VI. BUSINESS AND OFFICE DISTRICTS

A. B-1 Limited Retail Business District

1. **Purpose:** This district is intended to provide convenient access to goods and services close to residential areas in a manner that is environmentally compatible with such areas. To accomplish this intent, the District provides close-to-home locations for a very limited range of frequently patronized land uses that provide convenience goods and services and predominantly serve only the immediate neighborhood. It is expected that the District will only be mapped in small pockets throughout the Village. Uses permitted in the B-1 District are expected to exert the lowest possible impact on surrounding residential areas and it is anticipated that uses in this District will generally be located in single-tenant buildings. To that end, the B-1 District regulations restrict maximum building floor area for all permitted uses and structures to a maximum of five thousand (5,000) square feet per individual use at each location.

2. **Permitted Uses in the B-1 District:** The following uses are limited to no more than five thousand (5,000) square feet of floor per individual use at each location:
   a. Automated teller machines
   b. Beauty shops, barber shops and hair styling salons
   c. Candy, ice cream, popcorn, nut and yogurt stores
   d. Card and gift stores
   e. Clothing repair, shoe repair and tailor shops
   f. Custom dressmaking shops
   g. Coin and stamp stores
   h. Drug stores
   i. Dry cleaners and laundries (processing to be done off-site) and laundromats
   j. Florist shops
   k. Food and grocery stores, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, with accessory food preparation on premises
   l. Jewelry and watch sales and repair stores
   m. Newspaper, magazine and tobacco shops
   n. Offices, business and professional
   o. Restaurants, eat-in or carry-out; delicatessens, retail bakeries, donut shops and convenience marts with limited food preparation on premises; but not including live entertainment, dancing, serving of alcoholic beverages or drive-in restaurants as defined herein
   p. Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction
   q. Video rental as an accessory use
   r. Accessory uses, buildings and structures to all permitted uses in the district, including off-street parking and loading for all uses listed above and signs as provided in Articles XI and XIV.
3. **Conditional Uses in the B-1 Business Districts:** The following uses are limited to no more than five thousand (5,000) square feet of floor area per individual use at each location and are subject to the provisions of Article XVI, Section G. Conditional Uses:
   a. Physical fitness establishments and health clubs
   b. Private educational uses (including schools for music, dance, business or trade)
   c. Accessory uses, buildings and structures to all conditional uses in the district, including
   d. Off-street parking and loading for all the above listed conditional uses and signs as provided in Article XI and XIV.

4. **Bulk, Space and Yard Requirements:**
   a. Minimum Lot Area
   b. Minimum Lot Width
   c. Minimum Yards
      - Front
      - Corner side
      - Interior Side
      - Interior Side adjacent to Residential District
   d. Maximum Height
      - (1) Principal Use 35’/2-1/2 stories
      - (2) Accessory Use 17’, but no taller than principal structure
   e. Maximum Floor Area Ratio .25, but in no case resulting in more than five thousand (5,000) square feet of floor area
   f. Maximum Lot Coverage 80%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.
B. B-2 General Business District

1. **Purpose:** This district is intended to provide locations for a broader selection of convenience goods and services and a limited selection of shoppers goods in locations serving more than one neighborhood. It is anticipated that the B-2 District will be mapped at limited locations such as major intersections and along major arterials and only in locations indicated in the Comprehensive Municipal Development Plan. Development in this District will generally include “strip centers” with a linear pattern of development, ample parking and multi-tenant buildings. In order to limit the impact of business uses in the B-2 District on adjacent districts, the occupancy of any single use in the B-2 District shall be limited to a maximum of ten thousand (10,000) square feet per individual use at each location.

