14) Mini-warehouses.
  - (15) Veterinarian's offices/clinics.
- (d) **Lot, Yard and Building Requirements.**
- (1) **Lot Width.** Minimum forty (40) feet or building width plus required yards.
  - (2) **Lot Area.** Minimum four thousand eight hundred (4,800) square feet or building plus required yards.
  - (3) **Principal Building.**
    - a. Front Yard: None required.
    - b. Side Yard: Minimum ten (10) feet; if sideyard is necessary to be compatible with neighborhood. (None for pre-existing nonconforming structures.)
    - c. Rear Yard: Minimum twenty-five (25) feet. (None for pre-existing nonconforming structures.)

**NOTE:** Pre-existing structures may be nonconforming. In blocks in the business districts which are already developed, the dimensional requirements of this Chapter can be modified if in the opinion of the Board of Appeals, such action would be in keeping with the purpose of this Code where a practical difficulty or hardship would result from a literal enforcement of the requirements.

- (4) **Building Height.** Maximum thirty-five (35) feet.
- (5) **Minimum Building Floor Area.** One thousand two hundred (1,200) square feet.
- (6) **Alley Setback.** Minimum fifteen (15) feet.

**Sec. 13-1-48**

**Sec. 13-1-49**

**Sec. 13-1-50**

**Sec. 13-1-51**

**Sec. 13-1-52**

**Sec. 13-1-53 through**

**Sec. 13-1-59** Reserved for Future Use