

## 155-4 COMMERCIAL DISTRICTS

### § 155-4.10 GENERAL.

(A) *The districts.* The county's commercial zoning districts are listed below. When this zoning ordinance refers to "commercial" zoning districts or "C" districts, it is referring to these districts.

<b>Zoning District</b>	<b>Map Symbol</b>
Local Commercial-1	C-1
Local Commercial-2	C-2
General Commercial	C-3
Highway Commercial	C-4
Business Park Commercial	C-5
Recreation Commercial	C-6

(B) *Purposes.* Will County's commercial zoning districts are primarily intended to accommodate and promote business and commercial uses. Some are also intended to accommodate mixed-use development consisting of business uses and residential uses in the same building or on the same site.

(1) *C-1 district.* The C-1 district is primarily intended to accommodate small retail and service establishments that provide daily convenience goods and services for nearby residents.

(2) *C-2 district.* The C-2 district is primarily intended to accommodate small- to moderate-scale retail and service uses in the form of neighborhood shopping centers or vertical mixed-use developments with nonresidential uses on the ground floor and residential units on upper floors.

(3) *C-3 district.* The C-3 district is primarily intended to accommodate large-format retail uses, community shopping centers, service commercial and moderate to high-intensity vertical mixed-use developments.

(4) *C-4 district.* The C-4 district is primarily intended to accommodate retail, service and auto-oriented commercial uses.

(5) *C-5 district.* The C-5 district is primarily intended to accommodate offices and low-intensity employment uses in the form of stand-alone office buildings and business/research parks.

(6) *C-6 district.* The C-6 district is primarily intended to accommodate commercial recreation, amusement, and entertainment uses.

(Ord. effective 10-1-2012)

### § 155-4.20 ALLOWED USES.

Principal uses are allowed in commercial zoning districts in accordance with the regulations of Article 55-7 (Allowed Uses).

(Ord. effective 10-1-2012)

### § 155-4.30 LOT AND BUILDING REGULATIONS.

(A) *General.* This section establishes basic lot and building regulations that apply in C districts. These regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed; they are not to be construed as a guarantee that maximum allowed densities and development yields can be achieved on every lot. Other factors, such as topography, the presence of protected resources, health department requirements for well and septic, off-street parking, landscaping requirements and other factors may further limit actual development potential.

(B) *Basic standards.* The lot and building standards of the following table apply to all principal and accessory uses allowed in C districts, unless otherwise expressly stated in this zoning ordinance. See § 155-18.10 for exceptions to these standards and rules for measuring compliance.

<b>Lot and Building Standards</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>
<b>Lot and Building Standards</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-6</b>
<b>Minimum Lot Area</b> (square feet)	12,000	12,000	12,000	20,000	20,000	20,000
<b>Minimum Lot Area Per Unit</b> (square feet)	3,200	3,200	3,200	3,200	NA	NA
<b>Minimum Lot Frontage</b> (feet)	80	80	80	80	80	80
<b>Minimum Setbacks</b> (feet)						
<b>Street</b> (from CL of non-dedicated road)	80	80	150	130	130	100
<b>Street</b> (from ROW of dedicated road)	30	30	100	80	80	50
<b>Side</b>	10	10	10	10	30	10

<b>Rear</b>	20	20	20	20	30	30
<b>Minimum Setbacks for Animal Confinement Buildings (feet) [1]</b>	N/A	N/A	N/A	N/A	N/A	50
Maximum Floor Area Ratio	1.0	2.0	2.0	2.0	1.0	0.5
<b>Maximum Floor Area</b> (sq. ft. per allowed use)	2,000	NA	NA	NA	NA	NA
<b>Maximum Building Coverage (%)</b>	40	40	50	50	40	50
<b>Maximum Building Height (feet)</b>						
<b>Accessory Buildings</b>	25	25	25	25	25	25
<b>All Other</b>	25	45	45	45	45	25
[1]Applies to farm animal confinement buildings, such as those associated with riding stables.						

(Ord. effective 10-1-2012)

#### **§ 155-4.40 OTHER REGULATIONS.**

Uses and development in commercial districts may be subject to other regulations and standards, including the following:

- (A) *Nonconformities*. See Article 155-15.
- (B) *Accessory uses*. See § 155-10.10.
- (C) *Parking and loading*. See Article 155-11.
- (D) *Landscaping and screening*. See Article 155-12.
- (E) *Signs*. See Article 155-13.
- (F) *Temporary uses*. See § 155-10.20.
- (G) *Outdoor lighting*. See § 155-14.110.
- (H) *Outdoor (sales) display and storage*. See § 155-14.100.

(Ord. effective 10-1-2012)