2. **Permitted Uses in the B-2 District:** The following uses are permitted in the B-2 District but shall be limited to no more than ten thousand (10,000) square feet of floor area per individual use at each location:
   a. Any of the permitted uses listed in the B-1 Business District which may exceed five thousand (5,000) square feet of floor area per individual use at each location but shall not occupy more than ten thousand (10,000) square feet of floor area per use at each location.
   b. Antique Shops
   c. Appliance repair shops
   d. Art shops or galleries, but not including auction rooms
   e. Automobile parts and accessory stores
   f. Bicycle sales, rental and repair shops
   g. Bookstores or book and stationery stores
   h. Business machine and computer sales, rental and service
   i. Camera and photographic supply stores
   j. Catering establishments
   k. China and glassware stores
   l. Clothing and shoe stores
   m. Appliance repair shops
   n. Currency exchanges
   o. Domestic appliance stores, including radio, television, stereo, video, lighting, clock and music stores
   p. Employment agencies
   q. Exterminating services
   r. Financial institutions, including banks, savings and loan associations and commercial loan offices
   s. Furniture stores, including upholstery
   t. Gunsmith shops
   u. Hardware stores
   v. Health clubs and physical fitness establishments
   w. Hobby and craft shops
   x. Insurance offices
y. Interior decorating shops, including upholstery and the making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary thereto
z. Leather goods and luggage stores
aa. Locksmith shops
bb. Medical, dental and optometry offices
cc. Meeting and banquet halls
dd. Musical instrument sales and repair
e. Newspaper distribution agencies for home delivery and retail trade
ff. Office, stationery, school, art and graphics supply stores
gg. Optician sales, retail
hh. Paint, tile and wallpaper stores
ii. Pet shops
jj. Pet grooming and veterinary offices, without boarding
kk. Picture framing shops
ll. Quick copy and print shops
mm. Real estate offices
nn. Recorded music and sheet music stores
oo. Recording studios
pp. Retail garden and landscape supply shops including outdoor storage of merchandise
qq. Sewing machine sales and service
rr. Sporting goods stores
ss. Tax preparation offices
tt. Taxidermists
uu. Ticket offices
vv. Tool and seed stores, including lawn mower, snow blower and snowmobile sales and service
ww. Toy stores
xx. Travel agents
yy. Union halls
zz. Variety stores

3. **Conditional Uses in the B-2 Business Districts:** The following uses are conditional uses in the B-2 District but shall be limited to no more than ten thousand (10,000) square feet of floor area per individual use at each location and shall be subject to the provisions of Article XVIII, Section G. Conditional Uses:
   a. Any of the conditional uses listed in the B-1 Business District which may exceed five thousand (5,000) square feet of floor area per individual use at each location but shall not occupy more than ten thousand (10,000) square feet of floor area per use at each location.
b. Automobile service stations without repair
c. Auto and marine repair shops
d. Child day care centers, as defined herein
e. Drive-in establishments or facilities, as defined herein
f. Dry cleaning plant & laundry with processing to be performed on site
g. Dwelling units above the ground floor in buildings with a ground floor in non-residential use and only if approved as a Planned Development and with the maximum density established through the Planned Development process

h. Game rooms, as defined herein

i. Kiosk, a single free-standing, with not more than 50 square feet of floor area, on the same lot as all or a portion of a shopping center and used for any permitted or conditional use in this district

j. Mortuaries as defined herein

k. Parking, off-street, lots, public garages or storage garages as a Principal Use

l. Pawnshops

m. Philanthropic and charitable institutions, as defined herein

n. Private recreational facilities, as defined herein

o. Restaurants that serve alcoholic beverages, offer outdoor activities (including outdoor dining, sports or games), offer live entertainment or permitting dancing

p. Second hand stores and rummage shops

q. Taverns and bars that offer outdoor activities (including outdoor dining, sports or games) offer live entertainment or permit dancing

r. Tanning salons

4. **Bulk, Space and Yard Requirements:**

a. Minimum Lot Area NA

b. Minimum Lot Width NA

c. Minimum Lot Width Abutting Arterial NA

d. Minimum Yards

   Front 30’ or if established building line, 16.4’

   Corner side 16.4’

   Interior Side 0’

   Interior Side adjacent to Residential District the lesser of 10% of lot width or 16.4’

   Rear

   Rear adjacent to Residential District 20’

e. Maximum Height

   (1) Principal Use 35’/2-1/2 stories

   (2) Accessory Use 17’

f. Maximum Floor Area Ratio .35

g. Maximum Lot Coverage 80%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.
C. B-3 Service and Wholesale District

1. **Purpose:** This district is intended to provide locations for a broad selection of convenience and comparison shoppers goods and services in centralized and highly accessible locations that serve the entire Village and surrounding areas. Development in this District will generally include larger “shopping centers” on larger sites located on major arterials, ample parking and multi-tenant buildings.

