

ARTICLE 6: "C-1" GENERAL COMMERCIAL DISTRICT

2-6.1. INTENT

The intent of this district is to provide a zone which will accommodate the broad range of retail shopping activities and service and office uses that are normally found in the core area of a Village.

2-6.2. PERMITTED USES

In district "C-1" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected constructed, reconstructed, and moved, or altered, except for one or more of the following uses:

- A. Amusement places (indoors), including video games, arcades, game machines, pool halls, and other similar establishments.
- B. Animal hospitals, clinics and kennels providing the establishment and runs are completely enclosed in a building.
- C. Antique shops and stores, providing all merchandise is displayed and sold inside a building.
- D. Apparel and accessory stores.
- E. Apartments on floors other than the ground floor.
- F. Art and Art supply stores.
- G. Artist studio.
- H. Auditoriums and similar places of public assembly.
- I. Automobile accessory and supply store.
- J. Automobile parking lots and garages.
- K. Bait Shop.
- L. Bakery and pastry shop (retail only).
- M. Banks and other savings and lending institutions.
- N. Barber shops, beauty shops, chiropody, massage, or similar personal services.
- O. Bicycle shops.
- P. Books and stationary stores.
- Q. Bowling alleys.
- R. Business and technical schools including schools for photography, dancing, and music.
- S. Business machine repair, sales, and services.
- T. Car washes.
- U. Child care center.
- V. Cigar and tobacco stores.
- W. Clothing and costume rental.
- X. Commercial recreation centers.
- Y. Custom dressmaking, millinery, tailoring and similar trades.
- Z. Delicatessens and catering establishments.
- AA. Department stores.
- BB. Drug stores and prescription shops.
- CC. Dry goods and notion stores.
- DD. Dry cleaning and laundry establishments.

- EE. Fire stations, police stations and jails.
- FF. Fix-it shops (radio, television, and small household appliances).
- GG. Florist and gift shop.
- HH. Furniture and home furnishing stores.
- II. Government administrative buildings.
- JJ. Grocery stores.
- KK. Hardware stores.
- LL. Hobby, stamp, and coin shops.
- MM. Hotels and Motels.
- NN. Household appliance stores.
- OO. Interior decorator's shops.
- PP. Jewelry and metal craft stores and shops.
- QQ. Leather goods and luggage stores.
- RR. Library and museum (public).
- SS. Lock and key shops.
- TT. Mail order catalog stores.
- UU. Meat locker or meat market.
- VV. Medical, dental and health clinics.
- WW. Medical and orthopedic appliance stores.
- XX. Meeting halls and auditoriums.
- YY. Messenger and telegraph service stations.
- ZZ. Music instrument sales and repair shop.
- AAA. Newspaper offices.
- BBB. Newsprint, job printing and printing supply stores.
- CCC. Newsstand.
- DDD. Offices and office buildings.
- EEE. Office supply and office equipment stores.
- FFF. Optician and optometrists.
- GGG. Package liquor stores.
- HHH. Paint and wallpaper stores.
- III. Parking lots and garages.
- JJJ. Parks and open spaces.
- KKK. Pawn shops.
- LLL. Pet shops.
- MMM. Photographic equipment sales and supply stores.
- NNN. Photographic studios.
- OOO. Picture framing studios.
- PPP. Plumbing, heating, ventilation, air conditioning and electrical shops including related fabrication.

- QQQ. Post office.
- RRR. Printers.
- SSS. Private clubs and lodges.
- TTT. Radio and television studios.
- UUU. Restaurants, excluding drive-ins.
- VVV. Service stations.
- WWW. Self-services laundries and dry-cleaning establishments.
- XXX. Sewing machine shops and stores.
- YYY. Shoe stores.
- ZZZ. Shoe repair shops.
- AAAA. Short-term lodging.
- BBBB. Sporting and athletic goods stores.
- CCCC. Stores and shops for the conduct of retail and service business similar to the uses listed in this section.
- DDDD. Tailor shops.
- EEEE. Taverns.
- FFFF. Theaters.
- GGGG. Toy stores.
- HHHH. Travel bureaus.
- IIII. Upholstery – furniture.
- JJJJ. Utility company office.
- KKKK. Variety stores.
- LLLL. Watch repair shops.
- MMMM. Accessory buildings and uses customarily incidental to the above uses.

2-6.3. CONDITIONAL USES

The following conditional uses may be permitted Subject to approved procedures outlined in these Regulations.

- A. Campground, RV Park, camper pads, and associated uses.
- B. Communication Towers.
- C. Motor vehicle body shop, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Building Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than ninety percent (90%).
- D. Motor vehicle repair service, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the building officials to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than ninety percent (90%).
- E. Restricted (Adult Entertainment) Businesses.
- F. Wholesale establishments, except those which handle products of a highly explosive, combustible, or volatile nature.

