

5.11 C-2 COMMUNITY SHOPPING DISTRICT

5.11.01 Description of District: The C-2 Community Shopping District is intended to provide areas to accommodate retailing and service needs of a wider population than the C-1 District. The District is normally located adjacent to arterial and major collector streets.

5.11.02 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 use permitted in the C-1 District.
2. Bicycle sales, rental and repair stores;
3. Catering establishments, including pizza delivery;
4. Clothing and shoe stores, costume rental and sales;
5. Clubs, lodges and meeting halls;
6. Day Care Centers;
7. Department, discount, general retail and variety stores;
8. Electric appliance stores including radio and television sales and repair;
9. Food stores, grocery stores, meat markets, bakeries and delicatessens;
10. Funeral homes, mortuaries, cemeteries and mausoleums;
11. Furniture stores, including upholstery when conducted as part of the retail operations and secondary to the principal use;
12. Greenhouses, nurseries, garden supply, tool and seed stores;
13. Hardware stores;
14. Household appliance stores, sales, service and rental;
15. Interior decorating shops, including upholstery and making of draperies, slipcovers, and other similar articles, when conducted as a part of the retail operations and secondary to the principal use;
16. Museums and art galleries;
17. Musical instrument sales and repair;
18. Office supply stores;
19. Pet stores and animal grooming shops;
20. Radio and television stations and recording studios;
21. Recreational centers, health and fitness centers, and athletic clubs;

22. Restaurants, excluding drive-through facilities;
23. Schools for business, professional or technical training, music or dance;
24. Sporting goods stores;
25. Theaters, indoor;
26. Toy stores;

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

1. All permitted and special uses which include drive-thru facilities;
2. Amusement establishments including, but not limited to, bowling alleys, pool halls, dance halls, skating rinks, video arcades and banquet facilities;
3. Animal hospitals;
4. Automobile service stations, repair facilities and car washes when used in conjunction with the automobile service station;
5. Banks and financial institutions with drive-through facilities;
6. Bars, taverns and package liquor stores;
7. Car washes;
8. Hotels and motels;
9. Nursing Home or Assisted Living Facility;
10. Planned Unit Development;
11. Public Utility and Governmental Service Uses on lots having areas, widths, yards and other conditions as approved by the Village Board. Including, but not limited to:
 - i. Electrical Substations and booster stations
 - ii. Filtration Plan, pumping station, well and water reservoir
 - iii. Police and Fire Stations
 - iv. Sewage Treatment Plant
 - v. Telephone Exchange and Microwave relay tower
 - vi. Other Government and Utility uses

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

"C-1" Temporary permit uses.

5.11.05 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,

5.11.06 Site and Structure Requirements:

- A. *Minimum Lot Area:* None required, except that each residential use shall meet any other required bulk and density requirements set forth in this ordinance.
- B. *Yards:*
 - 1. *Front Yard:* All structures shall be set back at least twenty feet (20') from the front lot line.
 - 2. *Side Yard:* None required, except if a yard is provided it shall be not less than ten feet (10'). Where a C-2 property adjoins a residential district side yard shall be provided, of ten feet (10').
 - 3. *Rear yard:* There shall be a rear yard of not less than ten percent (10%) of the depth of the lot, provided, however, such rear yard need not exceed ten feet (10') in depth. However, if the property adjoins a residential district, a rear yard of at least twenty feet (20') shall be provided.
- C. *Maximum Height:* No structure or portion thereof shall exceed a height of three (3) stories, or forty five feet (45'), and no accessory structure shall exceed one story or fifteen feet (15') in height.
- D. *Floor Area Ratio:* Not to exceed 2.0.

5.11.07 Landscaping Requirements

All development in the C-2 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.

5.11.08 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 is prohibited.
- 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