

CHAPTER 7

BUSINESS DISTRICTS

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7.1 GENERAL PROVISIONS

A. Barrington Road Setback

Barrington Road (South of Cornell Avenue) Setback: Notwithstanding the other provisions of this Chapter 7, all property zoned in the B-1, B-2 and B-3 Districts shall maintain a one hundred (100) foot setback along Barrington Road. No buildings, structures, parking or signs shall be located within the one hundred (100) foot setback.

B. Outdoor Sales and Storage

Outdoor sales and storage of materials is not permitted within any of the Business Districts, except where specifically authorized with a permitted use or as an approved special use. Incidental sales of seasonal items, such as potted flowers, are permitted when such sales:

1. Are accessory to the primary use.
2. Are displayed within ten (10) feet of the principal building.
3. Are not located within a required yard.
4. Do not represent advertising of items sold inside the building.
5. Do not involve storage of material not sold on the premises.
6. Are maintained in a neat and orderly condition at all times.
7. Are located only on private property.
8. Are not located within an off-street parking area.
9. Do not cause a hazard for vehicles or pedestrians.

7.2 B-1: GENERAL BUSINESS SERVICE DISTRICT

A. Intent

The B-1 General Business Service District is intended to promote and preserve small-scale, limited shopping and business uses that serve the needs of the people who live and work in the neighborhoods in which the business uses are located. It is also designed to provide an environment for efficient and attractive shopping center development at a community level scale. It is further intended to provide for carefully regulated establishment of automobile

and recreational vehicle sales and service and other establishments that, due to their inherent nature, require careful scrutiny in order to assure that they will not have a detrimental effect on adjacent neighborhoods.

B. Permitted Uses

1. Above-Ground Storage Tanks meeting the requirements of Appendix I.
2. Academies.
3. Accessory Food Uses, when accessory to a permitted use.
4. Art Studio.
5. Electronic Amusement Devices, three (3) as an accessory use to a legal conforming Restaurant or Tavern.
6. Financial Institution, if located entirely above the first story.
7. Home Improvement Services.
8. Massage Establishment as an accessory use to a Medical/Dental Office.
9. Microbrewery/Distillery/Winery, Retail
10. Office, Corporate Headquarters.
11. Office, Government.
12. Office, Medical/Dental.
13. Office, Professional.
14. Permanent Cosmetics as an accessory use to a Medical/Dental Office, Personal Service Establishment or Retail Goods Establishment.
15. Personal Services Establishment.
16. Photography Studio.
17. Restaurant, Carry-Out (no drive-through).
18. Restaurant, Full Service, Sit-Down (no drive-through).
19. Restaurant, Quick-Serve (no drive-through).
20. Restaurants, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.
21. Retail Assembly and Repair Establishment.
22. Retail Goods Establishment.
23. Schools, Professional and Vocational.
24. Shoe Repair Shop.
25. Table Game, one (1) as an accessory use to a legal conforming Restaurant or Tavern.
26. Tailoring Shop.
27. Travel Agency.

C. Special Permitted Uses

Due to the relative size of the private capital investment as of the effective date of this Zoning Ordinance, the following use at the following location is hereby declared to be a Special Permitted Use subject to the same provisions of the uses listed in Section 7.2.B:

<u>Type of Use</u>	<u>Permanent Real Estate Tax Index Number</u>
Automobile Fuel Stations, with or without convenience marts and/or automobile repair.	01-02-203-001 & 01-02-203-002

Such special permitted uses shall be considered to be permitted uses for all purposes of this Zoning Ordinance, including the right of present and future owners to be allowed to continue to maintain such uses, rebuild any building to original size in the event of any partial or complete destruction, and to renovate and expand in compliance with all applicable provisions of this Zoning Ordinance, notwithstanding that such use of the

premises would not otherwise be a permitted use in the B-1 General Business Service District except pursuant to this Section 7.2.C., provided however, that if any of the above special permitted uses are converted to a permitted use, or if any of the special permitted uses are left vacant or abandoned for a period of eighteen (18) months from the effective date of this Zoning Ordinance, or in the event of destruction of fifty (50) percent or more by fire or other casualty, if restoration or repair of the building or other structure is not started and diligently prosecuted to completion within a period of one (1) year, that such status as a special permitted use shall become null and void.