2. **Permitted Uses in the B-3 District:** Permitted uses in the B-3 District shall include the following:
   a. Any of the listed permitted uses in the B-1 and B-2 Business Districts but not subject to the B-1 and B-2 District limitations on floor area
   b. Animal hospitals
   c. Camping equipment sales
   d. Carpet and rug stores (retail sales)
   e. Catering establishments
   f. Department stores, junior department stores and discount department stores
   g. Food and grocery stores, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, with accessory food preparation on premises
   h. Frozen food stores and meat lockers
   i. Furrier shops, including the incidental storage and conditioning of furs
   j. Hotels and motels
   k. Pet grooming and veterinary offices without boarding
   l. Laboratories, medical, dental, research and testing
   m. Orthopedic and medical appliance stores (retail sales only)
   n. Pawnshops
   o. Philanthropic and charitable institutions, as defined herein
   p. Photography studios, including the development of film when conducted as part of the retail business
   q. Private educational uses (including schools for music, dance, business or trade)
   r. Private recreational facilities, as defined herein
   s. Restaurants that serve alcoholic beverages, offer outdoor activities (including outdoor dining, sports or games), offer live entertainment or permit dancing
   t. Second hand stores and rummage shops
   u. Tanning salons
   v. Taverns and bars that offer outdoor activities (including outdoor dining, sports or games) offer live entertainment or permit dancing
   w. Theatres, indoor
   x. Union halls

3. **Conditional Uses:** The following uses are conditional uses in the B-3 District and shall be subject to the provisions of Article XVIII, Section G. Conditional Uses:
   a. Adult Businesses (See Article IV General District Regulations).
   b. Any of the listed conditional uses in the B-1 and B-2 Business Districts but not subject to the B-1 and B-2 District limitations on floor area
c. Indoor amusement establishments, including bowling alleys, pool halls, dance halls, commercial swimming pools and skating rinks
d. Pet boarding facilities
e. Private off-street parking lots, public garages or storage garages as principal uses
f. Radio and television stations and studios
g. Radio and television towers and wireless/cell phone towers
h. Restaurants with live entertainment, dancing or serving alcoholic beverages
i. Taverns and bars with live entertainment or dancing

4. **Bulk, Space and Yard Requirements:**
   a. Minimum Lot Area  NA
   b. Minimum Lot Width   NA
   c. Minimum Lot Width Abutting Arterial  100’
   d. Minimum Yards
      Front  30’ or
            if established building line,  16.4’
      Corner side  16.4’
      Interior Side  0’
      Interior Side adjacent to Residential District  the lesser of 10% of lot width or 16.4’
      Rear  15’
      Rear adjacent to Residential District  20’
   e. Maximum Height
      (1) Principal Use  35’/2-1/2 stories
      (2) Accessory Use  17’
   f. Maximum Floor Area Ratio  .35
   f. Maximum Lot Coverage  80%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Article XIV.

**D. B-4 VILLAGE CENTER BUSINESS DISTRICT**

1. **Purpose:** The B-4 District is intended to provide appropriate standards for development in the Village's older central business areas to reflect and protect the existing character of those areas, encourage pedestrian circulation throughout the Center, accommodate vehicles and encourage the provision of complementary uses necessary for a viable Village Center. It is contemplated that new buildings in a B-4 District will be located at the front and corner side lot line with parking located behind the building to encourage pedestrian activities.

