

DIVISION 6. - CBD CENTRAL BUSINESS DISTRICT

Sec. 46-311. - Statement of purpose.

The major economic function of the CBD central business district is that of a specialty center. It is also the intent of the CBD district to permit a mixture of mutually supporting convenience, comparison, specialty, and service commercial uses serving a trade area including the village and adjacent communities. The standards contained in this division are designed to promote a compact development pattern with continuous retail frontage, a convenient pedestrian shopping experience, and compatible building appearance. Preservation of the village historical character is an essential element. Uses allowed in this district should complement each other, not adversely impact vehicular or pedestrian circulation or the overall image and function of the district. Parking or the future provision for such must be an integral part of any development. The development concepts and plans embodied in the development plan and tax increment financing plan of the village downtown development authority should be used as guidelines in any new development or redevelopment.

(Ord. No. 482, § 13.00, 7-17-2000)

Sec. 46-312. - Permitted uses.

Permitted uses in the CBD central business district shall be as follows:

- (1) Antique shops.
- (2) Art supply stores, including picture framing.
- (3) Art galleries and studios.
- (4) Bakeries.
- (5) Banks, excluding drive-through facilities.
- (6) Barbershops and beauty salons.
- (7) Bicycle sales and repair shops.
- (8) Book and stationery shops.
- (9) Camera and photographic supply stores.
- (10) Carpet, rug and linoleum showrooms, with limited on-site storage of merchandise.
- (11) Catering businesses.
- (12) China and glassware shops.
- (13) Clothing (men, women and children) and accessory shops.
- (14) Coin and stamp stores.
- (15) Custom dressmaking and millinery shops.
- (16) Department stores.
- (17) Drugstores.
- (18) Dry cleaning establishments and laundromats.
- (19) Electrical and house appliance stores.
- (20) Florist shops.
- (21) Convenience and specialty foodstores.
- (22) Furniture and other household accessory stores.

- 
- (23) Gift shops.
 - (24) Hardware stores.
 - (25) Hobby shops.
 - (26) Jewelry shops.
 - (27) Leather goods and luggage shops.
 - (28) Locksmith shops.
 - (29) Musical instrument shops; music and record shops.
 - (30) Office supply stores.
 - (31) Printing, lithographing or publishing establishments for letter press, business cards, mimeographing and other similar custom services; newspaper publishing, including engraving and photo engraving.
 - (32) Restaurants or lounges specifically excluding establishments with drive-through windows.
 - (33) Schools for music and dance.
 - (34) Shoe repair stores and other small item repair shops.
 - (35) Sporting goods stores.
 - (36) Tailor shops.
 - (37) Tobacco shops.
 - (38) Toy stores.
 - (39) Travel agents.
 - (40) Upholstery shops.
 - (41) Village service buildings, such as administrative offices, fire and police facilities and community recreation buildings.
 - (42) Professional and business offices, provided that for any building located and fronting on Main Street such uses are above the ground floor.
 - (43) Paint and wallpaper stores.
 - (44) Video rental and sales.
 - (45) Interior decorators.
 - (46) Private clubs and lodges.
 - (47) Offices and showrooms of plumbers, electricians, decorators or similar trades, in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise, and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices or display. All storage of material shall be within totally enclosed buildings.
 - (48) Auto parts stores.
 - (49) Other specialty retail shops.
 - (50) Offstreet parking lots.
 - (51) Gymnasiums, health clubs, billiard halls, arcades, and other similar indoor recreational activities.
 - (52) Other uses which are similar to the uses in subsections (1) through (51) of this section, and subject to the following restrictions:
 - a. All business establishments shall be retail or service establishments dealing directly with

consumers. All goods produced on the premises shall be sold at retail from premises where produced.

- b. All business, servicing or processing, except for offstreet parking or loading, shall be conducted within completely enclosed buildings.
 - c. Outdoor storage of commodities shall be expressly prohibited.
- (53) Street sidewalk uses, including the sale and service of food and drink out-of-doors, sidewalk sales, Peach Festival activities and similar uses, provided that any such use is incidental to a similar principal use indoors and conducted adjacent to the principal use, subject further to all required permits by the village. Such use shall not obstruct pedestrian or vehicular traffic. See section 46-447 pertaining to outdoor merchandising and sidewalk sales.