D. Special Uses

1. Accessory Food Uses, when accessory to a Special Use.
2. Ambulance Services.
3. Automobile Fuel Station.
4. Automobile Repair.
5. Automobile Rental.
6. Automobile Sales.
7. Billiards Hall.
8. Boat/Recreational Vehicle Sales and Service.
9. Car Wash.
10. Commercial Amusement Center.
11. Day Care Center.
12. Drive-Through Facilities associated with any use.
13. Dry Cleaning/Commercial Laundry Facility
14. Dwelling Units, only above the first floor.
15. Electronic Amusement Devices, more than three (3) as an accessory use to a legal conforming Restaurant or Tavern
16. Equipment Rental.
17. Financial Institutions, with or without drive-through facilities, if not located entirely above the first story.
18. Flea Market, Indoor.
19. Funeral Home.
20. Hotel or Motel.
21. Kennel.
22. Laundromat.
23. Massage Establishment, Licensed.
24. Massage Establishment, Licensed, as an accessory use to a Personal Service Establishment.
25. Medical Cannabis Dispensing Organization.
26. Miniature Golf.
27. Mini-Warehouse.
28. Office, Veterinary.
29. Outdoor Cooking Facilities
30. Parking, Off-Site.
31. Place of Public Assembly, Community Scale.
32. Planned Development.
33. Recreation, Indoor.
34. Table Game, more than one (1) as an accessory use to a legal conforming Restaurant or Tavern.
35. Tavern.
36. Theaters.
37. Tobacco Use.
38. Uses which do not meet the required front yard build-to line.

39. Uses with outdoor sales/display other than those permitted by the general regulations of this district.

E. Minimum Lot Area

Seven-thousand, five hundred (7,500) square feet.

F. Minimum Lot Width:

Sixty-six (66) feet.

G. Minimum Yard Requirements

1. Front Yard. A build-to line of fifteen (15) feet is required; no parking is permitted in front of the build-to line. On corner properties the front yard setback may be established at between twenty-five (25) feet to thirty-five (35) feet.
2. Corner Side Yard. See “Front Yard” requirement above.
3. Interior Side Yard. Three (3) feet.
4. Rear Yard. Twenty-five (25) feet.

H. Transitional Yard Requirements

Every lot abutting the side lot line of a lot in a Residential District shall provide a yard along this lot line equal to one-half (1/2) the required front yard of the applicable Residential District. Parking shall be prohibited within such yard.

I. Design Standards

The following design standards shall apply to all new construction, additions and exterior remodeling in this B-1 District.

1. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
 - a. Clay brick (unglazed).
 - b. Stone (natural).
 - c. Wood or cementitious siding.
 - d. Stucco (cementitious material only; no E.I.F.S. [Exterior Insulation Finish Systems]).
2. Door & Window Materials. No restrictions are placed on door or window materials.
3. Exterior Trim.
 - a. Trim is required for all doors and windows.
 - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
 - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.

4. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the facade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
5. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
 - a. A wood porch or balcony may be used in combination with stone or brick walls.
 - b. An extended brick or stone foundation wall may be used in combination with wood walls.
 - c. A front facade of finished brick or stone may be used in combination with common brick on side and rear walls.
 - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
 - e. A fireplace or columns of one material may be combined with walls of another material.
6. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.
 - a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:
 - 1) No color shall be darker than Value 4 in the Munsell color system.
 - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
 - 3) White is permitted; black is not permitted.
 - b. Trim Material Colors. Colors shall be compatible to and complementary with, the colors used on the exterior walls.
 - c. The ARC and/or the Board of Trustees may approve alternate colors schemes if deemed appropriate for the style of the building.
7. Glazed Surface.

Front Elevation.

 - a. At least forty (40) percent of the first floor of the front and corner side facades shall be glazed. A minimum eighteen (18) inch high knee wall shall be required beneath the glazing.
 - b. At least thirty (30) percent of upper floor elevations of the front and corner side facades shall be glazed.
 - c. At least ten (10) percent of interior side elevations shall be glazed surface, unless prohibited by the Building Code.
 - d. First story glass shall be clear and non-tinted; tinting of the second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.
8. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.

9. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.
10. Landscaping. Landscaping shall conform to the requirements of Chapter 4, Part III (Landscape Regulations).
11. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards.
12. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-1 District shall not be issued unless the Architectural Review Commission has determined that the plans submitted conform to the intent and requirements of these Design Standards and to the Appearance Code located in Appendix H of this Ordinance. The Architectural Review Commission and/or Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building.

J. Maximum Building Height

See Table 7.8.

K. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

L. Off-Street Parking

It is important to coordinate parking areas with the architectural and overall design themes of the buildings and principal uses within the District. It is the intent that off-street parking within the District be accessed from the rear of the lot wherever possible. Shared parking access is strongly encouraged.

