

## VI. BUSINESS AND OFFICE DISTRICTS

### A. B-1 Limited Retail Business District

1. **Purpose:** This district is intended to provide convenient access to goods and services close to residential areas in a manner that is environmentally compatible with such areas. To accomplish this intent, the District provides close-to-home locations for a very limited range of frequently patronized land uses that provide convenience goods and services and predominantly serve only the immediate neighborhood. It is expected that the District will only be mapped in small pockets throughout the Village. Uses permitted in the B-1 District are expected to exert the lowest possible impact on surrounding residential areas and it is anticipated that uses in this District will generally be located in single-tenant buildings. To that end, the B-1 District regulations restrict maximum building floor area for all permitted uses and structures to a maximum of five thousand (5,000) square feet per individual use at each location.
  
2. **Permitted Uses in the B-1 District:** The following uses are limited to no more than five thousand (5,000) square feet of floor per individual use at each location:
  - a. Automated teller machines
  - b. Beauty shops, barber shops and hair styling salons
  - c. Candy, ice cream, popcorn, nut and yogurt stores
  - d. Card and gift stores
  - e. Clothing repair, shoe repair and tailor shops
  - f. Custom dressmaking shops
  - g. Coin and stamp stores
  - h. Drug stores
  - i. Dry cleaners and laundries (processing to be done off-site) and laundromats
  - j. Florist shops
  - k. Food and grocery stores, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, with accessory food preparation on premises
  - l. Jewelry and watch sales and repair stores
  - m. Newspaper, magazine and tobacco shops
  - n. Offices, business and professional
  - o. Restaurants, eat-in or carry-out; delicatessens, retail bakeries, donut shops and convenience marts with limited food preparation on premises; but not including live entertainment, dancing, serving of alcoholic beverages or drive-in restaurants as defined herein
  - p. Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction
  - q. Video rental as an accessory use
  - r. Accessory uses, buildings and structures to all permitted uses in the district, including off-street parking and loading for all uses listed above and signs as provided in Articles XI and XIV.

3. **Conditional Uses in the B-1 Business Districts:** The following uses are limited to no more than five thousand (5,000) square feet of floor area per individual use at each location and are subject to the provisions of Article XVI, Section G. Conditional Uses:
  - a. Physical fitness establishments and health clubs
  - b. Private educational uses (including schools for music, dance, business or trade)
  - c. Accessory uses, buildings and structures to all conditional uses in the district, including
  - d. Off-street parking and loading for all the above listed conditional uses and signs as provided in Article XI and XIV.
  
4. **Bulk, Space and Yard Requirements:**

a. Minimum Lot Area	NA
b. Minimum Lot Width	NA
c. Minimum Yards	
Front	the lesser of 15% of the lot depth or 30', or, if established building line, 16.4'
Corner side	20% of the lot width
Interior Side	0'
Interior Side adjacent to Residential District	the lesser of 10% of the lot width or 16.4'
Rear	20'
Rear adjacent to Residential District	20'
d. Maximum Height	
(1) Principal Use	35' / 2-1/2 stories
(2) Accessory Use	17', but no taller than principal structure
e. Maximum Floor Area Ratio	.25, but in no case resulting in more than five thousand (5,000) square feet of floor area
f. Maximum Lot Coverage	80%
  
5. **General Regulations:** As set forth in Article IV.
  
6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.
  
7. **Signs:** As set forth in Article XIV.

## B. B-2 General Business District

1. **Purpose:** This district is intended to provide locations for a broader selection of convenience goods and services and a limited selection of shoppers goods in locations serving more than one neighborhood. It is anticipated that the B-2 District will be mapped at limited locations such as major intersections and along major arterials and only in locations indicated in the Comprehensive Municipal Development Plan. Development in this District will generally include “strip centers” with a lineal pattern of development, ample parking and multi-tenant buildings. In order to limit the impact of business uses in the B-2 District on adjacent districts, the occupancy of any single use in the B-2 District shall be limited to a maximum of ten thousand (10,000) square feet per individual use at each location.
  