(Ord. No. 482, § 13.01, 7-17-2000; Ord. No. 499, 6-19-2006)

Sec. 46-313. - Special land uses.

The following special land uses and others similar to those cited in this division may be permitted by the planning commission in the CBD central business district, subject to the standards of section 46-653 and any other specific standards imposed for each use:

- (1) Banks and other financial institutions with drive-through windows.
- (2) Business and professional offices, including medical, chiropractic, dental and similar uses, on the ground floor.
- (3) Public utility and service buildings and uses, excluding outdoor storage, when the operating requirements of such uses require their location within the CBD district in order to serve the immediate vicinity.
- (4) Residential units, subject to the following requirements:
 - a. All living units shall meet the minimum floor area requirements specified in subsection 46-234(7).
 - b. Two adequate means of egress shall be provided as required by building code and approved by the fire chief.

(Ord. No. 482, § 13.02, 7-17-2000)

Sec. 46-314. - Area, height and placement requirements.

- (a) Area, height and placement requirements in the CBD central business district shall be as follows:

- (1) Minimum lot size:
 - a. Area: none.
 - b. Width: none.
- (2) Maximum building height:
 - a. In stories: three.
 - b. In feet: 40.
- (3) Minimum building floor area: none.
- (4) Minimum yard setbacks per lot:
 - a. Front: none. All buildings shall be built at the front property line with no front yard setback.
 - b. Side: none. Where a side yard setback borders a residential district, a setback of 15 feet shall be

provided.

- c. Rear: 20 feet, if there is no alley. The purpose of the rear yard setback in the CBD district is to provide a service and delivery area. The planning commission may waive the rear yard requirement when the site backs up to a public parking lot or public right-of-way or when the requirement for the rear yard setback would serve no useful purpose. Whenever a rear yard abuts a residential zoning district, a setback of 20 feet is required.

(5) Maximum lot coverage: 100 percent, except as modified by the setback and parking requirements of this chapter.

- (b) To the extent possible, parking shall be located at the rear of the buildings. Parking shall not be permitted between the primary street frontage and the front of the building that faces that street. Parking lots shall include landscaping and lighting as approved by the planning commission as provided in article VII of this chapter. If parking is located other than at the rear of the building, a decorative brick wall that is architecturally compatible with the building shall be constructed between the parking lot and the sidewalk/street. This wall shall be a minimum of three feet in height. This wall shall include landscaping and decorative lighting as approved by the village planning commission as provided in article VII of this chapter.

Permitted onstreet parking spaces, which are within the public right-of-way for the extent of the property frontage, may be counted toward meeting the total number of parking spaces required.

- (c) In the interest of creating a viable central business district, achieving the goals of the DDA plan, and enhancing pedestrian and vehicular traffic within the downtown, the village encourages the development of strategically located public and private parking lots. In addition, the village council and DDA shall encourage employee offsite parking, share-a-ride, carpools, joint-use parking, and similar means for reducing CBD parking needs. There are also a number of uses located within the CBD which do not function alone and are dependent upon other uses in the CBD.

