

Sec. 604.0. - C-3 General Business District.

604.1 *Purposes:* The C-3 General Business District is intended to provide areas to be used for most types of retailing and service uses, certain wholesale uses, and some limited industrial activities that are normally associated with commercial uses. The uses allowed for are often large space uses and cater to customers who do not make frequent purchases. The market area for permitted uses extends to an area much larger than the village. The district is normally located along major thoroughfares, where adequately sized parcels of land allow for large setbacks, clear vision, and safe ingress and egress.

604.2 *Permitted uses:* 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. Retail businesses, such as, but not limited to:
 - a. Automobile and motorcycle accessory stores
 - b. Retail businesses, permitted in the C-1 District
 - c. Boat dealer
 - d. Boat gas dealer
 - e. Building services and supplies
 - f. Direct selling establishments, where products are stored
 - g. *Reserved*
 - h. Farm and garden supply store
 - i. Hay, grain and feed store
 - j. Ice cream refreshment stand
 - k. Lumber yard
 - l. Nursery stock
 - m. Tire, battery, and accessory dealer
 - n. Tombstone and monument sales
 - o. Shopping centers
 - p. Restaurants, excluding drive-in service
2. Personal service establishments, such as but not limited to:
 - a. Personal service establishments permitted in the C-1 District
 - b. Child care nursery
 - c. Food locker rental
 - d. Furniture cleaning
3. Business service establishments, such as but not limited to:
 - [a. *Reserved.*]
 - b. Advertising signs designs, locations adapted to local ordinances
 - c. Automobile rental
 - d. Banks

- e. Bottling works
 - f. Cartage, express and parcel delivery establishments
 - g. Commercial greenhouse
 - h. Reserved
 - i. Commercial testing laboratory
 - j. Disinfecting and exterminating service
 - k. Electrical shop
 - l. Equipment and electronic rental and leasing service
 - m. Furniture and reupholstery
 - n. Furnace supply and service
 - o. Lawn mower and repair shop
 - p. Medical clinics
 - q. Paint shop
 - r. Parking lot, commercial
 - s. Plumbing and heating shop
 - t. Radio and television repair shop
 - u. Refrigerator shop
 - v. Repair service, large major items
 - w. Sewer cleaning and rodding service
 - x. Sign contractor
 - y. Swimming pool sales and service
 - z. Taxidermist
 - aa. Towing service
 - bb. Veterinary clinic, animal hospital, and kennels
 - cc. Water softening service
 - dd. Window cleaning firm
4. Professional office establishments, such as, but not limited to:
- a. Professional office establishments permitted in the C-2 District
5. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to:
- a. Public, quasi-public, and governmental buildings permitted in the C-2 District
 - b. Public service and municipal garages
 - c. Ambulance service
6. Residential uses, such as, but not limited to:
- a. Convalescent, nursing home, rest home or sanitarium
 - b. Hotel and/or motel
 - c. Tourist cabins or home

7. Wholesale uses, such as, but not limited to:
 - a. Direct selling establishments, where products are stored and distributed
 - b. Other wholesale establishments
 - c. Wholesale bakery
8. Industrial type uses, such as, but not limited to:
 - a. Dairy products manufacture
 - b. Printing, publishing, or lithography establishments
 - c. Laundry, dry cleaning and/or dyeing plant, central facility serving more than one retail outlet
 - d. Industrial launderer

604.3 *Accessory uses:* As permitted in accordance with article II, section 215.

1. Temporary storage containers may be located or placed in the front yard, or side or rear yard which abuts a residential zoning district only as a special use.

604.4 *Special uses:*

- a. Automobile diagnostic center or clinic
- b. Automobile driving instruction
- c. Automobile laundry
- d. Auto painting
- e. Automobile rental
- f. Automobile repair shop
- g. Automobile service station
- h. Automobile undercoating service
- i. Body shop
- j. Bus passenger station
- k. camper sales
- l. Drive-in cleaners
- m. Drive-in banking facilities
- n. General repair shop
- o. Planned unit development
- p. Mobile home dealer
- q. Motor vehicle dealer
- r. Motorcycle sales
- s. Motorcycle service and repair
- t. Repair service
- u. Residence of the proprietor of a commercial use
- v. Taxicab stand
- w. Tire re-treading and repair shop
- x. Undertaking establishments and funeral parlors

- y. Used car lot
- z. Used furniture and second-hand store
- aa. Drive through facilities on the same zoning lot with any other special or permitted usage in the C-3 General Business District
- bb. Warehouse and mini-storage facilities
- cc. Automotive filling stations
- dd. Drive-in restaurants
- ee. Dancing school or studio
- ff. Recreational activity club
- gg. Gymnastics studio
- hh. Martial arts studio
- ii. Health and fitness center
- jj. Mixed occupancy-combined commercial and multiple residential establishments
- kk. Cannabis dispensary
 - ll. Medical cannabis dispensary
- mm. Indoor-outdoor entertainment centers
- nn. Brew pub with taproom.