2. **Permitted Uses in the B-4 District shall include the following:**
   a. Antique shops
b. Art shops or galleries, but not including auction rooms
c. Automated teller machines designed for use by pedestrians
d. Beauty shops, barber shops and hair styling salons
e. Bicycle sales, rental and repair shops
f. Blueprinting and photocopying establishments
g. Bookstores or book and stationery stores
h. Camera and photographic supply stores
i. Camping equipment sales
j. Candy, ice cream, popcorn, nut and yogurt stores
k. Card and gift stores
l. Carpet and rug stores (retail sales)
m. China and glassware stores
n. Clothing and shoe stores
o. Clothing repair, hat repair and shoe repair stores and tailor shops
p. Coin and philatelic stores
q. Computer sales and rental
r. Currency exchanges
s. Custom dressmaking establishments
t. Department stores, junior department stores and discount department stores
u. Domestic appliance stores, including radio, television, stereo, video, lighting, clock and music stores
v. Drug stores
w. Dry cleaners and laundries (processing to be done off-site) and self-service laundry establishments
x. Financial institutions, including banks, savings and loan associations and commercial loan offices
y. Florist shops
z. Food and grocery stores, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, provided all such uses shall not exceed ten thousand (10,000) square feet, and which may include accessory food preparation on premises,

aa. Furniture stores, including upholstery when conducted as part of the retail operations and secondary thereto

bb. Furrier shops, including the incidental storage and conditioning of furs
cc. Garden supply, tool and seed stores, including lawn mower, snow blower and snowmobile sales and service
dd. Gunsmith shops
e. Hardware stores
ff. Health clubs
gg. Hobby and craft shops
hh. Hotels and motels
ii. Insurance offices
jj. Interior decorating shops, including upholstery and the making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary thereto
kk. Jewelry and watch sales and repair stores
ll. Leather goods and luggage stores
mm. Liquor stores (package goods only and subject to the grant of a liquor license)
nn. Locksmith shops
oo. Medical, dental and optometry offices
pp. Meeting and banquet halls
qq. Millinery shops
rr. Musical instrument sales and repair
ss. Newspaper, magazine and tobacco shops
tt. Office, stationery, school, art and graphics supply stores
uu. Offices, business and professional
vv. Offices, governmental, political and institutional
ww. Optician sales, retail
xx. Paint, tile and wallpaper stores
yy. Parks, playgrounds and other publicly owned open spaces
zz. Permitted Public Uses, as defined herein
aaa. Pet shops
bbb. Photography studios, including the development of film when conducted as part of the retail business
ccc. Picture framing shops
ddd. Plazas and public spaces;
eee. Post offices
fff. Produce markets
ggg. Quick copy and print shops
hhh. Radio and television stations and studios;
iii. Real estate offices
jjj. Recorded music and sheet music stores
kkk. Recording studios;
lll. Restaurants, eat-in or carry-out; delicatessens, retail bakeries, donut shops and convenience marts with limited food preparation on premises but not including live entertainment, dancing, serving of alcoholic beverages or drive-in restaurants as defined herein
mmm. Schools, commercial, for music, dance, business or trade
nnn. Second hand stores and rummage shops
ooo. Sewing machine sales and service
ppp. Sporting goods stores
qqq. Tanning salons
rrr. Tax preparation offices
sss. Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction
ttt. Theatres, indoor
uuu. Ticket offices, theatre and amusement
vvv. Ticket offices, transportation
www. Tourist information and hospitality centers;
xxx. Toy stores
yyy. Travel agencies and bureaus
zzz. Variety stores
aaaa. Video sales or rental
bbbb. Yard goods stores
cccc. Uses, buildings and structures accessory to all permitted uses in the district, including
off-street parking and loading and signs as provided in Articles XI and XIV.

3. **Conditional Uses in the B-4 District:** Subject to the provisions of Article XVIII, Section G.: Conditional Uses.
   a. Automobile service stations without repair
   b. Child day care centers, as defined herein
   c. Convention halls;
   d. Dwelling units in buildings containing a permitted use on the ground floor with such dwellings located above the first floor and only if approved as a Planned Development and with the maximum density established through the Planned Development process
   e. Educational institutions
   f. Exhibit halls
   g. Food and grocery stores greater than 5,000 square feet but under 10,000 square feet, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries, with accessory food preparation on premises
   h. Game rooms
   i. Indoor amusement establishments, including bowling alleys and pool halls
   j. Planned Developments
   k. Private off-street parking lots, public garages or storage garages as principal uses
   l. Radio and television towers and wireless/cell phone towers
   m. Recreational institutions, as defined herein
   n. Religious institutions and houses of worship as defined herein
   o. Restaurants that serve alcoholic beverages, offer outdoor activities (including outdoor dining, sports or games), offer live entertainment or permitting dancing
   p. Taverns and bars with live entertainment or dancing
   q. Uses, buildings and structures accessory to all conditional uses in the district,