1. See Chapter 4, Part II for general regulations governing off-street parking and loading. In addition to the general regulations, the following shall apply:

No off-street parking and loading shall be permitted in front of the front yard build-to line.

2. Off-street parking structures shall conform to the following:
 - a. The exterior walls of the structure shall be designed and constructed so as to shield all parked vehicles from view from any adjacent property or street.
 - b. Every parking structure shall be designed and constructed so that the exterior facing of the structure is architecturally compatible with the existing character of the buildings it is intended to serve or, in the case of a principal use parking structure, with the design guidelines specified in this Chapter.
 - c. Parking structure design shall replicate the regular window pattern and other architectural elements of adjacent buildings. Exterior walls of

accessory parking structures shall be finished with a material having a common architectural character with the principal building.

- d. Every parking structure that abuts a residential district shall be screened along the entire length of each abutting side by shade or ornamental trees and evergreen trees with a minimum height of ten (10) feet at the time of planting.

M. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

N. Signs

See Chapter 4, Part IV for regulations governing signs.

O. Noise

The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

OCTAVE BANK <u>Cycles per Second</u>	PERMITTED SOUND LEVEL IN DECIBELS	
	<u>R Districts</u>	<u>B Districts</u>
0-75	58	73
76-150	54	69
151-300	50	65
301-600	46	61
601-1200	40	55
1201-2400	33	48
2401-4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled so as not to become a nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

7.3 B-2 BUSINESS DISTRICT (Reserved)

7.4 B-3: OFFICE DISTRICT

A. Intent

The purpose of the B-3 Office District is to provide an attractive, campus-like setting which can accommodate a variety of business, office and service uses that do not require a highly visible location. The attractive appearance of this district and its restrictive signage make it suitable for locations adjacent to residential uses.

B. Permitted Uses

1. Above-Ground Storage Tanks meeting the requirements of Appendix I.
2. Financial Institutions, without drive-through facilities.
3. Massage Establishment as an accessory use to a Medical/Dental Office
4. Office, Corporate Headquarters.
5. Office, Government.
6. Office, Medical/Dental.
7. Office, Professional.
8. Permanent Cosmetics as an accessory use to a Medical/Dental Office or Personal Service Establishment
9. Personal Services Establishment.
10. Schools, Professional and Vocational.

C. Special Uses

1. Day Care Center.
2. Financial Institutions, with Drive-Through Facilities.
3. Hospitals.
4. Massage Establishment, Licensed.
5. Massage Establishment, Licensed, as an accessory use to a Personal Service Establishment.
6. Parking, Off-Site.
7. Planned Development.
8. Restaurant, Carry-Out Only (no drive-through).
9. Restaurant, Full Service, Sit-Down (no drive-through).
10. Restaurant, Quick-Serve (no drive-through).

D. Minimum Lot Area

Three (3) acres.

E. Minimum Lot Width

Two hundred-fifty (250) feet.

F. Minimum Yard Requirements

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Side Yard. Twenty-five (25) feet.
4. Rear Yard. One hundred (100) feet.

G. Minimum Parking Setbacks

Parking areas on lots within the B-3 District shall maintain the following minimum setbacks, which shall be maintained as landscape yards.

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Thirty (30) feet.
3. Side Yard. Fifteen (15) feet.
4. Rear Yard. Fifteen (15) feet.

H. Transitional Yard

Where a lot in the B-3 District abuts property in a Residential District, or is located across a street from property in a Residential District, a landscape yard fifty (50) feet in width shall be maintained along the full length of the corresponding lot line. Such landscape yard shall be improved and maintained with landscape material as established in Chapter 4, Part III.

I. Maximum Building Height

See Table 7.9.

J. Maximum Lot Coverage

Twenty-five (25) percent.

K. Minimum Open Space

Fifty (50) percent.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking and loading.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs.

See Chapter 4, Part IV for regulations governing signs.

P. Noise

The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

OCTAVE BAND <u>Cycles per Second</u>	PERMITTED SOUND LEVEL IN DECIBELS	
	<u>R Districts</u>	<u>B Districts</u>
0-75	58	73
76-150	54	69
151-300	50	65
301-600	46	61
601-1200	40	55
1201-2400	33	48
2401-4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled so as not to become a nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

7.5 B-4: VILLAGE CENTER DISTRICT

A. Intent

The intent of the B-4 Village Center District is to encourage redevelopment and sustain the economic viability of the area known as the Village Center. In encouraging redevelopment, it is intended that the small-scale, pedestrian-friendly character associated with the Village Center will be strengthened through improvements to existing development and extending this type of development throughout the district. Development shall be carefully controlled to protect neighboring residential properties from impact while at the same time increasing the economic benefits to property owners and business.

