

Print

Carol Stream, IL Code of Ordinances

§ 16-9-3 B-2 GENERAL RETAIL DISTRICT.

(A) *Intent.* The B-2 General Retail District is designed to cater to the needs of a larger consumer population than is served by the B-1 Local Retail District.

(B) *Permitted uses.*

- (1) Uses permitted in a B-1 District;
- (2) Antique shops;
- (3) Art and school supply stores;
- (4) Art galleries;
- (5) Beauty parlors and barbershops or similar personal service shops;
- (6) Bakery shops or shops selling similar commodities where the commodities may be produced on the premises; but all such production shall be either sold at retail on the premises or sold in stores owned and operated by the producing company;
- (7) Bicycle sales, rental and repairs;
- (8) Candy and ice cream stores;
- (9) Camera and photographic supply stores;
- (10) Carpet and rug stores;
- (11) China and glassware stores;
- (12) Clothing and costume rental shops;
- (13) Coin and philatelic stores;
- (14) Currency exchanges;
- (15) Custom dressmaking;
- (16) Department stores;
- (17) Dry goods stores;
- (18) Electric and household appliance stores;
- (19) Flower shops with conservatories;
- (20) Furrier shops, including the incidental storage and conditioning of furs;
- (21) Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use;

- (22) Haberdashery;
- (23) Hobby shops and retail of items to be assembled or used away from the premises;
- (24) Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as part of the retail operations and secondary to the principal use;
- (25) Jewelry stores, including watch repair;
- (26) Job printing shops;
- (27) Leather goods and luggage stores;
- (28) Libraries and reading rooms;
- (29) Locksmith shops;
- (30) Musical instruments, sales and repairs;
- (31) Office equipment sales and service;
- (32) Office supply stores;
- (33) Optometrists;
- (34) Paint and wallpaper stores;
- (35) Pawnshops;
- (36) Photography studios, including the development of film and pictures, when conducted as part of the retail business on premises;
- (37) Physical culture and health service, gymnasiums and reducing salons, masseurs and public baths;
- (38) Picture framing when conducted for retail trade on the premises only;
- (39) Post offices;
- (40) Radio and television broadcasting studios;
- (41) Restricted production and repair, limited to the following: art, needlework, clothing, custom manufacturing and alterations for retail only, jewelry from precious metals, watches, dentures and optical lenses;
- (42) Sales and display rooms;
- (43) Schools, music, dance or business;
- (44) Sewing machine sales and service, household machines only;
- (45) Shoe stores;
- (46) Sporting goods stores;
- (47) Tailor shops;

(48) Temporary outdoor demonstrations and exhibitions of merchandise, to be located on the same zoning lot, and in conjunction with the permanent use found on the lot, and those permitted uses under the definition of an open sales lot (see Art. 18 of this Zoning Code); such display or sale shall be for a maximum of ten days and no more than twice during any calendar year;

(49) Theaters, except open-air drive-in theaters;

(50) Tobacco shops;

(51) Toy shops;

(52) Offices, businesses and professional buildings of less than 6,000 square feet;

(53) Wearing apparel shops;

(54) Veterinary clinics (outpatient, no overnight boarding);

(55) Grocery stores;

(56) Domestic pet training/obedience school with no overnight boarding;

(57) Domestic pet service;

(58) Temporary permitted use: carnival, in compliance with § 10-2-12;

(59) Restaurants, indoor, sit-down, without a bar area;

(60) Restaurants, carry-out; and

(61) Auction house, subject to the following performance standards:

(a) Total floor area of business not to exceed 7,500 square feet;

(b) Outdoor storage or display of merchandise is prohibited;

(c) Auctions must be conducted completely inside an enclosed building; and

(d) Parking required as set forth in § 16-13-3(D) of this chapter.

