

**ARTICLE IV  
COMMERCIAL DISTRICTS**

**4.1 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**

A. 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 limited range of frequently patronized establishments providing convenience goods and services that predominantly serve only the neighborhood. It is intended that such uses will create minimal land use incompatibility with surrounding residential areas.

B. Uses.

1. Permitted Uses

Accessory uses, buildings, and structures to all permitted uses in the district.  
Bakeries and donut shops with limited food preparation on premises.  
Beauty and barber shops, and hair styling salons.  
Candy, ice cream, pop corn, nut and yogurt stores.  
Card and gift shops.  
Clothing, hat, and shoe repair stores and tailor shops.  
Computer and data processing services.  
Consumer electronics and music stores.  
Convenience food stores.  
Courier services, except air.  
Dry-cleaners and laundries (processing to be done off-site) and laundromats.  
Florist shops.  
Food delivery establishments.  
Grooming services for pets.  
Hobby and craft shops.  
Home decorating establishments.  
Insurance offices.  
Liquor stores (package goods only).  
Locksmith.  
Mail box service, private.  
Newspaper, and magazine shops.  
Office, stationery, school, art and graphic supply stores.  
Personal services, but not including adult uses.  
Pet shops, including grooming.  
Real estate offices.

Restaurants, eat-in or carry-out but not including patron dancing, serving of alcoholic beverages or drive-in restaurants.  
 Tax preparation offices.  
 Tobacco shops (see Village Ordinance for distance requirements.)  
 Video stores, rental and sales (See Village adult use regulations)

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the C-1 District:

Accessory uses, buildings, and structures to all conditional uses in the District, including off-street parking and loading and signs as provided in Articles VIII and IX.

Automated teller machines  
 Child day care center.  
 Drive-in and drive-through establishments.  
 Educational institutions.  
 Game rooms.  
 Hospitals  
 Integrated shopping centers  
 Planned unit developments.  
 Public utility and services.  
 Psychic readers.  
 Recreational institutions.  
 Religious institutions.  
 Taverns and bars without patron dancing.

- C. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection G., below.)

1. Minimum Lot Area
  - a. All uses NA
  - b. Planned unit developments 5 acres
2. Minimum Lot Width
  - a. All uses NA (1)
3. Minimum Yards
  - a. Front/Corner side 30' plus 2' for each 1' of building eight over 30'

- |    |   |  |
|----|---|--|
|    | b. Side   | 15'  |
|    | c. Rear   | 20' plus 2' for each 1' of building height over 30'  |
|    | d. Residential Setback  | 20' plus 2' for each 1' of building height over 30'. |
|    | e. Regional Arterial Setback (2)  | 70' plus 2' for each 1' of building height over 30'  |
| 4. | Minimum Parking Lot Setbacks  |  |
|    | a. Front/Corner side  | 7' (3)   |
|    | b. Side   | 7'   |
|    | c. Rear   | 20' plus 2' for each 1' of building height over 30'  |
|    | d. Abutting residential district  | 20' plus 2' for each 1' of building height over 30'  |
|    | e. Abutting Regional Arterial   | 7' (3)   |
| 5. | Maximum Height  | 35'  |
| 6. | Maximum Floor Area Ratio  | 0.35   |
| D. | General Regulations: As set forth in Article VII.   |  |
| E. | Parking and Loading Requirements: As set forth in Article VIII.   |  |
| F. | Signs: As set forth in Article IX.  |  |
| G. | Exceptions and Explanatory Notes.   |  |
| 1. | 200' for lots fronting on a regional arterial street designated in the Village Comprehensive Plan except for lots meeting requirements under Exceptions in General District Regulations.  |  |
| 2. | Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations. |  |

3. 20' for property zoned C-1 after the effective date of this Ordinance.

## 4.2 C-2 COMMUNITY COMMERCIAL DISTRICT

A. 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.

B. Uses.

1. Permitted Uses

Accessory uses, buildings, and structures to all permitted uses in the district.

Animal hospitals.

Antique shops.

Art shops or galleries not including auction rooms.