2. **Permitted Uses in the B-2 District:** The following uses are permitted in the B-2 District but shall be limited to no more than ten thousand (10,000) square feet of floor area per individual use at each location:
  - a. Any of the permitted uses listed in the B-1 Business District which may exceed five thousand (5,000) square feet of floor area per individual use at each location but shall not occupy more than ten thousand (10,000) square feet of floor area per use at each location.
  - b. Antique Shops
  - c. Appliance repair shops
  - d. Art shops or galleries, but not including auction rooms
  - e. Automobile par and accessory stores
  - f. Bicycle sales, rental and repair shops
  - g. Bookstores or book and stationery stores
  - h. Business machine and computer sales, rental and service
  - i. Camera and photographic supply stores
  - j. Catering establishments
  - k. China and glassware stores
  - l. Clothing and shoe stores
  - m. Appliance repair shops
  - n. Currency exchanges
  - o. Domestic appliance stores, including radio, television, stereo, video, lighting, clock and music stores
  - p. Employment agencies
  - q. Exterminating services
  - r. Financial institutions, including banks, savings and loan associations and commercial loan offices
  - s. Furniture stores, including upholstery
  - t. Gunsmith shops
  - u. Hardware stores
  - v. Health clubs and physical fitness establishments
  - w. Hobby and craft shops
  - x. Insurance offices

- y. Interior decorating shops, including upholstery and the making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary thereto
  - z. Leather goods and luggage stores
  - aa. Locksmith shops
  - bb. Medical, dental and optometry offices
  - cc. Meeting and banquet halls
  - dd. Musical instrument sales and repair
  - ee. Newspaper distribution agencies for home delivery and retail trade
  - ff. Office, stationery, school, art and graphics supply stores
  - gg. Optician sales, retail
  - hh. Paint, tile and wallpaper stores
  - ii. Pet shops
  - jj. Pet grooming and veterinary offices , without boarding
  - kk. Picture framing shops
  - ll. Quick copy and print shops
  - mm. Real estate offices
  - nn. Recorded music and sheet music stores
  - oo. Recording studios
  - pp. Retail garden and landscape supply shops including outdoor storage of merchandise
  - qq. Sewing machine sales and service
  - rr. Sporting goods stores
  - ss. Tax preparation offices
  - tt. Taxidermists
  - uu. Ticket offices
  - vv. Tool and seed stores, including lawn mower, snow blower and snowmobile sales and service
  - ww. Toy stores
  - xx. Travel agents
  - yy. Union halls
  - zz. Variety stores
3. **Conditional Uses in the B-2 Business Districts:** The following uses are conditional uses in the B-2 District but shall be limited to no more than ten thousand (10,000) square feet of floor area per individual use at each location and shall be subject to the provisions of Article XVIII, Section G. Conditional Uses:
- a. Any of the conditional uses listed in the B-1 Business District which may exceed five thousand (5,000) square feet of floor area per individual use at each location but shall not occupy more than ten thousand (10,000) square feet of floor area per use at each location.
  - b. Automobile service stations without repair
  - c. Auto and marine repair shops
  - d. Child day care centers, as defined herein
  - e. Drive-in establishments or facilities, as defined herein
  - f. Dry cleaning plant & laundry with processing to be performed on site

- g. Dwelling units above the ground floor in buildings with a ground floor in non-residential use and only if approved as a Planned Development and with the maximum density established through the Planned Development process
- h. Game rooms, as defined herein
- i. Kiosk, a single free-standing, with not more than 50 square feet of floor area, on the same lot as all or a portion of a shopping center and used for any permitted or conditional use in this district
- j. Mortuaries as defined herein
- k. Parking, off-street, lots, public garages or storage garages as a Principal Use
- l. Pawnshops
- m. Philanthropic and charitable institutions, as defined herein
- n. Private recreational facilities, as defined herein
- o. Restaurants that serve alcoholic beverages, offer outdoor activities (including outdoor dining, sports or games), offer live entertainment or permitting dancing
- p. Second hand stores and rummage shops
- q. Taverns and bars that offer outdoor activities (including outdoor dining, sports or games) offer live entertainment or permit dancing
- r. Tanning salons

4. **Bulk, Space and Yard Requirements:**

a. Minimum Lot Area	NA
b. Minimum Lot Width	NA
c. Minimum Lot Width Abutting Arterial	NA
d. Minimum Yards	
Front	30' or if established building line, 16.4'
Corner side	16.4'
Interior Side	0'
Interior Side adjacent to Residential District	the lesser of 10% of lot width or 16.4'
Rear	15'
Rear adjacent to Residential District	20'
e. Maximum Height	
(1) Principal Use	35' 2-1/2 stories
(2) Accessory Use	17'
f. Maximum Floor Area Ratio	.35
g. Maximum Lot Coverage	80%

5. **General Regulations:** As set forth in Article IV\_\_.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.

