
6-10-3. C1a COMMERCIAL MIXED USE DISTRICT.

6-10-3-1. PURPOSE STATEMENT.

The C1a commercial mixed use district is intended to provide locations for the development of mixed use buildings consisting of retail oriented and office uses on the ground level and office uses and/or residential dwellings located above as well as multifamily residential. A higher FAR and building height will be permitted in the C1a district in order to encourage this type of development.

(Ord. 42-O-00)

6-10-3-2. PERMITTED USES.

The following uses are permitted in the C1a district:

Brew pub.

Business or vocational school.

Caterer.

Commercial indoor recreation.

Commercial shopping center.

Cultural facility.

Dwellings (except that within the C1a district lying between Lee Street on the north and Kedzie Street on the south dwellings are only allowed when located above the ground floor).

Educational institution—Private.

Educational institution—Public.

Financial institution.

Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).

Government institution.

Hotel.

Live-work units (subject to the general requirements of Section 6-4-13 of this Title).

Neighborhood garden.

Office (when located above the ground floor).

Public utility.

Religious institution.

Restaurant—Type 1.

Retail goods establishment.

Retail service establishment.

(Ord. 42-O-00; Ord. No. 3-O-14, § 8, 2-10-2014; Ord. No. 81-O-14, § 35, 8-11-2014; Ord. No. 105-O-18, § 13, 10-8-2018; Ord. No. 82-O-21, § 6, 9-13-2021; Ord. No. 17-O-22, § 10, 3-28-2022)

6-10-3-2.5. ADMINISTRATIVE REVIEW USES.

The following uses may be allowed in the C1a district, subject to the provisions set forth in Section 6-3-5-16, "Administrative Review Uses," of this Title:

Office (at the ground floor).

Restaurant—Type 2.

(Ord. No. 48-O-21 , § 18, 5-10-2021; Ord. No. 17-O-22 , § 11, 3-28-2022)

6-10-3-3. SPECIAL USES.

The following uses may be allowed in the C1a district, subject to the provisions set forth in Section 6-3-5 of this Title:

Administrative review uses, pursuant to Section 6-3-5-16(B) "Applicable Uses".

Animal hospital.

Aquaponics.

Assisted living facility.

Banquet hall.

Cannabis craft grower.

Cannabis dispensary (subject to the general requirements of Section 6-4-11 of this Title).

Cannabis infuser.

Cannabis transporter.

Commercial outdoor recreation.

Convenience store.

Craft alcohol production facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Drive-through facility (accessory only).

Dwelling—Multiple-family.

Food store establishment.

Funeral services excluding on-site cremation.

Independent living facility.

Long-term care facility.

Media broadcasting station.

Membership organization.

Micro-Distillery.

Open sales lot.

Planned development (subject to the requirements of Section 6-10-1-9 of this Chapter and Section 6-3-6 of this Title).

Recording studio.

Resale establishment.

Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4 of this Title).

Retirement hotel.

Sheltered care home.

Tattoo and body art establishment (subject to the general requirements of Section 6-4-12 of this Title).

Transitional shelter (subject to the requirements of Section 6-3-5-11 of this Title).

Urban farm, rooftop.

Wholesale goods establishment.

(Ord. 42-O-00; amd. Ord. 58-O-02; Ord. 114-O-02; Ord. 122-O-09; Ord. No. 78-O-10, § 6, 11-8-10; Ord. No. 71-O-10, § 8, 10-25-10; Ord. No. 129-O-12, § 8, 1-14-2013; Ord. No. 56-O-14, § 8, 5-27-2014; Ord. No. 57-O-14, § 8, 6-9-2014; Ord. No. 81-O-14, § 9, 8-11-2014; Ord. No. 8-O-17, § 6, 4-24-2017; Ord. No. 105-O-18, § 14, 10-8-2018; Ord. No. 126-O-19, § 8, 10-28-2019; Ord. No. 31-O-20, § 14, 2-24-2020; Ord. No. 3-O-21, § 9, 1-25-2021; Ord. No. 48-O-21, § 19, 5-10-2021)

6-10-3-4. LOT SIZE.

The minimum lot size requirements for the C1a district are as follows:

- (A) *Nonresidential uses*: There is no minimum lot size requirement for nonresidential uses in the C1a district.
- (B) *Residential uses*: The minimum residential lot size in the C1a district is three hundred fifty (350) square feet per dwelling unit.

(Ord. 42-O-00)

6-10-3-5. LOT WIDTH.

The lot width requirements for the C1a district are as follows:

- (A) Uses when not incorporated within a commercial shopping center: None.
- (B) Commercial shopping centers: One hundred fifty (150) feet.

(Ord. 42-O-00)

6-10-3-6. LOT COVERAGE.

There is no maximum lot coverage in the C1a district.

(Ord. 42-O-00)

6-10-3-7. FLOOR AREA RATIO.

The maximum floor area ratio in the C1a district is 4.0.

(Ord. 42-O-00)

6-10-3-8. YARD REQUIREMENTS.

The yard requirements for the C1a district are as follows:

(A)	Front yard	Building, none; parking, landscaped setback required subject to design and project review as set forth in Chapter 3 of this Title
(B)	Side yard abutting a street	Building, zero (0) feet; parking, five (5) feet
(C)	Side yard when abutting residential district	Building, fifteen (15) feet; parking, ten (10) feet
(D)	Rear yard when abutting residential district or when separated from a residential district by a public alley	Building, ten (10) feet; parking, ten (10) feet
(E)	Side yard when abutting nonresidential district	Building, zero (0) feet to a height of twenty-five (25) feet above grade, above twenty-five (25) feet, a five-foot setback is required; parking, five (5) feet
(F)	Rear yard when abutting non-residential district except when separated from a residential district by a public alley	None

(Ord. 42-O-00; Ord. No. 66-O-15 , § 17, 6-22-2015)

6-10-3-9. BUILDING HEIGHT.

The maximum building height in the C1a district is sixty-seven (67) feet.

(Ord. 42-O-00)

6-10-3-10. SPECIAL REGULATIONS FOR PARKING.

Within the C1a district, enclosed parking and appurtenant areas must be twenty (20) feet set back from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for automobile or other vehicle ventilation may be visible from abutting streets.

(Ord. 42-O-00)