Automobile parts and accessory stores.

Bakeries and donut shops with limited food preparation on premises.

Beauty and barber shops, and hair styling salons.

Bicycle sales, rental and repair shops.

Blueprinting and photostating establishments.

Book stores or book stationery stores (except adult book stores).

Business machine sales, rental and service, including computer stores.

Camera and photographic supply stores.

Candy, ice cream, pop corn, nut and yogurt stores.

Car radio and mobile telephones, installation.

Card and gift shops.

Carpet and rug stores (retail sales).

Catering establishments.

China and glassware stores.

Clothing and shoe stores.

Clothing, hat, and shoe repair stores and tailor shops.

Coin and philatelic stores.

Commercial graphic and photocopying services.

Consumer electronics and music stores.

Convenience food stores.

Courier services, except air.

Currency exchanges.

Custom dressmaking establishments.

Department stores and discount department stores.

Domestic appliance stores, and repair shops.

Drug stores.

Dry-cleaners and laundries (processing to be done off-site) and laundromats.

Employment agencies.

Equipment rental.

Financial institutions including banks, savings and loan associations, and commercial loan offices.  
Fish and meat markets.  
Florist shops.  
Food delivery establishments.  
Furnace supply and service.  
Furniture stores including upholstery.  
Furrier shops.  
Grocery stores.  
Grooming services for pets.  
Hardware stores.  
Health clubs.  
Hobby and craft shops.  
Home decorating establishments.  
Insurance offices.  
Interior decorating shops.  
Jewelry and watch sales and repair shops.  
Kennels and veterinary offices.  
Laboratories medical, dental, research and testing.  
Leather goods and luggage stores.  
Liquor stores (package goods only).  
Locksmith.  
Mail box service, private.  
Medical, dental, and optometry offices.  
Millinery shops.  
Musical instrument sales and repairs.  
Newspaper, magazine and tobacco shops,  
Newspaper-distribution agencies for home delivery and retail trade.  
Office, stationery, school, art and graphic supply stores.  
Offices, business, professional governmental political and institutional.  
Optician sales (retail.)  
Orthopedic and medical appliance stores (retail sales only).  
Paint, tile and wallpaper stores.  
Personal services, but not including adult uses.  
Pet shops, including grooming.  
Phonographic, record, tape, sheet music stores.  
Photo processing stores  
Photography studios.  
Picture framing shops.  
Post offices.  
Print shops with six (6) or fewer employees.  
Produce markets.  
Real estate offices.

Restaurants, eat-in or carry-out but not including patron dancing, serving of alcoholic beverages or drive-in restaurants.  
Restaurant with outdoor dining.  
Second hand stores and rummage shops.  
Sewing machine sales and service.  
Sporting goods stores.  
Tanning salons.  
Tax preparation offices.  
Taxidermists.  
Theaters, indoors except adult entertainment theaters, adult mini motion picture theaters or adult motion picture theaters.  
Ticket agencies, amusement.  
Toy stores.  
Travel bureaus and transportation ticket offices.  
Variety stores.  
Video stores, rental and sales (See Village adult use regulations)  
Yard goods and sewing material stores.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the C-2 District:

Accessory uses, buildings, and structures to all Conditional uses in the District.  
Automated teller machines.  
Automobile detail shop  
Automobile repair shops.  
Automobile service stations  
Child day care center.  
Club or lodge, private.  
Commercial schools for music, dance, business or trade.  
Drive-in and drive-through establishments.  
Educational institutions.  
Flea markets.  
Game rooms.  
Integrated shopping center.  
Money Lenders  
Nursing homes, group homes and mental health centers.  
Indoor amusement establishments, including bowling alleys, poolhalls, dance halls, commercial swimming pools, and skating rinks.  
Integrated shopping center  
Kiosk.

Mini-marts in conjunction with automobile service stations.  
 Mortuaries.  
 Outdoor storage with a permitted or conditional use.  
 Planned unit developments.  
 Public utility and services.  
 Psychic readers.  
 Recreational institutions.  
 Religious institutions.  
 Restaurants, drive-in.  
 Restaurants, eat-in or carry-out, serving alcoholic beverages, and /or with live patron dancing.  
 Taverns and bars with or without patron dancing.

C. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection G., below.)

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | Minimum Lot Area                 |  |
|    | a. All uses                      | NA   |
|    | b. Planned unit developments     | 5 acres  |
| 2. | Minimum Lot Width                |  |
|    | a. All uses                      | NA (1)   |
| 3. | Minimum Yards                    |  |
|    | a. Front/Corner side             | 30' plus 2' for each 1' of building eight over 30'   |
|    | b. Side                          | 15'  |
|    | c. Rear                          | 20' plus 2' for each 1' of building height over 30'  |
|    | d. Residential Setback -         | 20' plus 2' for each 1' of building height over 30'. |
|    | e. Regional Arterial Setback (2) | 70' plus 2' for each 1' of building height over 30'  |
| 4. | Minimum Parking Lot Setbacks     |  |
|    | a. Front/Corner side             | 7' (3)   |
|    | b. Side                          | 7'   |

- c. Rear 20' plus 2' for each 1' of building height over 30'
  - d. Abutting residential district 20' plus 2' for each 1' of building height over 30'
  - e. Abutting Regional Arterial 7' (3)
- 5. Maximum Height 35'
- 6. Maximum Floor Area Ratio 0.50
- D. General Regulations: As set forth in Article VII.
- E. Parking and Loading Requirements: As set forth in Article VIII.
- F. Signs: As set forth in Article IX.
- G. Exceptions and Explanatory Notes
  - 1. 200' for lots fronting on a regional arterial street designated in the Village Comprehensive Development Plan except for lots meeting requirements under Exceptions in General District Regulations.
  - 2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
  - 3. 20' for property zoned C-2 after the effective date of this Ordinance.

### **4.3 C-3 GENERAL COMMERCIAL DISTRICT**

- A. Purpose. This District is intended to provide locations for highway-oriented commercial uses, businesses having large space needs and services that are less frequently purchased.
- B. Uses.
  - 1. Permitted Uses  

Accessory uses, buildings, and structures to all permitted uses in the district.

Animal hospitals.  
Antique shops.  
Art shops or galleries not including auction rooms.  
Automobile parts and accessory stores.  
Bakeries and donut shops with limited food preparation on premises.  
Beauty and barber shops, and hair styling salons.  
Bicycle sales, rental and repair shops.  
Blueprinting and photostating establishments.  
Book stores or book stationery stores (except adult book stores).  
Business machine sales, rental and service, including computer stores.  
Camera and photographic supply stores.  
Camping equipment sales.  
Candy, ice cream, pop corn, nut and yogurt stores.  
Car radio and mobile telephones, installation.  
Card and gift shops.  
Carpet and rug stores (retail sales).  
Catering establishments.  
China and glassware stores.  
Clothing and shoe stores.  
Clothing, hat, and shoe repair stores and tailor shops.  
Coin and philatelic stores.  
Commercial graphic and photocopying services.  
Consumer electronics and music stores.  
Convenience food stores.  
Courier services, except air.  
Currency exchanges.  
Custom dressmaking establishments.  
Department stores and discount department stores.  
Domestic appliance stores, and repair shops.  
Drug stores.  
Dry cleaners and laundries (processing to be done off-site) and laundromats.  
Electrical showrooms and shops.  
Employment agencies.  
Equipment rental.  
Exterminating shops.  
Financial institutions including banks, savings and loan associations, and commercial loan offices.  
Fish and meat markets.  
Florist shops.  
Food delivery establishments.  
Furnace supply and service.  
Furniture stores including upholstery.  
Furrier shops.