### C. B-3 Service and Wholesale District

1. **Purpose:** This district is intended to provide locations for a broad selection of convenience and comparison shoppers goods and services in centralized and highly accessible locations that serve the entire Village and surrounding areas. Development in this District will generally include larger “shopping centers” on larger sites located on major arterials, ample parking and multi-tenant buildings.
  
2. **Permitted Uses in the B-3 District:** Permitted uses in the B-3 District shall include the following:
  - a. Any of the listed permitted uses in the B-1 and B-2 Business Districts but not subject to the B-1 and B-2 District limitations on floor area
  - b. Animal hospitals
  - c. Camping equipment sales
  - d. Carpet and rug stores (retail sales)
  - e. Catering establishments
  - f. Department stores, junior department stores and discount department stores
  - g. Food and grocery stores, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, with accessory food preparation on premises
  - h. Frozen food stores and meat lockers
  - i. Furrier shops, including the incidental storage and conditioning of furs
  - j. Hotels and motels
  - k. Pet grooming and veterinary offices without boarding
  - l. Laboratories, medical, dental, research and testing
  - m. Orthopedic and medical appliance stores (retail sales only)
  - n. Pawnshops
  - o. Philanthropic and charitable institutions, as defined herein
  - p. Photography studios, including the development of film when conducted as part of the retail business
  - q. Private educational uses (including schools for music, dance, business or trade)
  - r. Private recreational facilities, as defined herein
  - s. Restaurants that serve alcoholic beverages, offer outdoor activities (including outdoor dining, sports or games), offer live entertainment or permit dancing
  - t. Second hand stores and rummage shops
  - u. Tanning salons
  - v. Taverns and bars that offer outdoor activities (including outdoor dining, sports or games) offer live entertainment or permit dancing
  - w. Theatres, indoor
  - x. Union halls
  
3. **Conditional Uses:** The following uses are conditional uses in the B-3 District and shall be subject to the provisions of Article XVIII, Section G. Conditional Uses:
  - a. Adult Businesses (See Article IV General District Regulations).
  - b. Any of the listed conditional uses in the B-1 and B-2 Business Districts but not subject to the B-1 and B-2 District limitations on floor area

- c. Indoor amusement establishments, including bowling alleys, pool halls, dance halls, commercial swimming pools and skating rinks
- d. Pet boarding facilities
- e. Private off-street parking lots, public garages or storage garages as principal uses
- f. Radio and television stations and studios
- g. Radio and television towers and wireless/cell phone towers
- h. Restaurants with live entertainment, dancing or serving alcoholic beverages
- i. Taverns and bars with live entertainment or dancing

4. **Bulk, Space and Yard Requirements:**

a. Minimum Lot Area	NA
b. Minimum Lot Width	NA
c. Minimum Lot Width Abutting Arterial	100'
d. Minimum Yards	
Front	30' or if established building line, 16.4'
Corner side	16.4'
Interior Side	0'
Interior Side adjacent to Residential District	the lesser of 10% of lot width or 16.4'
Rear	15'
Rear adjacent to Residential District	20'
e. Maximum Height	
(1) Principal Use	35'/2-1/2 stories
(2) Accessory Use	17'
e. Maximum Floor Area Ratio	.35
f. Maximum Lot Coverage	80%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.

**D. B-4 VILLAGE CENTER BUSINESS DISTRICT**

1. **Purpose:** The B-4 District is intended to provide appropriate standards for development in the Village's older central business areas to reflect and protect the existing character of those areas, encourage pedestrian circulation throughout the Center, accommodate vehicles and encourage the provision of complementary uses necessary for a viable Village Center. It is contemplated that new buildings in a B-4 District will be located at the front and corner side lot line with parking located behind the building to encourage pedestrian activities.

