

## **6. BUSINESS DISTRICTS**

### **6.1 B-1, General Commercial District**

- 6.1.1 **Intent:** The General Commercial District is intended to provide convenience shopping for the immediate neighborhood as well providing an opportunity for more regional type sales on larger lots.
- 6.1.2 **Permitted Uses:** No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:
  - 6.1.2.1 Bakeries
  - 6.1.2.2 Banks and financial institutions
  - 6.1.2.3 Barber shops and beauty parlors
  - 6.1.2.4 Bicycle sales and repairs
  - 6.1.2.5 Blueprinting and copying establishments
  - 6.1.2.6 Book and stationery stores
  - 6.1.2.7 Camera and photographic supply stores
  - 6.1.2.8 Candy and ice cream stores
  - 6.1.2.9 Carpet and rug stores
  - 6.1.2.10 Civic buildings
  - 6.1.2.11 Clinics – medical and dental
  - 6.1.2.12 Clothing stores
  - 6.1.2.13 Coin, stamp and hobby stores
  - 6.1.2.14 Department stores and discount stores
  - 6.1.2.15 Dry cleaning establishments
  - 6.1.2.16 Drug stores
  - 6.1.2.17 Dry goods stores
  - 6.1.2.18 Electrical appliance stores and repair facilities
  - 6.1.2.19 Employment agencies
  - 6.1.2.20 Food stores, grocery stores, meat markets, delicatessens
  - 6.1.2.21 Furniture stores, including upholstering.
  - 6.1.2.22 Furriers
  - 6.1.2.23 Garden supply stores
  - 6.1.2.24 General retail
  - 6.1.2.25 Gift store
  - 6.1.2.26 Jewelry stores, including watch repair
  - 6.1.2.27 Leather goods and luggage stores
  - 6.1.2.28 Locksmith shops
  - 6.1.2.29 Mail order, catalog store
  - 6.1.2.30 Medical and dental clinics
  - 6.1.2.31 Offices, business or professional
  - 6.1.2.32 Optician – sales and service
  - 6.1.2.33 Orthopedic and medical appliance stores
  - 6.1.2.34 Paint, glass and wallpaper stores
  - 6.1.2.35 Pet shops
  - 6.1.2.36 Photography studios
  - 6.1.2.37 Restaurants, sit down without entertainment or drive through windows
  - 6.1.2.38 Schools, public, private and instruction such as music, or dance
  - 6.1.2.39 Second hand stores
  - 6.1.2.40 Shoe stores
  - 6.1.2.41 Sporting goods, not including the sales of fire arms
  - 6.1.2.42 Tailors
  - 6.1.2.43 Theaters, indoor
  - 6.1.2.44 Ticket agencies
  - 6.1.2.45 Tobacco shops
  - 6.1.2.46 Toy stores

- 6.1.2.47 Travel agencies
- 6.1.2.48 Video rental

6.1.3 **Special Uses: The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 3.8 of this Title.**

- 6.1.3.1 Amusement establishments, including, but not limited to, bowling alleys, pool halls, dance halls and skating rinks.
- 6.1.3.2 Automotive service stations, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding.
- 6.1.3.3 Bars and other drinking establishments
- 6.1.3.4 Day care centers and nursery schools
- 6.1.3.5 Garages for storage, repair, and servicing of motor vehicles, including body repair, painting and engine rebuilding.
- 6.1.3.6 Hotels and motels
- 6.1.3.7 Motor vehicle sales and service
- 6.1.3.8 Physical culture and health services, gymnasiums and reducing salons
- 6.1.3.9 Restaurants, with drive-through or drive up windows
- 6.1.3.10 Undertaking establishments/funeral parlors
- 6.1.3.11 Antenna towers in excess of sixty feet in height.
- 6.1.3.12 Outdoor display and sales areas

6.1.4 **Required Conditions: The following conditions shall be required:**

All business, servicing or processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings. The normal services and sales offered at automobile service stations and eating and drinking establishments and the sales of motor vehicles are excluded from this provision. The Village Board may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. However, the sale of seasonal merchandise, such as Christmas tree sales may be permitted upon obtaining a temporary permit from the Village of Stone Park Building Department.

- 6.1.4.1 Except for the outside sales of motor vehicles or a lawfully permitted special use, the outside storage area of goods materials and products shall be screened in accordance with Section 2.14 of this Code. Lighting of the facilities shall be directed away from surrounding properties. Provided however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the applicable provisions of this Title.
- 6.1.4.2 Area Requirements: The minimum area for each B-1 District shall be five contiguous acres.
- 6.1.4.3 Lot Width Requirements: There are no minimum lot width requirements in the B-1 District.
- 6.1.4.4 Yard Requirements: The following minimum yards shall be required in the B-1 District:
  - 6.1.4.4.1 Where a side lot line of the B-1 District coincides with a side or rear lot line in an adjacent residential district or is across an existing or proposed right of way from property located in a residential district a yard of not less than five (5) feet shall be provided
  - 6.1.4.4.2 Where a rear lot line of the B-1 District coincides with the rear or side lot line of an adjacent residential district or is across an existing or proposed right of way from property located in a residential district a yard of not less than fifteen (15) feet shall be provided.