(C) *Special uses.*

(1) Those permitted in a B-1 District;

(2) Additional building on a lot, such building limited to no more than 50 square feet of floor area; provided, such building is used for a general drop-off center, newsstand, photo processing drop-off, ticketron and other similar uses;

(3) Banks and financial institutions;

(4) Clubs and lodges, private, fraternal or religious;

(5) Hospitals and first-aid stations for the treatment of emergency cases;

(6) Hotels, motels serving transient guests, hotel apartments;

- (7) Dyeing and cleaning establishments operated as an accessory to some other use or uses permitted by this section; provided, permits for proper combustibles are obtained from the village;
 - (8) Offices, business and professional, of more than 6,000 square feet;
 - (9) Pet supply shops, with ancillary use for the sale of fish and other small aquatic animals, small mammals and birds (no cats, dogs or larger domestic animals, nor exotic animals);
 - (10) Taverns;
 - (11) Drive-up service window, ancillary to a permitted or special use;
 - (12) Game rooms when operated as an accessory use to a restaurant, tavern, pub or hotel and containing no more than one amusement device for each 400 square feet of total floor area occupied by the principal use. In no case shall such accessory game room contain more than 20 amusement devices;
 - (13) Veterinary clinics with indoor overnight boarding;
 - (14) Shopping plazas;
 - (15) Shopping centers;
 - (16) Restaurants, with bar area;
 - (17) Outdoor seating, ancillary to a restaurant, tavern, or food service business, including the service and consumption of alcohol, or otherwise not in conformance with the standards for limited outdoor seating set forth elsewhere in this chapter;
 - (18) Auction house greater than 7,500 square feet in total floor area, subject to the following performance standards:
 - (a) Outdoor storage or display of merchandise is prohibited;
 - (b) Auctions must be conducted completely inside an enclosed building; and
 - (c) Parking required as set forth in § 16-13-3(D) of this chapter.
 - (19) Public meeting halls.
- (D) *Floor area ratio*. Not to exceed 0.6.
- (E) *Lot area*. The net land area for each business establishment shall be not less than 5,000 square feet.
- (F) *Off-street parking and off-street facilities*. In accordance with applicable regulations as set forth in Art. 13 of this Zoning Code.
- (G) *Yards*.
- (1) Front yard: not less than 80 feet in depth.
 - (2) Side yards.

(a) Interior side yards shall not be required, unless the lot is adjacent to a residential property.

(b) If a lot is adjacent to a residential property, a 25-foot side yard is required, and the yard must be landscaped and screened in such a manner so as to create an effective buffer between the business and residential uses. An access drive may occupy up to half of the required side yard, if screening is provided.

(c) If a side lot line abuts a public alley, then the depth of the required side yard may be reduced by an amount equal to one-half of the right-of-way width of such alley. If such alley is adjacent to a residential property, screening must be provided.

(d) If a side yard adjacent to a residential property is less than 40 feet in width, a solid wall or solid fence shall be provided along the property line. Such fence or wall shall be uniformly painted, and shall comply with the requirements of the village's Fence Code (Ch. 6, Art. 12).

(e) Corner lots. A side yard adjoining a street shall be in accordance with regulations herein for a front yard.

(3) Rear yard: not less than 40 feet in depth. If a lot is adjacent to a residential property, the yard must be landscaped and screened in such a manner so as to create an effective buffer between the business and residential uses. If a rear lot line abuts a public alley, then the depth of the required rear yard may be reduced by an amount equal to one-half of the right-of-way width of such alley. If such alley is adjacent to a residential property, screening must be provided.

(Ord. 90-11-95, passed 11-13-1990; Ord. 92-12-123, passed 12-8-1992; Ord. 92-04-33, passed 4-14-1992; Ord. 92-12-123, passed 12-8-1992; Ord. 93-07-60, passed 7-13-1993; Ord. 94-01-07, passed 1-11-1994; Ord. 95-04-16, passed 4-3-1995; Ord. 2005-08-44, passed 8-1-2005; Ord. 2007-04-14, passed 4-16-2007; Ord. 2008-11-61, passed 11-17-2008; Ord. 2011-10-34, passed 10-3-2011; Ord. 2015-03-02, passed 3-2-2015)