Garden supplies, tools, and seed stores including lawn mower, snow blower, snowmobile sales and service.  
Golf courses (private).  
Greenhouses and nurseries.  
Grocery stores.  
Grooming services for pets.  
Gunsmith.  
Hardware stores.  
Health clubs.  
Hobby and craft shops.  
Home decorating establishments.  
Insurance offices.  
Interior decorating shops.  
Jewelry and watch sales and repair shops.  
Kennels and veterinary offices.  
Laboratories medical, dental, research and testing.  
Laundries, commercial.  
Leather goods and luggage stores.  
Liquor stores (package goods only).  
Locksmith.  
Mail box service, private.  
Mail order houses.  
Medical, dental and optometry offices.  
Meeting and union halls.  
Millinery shops.  
Monument Sales.  
Motor vehicle sales (indoor display only), service, or rental including cars, trucks, boats, trailers, recreational vehicles, mobile homes, motorcycles, motor scooters and mopeds.  
Musical instrument sales and repairs.  
Newspaper, magazine and tobacco shops,  
Newspaper-distribution agencies for home delivery and retail trade.  
Office, stationery, school, art and graphic supply stores.  
Offices, business, professional governmental political and institutional.  
Optician sales (retail.)  
Orthopedic and medical appliance stores (retail sales only).  
Paint, tile and wallpaper stores.  
Personal services, but not including adult uses.  
Pet shops, including grooming.  
Phonographic, record, tape, sheet music, stores.  
Photo processing stores  
Photography studios.  
Picture framing shops.

Plumbing and heating showrooms and shops.  
Post offices.  
Print shops with 6 or fewer employees.  
Produce markets.  
Real estate offices.  
Restaurants, eat-in or carry-out but not including patron dancing, serving of alcoholic beverages or drive-in restaurants.  
Restaurant with outdoor dining.  
Second hand stores and rummage shops.  
Sewer cleaning and rodding service.  
Sewing machine sales and service.  
Sporting goods stores.  
Swimming pool sales.  
Tanning salons.  
Tax preparation offices.  
Taxidermists.  
Theaters, indoors except adult entertainment theaters, adult mini motion picture theaters, or adult motion picture theaters.  
Ticket agencies amusement.  
Toy stores.  
Travel bureaus. and transportation ticket offices.  
Variety stores.  
Video stores, rental and sales (See Village adult use regulations)  
Water softener service.  
Yard goods and sewing material stores.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the C-3 District:

Accessory uses, buildings, and structures to all Conditional uses in the District.  
Auction rooms.  
Automated teller machines.  
Automobile detail shops  
Automobile laundries.  
Automobile repair shops.  
Automobile service stations.  
Bottled gas dealers.  
Building materials and product sales.  
Child day care center.  
Club or lodge, private.

Commercial schools for music, dance, business or trade.  
Construction and contractor's offices.  
Convention and exhibit halls.  
Drive-in and drive-through establishments.  
Educational institutions.  
Flea markets.  
Fuel and ice sales.  
Fuel storage tanks.  
Game rooms.  
Hospitals, clinics, nursing homes, group homes and mental health centers.  
Hotels and motels.  
Indoor amusement establishments, including bowling alleys, poolhalls, dance halls, commercial swimming pools, and skating rinks.  
Integrated shopping centers.  
Kiosk.  
Machinery sales.  
Mini-marts in conjunction with automobile service stations.  
Model home and garage sales.  
Mortuaries.  
Motor vehicle body shops.  
Off-street parking lots, public garages, or storage garages, other than as accessory uses.  
Open sales as a principal or accessory use.  
Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities, and open air facilities.  
Outdoor storage with a permitted or conditional use.  
Planned unit developments.  
Printing and publishing establishments.  
Public utility and services.  
Psychic readers.  
Radio and television stations and studios.  
Radio and television towers.  
Recording studios.  
Recreational institutions.  
Religious institutions.  
Restaurants, drive-in.  
Restaurants, eat-in or carry-out, serving alcoholic beverages, and /or with patron dancing.  
Taverns and bars with or without patron dancing.

- C. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection G., below.)