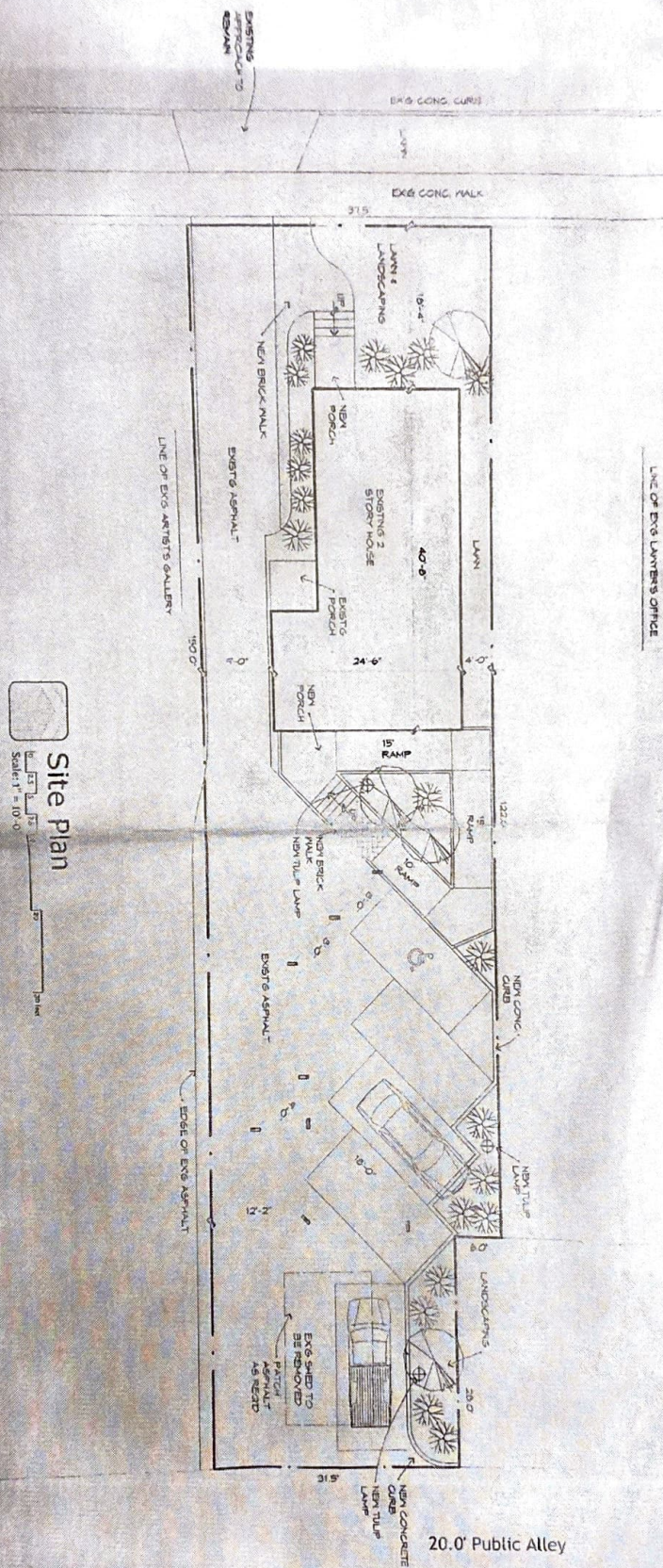
Any use in the CBD district required to provide offstreet parking may, subject to the approval of the village council and after recommendation of the planning commission, elect to meet the owner/employee parking requirements by contributing a fee, as established by the village council, to the central business district parking fund in lieu of such required onsite parking space. This fund shall be used for purchasing land and developing consolidated parking spaces in the CBD district. The amount of the required fee shall be established by the village engineer and shall be based on anticipated acquisition and development costs. "Payment in lieu of" may be paid in annual installments, with interest thereon, upon such terms and conditions as may be approved by the village council. An agreement between the village and the owner or developer, setting forth such terms and conditions in a form prepared by the village attorney and approved by the village council, shall be executed and deposited with the village clerk. The agreement shall be recorded, and all monies due thereunder shall be a lien upon the subject property.

