

Additional Permitted Uses

Affordable Housing unit shall require a site plan amendment and an amended covenant and restriction in the deeds. A site plan amendment to change an Affordable Housing unit shall be granted upon a showing that the change complies with all applicable Village Code requirements. All Affordable Housing units must remain physically integrated into the design of the development and physically distributed throughout the development in the same proportion of other housing units.

11. The Affordable Housing units shall be constructed to the same quality standards as market-rate units. The exterior finishes of the Affordable Housing units shall be indistinguishable from all other units. Different appliances and interior hardware may be permitted in the Affordable Housing units provided such substitutions will not adversely impact the habitability of the unit. Prior to the issuance of a Certificate of Occupancy, the Building Inspector shall make a determination that the Affordable Housing units as constructed meet the standards in Chapter 132 of the Village Code.
12. Off-street parking spaces shall not be restricted to residential uses; all off-street parking spaces shall be available for the residential uses and retail uses.
13. The number of approved off-street parking spaces shall control the number and types of businesses allowed in the building. No nonresidential uses shall be allowed unless the parking requirements applicable to each such individual use, and all such collective uses, are met. Prior to the issuance of a Certificate of Occupancy or Use for any of the special uses approved and permitted herein, the Building Inspector shall determine that the parking requirements applicable to such individual use, and all such collective uses, are met.
14. All nonresidential uses shall require individual special use permits under Village Code §212-13(G)(3) & Schedule A, Use Schedule, except for the following special uses that are approved and permitted by this Resolution:
 - (i) Mixed-Use Building;

- (ii) Limited Business Retail, excluding those limited business retail uses with particular standards under Village Code §212-41 which shall require a separate individual special use permit;
 - (iii) Offices, General and Professional, provided the activities and services of such offices shall not include the fabrication and/or sale of commodities;
 - (iv) Shared Space Usage, excluding those business uses with particular standards under Village Code §212-41 which shall require a separate individual special use permit, and only for businesses and offices that meet the following requirements:
 - a. Each business or office use shall occupy a minimum of 300 square feet of gross floor space.
 - b. The area of each business or office use shall be set aside by walls, partitions or other structures which clearly define the space occupied by that use and separate it from adjacent uses.
 - c. The aggregate area of the shared space shall meet all existing building and fire codes.
 - d. The aggregate of the signs of all shared space uses at the property shall not exceed the limitations specified in Village Code §212-25.
 - (v) Drugstore/Pharmacy;
 - (vi) Realtor;
 - (vii) Instructional Use;
 - (viii) Indoor Commercial/Sports Recreation, provided such facilities with a capacity for 20 or more patrons shall comply with all applicable state, county, and local regulations concerning off-street parking and health, building, fire, safety, and environmental standards; and
 - (ix) Cultural Facilities.
15. Deliveries to the property shall not interfere with street traffic, block sidewalks, or prevent adequate access to parking facilities.