- |    |   |  |
|----|---|--|
| 1. | Minimum Lot Area  |  |
|    | a. All uses   | NA   |
|    | b. Planned unit developments                                    | 5 acres  |
| 2. | Minimum Lot Width   |  |
|    | a. All uses   | NA (1)   |
| 3. | Minimum Yards   |  |
|    | a. Front/Corner side  | 30' plus 2' for each 1' of building height over 30'  |
|    | b. Side   | 15'  |
|    | c. Rear   | 20' plus 2' for each 1' of building height over 30'  |
|    | d. Residential Setback  | 20' plus 2' for each 1' of building height over 30'. |
|    | e. Regional Arterial Setback (2)                                | 70' plus 2' for each 1' of building height over 30'  |
| 4. | Minimum Parking Lot Setbacks                                    |  |
|    | a. Front/Corner side  | 7' (3)   |
|    | b. Side   | 7'   |
|    | c. Rear   | 20' plus 2' for each 1' of building height over 30'  |
|    | d. Abutting residential district                                | 20' plus 2' for each 1' of building height over 30'  |
|    | e. Abutting Regional Arterial                                   | 7' (3)   |
| 5. | Maximum Height  | 35'  |
| 6. | Maximum Floor Area Ratio  | 0.7  |
| D. | General Regulations: As set forth in Article VII.               |  |
| E. | Parking and Loading Requirements: As set forth in Article VIII. |  |
| F. | Signs: As set forth in Article IX.                              |  |

G. Exceptions and Explanatory Notes

1. 200' for lots fronting on a regional arterial street designated in the Village Comprehensive Development Plan except for lots meeting requirements under Exceptions in General District Regulations.
2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
3. 20' for property zoned C-3 after the effective date of this Ordinance.

**4.4 C-4 REGIONAL COMMERCIAL DISTRICT**

A. Purpose. This District is intended to provide convenient locations for highway-oriented commercial uses, and businesses having large space needs on parcels of adequate size to provide single use or mixed use developments that are unified in design and which serve citizens of the Village and the surrounding region.

B. Uses.

1. Permitted Uses.

Accessory uses, buildings, and structures to all permitted uses in the district.

Animal hospitals.

Antique shops.

Art shops or galleries not including auction rooms.

Automobile parts and accessory stores.

Bakeries and donut shops with limited food preparation on premises.

Beauty and barber shops, and hair styling salons.

Bicycle sales, rental and repair shops.

Blueprinting and photostatting establishments.

Book stores or book stationery stores (except adult book stores).

Business machine sales, rental and service, including computer stores.

Camera and photographic supply stores.

Camping equipment sales.

Candy, ice cream, pop corn, nut and yogurt stores.

Card and gift shops.

Carpet and rug stores (retail sales).

Catering establishments.  
China and glassware stores.  
Clothing and shoe stores.  
Clothing, hat, and shoe repair stores and tailor shops.  
Coin and philatelic stores.  
Commercial graphic and photocopying services.  
Consumer electronics and music stores.  
Convenience food stores.  
Courier services, except air.  
Currency exchanges.  
Custom dressmaking establishments.  
Department stores and discount department stores.  
Domestic appliance repair shops.  
Domestic appliance stores, including radio, television, stereo, video, lighting, clock and music.  
Drug stores.  
Dry cleaners and laundries (processing to be done off-site) and laundromats.  
Electrical showrooms and shops.  
Employment agencies.  
Equipment rental.  
Financial institutions including banks, savings and loan associations, and commercial loan offices.  
Fish and meat markets.  
Florist shops.  
Food delivery establishments.  
Furniture stores including upholstery.  
Furrier shops.  
Garden supplies, tools, and seed stores including lawn mower, snow blower, snowmobile sales and service.  
Grocery stores.  
Grooming services for pets.  
Gunsmith.  
Hardware stores.  
Health clubs.  
Hobby and craft shops.  
Home decorating establishments.  
Insurance offices.  
Interior decorating shops.  
Jewelry and watch sales and repair shops.  
Leather goods and luggage stores.  
Liquor stores (package goods only).  
Locksmith.  
Mail box service, private.