B. Permitted Uses

1. Academies, with 2,000 sq. ft. gross floor area or less.
2. Accessory Food Uses, when accessory to a permitted use.
3. Art or Craft School, with 2,000 sq. ft. gross floor area or less.
4. Art Studio.
5. Dwelling Units, above first floor only.
6. Electronic Amusement Devices, three (3) as an accessory use to a legal conforming Restaurant or Tavern.
7. Permanent Cosmetics as an accessory use to a Personal Service Establishment or Retail Goods Establishment.
8. Personal Services Establishment.
9. Photography Studio.
10. Restaurants, Carry-Out Only (no drive-through)
11. Restaurants, Full Service, Sit-Down (no drive-through)
12. Restaurants, Quick-Serve (no drive-through)
13. Restaurants, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.
14. Retail Goods Establishment.
15. Shoe Repair Shop.
16. Table Game, one (1) as an accessory use to a legal conforming Restaurant or Tavern.
17. Theater, with 75 seats or less.
18. Outside display of merchandise is permitted, subject to all of the following:
 - a. Displays shall be maintained in a neat and orderly condition at all times;
 - b. Displays shall be located entirely on the premises of of the business concerned;
 - c. Displays may be located on a public walk, provided that a minimum five (5) foot wide clear and unobstructed path of travel for pedestrians is maintained;
 - d. Displays shall not be located within an off-street parking area;

- e. Displays shall only occur during the hours when the business is open;
- f. Displays shall not cause a hazard for vehicles or pedestrians.

C. Special Permitted Uses

Due to the relative size of their private capital investment as of the date of the original establishment of the Village Center Business District, the following uses at their respective locations are hereby declared to be special permitted uses:

<u>Type of Use</u>	<u>Twp.</u>	<u>Quarter Section</u>	<u>Permanent Real Estate Tax Index Number</u>
Auto Dealer (Volvo)	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-304-018
Auto Dealer	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-313-008, 009 & 010
Manufacturer of Paper Dispensers & Like Products (Burpee)	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-304-005
Auto Repair Shop And Repair and Sales Shop For Motorcycles	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-318-004

Such special permitted uses shall be considered to be permitted for all purposes of the Zoning Ordinance, including the right of present and future owners to be allowed to continue to maintain such uses, rebuild any building to original size in the event of any partial or complete destruction, and to renovate or expand in compliance with all applicable provisions of this Zoning Ordinance, notwithstanding that such use of the premises would not otherwise be permitted in the Village Center District except pursuant to this Section 7.C, provided however, that if any of the above special permitted uses are converted to a permitted use, or if any of the special permitted uses are left vacant or abandoned for a period of eighteen (18) months or in the event of destruction of fifty (50) percent or more by fire or other casualty, if restoration or repair of the building or other structure is not started and diligently prosecuted to completion within a period of one (1) year, that such status as a special permitted use shall become null and void.

D. Permitted Uses Above and Below the First Story; Special Uses on First Story

1. Academies.
2. Arts or Crafts School.
3. Financial Institution.
4. Home Improvement Services.
5. Office, Professional.
6. Retail Assembly and Repair Establishments.
7. Tailoring Shop.
8. Travel Agency.

E. Special Uses

1. Above-Ground Storage Tanks meeting the requirements of Appendix I.
2. Accessory Food Uses, when accessory to a special use
3. Bed And Breakfast Establishment.
4. Billiards Hall.
5. Commercial Parking Garages or Lots.
6. Community Center.
7. Cultural Facilities
8. Day Care Center.
9. Drive-Through Facilities associated with any use.
10. Dry Cleaning/Commercial Laundry Facility.
11. Electronic Amusement Devices, more than three (3) as an accessory use to a legal conforming Restaurant or Tavern.
12. Funeral Home.
13. Massage Establishment, Licensed.
14. Massage Establishment, Licensed, as an accessory use to a Personal Service Establishment.
15. Microbrewery/Distillery/Winery, Retail
16. Office, Government.
17. Outdoor Cooking Facilities
18. Parking, Off-Site.
19. Planned Development.
20. Recreation, Passive Outdoor, other than those accessory to a principal use.
21. Restaurants, with Drive-Through Facilities
22. Table Game, more than one (1) as an accessory use to a legal conforming Restaurant or Tavern.
23. Tavern.
24. Theaters, with more than 75 seats.
25. Any outdoor display of merchandise not in conformance with the requirements of Section 7.5-B above.
26. Underground or below-building parking

F. Minimum Lot Area

No minimum lot area required.