2-6.4. **SITE DEVELOPMENT REGULATIONS**

REGULATOR	USES PERMITTED
Minimum Lot Area (sq. ft.)	5,800
Minimum Lot Width (feet)	44
Minimum Yards (feet)	
Front Yard	None
Side Yard	None
Side Yard Adjacent to Residential District	10
Street Side Yard	None
Street Side Yard Adjacent to Residential District	10
Rear Yard	None
Rear Yard Adjacent to Residential District	20
Maximum Height (feet)	None

2-6.5. **USE LIMITATIONS.**

- A. The following are not permitted in the “C-1” zoning district:
 1. Meteorological Towers.
 2. Non-Commercial Wind Energy Systems.
 3. Commercial Wind Energy Systems.
- B. The main floor or first level of all buildings within the “C-1” zoning district shall be used for commercial/office purposes. Floors above or below the main floor may be used for other purposes such as residential or storage.
- C. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- D. No business establishment shall offer or sell food or beverages where consumption is primarily intended to occur in parked motor vehicles.
- E. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential district and so that no glare is visible to any traffic on any public street.
- F. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.
- G. A bufferyard consisting of a solid or semi-solid fence, hedge, or wall at least six feet, but not more than eight (8) feet high, and having a density of not less than seventy percent (70%) per square foot, shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the commercial development are separated by a street right-of-way. Said fence or wall shall be maintained in good condition by the owner or owners of the property.

2-6.6. **SIGNAGE**

- A. **Computation of Area of Individual Signs.** The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly identical to the display itself.

- B. Computation of Height of Signs. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, parcel, or tract of land, whichever is lower. When a sign is placed on a berm, the height of the sign shall include the height of the berm above grade level at the base of the berm.
- C. Permitted Signage. Permitted signs and the maximum number of signs allowed per lot and the maximum surface area and maximum height of each signage type for the General Commercial District as outlined in the table below. Signs meeting the definition of “Abandoned Sign” must be removed at the expense of the owner.

TYPE OF SIGNAGE	P/NP/T	MAX. SURFACE AREA (sq. ft.)	MAXIMUM HEIGHT (ft.)	MAXIMUM NUMBER
Animated	NP	-	-	-
Announcement	P	32	4	1
Architectural Canopy	P	250	45	1 ¹
Banner	NP	-	-	-
Changeable Copy	NP	-	-	-
Destination	P	16	8	1
Electronic Message Board	NP	-	-	-
Flashing	NP	-	-	-
Freestanding	T	32	4	1
Ground	NP	-	-	-
Illuminated	NP	-	-	-
Marquee	NP	-	-	-
Nameplate	P	2	-	1
Off-Premises (Billboard)	NP	-	-	-
On-Premises (Billboard)	NP	-	-	-
Pennant	NP	-	-	-
Pole	NP	-	-	-
Portable	T	32	4	1
Projecting	P	20	10 ²	1
Roof	NP	-	-	-
Roof-Integrated	NP	-	-	-
Subdivision	P	100	10	1
Suspended	NP	-	-	-
Temporary	P	<i>(reference corresponding type of signage)</i>		
Wall	P	200 ³	45	1
Window	P	200 ³	15	1
P = Permitted		NP = Not Permitted	T = Temporary	

¹ One Canopy per window – canopy shall meet all minimum height requirements for accessibility.

² Projecting signs shall maintain 80-inches of clear space, as measured from the bottom edge of the signs to the grade below.

³ Wall/Window signs shall not exceed 10 percent of the total wall area.

D. Signs, Special Conditions.

1. **Billboard Signs.** Billboards, signboards, and other similar signs shall be subject to the same height and location requirements as other structures within the district and shall also be subject to the following conditions and restrictions.
 - a. No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.
 - b. No billboard, signboard, or similar advertising signs shall be located within 50 feet of any lot in a residential district.
 - c. No billboard, signboard, or similar advertising signs shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.
2. **Hanging Signs.** Signs hung from canopies and awnings shall maintain 80-inches of clear space, as measured from the bottom edge of the sign to the grade below.
3. **Temporary Signs.** Temporary signs may be for a continual period. Said temporary signs shall not be in place for more than four days prior to the event and shall be removed within 36 hours of the conclusion of said event.
4. **Signs on Public Property.** Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition, to other remedies hereunder, the Village shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.
5. **Signs Exempt from Regulation.** The following signs shall be exempt from regulation under this ordinance, except no sign in this provision shall create an obstruction to vision, of this Ordinance and/or a collision hazard to the public:
 - a. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
 - b. Any religious symbol;
 - c. Construction signs on the construction site, visible from the public right-of-way, is removed at, or prior to, the end of the construction period;
 - d. Any sign identifying a public facility or public/civic event;
 - e. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located
 - f. Holiday lights and decorations with no commercial message;
 - g. Traffic control signs on private property, such as Stop, Yield, and similar signs, the face of which meets the Manual on Uniform Traffic Control Devices standards and which contain no commercial message of any sort; and
 - h. A political sign exhibited in a residential zone in conjunction with the election of political candidates. Such signs may not exceed six square feet in any zone. Only four political signs shall be allowed per zone lot at any one time. All such political signs shall not be erected more than 30 days before the election and shall be removed no later than 10 days after the election. Political signs shall not create an obstruction within the R.O.W.