## 6.2 B-2, Village Entertainment District

- 6.2.1 **Intent:** The B-2, Village Entertainment District is designed to accommodate a variety of uses, which are generally characterized by uses that provide leisure activities, often in the late evening. Uses that are oriented primarily or exclusively to adults will be considered on a case-by-case basis as Special Uses.
- 6.2.2 **Permitted Uses:** No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:
- 6.2.2.1 All uses permitted in the B-1 General Commercial District
  - 6.2.2.2 Civic buildings
  - 6.2.2.3 Movie theaters
  - 6.2.2.4 Pawn shops
  - 6.2.2.5 Amusement establishments, including, but not limited to, bowling alleys, pool halls, dance halls and skating rinks.
  - 6.2.2.6 Eating and drinking establishments including live entertainment and dancing
  - 6.2.2.7 Package liquor stores
  - 6.2.2.8 Taverns and bars
  - 6.2.2.9 Tattoo parlors
  - 6.2.2.10 Adult uses
- 6.2.3 **Required Conditions: The following conditions shall be required:**
- 6.2.3.1 All business, servicing or processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings. The Village Board may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Except for the outside sales of motor vehicles, the outside storage area of goods, materials and products shall be screened in accordance with Section 2.14 of this Code. Lighting of the facilities shall be directed away from surrounding properties. Provided however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the applicable provisions of this Title.
- 6.2.3.2 **Area Requirements:** The minimum area for each B-2 District shall be two (2) contiguous acres.
- 6.2.3.3 **Lot Width Requirements:** There are no minimum lot width requirements in the B-2 District.
- 6.2.3.4 **Yard Requirements:** The following minimum yards shall be required in the B-2 District:
- 6.2.3.4.1 Where a side lot line of the B-2 District coincides with a side or rear lot line in an adjacent residential district or is across an existing or proposed right of way from property located in a residential district a yard of not less than five (5) feet shall be provided
  - 6.2.3.4.2 Where a rear lot line of the B-2 District coincides with the rear or side lot line of an adjacent residential district or is across an existing or proposed right of way from property located in a residential district a yard of not less than twenty (20) feet shall be provided.
- 6.2.3.5 Advertisements, displays or other promotion of adult materials or products shall not be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other public or semi-public areas, including any interior areas of the adult use which may be open to minors.
- 6.2.3.6 All building openings, entries, and windows of adult uses shall be located, covered or screened in such a manner as to prevent a view into the interior from any public or semi-public area.

## 8. Sign Regulations

**8.1 Intent:** The sign regulations contained herein are designed to regulate commercial and non-commercial signs and advertising displays designed to be visible to the general public in a manner that does not regulate content while being consistent with the following Village goals:

- Creating a more attractive business environment
- Promoting pedestrian and traffic safety
- Protects and enhances property values
- Recognizes the business benefits of good signage

### **8.2 General Requirements:**

**8.2.1 Sign Types:** For purposes of this section all signs shall fall into one of the following types:

8.2.1.1 Permanent free standing

8.2.1.2 Permanent attached

8.2.1.3 Temporary

**8.2.2 Permits:** No sign as defined herein shall hereafter be erected, located, moved, reconstructed, extended, enlarged, converted, replaced, or altered except in conformance with the provisions of this section and after issuance of a sign permit by the Village.

8.2.2.1 Fees: The permit application fee for each sign shall be as provided in the fee schedule supplement to the Municipal Code.

8.2.2.2 Illuminated Signs: All illuminated signs, shall in addition be subject to the provisions of the electrical code of the Village and the permit fees required there under.

8.2.2.3 Revocation: The Village President and Board of Trustees are authorized and empowered to revoke any permit issued under the provisions of this section.

8.2.2.4 Construction: All signs or advertising structures shall be subject to the construction requirements of the Village of Stone Park Building Code.

8.2.2.5 Gross Surface Area Calculation: When calculating the gross surface area of a sign, the following shall be taken into account:

8.2.2.5.1 The area within the frame and the width of a frame shall be used to calculate the gross surface area of the sign.

8.2.2.5.2 Should letters or graphics be mounted directly on a wall or fascia or in a any such way as to be without a frame, the dimensions for calculating the square footage shall be the area contained within the periphery formed around such letters or graphics bounded by straight lines connecting the outermost points thereof.

8.2.2.5.3 Only one side of double-faced sign shall be used in computing the total surface area, provided that the information and graphics are identical on each side.

8.2.2.5.4 The area of a multiple faced or irregularly- shaped signs shall be computed on the basis of the greatest projected area of any plane passed through the sign face, provided that the information and graphics are identical on each side.

### **8.2.3 Location:**

8.2.3.1 On-Premise Requirement: All signs or advertising structures shall be located on the zoning lot being served.

8.2.3.2 Roof-Mounted Prohibition: Signs or advertising structures shall not located on or project over the roof of a structure.

