

**CHAPTER 1141
Business Districts**

<p>1141.01 Commercial districts. 1141.02 Office districts. 1141.03 Industrial districts. 1141.04 Table 14: business district requirements.</p>	<p>1141.05 Table 15: permitted and conditional uses in business districts.</p>
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CROSS REFERENCES

Districts established - see P. & Z. Ch. 1125
Performance standards - see P. & Z. Ch. 1161

1141.01 COMMERCIAL DISTRICTS.

- (a) C-1 Neighborhood Commercial 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 frequently patronized establishments providing convenience goods and services and a limited selection of comparison shoppers goods that predominantly serve only the immediate neighborhood. It is intended that such uses shall create minimal land use incompatibility with surrounding residential areas.
 - (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.
- (b) C-2 Community and Regional Commercial 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 City and surrounding areas.
 - (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(c) C-3 Downtown Commercial District.

- (1) Purpose. This district is intended to provide appropriate standards for high-intensity retail, service, office and residential development in the City's older central business area and to reflect and protect the existing character of that area.
- (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(d) C-4 Highway Commercial District.

- (1) Purpose. This district is intended to provide locations along major arterial streets for highway-oriented commercial uses, businesses having large space needs and other establishments offering goods and services that are less frequently purchased.
- (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(Ord. 87-94. Passed 7-27-87.)

1141.02 OFFICE DISTRICTS.(a) O-1 Local Office District.

- (1) Purpose. This district is intended to provide for small office buildings on smaller sites housing uses that do not generate large amounts of traffic.

The district is intended for locations that can serve as a buffer between commercial and residential development and locations that are not best suited either for residential or for more intensive business development.

- (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(b) O-2 Office Park District.

- (1) Purpose. This district is intended to provide locations on larger sites for large office buildings and planned office park developments including office-related retail and service uses.
- (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(Ord. 87-94. Passed 7-27-87.)

1141.03 INDUSTRIAL DISTRICTS.(a) I-1 Industrial District.

- (1) Purpose. This district is intended to provide primarily for low-nuisance industrial uses but also to allow after special review heavier industrial facilities that can meet suitable environmental performance standards.
- (2) Regulations. As provided in Tables 14 and 15, Sections 1141.04 and 1141.05.

(Ord. 87-94. Passed 7-27-87.)

1141.04 TABLE 14: BUSINESS DISTRICT REQUIREMENTS.

	ZONING DISTRICT						
	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>O1</u>	<u>O2</u>	<u>I1</u>
Minimum lot area in square feet	-	-	-	-	5,000	40,000	15,000
Minimum lot width in feet	-	-	-	-	-	100	100
Along arterial street [a]	200	200	-	200	200	200	200
Minimum front yard depth or corner side yard width in feet [b], [e]	30	30	-	30	30	30	40
Minimum interior side yard width in feet [b]	10	10	-	10	10	10	10
Adjacent to Residential District [b]	20	20	-	25	25	35	50
Minimum rear yard depth in feet [b]	15	15	-	15	15	15	15
Adjacent to Residential District [b]	30	30	-	30	25	35	50
Maximum floor area ratio	1.0	3.0	6.0	1.0	1.0	3.0	3.0
Permitted use groups [c]	F	F,H	F,H,J	F,H,J,L	P	P,R	T
Conditional use groups [d]	G	G,I	G,I,K	G,I,K,M	Q	Q,S	U
Parking and loading	As provided in Chapter 1149.						
Landscaping and screening	As provided in Chapter 1151.						
Performance standards	As provided in Chapter 1161.						
Signs	As provided in Chapter 1153.						
Other requirements	As provided in Chapter 1133.						

Notes for Table 14

- [a] Required front and corner side yard frontages for any lot abutting an arterial street designated in the City Comprehensive Plan except for lots meeting requirements under exceptions in Chapter 1133.
- [b] Plus two feet for each one foot of building height over thirty-five feet.
- [c] See Table 15, Section 1141.05 for permitted and conditional uses by group.
- [d] Subject to the provisions of Chapter 1121.
(Ord. 87-94. Passed 7-27-87.)
- [e] Corner side yard may be reduced to a minimum of fifteen feet if all other yard requirements are met or exceeded as verified by the Zoning Administrator.
(Ord. 89-5. Passed 1-23-89.)

1141.05 TABLE 15: PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS.

Uses are listed alphabetically within groups.

GROUP F: Permitted Uses in All Commercial Districts.