2. **Permitted Uses in the B-4 District shall include the following:**

- a. Antique shops

- b. Art shops or galleries, but not including auction rooms
- c. Automated teller machines designed for use by pedestrians
- d. Beauty shops, barber shops and hair styling salons
- e. Bicycle sales, rental and repair shops
- f. Blueprinting and photocopying establishments
- g. Bookstores or book and stationery stores
- h. Camera and photographic supply stores
- i. Camping equipment sales
- j. Candy, ice cream, popcorn, nut and yogurt stores
- k. Card and gift stores
- l. Carpet and rug stores (retail sales)
- m. China and glassware stores
- n. Clothing and shoe stores
- o. Clothing repair, hat repair and shoe repair stores and tailor shops
- p. Coin and philatelic stores
- q. Computer sales and rental
- r. Currency exchanges
- s. Custom dressmaking establishments
- t. Department stores, junior department stores and discount department stores
- u. Domestic appliance stores, including radio, television, stereo, video, lighting, clock and music stores
- v. Drug stores
- w. Dry cleaners and laundries (processing to be done off-site) and self-service laundry establishments
- x. Financial institutions, including banks, savings and loan associations and commercial loan offices
- y. Florist shops
- z. Food and grocery stores, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, provided all such uses shall not exceed ten thousand (10,000) square feet, and which may include accessory food preparation on premises,
- aa. Furniture stores, including upholstery when conducted as part of the retail operations and secondary thereto
- bb. Furrier shops, including the incidental storage and conditioning of furs
- cc. Garden supply, tool and seed stores, including lawn mower, snow blower and snowmobile sales and service
- dd. Gunsmith shops
- ee. Hardware stores
- ff. Health clubs
- gg. Hobby and craft shops
- hh. Hotels and motels
- ii. Insurance offices
- jj. Interior decorating shops, including upholstery and the making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary thereto
- kk. Jewelry and watch sales and repair stores
- ll. Leather goods and luggage stores
- mm. Liquor stores (package goods only and subject to the grant of a liquor license)

- nn. Locksmith shops
- oo. Medical, dental and optometry offices
- pp. Meeting and banquet halls
- qq. Millinery shops
- rr. Musical instrument sales and repair
- ss. Newspaper, magazine and tobacco shops
- tt. Office, stationery, school, art and graphics supply stores
- uu. Offices, business and professional
- vv. Offices, governmental, political and institutional
- ww. Optician sales, retail
- xx. Paint, tile and wallpaper stores
- yy. Parks, playgrounds and other publicly owned open spaces
- zz. Permitted Public Uses, as defined herein
- aaa. Pet shops
- bbb. Photography studios, including the development of film when conducted as part of the retail business
- ccc. Picture framing shops
- ddd. Plazas and public spaces;
- eee. Post offices
- fff. Produce markets
- ggg. Quick copy and print shops
- hhh. Radio and television stations and studios;
- iii. Real estate offices
- jjj. Recorded music and sheet music stores
- kkk. Recording studios;
- lll. Restaurants, eat-in or carry-out; delicatessens, retail bakeries, donut shops and convenience marts with limited food preparation on premises but not including live entertainment, dancing, serving of alcoholic beverages or drive-in restaurants as defined herein
- mmm. Schools, commercial, for music, dance, business or trade
- nnn. Second hand stores and rummage shops
- ooo. Sewing machine sales and service
- ppp. Sporting goods stores
- qqq. Tanning salons
- rrr. Tax preparation offices
- sss. Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction
- ttt. Theatres, indoor
- uuu. Ticket offices, theatre and amusement
- vvv. Ticket offices, transportation
- www. Tourist information and hospitality centers;
- xxx. Toy stores
- yyy. Travel agencies and bureaus
- zzz. Variety stores
- aaaa. Video sales or rental
- bbbb. Yard goods stores
- cccc. Uses, buildings and structures accessory to all permitted uses in the district, including

off-street parking and loading and signs as provided in Articles XI and XIV.

3. **Conditional Uses in the B-4 District:** Subject to the provisions of Article XVIII, Section G.: Conditional Uses.
  - a. Automobile service stations without repair
  - b. Child day care centers, as defined herein
  - c. Convention halls;
  - d. Dwelling units in buildings containing a permitted use on the ground floor with such dwellings located above the first floor and only if approved as a Planned Development and with the maximum density established through the Planned Development process
  - e. Educational institutions
  - f. Exhibit halls
  - g. Food and grocery stores greater than 5,000 square feet but under 10,000 square feet, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, with accessory food preparation on premises
  - h. Game rooms
  - i. Indoor amusement establishments, including bowling alleys and pool halls
  - j. Planned Developments
  - k. Private off-street parking lots, public garages or storage garages as principal uses
  - l. Radio and television towers and wireless/cell phone towers
  - m. Recreational institutions, as defined herein
  - n. Religious institutions and houses of worship as defined herein
  - s. Restaurants that serve alcoholic beverages, offer outdoor activities (including outdoor dining, sports or games), offer live entertainment or permitting dancing
  - o. Taverns and bars with live entertainment or dancing
  - p. Uses, buildings and structures accessory to all conditional uses in the district,

