

SECTION 8

BUSINESS DISTRICTS

8.1 PURPOSE:

The Business Districts set forth herein are established to protect public health; to promote public safety, comfort, convenience and the general welfare; and to protect the economic base of the Village and the value of property. These general purposes include the following objectives:

- A. To promote the most desirable use of land in accordance with a well-considered plan so as to ensure that adequate space is provided in appropriate locations for the various types of business uses, thereby protecting and strengthening the economic base of the Village.
- B. To place in separate zoning districts those businesses which may create noise, odors, hazards or unsightliness, or those which may generate excessive traffic.
- C. To establish compatible neighborhood convenience centers in or adjacent to residential areas in order to provide efficient and convenient services for daily or frequent needs of the people of the Village.
- D. To encourage the grouping of compatible businesses in appropriate locations which will draw mutually interchangeable modes of trade, thus promoting public convenience and business prosperity.
- E. To arrange commercial centers in order that traffic and pedestrian congestion will be minimized.
- F. To provide for the establishment of off-street parking facilities, permitted and required, so as to alleviate traffic congestion and promote shopping convenience and business prosperity.

8.2 ZONING DISTRICTS:

8.2-1 *Districts Established:* The following Business Zoning Districts are hereby established:

- B-1 Transitional Business District
- B-2 Neighborhood Convenience Business District
- B-3 General Business District
- B-4 Commercial Business District

B-5 Office Business District

- 8.2-2 *Transitional Business District:* The B-1 District is established for uses which may be reasonably established in a building originally designed and constructed for residential use. The Transitional Business District is intended to provide land and structures to be used primarily as space for professional office and service uses. Residences, built and designed as a home, are allowed as a permitted use, and a single dwelling unit is allowed in a building containing a business use. The uses permitted are characterized by a low volume of traffic and limited outdoor signing.

This zoning classification is further intended for houses along heavily traveled main thoroughfares so long as the initiation of a business use does not tend to interfere with or impede the traffic flow on the thoroughfare. In this manner, the residential appearance of the roadway corridor may be maintained and the development of "strip" commercial zones may be prevented.

- 8.2-3 *Neighborhood Convenience Business District:* The B-2 District is established to meet the needs of the immediate neighborhood. It is intended to provide convenience shopping for persons living in adjacent residential areas. Permitted uses shall be those that are appropriate to satisfy basic shopping needs which occur on a frequent or daily basis.
- 8.2-4 *General Business District:* The B-3 District is established to provide for a more intense amount of business than found in the B-2 District. This district will provide a large variety of facilities, stores and services.
- 8.2-5 *Commercial Business District:* The B-4 District is established to provide locations for major commercial centers that would facilitate large volumes of traffic. This District is intended to provide for a broad base of commercial users and services.
- 8.2-6 *Office Business District:* The B-5 District is established to allow the development of areas attractive to executive headquarters or offices on open sites.

8.3 GENERAL PROVISIONS:

- 8.3-1 *Permitted, Conditional Uses:* Permitted and conditional uses are listed in Section 11 of this Zoning Code.
- 8.3-2 *Bulk, Lot, Area, Yard Requirements:* Bulk lot area and yard requirements are listed in the Business Districts Bulk Chart found at the end of Section 8 of this Zoning Code.
- 8.3-3 *Temporary Uses, Accessory Structures and Uses:* Accessory structures and uses and temporary uses are permitted subject to the provisions of Sections 12, 13 and 14 of this Zoning Code.
- 8.3-4 *Parking, Loading Requirements:* Parking and loading requirements are established in Section 18 of this Zoning Code.
- 8.3-5 *Sign Regulations:* Signs are permitted subject to the provisions of Section 16 of this Zoning Code.
- 8.3-6 *Processing and Assembly:* Any establishment in a business district may devote up to 30 percent of its floor space to processing or assembly.
- 8.3-7 *Vehicular Access:* Vehicular access to the rear yard must be provided along one side of a building unless the rear yard abuts a public street or alley.

8.4

BUSINESS DISTRICTS BULK CHART									
	LOT AREA, PARCEL AREA & FRONTAGE		YARD REQUIREMENTS ^{1,5}			BULK LIMITS ⁶			
	Minimum Area	Minimum Width Frontage	Minimum Front Yard ²	Minimum Rear Yard ³	Minimum Side Yard ^{2,3}	Height Limit For Principal Use		Height Limit For Accessory Use	
District	Square Feet	Feet	Feet	Feet	Feet	Feet	Stories	Feet	Stories
B-1	10,000	50	30	25	15	25	2	20	1
B-2	10,000	50	30	25	15	25	2	20	1
B-3, B-4	10,000	50	30 ⁴	25	15	35	2	20	1
B-3, B-4 Shopping Business Center	1 acre	150	30 ⁴	25	15	35	3	20	1
B-5	2 acres	150	30	25	15	35	3	20	1

1 No building shall be constructed or enlarged unless the yards established in this chart are provided and maintained in connection with such building.

2 See definition of Yard, Front.

3 Where a lot line abuts upon a residential zoning district, there shall be a yard of not less than 30 feet.

4 The minimum setback along Rt. 47 for structures, paving and parking shall be 100 feet. Sidewalks, bike paths and driveways perpendicular to the roadway are allowed.

5 The storage of materials, equipment or vehicles shall not take place within 10 feet of any rear or side yard or within any front yard.

6 The maximum height for the storage of any materials shall be 20 feet.