- (1) Automated teller machines
- (2) Beauty shops, barber shops and hair styling salons
- (3) Candy, ice cream, popcorn, nut and yogurt stores
- (4) Card and gift stores
- (5) Clothing repair, hat repair and shoe repair stores and tailor shops
- (6) Currency exchanges
- (7) Domestic appliance repair shops
- (8) Domestic appliance stores, including radio, television, stereo, lighting, clock and music stores
- (9) Drug stores
- (10) Dry cleaners and laundries (processing to be done off-site) and laundromats
- (11) Dwelling units above the ground floor in buildings with a ground floor in nonresidential use meeting the minimum lot area per dwelling unit required of the RM-2 Residential District and all other requirements of the C-3 Commercial District except for maximum floor area ratio
- (12) Financial institutions, including banks, savings and loans, and commercial loan offices
- (13) Florist shops
- (14) Food and grocery stores under 5,000 square feet, convenience marts, meat markets, fish markets, dairy stores, health food stores and bakeries
- (15) Insurance offices
- (16) Jewelry and watch sales and repair stores
- (17) Liquor stores (package goods only)
- (18) Medical, dental, and optometry offices and clinics
- (19) Newspaper distribution agencies for home delivery and retail trade
- (20) Newspaper, magazine and tobacco shops
- (21) Office, stationery, school, art and graphics supply stores
- (22) Optician sales, retail
- (23) Paint, tile and wallpaper stores
- (24) Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries and other publicly owned open spaces

- (25) Permitted public uses, as defined in this Zoning Code
- (26) Photo processing stores
- (27) Print shops with six or fewer employees
- (28) Real estate offices
- (29) Restaurants, eat-in or carry-out; food courts; 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 in this Code
- (30) Streets and alleys
- (31) Tax preparation offices
- (32) Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction
- (33) Other temporary uses approved in accordance with provisions for temporary uses, Chapter 1129
- (34) Ticket offices, theatre and amusement
- (35) Ticket offices, transportation
- (36) Yard goods stores
- (37) Uses that are not permitted or conditional uses in this or any other district and are similar in the judgment of the Board of Zoning Appeals to permitted uses in this district
- (38) Accessory uses, buildings and structures to all permitted uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153.

GROUP G: Conditional Uses in All Commercial Districts.

- (1) Air rights development
- (2) Automobile service stations
- (3) Cemeteries
- (4) Child day care centers, as defined in this Code
- (5) Conditional public uses, as defined in this Code
- (6) Drive-in establishments, as defined in this Code
- (7) Educational institutions as defined in this Code
- (8) Food and grocery stores and supermarkets of 5,000 square feet and over
- (9) Game rooms, as defined in this Code
- (10) Golf courses and country clubs, private
- (11) Hospitals, nursing homes, group homes, mental health centers and related uses
- (12) Philanthropic and charitable institutions, as defined in this Code
- (13) Planned unit developments
- (14) Recreational institutions, as defined in this Code
- (15) Religious institutions as defined in this Code
- (16) Restaurants serving alcoholic beverages but without live entertainment or dancing
- (17) Taverns and bars without live entertainment or dancing
- (18) Uses that are not permitted or conditional uses in this or any other district and are similar in the judgment of the Board of Zoning Appeals to conditional uses in this district
- (19) Accessory uses, buildings, and structures to all conditional uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153. (Ord. 87-94. Passed 7-27-87.)
- (20) Tourist homes. (Ord. 89-5. Passed 1-23-89.)

GROUP H: Additional Permitted Uses in C-2 and Higher-Numbered
Commercial Districts.

- (1) Animal hospitals
- (2) Antique shops
- (3) Art shops or galleries, but not including auction rooms
- (4) Automobile part and accessory stores
- (5) Bicycle sales, rental and repair shops
- (6) Blueprinting and photostating establishments
- (7) Bookstores or book and stationery stores
- (8) Business machine sales, rental and service
- (9) Camera and photographic supply stores
- (10) Camping equipment sales
- (11) Carpet and rug stores (retail sales)
- (12) Catering establishments
- (13) China and glassware stores
- (14) Clothing and shoe stores
- (15) Coin and philatelic stores
- (16) Computer sales and rental
- (17) Custom dressmaking establishments
- (18) Department stores, junior department stores and discount department stores
- (19) Employment agencies
- (20) Exterminating services
- (21) Food and grocery stores and supermarkets 5,000 square feet or larger
- (22) Frozen food stores, including locker rental
- (23) Furniture stores, including upholstery when conducted as part of the retail operations and secondary thereto
- (24) Furrier shops, including the incidental stores and conditioning of furs
- (25) Garden supply, tool and seed stores, including lawn mower, snow blower and snowmobile sales and service
- (26) Gunsmith shops
- (27) Hardware stores
- (28) Health clubs as defined in this Code
- (29) Hobby and craft shops
- (30) Hospitals, nursing homes, group homes, mental health centers and related uses
- (31) Hotels and motels
- (32) 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
- (33) Kennels, pet grooming and veterinary offices
- (34) Laboratories, medical, dental, research and testing
- (35) Leather goods and luggage stores
- (36) Locksmith shops
- (37) Meeting and banquet halls
- (38) Millinery shops
- (39) Musical instrument sales and repair
- (40) Offices, business and professional
- (41) Offices, governmental, political and institutional
- (42) Orthopedic and medical appliance stores (retail sales only)
- (43) Pawnshops
- (44) Pet shops