604.5 *Temporary uses:* All temporary uses shall comply with the provisions of article II, section 216. The following uses may be operated as a temporary use.

All temporary uses permitted in the C-1 Local Shopping District.

604.6 *Lot size requirements:* With the exception of planned developments, a separate ground area herein called the zoning lot, shall be designated, provided and continuously maintained for each structure containing a permitted use or special use.

A.	Minimum lot area	20,000 square feet
B.	Minimum lot width	100 feet

604.7 *Yard requirements:*

- A. *Minimum front yard:* All structures, excluding signs, shall maintain a setback of at least 50 feet from the front lot line. The first 20 feet shall be used for perimeter landscaping, screening, and a means of ingress and egress only.
- B. *Minimum corner side yard:* All structures shall have a minimum corner side yard of 30 feet.
- C. *Minimum interior side yard:* All structures shall have a minimum interior side yard of 15 feet.
- D. *Minimum rear yard:* All structures shall have a minimum rear yard of 30 feet.

604.8 *Bulk regulations:*

- A. *Maximum structure height:* No structure or portion thereof shall exceed a height of 40 feet. A structure exceeding the maximum permitted height shall require a special use permit.
- B. *Floor area ratio:* Not to exceed 1:2.

604.9 *General development standards:*

1. *Performance standards:* All activities shall conform to the performance standards established for the I-1 Limited Industrial District.
2. *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.
3. *Outdoor storage:* All outdoor storage facilities for accessory uses and products shall be enclosed by a fence, wall or plant materials adequate to conceal such facilities from adjacent properties and the public right-of-way.
4. *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.
5. *Screening:* Where a commercial use abuts or is across the street from a residential district, adequate screening shall be provided. Five-foot landscape screening is required except on corner lots where 36-inch high screening is limited to 30 feet in both directions from the corner.
6. *Storm drainage and entrance curbs:* Required on all street frontages and shall meet the approval of the village engineer and village standards.
7. *Ingress and egress:* On all commercial lots with less than 200 feet frontage on a public road, access is limited to one combined ingress and egress with a minimum width of 20 feet and a maximum width of 32 feet measured from inside of curbs at property line. On all commercial lots of 200 feet and over frontage on a public road, access is limited to two combined ingress's and egresses. With a minimum width of 32 feet measured from inside of curbs at property line locations. Details of ingresses and egresses to meet state, county, and village requirements.
8. *Landscaping:* A general landscaping plan must accompany all applications for building permits requested for the construction of new buildings. The landscaping plan must show all areas, which will contain grass or other natural growth and the location of all trees, shrubbery and other natural growth. All areas designated for grass or other natural growth must be seeded or sodded as soon as possible after the completion of any building and all shrubs, trees and other natural growths must be seeded and/or planted as soon as possible after the completion of any building, but in no event shall such seeding and/or planting be delayed for a period in excess of one year after the completion of any building.

Certificates of occupancy may be issued for buildings prior to the time the landscaping requirements as provided for herein are satisfied; however, such certificates of occupancy shall state upon their face: "Landscaping not approved, approved landscaping required within one year of the date of this certificate."

Minor alterations from the original landscaping plan may be made without obtaining prior approval from the village; however, the amounts and location of land set aside for landscaping may not be reduced without the approval of the code official.

Five-foot wide sidewalks shall be provided, installed and constructed to the standards of the village upon all property located within the C-3 district upon which new buildings are constructed or existing buildings are expanded or altered or when there is a change in use.

9. [*Refuse storage enclosures:*] If outdoor refuse containers are used, a refuse storage enclosure shall be provided for each permitted use. Each outdoor storage container must be located within a refuse enclosure. Refuse storage enclosures may contain more than one refuse container. Where more than one permitted use or more than one business activity occupies a zoning lot, a common enclosure may be provided.
10. *Architectural:* All buildings shall be constructed primarily of masonry materials, either brick or brick-faced. Brightly colored materials or surfaces shall not be used. The architectural and aesthetic aspects of all structures shall be reviewed and approved by the department of economic development.

604.10 *Signs:* Signs shall be subject to the regulations contained in article IX.

604.11 *Off-street parking and loading requirements:* Off-street parking and loading facilities shall be provided as required in article X.

(Ord. No. 01-11-10, 11-12-2001; Ord. No. 02-10-03, 10-28-2002; Ord. No. 02-11-03, 11-11-2002; Ord. No. 02-12-06, 12-9-2002; Ord. No. 04-02-06, 2-23-2004; Ord. No. 05-01-02, 1-10-2005; Ord. No. 08-03-06, 3-24-2008; Ord. No. 08-06-06, 6-23-2008; Ord. No. 14-06-02, 6-9-2014; Ord. No. 16-10-02, 10-26-2016; Ord. No. 20-03-02, 3-16-2020; Ord. No. 19-12-02, 12-16-2019; Ord. No. 23-03-02, 3-20-2023)