Sec. 58-73. B-1 Business District.

(a) *Principal uses.* The following uses are permitted in the B-1 district: Antique shops, apartment hotels, appliance shops, art and school supply stores, automotive parts sales stores, automobile sales lots and showrooms and lots, including incidental servicing and repair; provided, however, that all vehicles be in operative condition. Automotive servicing and repairs, banks and other financial institutions, including loan and finance companies. Barbershops and beauty parlors, business offices, candy and ice cream stores, caterers, clinics, clothing repair shops, clubs, cocktail lounges, confectioneries, delicatessens, department stores, drug stores, electrical supply, food lockers, furniture stores, gasoline stations, heating and air conditioning supply, hotels, insurance agencies, jewelry stores, lumber yards, medical clinics, opticians and optical stores, paint stores, retail only, parking facilities, honey processors, sporting shops, photographic studios, professional offices, publishers, restaurants, small animal hospitals, taverns with permit by village board, tourist information and hospitality centers, undertaking establishments, upholsterer's shops, variety stores, vegetable stores, grocery stores, museums, libraries, contractor and trade offices, showrooms, miscellaneous small equipment storage or repair, laundromats, video stores and small machine assembly or manufacturing shops with a maximum of six full-time and six part-time employees.

(b) *Conditional uses.* See sections 58-123, 58-124, 58-125 and 58-128.

(1) Permitted on application and plan commission approval.

(2) The sale, service, repair, testing, demonstration or other uses of piston-type engines or motors, or any type of device, appliance or equipment operated by such engines or motors. However, the number of unenclosed vehicles awaiting sale or repair shall be established by the plan commission. Enclosed vehicles shall be stored within a building or enclosed by a complete vision-barrier fence a minimum of six feet in height. Prior to construction, the materials proposed for the fence and fence designs are items that may be reviewed by the plan commission. Such enclosure fences shall be maintained in such a manner as to not constitute a nuisance.

(3) The sale, service, repair, testing, demonstration or use of other radios, television sets, high-fidelity sound equipment, electronic amplifiers, stereographic sound systems, musical instruments, or other such devices. Establishments engaged in the sale, service, repair, testing, demonstration or other use of motor-driven bicycles, commonly called motorbikes; with the provision that such activity, when carried out in an establishment which also engages in the sale, repair or other operations with non-motor-driven bicycles shall constitute a separate and distinct use insofar as the intention of this chapter is concerned.

(4) Establishments engaged in the sale, servicing, repairing, testing, demonstration, or other use of electrical household appliances, including refrigerators, freezers, air conditioners, washing machines, vacuum cleaners, dishwashers, irons, toasters, or similar household appliances. Further, such facilities for operating, repairing, loading, unloading and storage of such appliances or equipment shall be provided in a manner which affords no nuisance of obstruction or of the discharge of unpleasant or harmful vapors or liquids, or of unsightly conditions to the public. Miscellaneous repair shops and related services.

(5) Garment pressing establishments, hand laundries, and hat cleaning and blocking shops.

(6) The parking of trucks as an accessory use, when used in the conduct of a permitted business listed above in this section, shall be limited to vehicles of not over 14,000 pounds gross vehicle weight when located within 150 feet of a residential district boundary line.

(7) Farm supplies, wholesale trade.

(8) Community living arrangements, including daycare.

(9) Bed and breakfast inns.

(10) Commercial parking garages or parking structures.

(11) Accessory buildings in excess of 200 square feet.

(c) *Outside storage and manufacturing areas in theB-1 Business District.* Wrecking, junk, demolition and scrap yards shall be surrounded by a solid fence or evergreen planting screen completely preventing a view from any other property or public right-of-way and shall be at ~~least 600~~ most 25 feet from residential, public and semi-public districts

(d) *Lot, building and yard requirements.*

|  |  |
| --- | --- |
| Lot frontage | Minimum 60 ft. |
| Lot area | Minimum 6,000 sq. ft. |
| Building height | Maximum 60 ft. |
| Number of stories | Maximum 5 |
| Percent of lot coverage | Maximum 90% |
| Lot area per dwelling unit | Minimum 1,500 sq. ft. |
| Alley | Minimum 15 ft. |

(Code 1986, § 10-1-27)

Revised 03/07/23