- (45) Phonograph record, tape and sheet music stores
- (46) Photography studios, including the development of film when conducted as part of the retail business
- (47) Picture framing shops
- (48) Post offices
- (49) Produce markets
- (50) Schools, commercial, for music, dance, business or trade
- (51) Second hand stores and rummage shops
- (52) Sewing machine sales and service
- (53) Sporting goods stores
- (54) Tanning salons
- (55) Taxidermists
- (56) Telegraph offices
- (57) Theatres, indoor
- (58) Toy stores
- (59) Trading stamp redemption centers
- (60) Travel bureaus
- (61) Union halls
- (62) Variety stores
- (63) Video cassette sales or rental

GROUP I: Additional Conditional Uses in C-2 and Higher-Numbered Commercial Districts.

- (1) Indoor amusement establishments, including bowling alleys, pool halls, dance halls, commercial swimming pools and skating rinks
- (2) Crematories as part of mortuaries
- (3) Mortuaries as defined in this Code
- (4) Printing and publishing plants
- (5) Radio and television towers
- (6) Restaurants with live entertainment or dancing
- (7) Taverns and bars with live entertainment or dancing
- (8) Manufactured buildings approved by the Building Code for commercial use and conforming with the seven standards listed in Table 1141.04. Manufactured buildings, other than buildings or trailers for construction purposes, not complying with Table 1141.04 may be approved for a period not to exceed one year.
- (9) Building supply sales under 8,000 square feet with no outside storage or accessory structure.
- (10) Automobile laundries with five or less bays.
- (11) Automotive repair shops.
- (12) Bench signs. (Ord. 91-158. Passed 11-12-91.)

GROUP J: Additional Permitted Used in C-3 and Higher-Numbered Commercial Districts.

- (1) Off-street parking lots, public garages or storage garages as principal uses
- (2) Plazas and public spaces
- (3) Radio and television stations and studios
- (4) Recording studios
- (5) Tourist information and hospitality centers
- (6) Tadoo parlors
- (7) Fortune tellers, palm readers, clairvoyants (Ord. 91-158. Passed 11-12-91.)

GROUP K: Additional Conditional Uses in C-3 and Higher-Numbered Commercial Districts.

- (1) Auditoriums
- (2) Convention and exhibit halls

GROUP L: Additional Permitted Uses in C-4 District.

- (1) Automobile laundries
- (2) Bottled gas dealers
- (3) Building materials and products sales
- (4) Contractors and construction offices
- (5) Electrical showrooms and shops
- (6) Equipment rental
- (7) Fuel and ice sales
- (8) Golf courses and country clubs, private
- (9) Greenhouses and nurseries
- (10) Laundry plants, commercial
- (11) Mail order houses and letter shops
- (12) Manufactured home sales (no open sales lot)
- (13) Monument sales (no open sales lot)
- (14) Motor vehicle sales (no open sales lot) or rental, including cars, trucks, boats, trailers, recreational vehicles, motorcycles, motor scooters and mopeds
- (15) Outdoor advertising signs, as defined in this Code
- (16) Plumbing and heating sales
- (17) Sewer cleaning and rodding service
- (18) Swimming pool sales (no open sales lot)
- (19) Water softener service

GROUP M: Additional Conditional Uses in C-4 District.

- (1) Adult uses, as defined in this Code
- (2) Auction rooms
- (3) Fuel storage, bulk
- (4) Junk yards
- (5) Machinery sales
- (6) Mini-warehouses
- (7) Model home and garage displays
- (8) Motor vehicle, trailer and mobile home repair shops
- (9) Motor vehicle body shops
- (10) Open sales lots as defined in this Code as a principal or accessory use
- (11) Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities
- (12) Outdoor storage associated with a permitted or conditional use
- (13) Trailer parks and campgrounds
- (14) Truck stops
- (15) Wrecking yards
- (16) Warehouses and distribution centers under 12,000 SF
(Ord. 91-158. Passed 11-12-91.)
- (17) Outdoor recreation or indoor/outdoor entertainment centers
(Ord. 91-158. Passed 11-12-91.)

