

5.13 C-4 HIGHWAY COMMERCIAL DISTRICT

5.13.01 Description of District

The C-4 Highway Commercial District is intended to accommodate only the essential motorist services of food, lodging, and the refueling and minor repair of motor vehicles at locations in close proximity to the intersections of major arterial highways and at the interchanges of interstate routes; to accommodate large scale commercial uses such as supermarkets and all-purpose shopping; to protect adjacent development areas from the objectionable influences of noise, odor, and traffic congestion; to prevent adjacent under-developed land from undesirable development precedents that would unreasonably restrict future use of such land; and to promote the most desirable land use and traffic patterns in accordance with the objectives of the Comprehensive Plan.

5.13.02 Uses Permitted: No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Any uses permitted in the C-2 District;
2. Automobile, truck and recreational vehicle sales and rental;
3. Automobile service stations, repair facilities and car washes when used in conjunction with automobile service stations;
4. Banks and Financial Institutions, including drive through facilities;
5. Drive-through Establishments;
6. Hotels and/or Motels;
7. Restaurants, including drive through facilities;
8. Supermarkets;
9. Shopping Malls;
10. Shopping Centers;
11. Drive-In Establishments

5.13.03 Special Uses Permitted: The following uses shall be permitted only if specifically authorized by the Village Board.

Planned Unit Development

Outdoor Storage of Goods

5.13.04 Temporary Uses: Upon application to and issuance by the Building Commissioner of a permit therefore, the following uses may be operated as temporary uses:

Temporary uses allowed in the C-1 District

5.13.05 Accessory Uses Permitted: Accessory uses, buildings or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be

permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted use or special use. Such uses are subject to supplementary regulations outlined in Section 6.05, Accessory Buildings, Structures and Uses of Land.

5.13.06 Site and Structure Requirements

1. *Minimum Lot Area:* No minimum lot area is established in this district. However, lot dimensions shall be sufficient to meet the remaining density and dimensional regulations.
2. *Minimum Lot Width:* No minimum lot width is required
3. *Yards:*
 - a. *Front Yard:* All structures shall be setback at least forty feet (40') from the front lot line. Additional setback of structure may be required by state or federal authorities if frontage is on a state or federal highway.
 - b. *Side Yard:* No setback is required, except that if a yard is provided it shall be no less than ten feet (10').
 - c. *Rear Yard:* There shall be a rear yard of not less than ten percent (10%) of depth of the lot, however, such yard need not exceed ten feet (10').
 - d. *Adjacency to a Residential District:* When a rear or side yard in this district abuts a residential district, no principal building shall be allowed within forty feet (40') of the residential lot line.
4. *Floor Area Ratio:* Not to exceed 1.0
5. *Building Height Limitations:* No building shall exceed three (3) stories or forty-five (45) feet in height.

5.13.07 Landscaping Requirements

All development in the C-4 district shall be landscaped as follows:

1. All yards and open spaces surrounding buildings, parking lots, access drives and streets shall be landscaped with trees and shrubs, and shall be maintained by the property owner.
2. Trees in front yards shall be planted at a ratio of at least one (1), two and one-half (2-1/2) inch caliper shade tree for every 30 feet of street frontage. Strategic grouping of trees is encouraged, as opposed to even spacing of trees.
3. Yard areas shall be landscaped at a ratio of at least one (1) shrub or tree for every ten (10) feet of the principal building's nearest exterior wall. Strategic grouping is also encouraged.
4. For parking areas greater than thirty (30) spaces, a minimum of twenty (20) square feet of interior landscaped area per space shall be provided. In order to qualify as an interior landscaped area, said area shall be located wholly within or projecting inward from the boundaries of the parking area.

5.13.08 Special Provisions

- A. *Parking Requirements:* In accordance with Section 9 regulations.

For parking areas greater than thirty (30) spaces, a minimum of twenty (20) square feet of interior landscaped area per space shall be provided. In order to qualify as an interior landscaped area, said area shall be located wholly within or projecting inward from the boundaries of the parking area.

- B. Sign Requirements: In accordance with Section 10 regulations.
- C. Outdoor Sales: All outdoor sales space shall be provided with a permanent durable, and dustless surface, and shall be graded and drained as to dispose of all surface water.
- D. Outdoor Storage: In accordance with Section 6.06 – Outdoor Storage
- E. Waste Materials: No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.
- F. Screening: In accordance with Section 6.07 – Screening Between Non-Residential and Residential Zoning Districts