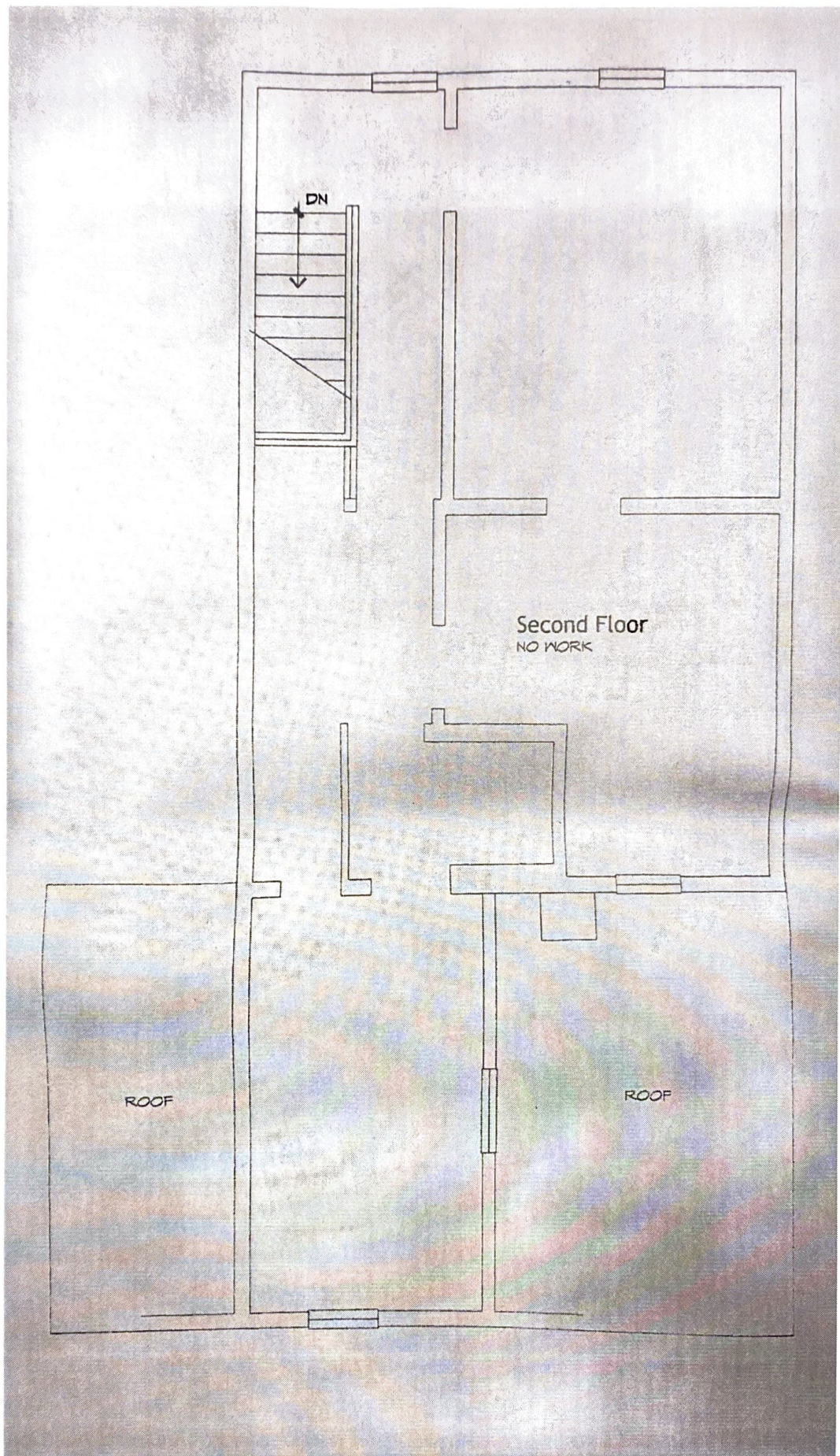
The parking requirements for the central business district shall be provided as follows:

- (1) General commercial uses: one space for every 500 square feet of gross floor area. In addition, there shall be one space for each owner or employee which shall be provided in employee parking lots offsite.
- (2) General office uses: one space for every 300 square feet of gross floor area, with the understanding that only 25 percent of this requirement must be provided on site. The remainder of the requirement shall be provided in employee parking lots off site.