GROUP P: Permitted Uses in All Office Districts.

- (1) Insurance offices
- (2) Medical, dental and optometry offices and clinics
- (3) Offices, business and professional
- (4) Offices, government, political and institutional

1992 Replacement

2002 Replacement

GROUP P: Permitted Uses in All Office Districts. (Cont.)

- (5) Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries and other publicly owned open space
- (6) Permitted public uses, as defined in this Code
- (7) Real estate offices
- (8) Streets and alleys
- (9) Tax preparation offices
- (10) Temporary buildings or trailers for construction purposes for a period not to exceed the duration of construction
- (11) Other temporary uses approved in accordance with provisions for temporary uses in Chapter 1129
- (12) Transportation ticket offices
- (13) Travel bureaus
- (14) Uses that are not permitted or conditional uses in this or any other district and are similar in the judgment of the Board of Zoning Appeals to permitted uses in this district
- (15) Accessory uses, buildings and structures to all permitted uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153.
- (16) Dwelling units above the ground floor with a ground floor use permitted in O-1 and O-2 Districts meeting the minimum lot area requirements for RM-2 uses, and all other requirements of the district.
(Ord. 91-158. Passed 11-12-91.)

GROUP Q: Conditional Uses in All Office Districts.

- (1) Air rights development
- (2) Cemeteries
- (3) Child day care centers, as defined in this Code
- (4) Conditional public uses, as defined in this Code
- (5) Crematories as part of mortuaries
- (6) Educational institutions as defined in this Code
- (7) Financial institutions, including banks, savings and loan associations and savings banks, finance companies and credit unions
- (8) Golf courses and country clubs, private
- (9) Hospitals, clinics, nursing homes, group homes, mental health centers and related uses
- (10) Mortuaries, as defined in this Code
- (11) Philanthropic and charitable institutions, as defined in this Code
- (12) Recreational institutions, as defined in this Code
- (13) Religious institutions, as defined in this Code
- (14) Uses that are not permitted or conditional uses in this or any other district and are similar in the judgment of the Board of Zoning Appeals to conditional uses in this district
- (15) Accessory uses, buildings and structures to all conditional uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153. (Ord. 87-94. Passed 7-27-87.)
- (16) Multi-family residential uses. (Ord. 89-5. Passed 1-23-89.)

GROUP R: Additional Permitted Uses in O-2 District.

- (1) Automated teller machines
- (2) Commercial schools for business, trade, electronics or data processing
- (3) Employment agencies
- (4) Financial institutions, including banks, savings and loan associations, credit unions and commercial loan offices

GROUP R: Additional Permitted Uses in O-2 District. (Cont.)

- (5) Golf courses and country clubs, private
- (6) Graphics and drafting services
- (7) Health clubs as defined in this Code
- (8) Hotels and motels (Ord. 87-5. Passed 1-23-89.)
- (8.1) Hospitals, nursing homes and related uses. (Ord. 89-5. Passed 1-5-89.)
- (9) Laboratories, medical, dental, research and testing
- (10) Mail order houses and letter shops
- (11) Meeting and banquet halls
- (12) Newspaper distribution agencies for home delivery and retail trade
- (13) Plazas and public spaces
- (14) Post offices

- (15) Radio and television stations and studios
- (16) Recording studios
- (17) Research and development facilities
- (18) Studios for artists, musicians and photographers
- (19) Union halls.

GROUP S: Additional Conditional Uses in O-2 District.

- (1) Airports
- (2) Auditoriums and convention and exhibit halls
- (3) Automobile and truck rental establishments
- (4) Blueprinting and photostating establishments
- (5) Business machines sales, rental and service
- (6) Computer sales, rental and service
- (7) Currency exchanges
- (8) Donut shops
- (9) Office, stationery or art supply stores
- (10) Off-street parking lots, public garages or storage garages, other than as accessory uses
- (11) Planned unit developments
- (12) Radio and television towers
- (13) Restaurants, eat-in or carry-out, but not including live entertainment, dancing or serving of alcoholic beverages, or restaurants that are drive-in establishments as defined in this Code
- (14) Restaurants, eat-in, serving alcoholic beverages but without live entertainment or dancing
- (15) Taverns and bars without live entertainment or dancing
- (16) Wholesaling
- (17) Warehousing, storage and distribution facilities
- (18) The following uses as accessory uses located totally within a building housing a principal permitted use and with neither any separate outside entrance nor any sign facing or visible from any public street:
 - A. Newspaper, magazine and tobacco shops
 - B. Gift or card shops
 - C. Flower shops
 - D. Drug stores
 - E. Barber shops and beauty shops.