8.2.3.3 Wall-Painted Sign Prohibition: Signs shall not be painted directly on the wall of any structure.

8.2.3.4 Obstruction to Exits: Signs shall not be erected, relocated or maintained so as to prevent fee ingress and egress from any door, window or fire escape, nor shall any sign be attached to a standpipe or fire escape.

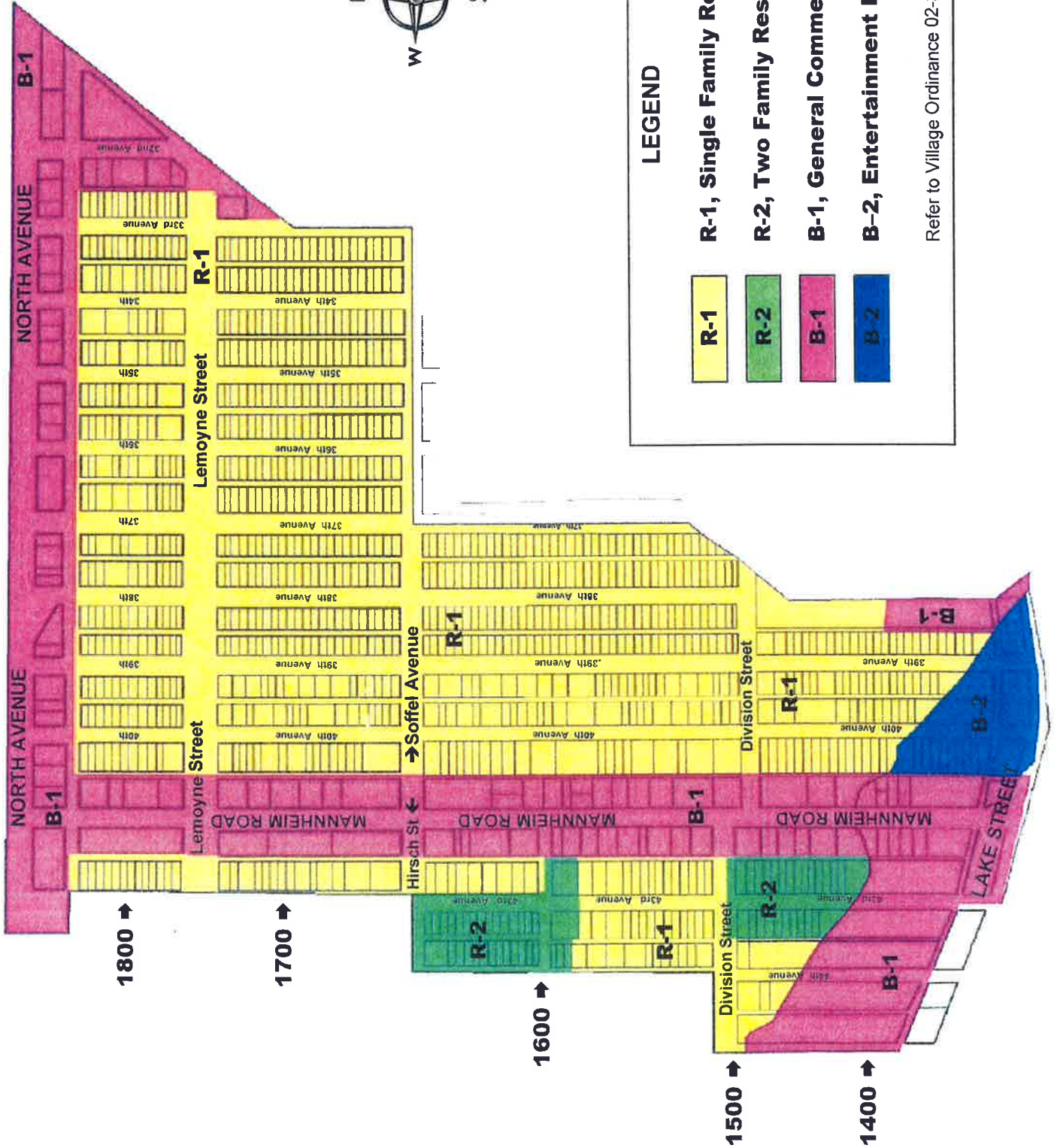
8.2.3.5 Traffic hazards prohibited:

8.2.3.5.1 Signs or other advertising structures shall not be placed in or above a public right-of-way.

8.2.3.5.2 Signs or other advertising structures shall not be erected in such a location where pedestrian/vehicular conflicts occur.

8.2.3.5.3 Signs or other advertising structures shall not be erected at the intersection of any street or in such a manner as to distract or obstruct the visibility of traffic signs or signals or the flow of traffic.

# VILLAGE OF STONE PARK— ZONING MAP



**LEGEND**

- R-1, Single Family Residence District**
- R-2, Two Family Residence District**
- B-1, General Commercial District**
- B-2, Entertainment District**

Refer to Village Ordinance 02-33 for descriptions