

CHAPTER 1157  
B-4 CENTRAL BUSINESS DISTRICT

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CROSS REFERENCES

District established – see P.Z. Chap. 1139

General provisions – see P. & Z. Chap 1167

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1157.01            INTENT

This District is designed to provide for a restricted variety of retail stores and related activities and for office buildings and service establishments which occupy the prime retail frontage in the B-4 Central Business District, and which serve the comparison, convenience and service needs of a consumer population well beyond the corporate boundaries of the Village. The District regulations are also designed to provide for a centrally-located major shopping complex which will be serviced with conveniently located off-street parking compounds and safe pedestrian movement, but to exclude nonretail uses which generate a large volume of truck traffic.

1157.02            PERMITTED PRINCIPAL USES:

The following are permitted principal uses in B-4 Districts:

- (a) Any generally recognized retail business, service establishment or processing uses as follows:
- (1) Apparel shops, including specialty shops of all sorts, shoe stores and similar uses
  - (2) Sale of new automobiles, provided service access be available from side street or alley
  - (3) Shops selling automobile parts and accessories exclusively
  - (4) Banks, loan offices, stock exchange offices and other financial institutions
  - (5) Commercial recreation facilities such as bowling alleys and movie theaters
  - (6) Department stores
  - (7) Drug Stores
  - (8) Restaurants or other places serving food and/or beverages
  - (9) Food stores including supermarkets and all types of specialty food stores such as bakeries, candy stores and similar uses
  - (10) Furniture and appliances, including rugs, floor coverings, draperies, sewing machine shops, used furniture, office equipments, supplies and similar uses
  - (11) Gift Shops, camera shops, record shops and similar uses
  - (12) Hardware and related stores such as paint, wallpaper and similar uses
  - (13) Hotels and motels
  - (14) Professional and other offices drawing a large number of clients and/or customers such as, but not restricted to:
    - A. Doctors, dentists, lawyers and architects
    - B. Insurance, realtors and unions
    - C. Post offices
    - D. Utility offices
    - E. Chamber of Commerce, automobile clubs
  - (15) Publishing and printing offices
  - (16) Repair shops such as shoe and watch repair
  - (17) Service shops such as barer, beauty, laundry, cleaner and similar uses
  - (18) Travel agencies
  - (19) Variety stores
- (b) Public and semipublic buildings such as but not restricted to :

- (1) Churches
  - (2) Municipal offices
  - (3) Libraries
  - (4) Fraternal organizations
  - (5) Parking garages.
- (c) Other uses, which, in the opinion of the Planning Board, are similar to the above uses indicates as being permitted. The Planning Board may also consider essentially custom manufacturing activities, which in their opinion shall have the following characteristics:
- (1) Benefit from a central location and are appropriate in the B-4 Central Business District
  - (2) Do not create any significant objectionable influences
  - (3) Involve products characterized by a high ratio of value to bulk, so that truck traffic is kept to a minimum
- (c) Off-street parking facilities, according to the provisions of Section 1167.16.

1157.03

**ACCESSORY USES**

(Amended by Ord. 94-16)

Accessory structures and uses in B-4 Districts are those customarily incidental to the permitted principal uses in Section 1157.02, and include use of upper floors as residential apartments provided that the total floor area of each such apartment unit is not less than six hundred (600) square feet and provided that not less than one and one-half off street parking spaces are provided per unit.

1157.04

**YARD REQUIREMENTS**

In a B-4 Central Business District the following yard areas shall be provided:

- (a) Front Yards. No front yard shall be required except where the frontage on one side of a block is divided between a B-4 Central Business District and a residential district, the front yard requirement of the residential district shall apply to the area in the B-4 Central Business District
- (b) Side Yards. Side yards shall not be required excepting a yard not less than six feet in width shall be required where a side lot line of a B-4 Central business District abuts a residential district. An additional foot of yard space shall be added for each additional two feet of building height above twenty-five feet.
- (c) Rear Yards. Rear yards shall not be required excepting: where a rear lot line of a B-4 Central Business District abuts a residential district, there shall be a rear yard of twenty-five feet for one or two-story buildings, an additional one foot of rear yard shall be provided for each two feet of building height over twenty-five feet, such yard may be measured from the center line of an intervening alley. Where

there is no alley, a wall or decorative fence at least five feet six inches high shall be placed along the boundary line of a rear yard abutting a residential district.

- 1157.05        **BUILDING HEIGHT REGULATIONS**  
There shall be no specific height limitation on a B-4 District, provided, however, that prior to the issuance of a building permit for any structure which is planned to exceed thirty-five feet in height, the Planning Board shall make a finding that any such excessive height will not be detrimental to the public safety or to the light, air or privacy of any other structure or use currently existing or approved for construction
- 1157.06        **ACCESSORY PARKING**  
Parking space as an accessory use shall not be required in the B-4 Central Business District except as noted in Section 1167.16
- 1157.07        **OFF-STREET LOADING**  
Off-street loading space in B-4 Districts shall be provided in accordance with the provisions of Section 1167.15
- 1157.08        **SIGNS**  
For size and location of permitted signs in B-4 Districts, see Section 1167.20
- 1157.09        **SCREENING**  
For screening regulations for uses adjoining residential districts see Section 1167.17