West St. Clair





Ceiling Line

Second Floor

Ceiling Line

First Floor

DECORATIVE CEDAR
SHAKES

6" SUB RAKE

NEW VINYL SIDING

REPLACE FRONT
DOOR

NEW DECORATIVE
OVAL WINDOW

PAINTED
SPINDEL
RAIL



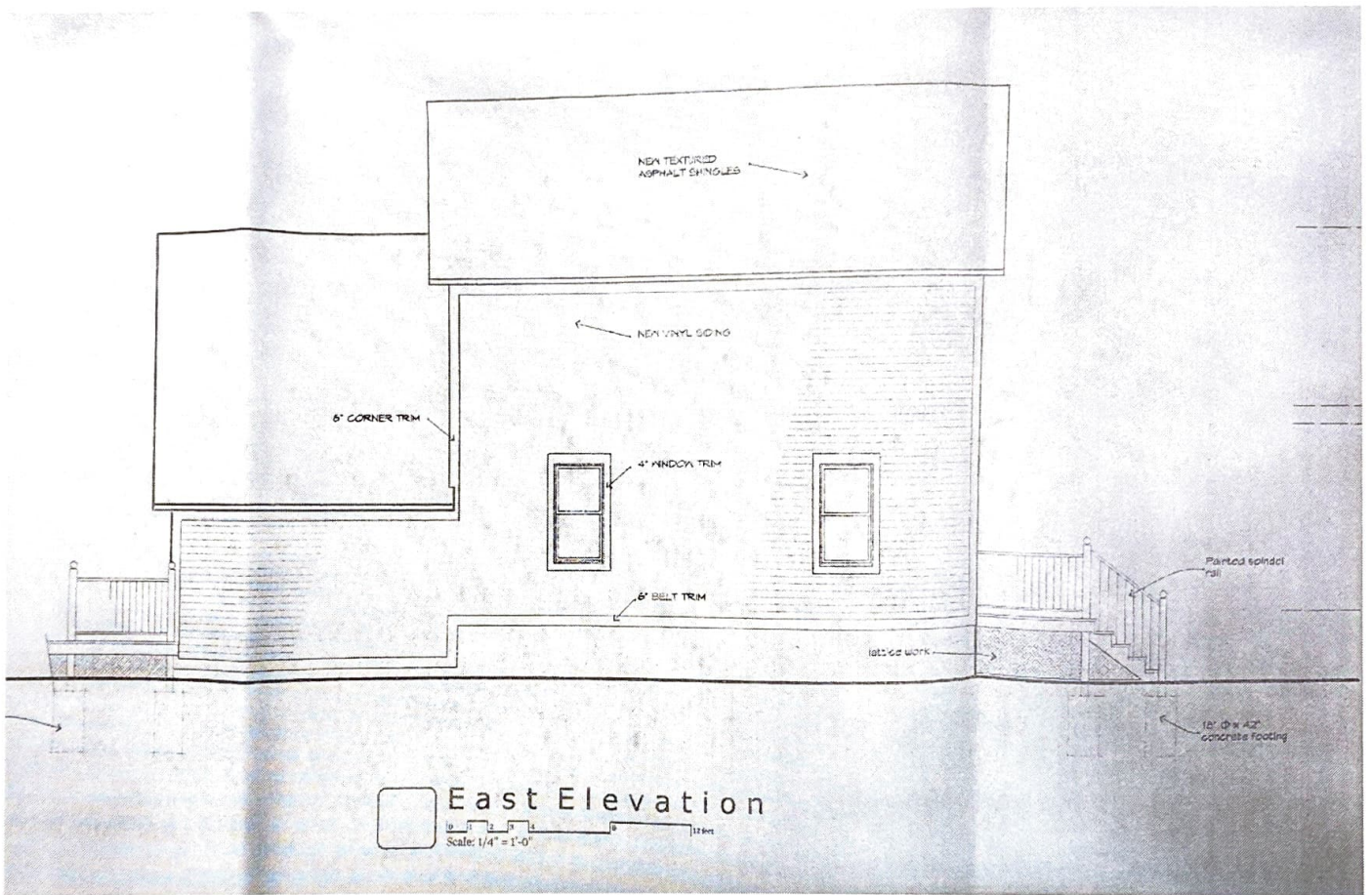
North Elevation

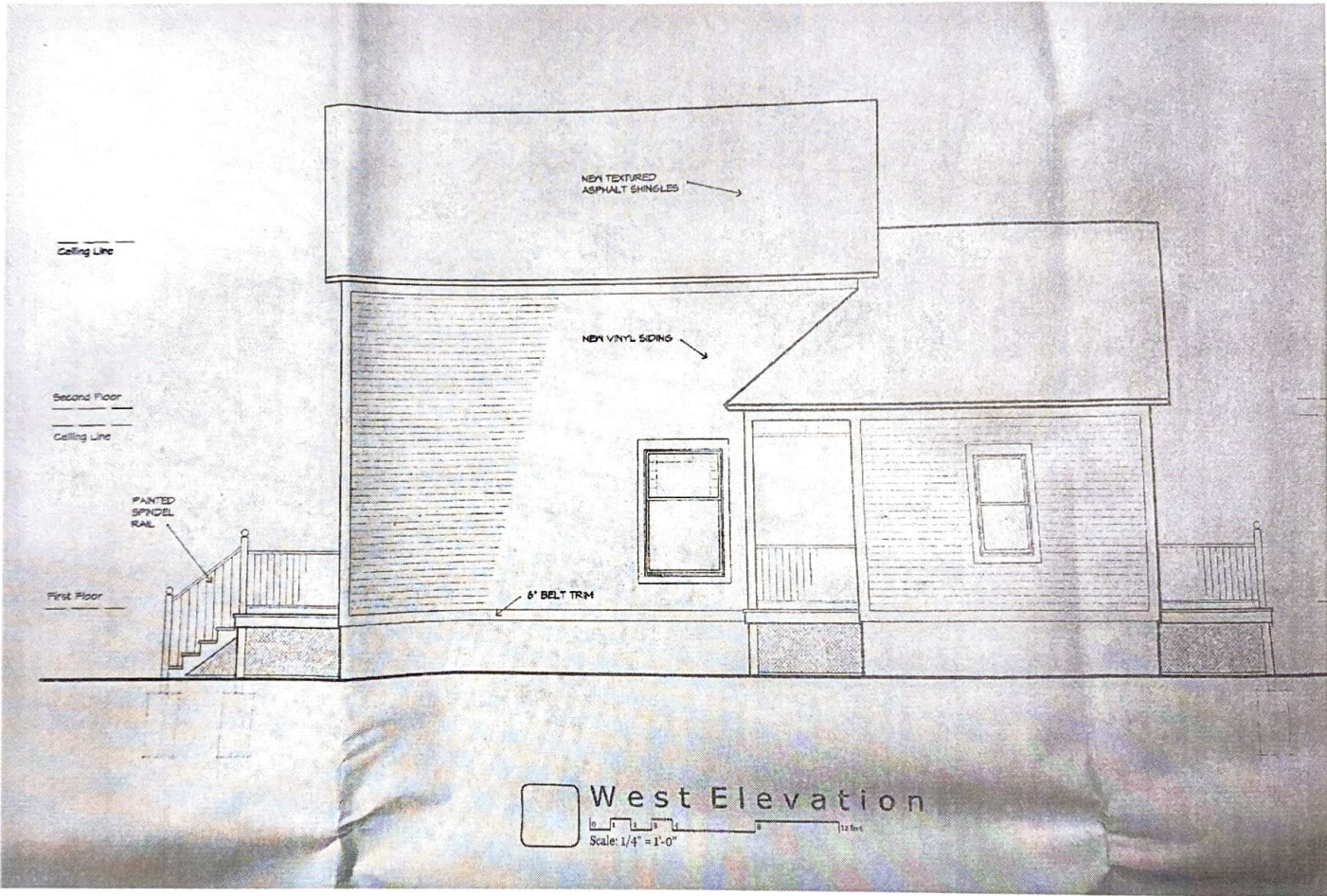
0 1 2 3 4 8 12 feet
Scale: 1/4" = 1'-0"