G. Minimum Lot Width

No minimum lot width required.

H. Minimum Yard Requirements

1. Front Yard. No front yard is required, except when a lot within the B-4 Village Center District is in the same block, on the same side of the street, with two (2) or more lots within any residential district, or the B-R Mixed Business-Residential District, the front yard requirement shall be the same as required for said residential or B-R District.
2. Corner Side Yard. The requirements for front yards (above) shall apply.
3. Interior Side Yard. No interior side yard is required, however if one is provided it shall be at least five (5) feet in width.

4. Rear Access Corridors. Buildings of seventy-five (75) feet or more in width shall provide a pedestrian access corridor having a minimum width of five (5) feet to serve rear parking areas. Shop windows and entrances shall be provided on corridors where possible.
5. Rear Yard. There shall be a rear yard of not less than ten (10) percent of the depth of the lot, provided, however, such rear yard need not exceed ten (10) feet in depth.

I. Transitional Yard Requirements

A lot in the B-4 Village Center District that abuts a lot in any Residential District shall provide a fifteen (15) foot setback along the corresponding lot line. This setback area shall be maintained as a landscaped yard and improved and maintained in conformance with the following:

1. A visual barrier shall be installed, consisting of either an opaque wall of brick with stone cap, stone, or densely planted evergreens, having a minimum height of forty (40) inches.
2. One (1) tree shall be planted, having a minimum trunk diameter of two (2) inches, measured at a point twelve (12) inches above the ground.
3. Eighty (80) percent of such setback area shall be landscaped with grass or other ornamental plantings.

J. Maximum Building Height

1. See Table 7.10-A. Buildings conforming to the following:
 - a. Buildings shall not be on a lot adjacent to or across the street from a residentially zoned property.
 - b. The third story shall be set back a minimum of eight (8) feet from the principal plane of the first and/or second floor façades nearest to the front and corner side property lines.
2. See Table 7.10-B. All buildings on lots immediately adjacent to or across the street from a residential district.
3. See Table 7.10-C. All other buildings.

K. Building Size Regulations

To promote small-scale, pedestrian friendly commercial development, it is necessary to limit the size of buildings, as established below.

1. Small Buildings. Buildings not in excess of fifty (50) feet in width and ten thousand (10,000) square feet in ground coverage shall be permitted, provided they meet all the other regulations of this District and this Ordinance.
2. Large Buildings. Buildings in excess of fifty (50) feet in width or ten thousand (10,000) square feet in ground coverage shall be permitted only if they conform to the following:
 - a. Each ground floor tenant shall have frontage and a store front door on a public street, parking area or an access corridor.

- b. Façades of large buildings shall be visually broken into bays of no more than fifty (50) feet in width. Visual breaks in the façade shall be accomplished by alterations in the plane of the façade, height of the façade, changes in materials, color, texture, or pattern, and/or the addition of columns or pilasters.
- c. Buildings in excess of seventy-five (75) feet of street frontage width shall provide a minimum of one (1) rear pedestrian access corridor, which shall have a minimum width of eight (8) feet.

L. Minimum Building Width

Promoting pedestrian activity requires maintaining a continuous building line and/or activity area, such as outdoor dining, along the street. Front access drives disrupt the continuous building line and have a detrimental effect on the pedestrian orientation of the Village Center. To ensure building line continuity, the width of buildings shall not be less than eighty (80) percent of the lot width. Buildings on lots less than sixty (60) feet wide shall have parking access from the rear whenever possible. When such access is not possible, front access drives shall be limited to twelve (12) feet in width when, in the determination of the Zoning Official, such access drives do not cause a safety hazard.

M. Demolition

The demolition of a structure listed on the National Register of Historic Places shall require Planned Development approval. The Planned Development shall include a redevelopment plan for the reuse of the subject property.

N. Design Standards

The following design standards, together with the other regulations of this District and of this Ordinance, are intended to promote a small-scale, pedestrian-friendly character throughout the B-4 Village Center District. These standards are intended to encourage creative, tasteful, and scale-appropriate design. The standards have been developed not to limit the designer, but to avoid that which is gaudy, ordinary or of an inappropriate scale. The B-4 Village Center District is the center of the community. In order to create and maintain a sense of place and a cohesive atmosphere within the Village Center, it is required that all design relate to the context of the Village Center. Architectural design and scale which do not fit into the context of the Village Center shall not be permitted. The following regulations shall apply to all new construction, additions and exterior remodeling in the B-4 Village Center District.