GROUP T: Permitted Uses in I-1 Industrial District.

- (1) Bakery plants
- (2) Commercial schools, such as for business or electronics
- (3) Contractor and construction offices
- (4) Dry cleaning plants and laundries
- (5) Dwelling unit of caretaker or guard
- (6) Golf courses and country clubs, private
- (7) Graphics and drafting services
- (8) Laboratories, medical, dental, research and testing
- (9) Low-nuisance light manufacturing, fabricating, processing, cleaning, servicing, testing, repair and assembly facilities not listed elsewhere as permitted or conditional uses that are able to conform to the performance standards, Chapter 1161, for light industry herein
- (10) Outdoor advertising signs
- (11) Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries and other publicly owned open space
- (12) Permitted public uses, as defined in this Code
- (13) Printing and publishing establishments
- (14) Radio and television stations and studios
- (15) Recording studios
- (16) Research and development facilities
- (17) Restaurants, eat-in, carry-out or drive-in
- (18) Streets and alleys
- (19) Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- (20) Other temporary uses approved in accordance with provisions for temporary uses, Chapter 1129
- (21) Warehousing, storage and distribution facilities
- (22) Wholesaling
- (23) Uses that are not otherwise permitted or conditional uses in this or any other district and that are similar in the judgment of the Board of Zoning Appeals to permitted uses in this district
- (24) Accessory uses, buildings and structures to all permitted uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153.

GROUP U: Conditional Uses in I-1 Industrial District.

- (1) Air rights development
- (2) Airports
- (3) Automobile service stations
- (4) Cemeteries
- (5) Conditional public uses, as defined in this Code
- (6) Crematories
- (7) Feed, flour and grain storage
- (8) Fuel storage, bulk
- (9) Junk yards
- (10) Landfills, dumps and incinerators
- (11) High-nuisance manufacturing and processing operations involving:
 - A. Abbatoirs or slaughterhouses
 - B. Arsenals
 - C. Batch asphaltic concrete, Portland cement or mortar mixing plants
 - D. Distillation of tar
 - E. Fat rendering

GROUP U: Conditional Uses in I-1 Industrial District. (Cont.)

- F. Manufacture or treatment of:
 - 1. Acid
 - 2. Natural or synthetic rubber, caoutchouc or gutta percha
 - 3. Creosote
 - 4. Fertilizer
 - 5. Sauerkraut
 - 6. Soap
 - 7. Synthetic polymers
 - 8. Tallow, grease or lard
- G. Ore reduction
- H. Processing or refining of petroleum or coal oil
- I. Salt works
- J. Smelters
- K. Stock yards or slaughter of animals or fowl
- L. Tanning, curing or storage of rawhides or skins
- (10) Any manufacturing, fabricating, processing, cleaning, servicing, testing, repair or assembly facilities that are not listed elsewhere as permitted or conditional uses, including facilities for abrasive products; boilers and tanks; chemicals; clay; coal, coke and tar products; fiberglass; foundries; glass; metal; textiles; transportation equipment; and any other facilities that are able to conform to the performance standards, Chapter 1161, for heavy industrial uses
- (11) Motor, rail or air freight terminals
- (12) Off-street parking lots, public garages or storage garages, other than as accessory uses
- (13) Outdoor storage associated with any permitted or conditional use in the district
- (14) Planned unit developments
- (15) Quarries
- (16) Radio and television towers
- (17) Recycling centers, solid waste
- (18) Sand and gravel extraction
- (19) Transfer stations, solid waste
- (20) Utilization or storage of over five pounds of detonable materials as provided under performance standards herein
- (21) Wrecking yards, as defined in this Code
- (22) Uses that are not otherwise permitted or conditional uses in this or any other district and that are similar in the judgment of the Board of Zoning Appeals to conditional uses in this district
- (23) Accessory uses, buildings and structures to all conditional uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153. (Ord. 87-94. Passed 7-27-87.)
- (24) Manufactured buildings approved by the Building Code for commercial use and conforming with the seven standards listed in Table 1137.05 Manufactured buildings, other than buildings or trailers for construction purposes, not complying with Table 1137.05 may be approved for a period not to exceed one year. (Ord. 95-59. Passed 5-8-95.)
- (25) Outdoor recreation or indoor/outdoor entertainment centers (Ord. 91-158. Passed 11-12-91.)
- (26) Bench signs. (Ord. 91-158. Passed 11-12-91.)