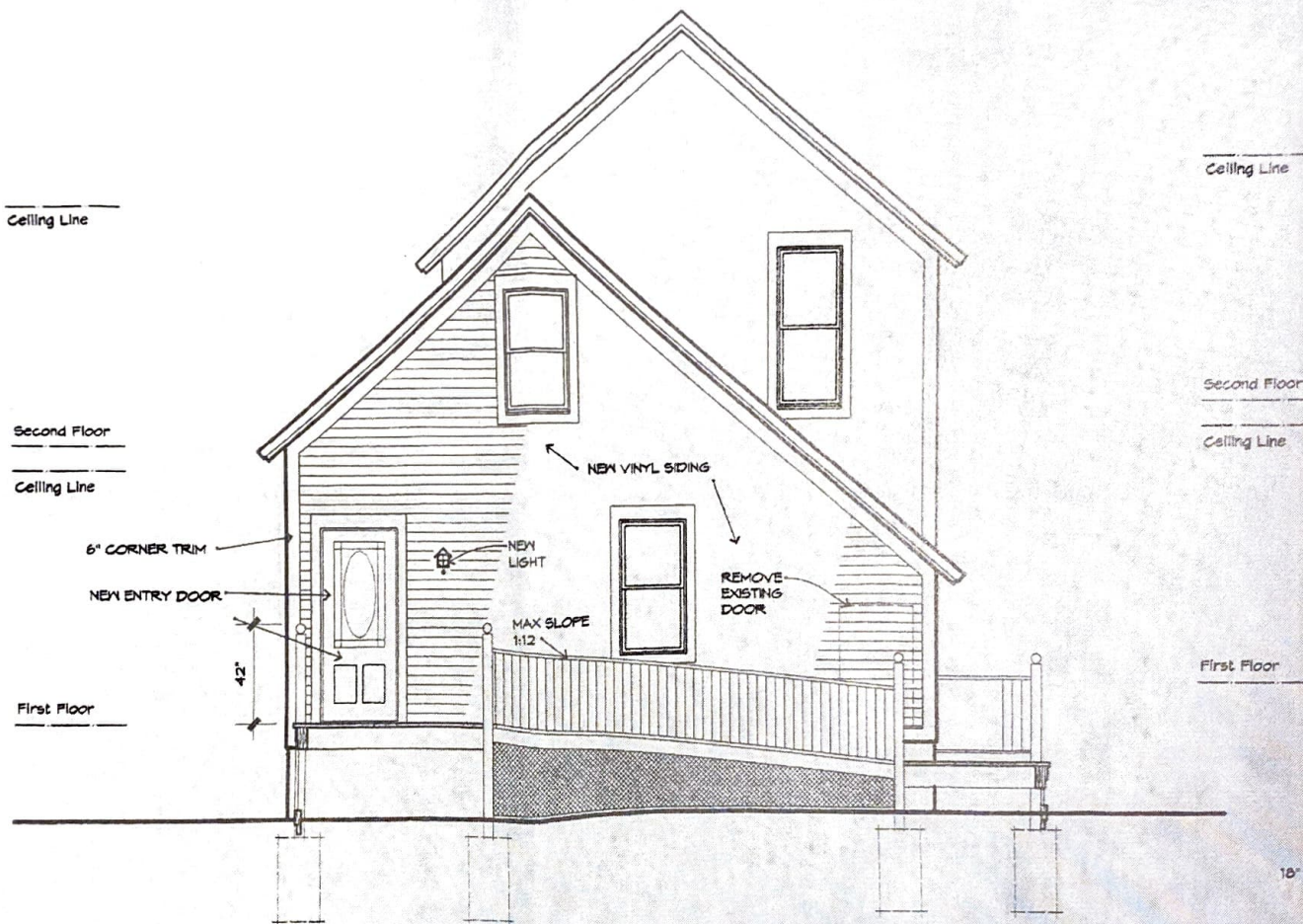


South Elevation & Section Thru Ramp

Scale: 1/4" = 1'-0"

