

**Chapter 14.24**  
**B – Business District**

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**14.24.010 Purpose.**

The B – Business district is intended to provide for present and future business activities within the traditional business area of the village; accommodate community service functions; provide public and quasi-public land use needs at a central location; permit residential units above established businesses in accordance with village building codes and zoning requirements; and protect the business character of the district by prohibiting the incursion of incompatible land use.

**14.24.020 Permitted uses.**

The following uses are permitted:

- A. Paint, glass, and wallpaper stores.
- B. Hardware stores.
- C. Department, variety, and general merchandise stores.
- D. General grocery stores, supermarkets, fruit and vegetable stores, delicatessens, meat and fish stores, and miscellaneous food stores.
- E. Candy, nut, or confectionery stores.
- F. Dairy product stores, including ice cream stores.
- G. Retail bakeries, including those which produce 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.
- H. Clothing and shoe stores.
- I. Furniture, home furnishings, floor covering, and upholstery shops or stores.

J. Restaurants, lunchrooms, and other eating places, except drive-in type establishments.

K. Taverns, bars, and other drinking places by permit issued by the village board.

L. Drug stores and pharmacies.

M. Liquor stores.

N. Antique and secondhand stores.

O. Sporting goods stores and bicycle shops.

P. Bookstores, not including adult books.

Q. Stationery stores.

R. Jewelry and clock stores.

S. Camera and photographic supply stores.

T. Gift, novelty, and souvenir shops.

U. Florist shops.

V. News dealers and newsstands.

W. Wholesale merchandise establishments, but only for retail items listed above.

X. Banks and other financial institutions.

Y. Offices of insurance companies, agents, brokers, and service representatives.

Z. Offices of real estate agents, brokers, managers, and title companies.

AA. Heating and plumbing contractors and suppliers.

BB. Retail laundry and dry cleaning outlet's, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and launderettes, tailor shops, dressmaker shops, and garment repair shops, but not garment pressing shops, hand laundries, or hat cleaning and blocking establishments.

CC. Photographic studios and commercial photography establishments.

DD. Barber shops, beauty shops, and hairdressers.

EE. Shoe repair shops and shoe shine parlors.

FF. Advertising agencies, consumer credit reporting offices, news agencies, and employment agencies.

GG. Duplicating, blueprinting, photocopying, addressing, mailing, and stenographic services.

HH. Computer services.

II. Commercial parking lots, parking garages, and parking structures.

JJ. Motion picture theaters, not including drive-in theaters.

KK. Offices or clinics of physicians and surgeons, dentists and dental surgeons, optometrists and chiropractors, but not veterinarians.

LL. Law offices.

MM. The offices, meeting places, 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 nonprofit membership organizations.

NN. Engineering and architectural firms or consultants.

OO. Accounting, auditing, and bookkeeping firms or services.

PP. Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations.

QQ. The offices of governmental agencies and post offices, public transportation passenger stations, taxicab company offices, taxicab stands, but not vehicle storage lots or garages.

RR. Telephone and telegraph offices.

SS. Existing residential developments, including dwelling units above established businesses, provided they comply with village building codes and the basic provisions of the R – Residential district.

#### 14.24.030 Conditional uses.

The following uses are permitted as conditional uses in the B – Business district, provided that: no nuisance shall affect 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 a public street or sidewalk, or other conditions generally regarded as nuisances, and provided that where operations necessary or incident to the proper performance of these 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 board of appeals.

A. Repair shops and related services.

B. Garment pressing shops, hand laundries, hat cleaning and blocking shops.

C. Establishments engaged in the publishing and printing of newspapers, periodicals, or books.

D. All residential uses developed subsequent to the effective date of this chapter, including residential units above established business places.

E. Farm supplies and wholesale trade.

F. Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers.

G. Stores selling and installing tires, batteries, mufflers, or other automotive parts and accessories.

H. 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.

I. Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes, or campers.

J. Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines, trucks, truck trailers, or utility trailers.

K. Establishments for washing, cleaning, or polishing motor vehicles, including self-service vehicle washes.

L. Hotels, motels, boarding houses, or bed and breakfast establishments.

M. Veterinary offices or clinics.

N. Other wholesale and retail stores not specifically covered under Section 14.24.020 above.

**14.24.040 Regulations and standards.**

A. **Minimum lot size.** None specified.

B. **Maximum coverage.** The amount of the total lot area which may be covered by all principal and accessory buildings shall not exceed eighty (80) percent.

C. **Yards.** A front yard for each lot side abutting a street, as shown on the zoning map.

1. Where the lot abuts a highway, as designated on the official zoning map, the front yard depth shall be a minimum of thirty-five (35) feet as measured from the nearest right-of-way.

2. Where the lot abuts a collector street, as designated on the official zoning map, the depth of the front yard shall be the greater of twenty-five (25) feet from the nearest right-of-way line or fifty-eight (58) feet from the centerline of the existing right-of-way.

3. Where the lot abuts a minor street, as designated on the official zoning map, the depth of the front yard shall be the greater of twenty-five (25) feet from the nearest right-of-way line or fifty-eight (58) feet from the centerline of the existing right-of-way.

4. If the building is to be constructed in an established block where there are existing buildings, the front yard depth shall be the average of the yard depth of the buildings on the block face where the building is to be located.

D. **Side yard for main structure.** Side yard minimum width is ten (10) feet each.

E. **Rear yard for main structure.** Rear yard minimum depth is twenty-five (25) feet or one-third of the structure height, whichever is greater.

F. **Maximum building height.** Except as provided in Section 14.16.100, no principal building shall exceed thirty-five (35) feet in height.

G. **Accessory buildings.** Accessory buildings shall be permitted provided they do not exceed twenty (20) feet in height and are located at least three feet from any side or rear lot line and the frontage setback is maintained the same as the main structure. Structures which are attached to, or made a part of the main structure, or which are located within ten feet of the nearest projection of the main structure, shall comply in all respects with the provisions of this title applicable to the main structure.

H. **Off-street parking space.** Off-street parking spaces shall be provided as follows:

1. One off-street parking space shall be provided per dwelling unit or lodging unit on the same lot or tract of land of such dwelling unit or lodging unit served.

2. One off-street parking space per person normally employed on the lot or tract of land.

3. One off-street parking space for each two hundred fifty (250) square feet of retail sales floor area of the establishment being served.

4. The setback requirements are eliminated for government use buildings along Main Street and White Street.

I. 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.