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes consistent with older buildings in the B-4 Village Center District.
2. Exterior Materials General. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Architectural Review Commission and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a Preliminary Meeting as specified in Chapter 3 of this Ordinance.

Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project reviewed. Prior approval and use of a material for another project within the B-4 Village Center District does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

3. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
 - a. Clay brick (unglazed).
 - b. Stone (natural).
 - c. Wood or cementitious siding.
 - d. Stucco (cementitious material only, no E.I.F.S. (Exterior Insulation Finish Systems)).
4. Door & Window Design. In order to promote and maintain the small town, historic character of the Village Center, glazed metal curtain wall systems are discouraged. The majority of glazed surface on façade(s) shall be double hung, casement, or fixed picture windows, within discernable wall elements. Sliding or jalousie windows shall not be permitted. All doors and windows with divisions on new construction projects shall utilize simulated divided lites with an appropriate pattern to match the architectural style of the structure. Replacement windows in existing buildings should match the existing windows as closely as possible. If all windows are being replaced in an existing building and divisions are proposed, then simulated divided lites with an appropriate pattern to match the architectural style of the structure shall be utilized. This section shall not apply to existing single-family residences with the B-4 District outside of the Historic Overlay District.
5. Door & Window Materials. No restrictions are placed on door or window materials.
6. Exterior Trim.
 - a. Trim is required for all doors and windows.
 - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
 - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.
7. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
8. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
 - a. A wood porch or balcony may be used in combination with stone or brick walls.
 - b. An extended brick or stone foundation wall may be used in combination with wood walls.

- c. A front façade of finished brick or stone may be used in combination with common brick on side and rear walls.
 - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
 - e. A fireplace or columns of one material may be combined with walls of another material.
9. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.
- a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:
 - 1) No color shall be darker than Value 4 in the Munsell color system.
 - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
 - 3) White is permitted; black is not permitted.
 - b. Trim Material Colors. Colors shall be compatible to and complementary with the colors used on the exterior walls.
 - c. The ARC and/or the Board of Trustees may approve alternate colors schemes if deemed appropriate for the style of the building.
10. Glazed Surface.
- Front Elevation:
- a. At least forty (40) percent of the first floor of the front and corner side façades shall be glazed. However, the first floor façade shall be at least seventy (70) percent glazed if retail sales use is required on the first floor. A minimum eighteen (18) inch high knee wall shall be required beneath glazing;
 - b. At least thirty (30) percent of upper floor façades of the front and corner side façades shall be glazed.
 - c. At least ten (10) percent of any interior side façade shall be glazed surface, except where prohibited by the Building Code.
 - d. First story glass shall be clear and non-tinted; tinting of second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.
11. Exterior Wall Surface. Solid, windowless walls shall be avoided, except where such walls are a necessary part of a building's function. In such cases, they shall include arches, piers, murals, planters or other elements that reduce the building scale and add visual interest.
12. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.
13. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.

14. Landscaping. Landscaping shall conform with Chapter 4, Part III and Section 7.5.I of this Ordinance.
15. Lighting. Lighting standards and fixtures shall be consistent with the small-town character of the Village Center and shall conform to the guidelines of the Downtown Master Plan, wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.
16. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.
17. Interpretation of Design Standards. A building permit for new construction of a building, any building addition or any exterior remodeling in this B-4 Village Center District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official, information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade. The Architectural Review Commission and/or Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building.

O. Unique Residential Structures

Any structure which was originally constructed and occupied as a one- or two-family residence, and which is located within the B-4 Village Center District, may be used or converted to any permitted use in the district, provided that:

1. Such structure shall be remodeled or have an addition substantially in accordance with its original exterior style, subject to the issuance of a Certificate of Approval for the remodeling or addition.
2. Such structure shall be equipped throughout with an automatic fire sprinkler system and an automatic fire alarm system in compliance with the Barrington Building Code.

P. Accessory Buildings, Structures and Uses

To maintain the inviting, pedestrian-friendly character of the B-4 Village Center District, it is necessary to coordinate accessory uses and structures with the architecture and overall design themes of buildings and principal uses within the District.

1. Coordination With Principal Structure. All accessory structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.

2. Refuse Containers.
 - a. Location. Refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side or front lot line.
 - b. Screening. All refuse containers shall be fully enclosed by walls not less than the height of the containers, and provided with gates to contain trash. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick, or stone.
 - c. Shared dumpsters with adjacent properties are encouraged.