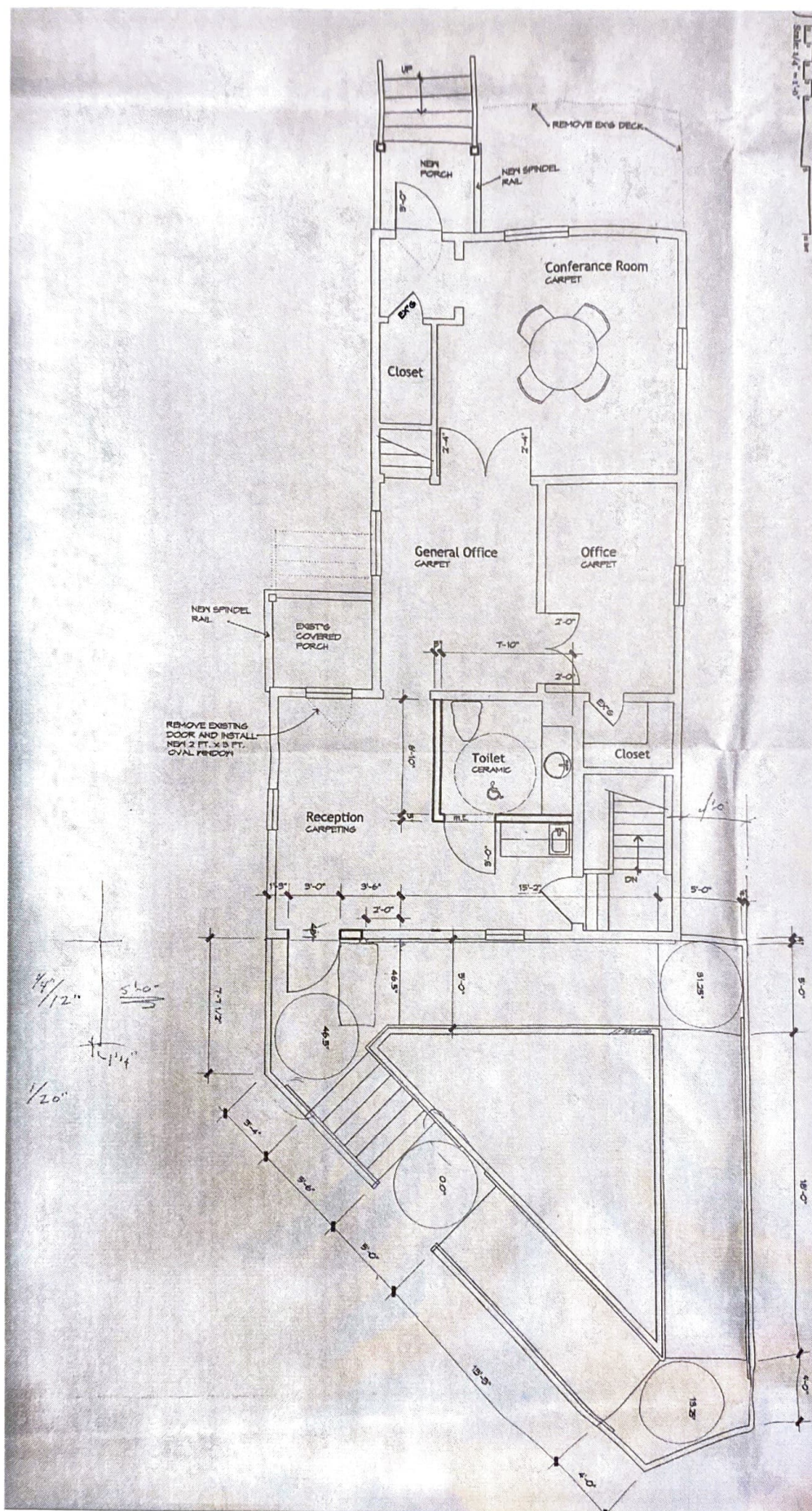






South Elevation & Section Thru Ramp

0 1 2 3 4 5 6 7 8 9 10 feet
Scale: 1/4" = 1'-0"





First Floor Plan

37.50

37.50

20

75

75

04-02-102-003

2

04-02-102-004
T-N
F-E

04-02-102-005

1

150

6

04-02-102-008

1S2W

81

20

150