Medical, dental and optometry offices.  
Meeting and union halls.  
Millinery shops.  
Motor vehicle sales (indoor display only), service, or rental including cars, trucks, boats, trailers, recreational vehicles, mobile homes, motorcycles, motor scooters and mopeds.  
Musical instrument sales and repairs.  
Newspaper, magazine and tobacco shops  
Office, stationery, school, art and graphic supply stores.  
Offices, business, professional governmental political and institutional.  
Optician sales (retail.)  
Orthopedic and medical appliance stores (retail sales only).  
Paint, tile and wallpaper stores.  
Personal services, but not including adult uses.  
Pet shops, including grooming.  
Phonographic, record, tape, sheet music, stores.  
Photo processing stores  
Photography studios.  
Physical fitness centers.  
Picture framing shops.  
Post offices.  
Print shops with 6 or fewer employees.  
Produce markets.  
Real estate offices.  
Restaurants, eat-in or carry-out but not including patron dancing, serving of alcoholic beverages or drive-in restaurants.  
Restaurant with outdoor dining.  
Sewing machine sales and service.  
Sporting goods stores.  
Tanning salons.  
Tax preparation offices.  
Theaters, indoors except adult entertainment theaters, adult mini motion picture theaters, or adult motion picture theaters.  
Ticket agencies amusement.  
Toy stores.  
Travel bureaus. and transportation ticket offices.  
Variety stores.  
Video stores, rental and sales (See Village adult use regulations)  
Yard goods and sewing material stores.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities

of the Village may, by Conditional Use Permit, allow the following uses in the C-4 District:

Accessory uses, buildings, and structures to all conditional uses in the District.

Auction rooms.

Automated teller machines.

Automobile detail shop

Automobile laundries.

Automobile repair shops.

Automobile service stations.

Building materials and product sales.

Child day care center.

Club or lodge, private.

Commercial schools for music, dance, business or trade.

Convention and exhibit halls.

Drive-in and drive-through establishments.

Game rooms.

Hospitals, clinics, nursing homes, group homes and mental health centers.

Hotels and motels.

Indoor amusement establishments, including bowling alleys, poolhalls, dance halls, commercial swimming pools, and skating rinks.

Integrated shopping centers

Kiosk.

Off-street parking lots, public garages, or storage garages, other than as accessory uses.

Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities.

Planned unit developments.

Psychic readers.

Public utility and services.

Radio and television stations and studios.

Radio and television towers.

Recording studios.

Recreational institutions.

Restaurants, drive-in.

Restaurants, eat-in or carry-out, serving alcoholic beverages, and /or with patron dancing.

Taverns and bars with or without patron dancing.

C. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection G., below.)

1. Minimum Lot Area

- |    |   |  |
|----|---|--|
| a. | All uses  | NA   |
| b. | Planned unit developments                                       | 5 acres  |
| 2. | Minimum Lot Width   |  |
| a. | All uses  | NA (1)   |
| 3. | Minimum Yards   |  |
| a. | Front/Corner side   | 30' plus 2' for each 1' of building height over 30'  |
| b. | Side  | 15'  |
| c. | Rear  | 20' plus 2' for each 1' of building height over 30'  |
| d. | Residential Setback -   | 20' plus 2' for each 1' of building height over 30'. |
| e. | Regional Arterial Setback (2)                                   | 70' plus 2' for each 1' of building height over 30'  |
| 4. | Minimum Parking Lot Setbacks                                    |  |
| a. | Front/corner side   | 30'  |
| b. | Side  | 15'  |
| c. | Rear  | 20' plus 2' for each 1' of building height over 30'  |
| d. | Abutting residential district                                   | 20' plus 2' for each 1' of building height over 30'  |
| e. | Abutting Regional Arterial                                      | 50'  |
| 5. | Maximum Height  | 75'  |
| 6. | Maximum Floor Area Ratio  | 0.70   |
| D. | General Regulations: As set forth in Article VII.               |  |
| E. | Parking and Loading Requirements: As set forth in Article VIII. |  |
| F. | Signs: As set forth in Article IX.                              |  |

- G. Exceptions and Explanatory Notes.
1. 200' for lots fronting on a regional arterial street designated in the Village Comprehensive Development Plan except for lots meeting requirements under Exceptions in General District Regulations.
  2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.