4. **Bulk, Space and Yard Requirements:**
   a. Minimum Lot Area NA
   b. Minimum Lot Width NA
   c. Minimum Yards
      Front 0'
      Corner side 0'
      Interior Side 0'
      Interior Side adjacent to Residential District 10'
      Rear 20'
      Rear adjacent to Residential District 20'
   d. Maximum Height
      (a) Principal Use 35'
      (b) Accessory Use 17'
   e. Maximum Floor Area Ratio 1.5
   f. Maximum Lot Coverage 70%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.
7. **Signs**: As set forth in Article XIV.

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**E. O-1 LOCAL OFFICE DISTRICT**

1. **Purpose**: The O Local Office District is intended to permit high-quality office and institutional land uses at an intensity compatible with the overall rural community character of the Village. It is contemplated that uses in this district will not generate large amounts of traffic that accompany office parks. Instead, this district provides a location for and the permanent protection of small to medium sized office buildings in a high-quality office environment that maintains the attractiveness of the site’s natural features and retains enough open land in their development to ensure that the rural character and heritage of the community is maintained. It is intended that this district will be mapped in locations that provide a buffer between residential uses and other more intense uses.

2. **Permitted Uses in the O-1 Local Office District:**
   a. Administrative, professional, and general business offices
   b. Advertising agency
   c. Clubs, private indoor
   d. Insurance offices
   e. Financial institutions including banks, savings and loan associations and savings banks, finance companies and credit unions but excluding drive-in facilities.
   f. Government and institutional offices & services
   g. Medical and dental offices and clinics
   h. Real estate offices
   i. Tax preparation offices
   j. Travel bureaus/agencies
   k. Uses, buildings, and structures accessory to the above permitted uses.

3. **Conditional Uses**: Upon recommendation by the Planning and Zoning Commission after public hearing on a petition pertaining thereto and in accordance with the requirements set forth for such hearing in Article XVIII, Section G of this Ordinance, the Village may, by Conditional Use Ordinance, allow the following uses in the O District:
   a. Commercial or trade school, or other school offering training
   b. Day care nursery school
   c. Drive-in facilities associated with financial institutions
   d. Laboratory for experimentation & scientific research
   e. Nursing homes, group homes and mental health centers
   f. Planned developments
   g. Public utility transmitting tower
   h. Small animal veterinary clinic- (not including outside runs, kennels or boarding facilities)
i. Schools, elementary, secondary and college
j. Swimming pool, indoor private club
k. Accessory uses, buildings, and structures to all Conditional uses in the district.

4. **Bulk, Space and Yard Requirements.** (Footnote references appear in Subsection 8. below.)
   a. Minimum Lot Area
      (1) All uses 10,000 sq. ft.
      (2) Planned unit developments None
   b. Minimum Lot Width
      (1) All uses 80'
   c. Minimum Yards
      (1) Front 30’
      (2) Corner side 20'
      (3) Interior Side 10'
      (4) Rear 20’
      (5) Setback from residential zoning 30’
      (6) Principal highway setback (1) 50’
   d. Minimum Parking Lot Setbacks
      (1) Front 10'
      (2) Corner side 10'
      (3) Side 5’
      (4) Rear 5’
      (5) Abutting residential district 15’
      (6) Abutting principal highway (1) 50’
   e. Maximum Height
      (1) Principal Use 35’/3 stories
      (2) Accessory Use 17'/1 story
      But no taller than the principal structure
   f. Maximum Floor Area Ratio 0.5
   g. Maximum Lot Coverage 50%

5. **General Regulations:** As set forth in Article IV.

6. **Off-Street Parking and Loading Requirements:** As set forth in Article XI.

7. **Signs:** As set forth in Chapter XIV.

8. **Exceptions and Explanatory Notes.**
   (1) Along principal highways, greater setbacks may be required on State Routes such as Route 120.