3. Mechanical Equipment.
 - a. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted.
 - b. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be located only in the rear of the building or interior side yard. No equipment shall be located between a building and a corner side or front lot line.
 - c. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view by landscaping equal in height to the tallest ground based equipment.

4. Roof-Mounted Mechanical Equipment.
 - a. All roof-mounted mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view on all sides of the building. Roof mounted mechanical equipment shall include antennas which are subject to the regulations in Section 4.7 (Antennas; Satellite Dish Antennas) of this Ordinance.
 - b. Screening shall be accomplished by the roof structure, parapet walls, or other screening structure. The height of the screening shall equal the height of the tallest rooftop mechanical element installed on the building. Such screening shall be designed to blend with and complement the architecture of the building.
 - c. Maximum allowed height of mechanical equipment is ten (10) feet above the roof, excluding the parapet.

5. Telephone and Electrical Service and Utility Meters.
 - a. Wherever possible, and where permitted by the utility provider, all on-site electrical lines and telephone lines installed shall be placed underground. Transformer or terminal equipment shall be visually screened from view by landscaping equal in height to the tallest transformer or terminal.
 - b. Wherever possible, and where permitted by the utility provider, no utility meters shall be installed on the front or corner side façades of a building. Wall-mounted utility meters shall be painted to match the building. If visible to the public, meters shall be screened by landscaping equal in height to the tallest meter, if permitted by the authority requiring the meter.

6. Fences.

- a. Fences, other than those enclosing parking areas abutting residentially zoned property, shall be constructed of wrought iron with brick columns, consistent with the design guidelines of the Village Center Master Plan.
- b. Fences enclosing parking areas abutting residentially zoned property shall be constructed of stone, brick with stone cap, or a densely planted evergreen hedge having a minimum height of forty (40) inches, in conformance with Section 7.5(I.1) above.

Q. Off-Street Parking

To maintain the inviting, pedestrian-friendly character of the B-4 Village Center District, it is important to coordinate parking areas with the architectural and overall design themes of the buildings and principal uses within the District. It is the intent that off-street parking within the District be accessed from the rear of the lot wherever possible. Shared parking access is strongly encouraged.

1. See Chapter 4, Part II for general regulations governing off-street parking and loading. In addition to the general regulations, the following shall apply:
 - a. Off-street parking and loading shall only be permitted behind buildings.
 - b. Accessory fencing and lighting for off-street parking and loading areas shall comply with the B-4 Village Center District design guidelines and standards, as specified in this Chapter.
 - c. Any building located within the B-4 Village Center District which is totally or partially destroyed by fire, casualty, loss or an act of God, may be reconstructed to its original size without providing for more parking spaces than existed prior to such destruction, provided that all other applicable requirements of this Zoning Ordinance are met. Furthermore, any building within the B-4 Village Center District may thereafter be subject to a change of use or occupancy which is otherwise in accordance with all applicable provisions of this Zoning Ordinance, notwithstanding the requirements for off-street parking as contained in this Zoning Ordinance, provided, however, that the use or occupancy established by such change is a permitted use or approved special use within the B-4 Village Center District.
2. Off-street parking structures shall conform to the following:
 - a. The exterior walls of the structure shall be designed and constructed so as to shield all parked vehicles from view from any adjacent property or street.
 - b. Every parking structure shall be designed and constructed so that the exterior facing of the structure is architecturally compatible with the existing character of the buildings it is intended to serve or, in the case of a principal use parking structure, with the design guidelines of the Village Center as specified in this Chapter.
 - c. Parking structure design shall replicate the regular window pattern and other architectural elements of adjacent buildings. Exterior walls of accessory parking structures shall be finished with a material having a common architectural character with the principal building.

- d. Every parking structure that abuts a residential district shall be screened along the entire length of each abutting side by shade or ornamental trees and evergreen trees with a minimum height of ten (10) feet at the time of planting.

R. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

S. Signs

See Chapter 4, Part IV for regulations governing signs.

7.6 B-5: VILLAGE CENTER EAST DISTRICT

A. Intent

The intent of the B-5 Village Center East District is to encourage redevelopment and enhance the economic viability of the east section of the Village Center near and around the train station and commuter parking lots. The B-5 District is intended to complement the B-4 District by creating an employment center in the Village Center through the establishment of offices and other similar uses in order to increase the daytime population of the Village. The small-scale, pedestrian friendly character associated with the Village Center will be continued through the B-5 District to create a seamless transition between Districts.

