

## CHAPTER 10

### **300.1000**

### **B-2 NEIGHBORHOOD BUSINESS DISTRICT**

- 300.1001 Statement of intent.
- 300.1002 Permitted principal uses.
- 300.1003 Uses permitted after special approval.
- 300.1004 Development standards.

**300.1001 Statement of intent.**

Sec. 10.01. The intent of the "B-2" Neighborhood Business District is to provide for a variety of commercial uses, including more intensive commercial uses not permitted in the CBD "B-1" District and which can be incompatible with pedestrian movement. The district is intended to permit commercial establishments that cater to the convenience and comparison shopping needs of the entire Village and a limited area of the surrounding region beyond the municipal limits and, therefore, are often located so as to serve passing and destination traffic.

Because of the variety of business types permitted in the B-2 District, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Neighborhood commercial facilities should be compatible in design with adjacent commercial development.

Planned Development may be permitted as a means to achieve the basic intent of this district in accordance with the guidelines in Chapter 13 [300.1300].

**300.1002 Permitted principal uses.**

Sec. 10.02. In the B-2 district, no uses shall be permitted except the following:

- (a) Retail businesses which supply commodities on the premises for persons residing in adjacent residential areas, such as: groceries, meats, dairy products, alcoholic beverages, baked goods or other foods, ice cream, pharmaceuticals, dry goods, notions, hardware, books, stationery and school supplies, records and video cassette sales and rental, flowers, hobby equipment, periodicals, shoes, sporting goods, small household articles, and tobacco products.
- (b) Retail or service establishments which offer comparison goods for residents, such as: bicycle sales, jewelry stores, hobby shops, music stores, clothing and shoe stores, notions, bookstores, sporting goods stores, office supply stores, carpet stores, furniture stores, household appliance stores, paint and wallpaper stores, auto equipment sales stores, and similar specialty retail stores.
- (c) Establishments which perform services within a completely enclosed building for persons residing in nearby residential areas, such as: beauty and barber shops; watch, radio, television, clothing and shoe repair; locksmiths; photo processing outlets; and similar establishments.
- (d) Office buildings and uses, including medical and dental clinics or offices.
- (e) Offices and showrooms of a plumber, electrician, building contractor, upholsterer, caterer, decorator or similar trade, subject to the following conditions:  
All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.

There shall be no outside storage of materials or goods of any kind.

- (f) Schools for occupations, professional, or technical training, such as dance schools, music and voice schools, art studios, secretarial training, and similar schools.
- (g) Funeral homes, provided there is adequate assembly area for vehicles to be used in funeral processions and such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the funeral home.
- (h) Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted.
- (i) Laundry and dry cleaning customer outlets, coin operated laundromats, self-serve dry cleaning establishments, and similar operations.
- (j) Private service clubs, fraternal organizations, banquet halls, and meeting halls.
- (k) Standard and carry-out restaurants, bars, and lounges.
- (l) Dance halls, assembly halls, and similar places of assembly.
- (m) Private indoor recreation uses, such as bowling alleys, billiard halls, gymnasium or court sports facilities, tennis clubs, roller or ice skating rinks, personal fitness centers, and similar recreation uses, subject to the provisions in Chapter 18 [300.1800].
- (n) Other uses similar to the above.
- (o) Uses and structures accessory to the above, subject to the provisions in Chapter 18 [300.1800].

**300.1003      Uses permitted after special approval.**

Sec. 10.03. The following uses may be permitted by the Village Council subject to the conditions specified for each use; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Village Council, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter [Section] 20.01 [300.2001].

- (a) Automobile or car wash establishments, subject to the provisions in Chapter 18 [300.1800].
- (b) Open-front stores and outdoor sales, subject to the provisions in Chapter 18 [300.1800].
- (c) Veterinary offices and hospitals.
- (d) Commercial kennels, subject to the provisions in Chapter 18 [300.1800].

- (e) Outdoor retail sales of plant material not grown on the site, lawn furniture, playground equipment, and home garden supplies, subject to the provisions in Chapter 18 [300.1800].
- (f) Fast-food, drive-in, and drive-through restaurants, subject to the provisions in Chapter 18 [300.1800].
- (g) Commercial parking garages.
- (h) Automobile filling and service stations, including oil change or lubrication stations, subject to the provisions in Chapter 18 [300.1800].
- (i) Arcades, as defined in Chapter 18 [300.1800].
- (j) Municipal, regional, state and federal buildings and uses not requiring outside storage of materials or vehicles.
- (k) Essential services.
- (l) New Residential Construction provided:
  - 1. New single family residential uses shall comply with the provision of Chapter 17 Residential Design Compatibility Standards of this ordinance.
  - 2. New residential dwellings in the B-2 District shall be adjoined by residential uses on both sides of the parcel in question.
  - 3. New residential dwellings in the B-2 District shall be constructed with an architectural design compatible with the established character of the surrounding residential neighborhood.

#### **300.1004 Development standards.**

Sec. 10.04.

- (a) *Required conditions.* Except as otherwise noted for specific uses, buildings and uses in the Neighborhood Business District shall comply with the following required conditions:

Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should not be located on a side of the building that faces residentially-zoned or used property. There shall be no outside storage of any goods, inventory, or equipment.
- (b) *Site plan review.* Site plan review and approval is required for all uses, in accordance with Chapter 19 [300.1900].

- (c) *Area, height, bulk, and placement requirements.* Buildings and uses in the B-2 General Business District are subject to the following area, height, bulk, and placement requirements:
  - (1) *Height:* No building shall exceed a height of 30 feet.
  - (2) *Front yard:* There shall be a front yard of not less than 20 feet.
  - (3) *Side yard:* Two sides yards totaling 30 feet shall be provided with no one side yard being less than ten feet.
  - (4) *Rear yard:* There shall be a rear yard of at least 15 feet.
  - (5) *Lot width:* No lot shall be less than 100 feet in average width.
- (d) *Public water and sewer.* Commercial and office developments shall be served by public sanitary sewer and public water supply systems.
- (e) *General development standards.* Buildings and uses in the Neighborhood Business District shall be subject to all applicable standards and requirements set forth in this Ordinance.