4. **Bulk, Space and Yard Requirements:**

a. Minimum Lot Area	NA
b. Minimum Lot Width	NA
c. Minimum Yards	
Front	0'
Corner side	0'
Interior Side	0'
Interior Side adjacent to Residential District	10'
Rear	20'
Rear adjacent to Residential District	20'
d. Maximum Height	
(a) Principal Use	35'
(b) Accessory Use	17'
e. Maximum Floor Area Ratio	1.5
f. Maximum Lot Coverage	70%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.

## E. O-1 LOCAL OFFICE DISTRICT

1. **Purpose:** The O Local Office District is intended to permit high-quality office and institutional land uses at an intensity compatible with the overall rural community character of the Village. It is contemplated that uses in this district will not generate large amounts of traffic that accompany office parks. Instead, this district provides a location for and the permanent protection of small to medium sized office buildings in a high-quality office environment that maintains the attractiveness of the site's natural features and retains enough open land in their development to ensure that the rural character and heritage of the community is maintained. It is intended that this district will be mapped in locations that provide a buffer between residential uses and other more intense uses.
2. **Permitted Uses in the O-1 Local Office District:**
  - a. Administrative, professional, and general business offices
  - b. Advertising agency
  - c. Clubs, private indoor
  - d. Insurance offices
  - e. Financial institutions including banks, savings and loan associations and savings banks, finance companies and credit unions but excluding drive-in facilities.
  - f. Government and institutional offices & services
  - g. Medical and dental offices and clinics
  - h. Real estate offices
  - i. Tax preparation offices
  - j. Travel bureaus/agencies
  - k. Uses, buildings, and structures accessory to the above permitted uses.
3. **Conditional Uses:** Upon recommendation by the Planning and Zoning Commission after public hearing on a petition pertaining thereto and in accordance with the requirements set forth for such hearing in Article XVIII, Section G of this Ordinance, the Village may, by Conditional Use Ordinance, allow the following uses in the O District:
  - a. Commercial or trade school, or other school offering training
  - b. Day care nursery school
  - c. Drive-in facilities associated with financial institutions
  - d. Laboratory for experimentation & scientific research
  - e. Nursing homes, group homes and mental health centers
  - f. Planned developments
  - g. Public utility transmitting tower
  - h. Small animal veterinary clinic- (not including outside runs, kennels or boarding facilities)

- i. Schools, elementary, secondary and college
  - j. Swimming pool, indoor private club
  - k. Accessory uses, buildings, and structures to all Conditional uses in the district.
4. **Bulk, Space and Yard Requirements.** (Footnote references appear in Subsection 8. below.)
- a. Minimum Lot Area
 

(1) All uses	10,000 sq. ft.
(2) Planned unit developments	None
  - b. Minimum Lot Width
 

(1) All uses	80'
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  - c. Minimum Yards
 

(1) Front	30'
(2) Corner side	20'
(3) Interior Side	10'
(4) Rear	20'
(5) Setback from residential zoning	30'
(6) Principal highway setback (1)	50'
  - d. Minimum Parking Lot Setbacks
 

(1) Front	10'
(2) Corner side	10'
(3) Side	5'
(4) Rear	5'
(5) Abutting residential district	15'
(6) Abutting principal highway (1)	50'
  - e. Maximum Height
 

(1) Principal Use	35'/3 stories
(2) Accessory Use	17'/1 story
	But no taller than the principal structure
  - f. Maximum Floor Area Ratio
 

	0.5
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  - g. Maximum Lot Coverage
 

	50%
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5. **General Regulations:** As set forth in Article IV.
6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.
7. **Signs:** As set forth in Chapter XIV.
8. **Exceptions and Explanatory Notes.**
- (1) Along principal highways, greater setbacks may be required on State Routes such as Route 120.