

CHAPTER 9

300.900

B-1 CENTRAL BUSINESS DISTRICT (CBD)

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300.901 Statement of intent.

Sec. 9.01. The intent of the Central Business District zoning classification is to promote the orderly development, redevelopment, and continued improvement of the Village's downtown district. This district occupies the prime retail frontage area in the Village, serving the comparison, convenience, and service needs of the Village as well as a substantial area of the adjacent and surrounding region beyond the municipal limits.

These regulations are intended to promote development of a pedestrian-accessible mixed-use district, consisting of a variety of retail, office, and service uses. Because of the variety of uses permitted in the CBD district, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Permitted uses should be complementary to each other, and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. It is the further intent of this district to prohibit automotive related services and non-retail uses which tend to interfere with the continuity of retail frontage.

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].

300.902 Permitted principal uses.

Sec. 9.02. In the CBD 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 rentals, flowers, 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, building material sales (including hardware, glass and paint), household appliance stores, paint and wallpaper stores, auto equipment sales stores, and similar specialty retail stores.
- (c) Department stores and specialty shops.
- (d) 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.
- (e) Office buildings and uses, including medical and dental clinics or offices.

- (f) Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted only after special approval under Chapter 18 [300.1800].
- (g) Restaurants and taverns where the patrons are served while seated within a building occupied by such establishment, and provided that no drive-through facilities are permitted.
- (h) Newspaper offices and printing shops.
- (i) Single Family Dwellings and upper story residential uses subject to the following provisions:

No dwelling unit shall be located on the same floor as a business use, and no floor may be utilized for business purposes which is located above a floor used for residential purposes, but in no event shall residential uses be permitted below the second floor of a commercial structure.
- (j) Other uses similar to the above.
- (k) Off-street parking and commercial parking structures.
- (l) Uses and structures accessory to the above, subject to the provisions in Chapter 18 [300.1800].

300.903 Uses permitted after special approval.

Sec. 9.03. 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 20 [300.2000].

- (a) Schools for occupations, professional, or technical training, such as dance schools, music and voice schools, art studios, secretarial training, and similar schools.
- (b) Theaters, when completely enclosed.
- (c) Municipal, county or state buildings and uses, provided there is no outside storage of materials or equipment.
- (d) Outdoor cafe's or eating areas where patrons are served while seated in the open air
- (e) Drive-through facilities for financial institutions, including banks, credit unions, and savings and loan associations, subject to the provisions in Chapter 18 [300.1800].
- (f) Essential services.

300.904 Development standards.

Sec. 9.04.

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

All business establishments shall be retail or service establishments dealing directly with customers. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.

All business, servicing, or processing, except off-street parking and loading, shall be conducted within a completely enclosed building, unless otherwise specifically permitted.

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 [Section] 19.01 [300.1901].
- (c) *Area, height, bulk, and placement requirements.* Buildings and uses in the B-1 Central Business District are subject to the following area, height, bulk, and placement requirements.

Height: No building shall exceed a height of 35 feet.

Front yard: No front yard is required.

Side yard: No side yard is required.

Rear yard. No rear yard is required.

Lot area: No minimum required.

Lot width: No minimum required.

- (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 Central Business District shall be subject to all applicable standards and requirements set forth in this Ordinance.

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