B. Permitted Uses

1. Academies.
2. Accessory Food Uses, when accessory to a permitted use.
3. Art or Craft School.
4. Art Studio.
5. Catering Establishment.
6. Dwelling Units, above first floor only.
7. Electronic Amusement Devices, three (3) as an accessory use to a legal conforming Restaurant or Tavern.
8. Financial Institutions, without drive-through facilities.
9. Home Improvement Services.
10. Massage Establishment as an accessory use to a Medical/Dental Office
11. Offices, Corporate Headquarters.
12. Office, Government.
13. Office, Medical/Dental.
14. Office, Professional.
15. Permanent Cosmetics as an accessory use to a Medical/Dental Office, Personal Service Establishment or Retail Goods Establishment.
16. Personal Services Establishment.
17. Photography Studio.
18. Restaurants, Carry-Out Only (no drive-through)
19. Restaurants, Full Service, Sit-Down (no drive-through)
20. Restaurants, Quick-Serve (no drive-through)
21. Restaurants, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.
22. Retail Assembly and Repair Establishment.

23. Retail Goods Establishment.
24. Shoe Repair Shop.
25. Table Game, one (1) as an accessory use to a legal conforming Restaurant or Tavern.
26. Tailoring Shop.
27. Theater, with 75 seats or less.
28. Travel Agency.
29. Underground or below building parking.
30. Outside display of merchandise is permitted, subject to all of the following:
 - a. Displays shall be maintained in a neat and orderly condition at all times;
 - b. Displays shall be located entirely on the premises of of the business concerned;
 - c. Displays may be located on a public walk, provided that a minimum five (5) foot wide clear and unobstructed path of travel for pedestrians is maintained;
 - d. Displays shall not be located within an off-street parking area;
 - e. Displays shall only occur during the hours when the business is open;
 - f. Displays shall not cause a hazard for vehicles or pedestrians.

C. Special Uses

1. Above-Ground Storage Tanks meeting the requirements of Appendix I.
2. Accessory Food Uses, when accessory to a special use
3. Bed And Breakfast Establishment.
4. Billiards Hall.
5. Commercial Parking Garages or Lots.
6. Community Center.
7. Cultural Facilities.
8. Day Care Center.
9. Drive-Through Facilities associated with any use.
10. Dry Cleaning/Commercial Laundry Facility.
11. Dwellings, Multiple Family
12. Electronic Amusement Devices, more than three (3) as an accessory use to a legal conforming Restaurant or Tavern.
13. Funeral Home.
14. Hotel or Motel.
15. Massage Establishment, Licensed.
16. Massage Establishment, Licensed, as an accessory use to a Personal Service Establishment.
17. Microbrewery/Distillery/Winery, Retail
18. Nursery School.
19. Office, Veterinary.
20. Outdoor Cooking Facilities
21. Parking, Off-Site.
22. Place of Public Assembly, Community Scale.
23. Place of Public Assembly, Neighborhood Scale.
24. Planned Development.
25. Recreation, Passive Outdoor, other than those accessory to a principal use.
26. Restaurants, with Drive-Through Facilities.
27. Senior/Group Housing, Assisted Living.
28. Senior/Group Housing, Independent Living.

29. Table Game, more than one (1) as an accessory use to a legal conforming Restaurant or Tavern.
30. Tavern.
31. Theaters, with more than 75 seats.
32. Any outdoor display of merchandise not in conformance with the requirements of Section 7.5-B above.

D. Minimum Lot Area

No minimum lot area required.

E. Minimum Lot Width

No minimum lot width required.

F. Minimum Yard Requirements

1. Front Yard. No front yard is required.
2. Corner Side Yard. No corner side yard is required.
3. Interior Side Yard. No interior side yard is required, however if one is provided it shall be at least five (5) feet in width.
4. Rear Access Corridors. Buildings of seventy-five (75) feet or more in width shall provide a pedestrian access corridor having a minimum width of five (5) feet to serve rear parking areas. Shop windows and entrances shall be provided on corridors where possible.
5. Rear Yard. There shall be a rear yard of not less than ten (10) percent of the depth of the lot, provided, however, such rear yard need not exceed ten (10) feet in depth.

G. Transitional Yard Requirements

A lot in the B-5 Village Center East District that abuts a lot in any Residential District shall provide a fifteen (15) foot setback along the corresponding lot line. This setback area shall be maintained as a landscaped yard and improved and maintained in conformance with the following:

1. A visual barrier shall be installed, consisting of either an opaque wall of brick with stone cap, stone, or densely planted evergreens, having a minimum height of forty (40) inches.
2. One (1) tree shall be planted, having a minimum trunk diameter of two (2) inches, measured at a point twelve (12) inches above the ground.
3. Eighty (80) percent of such setback area shall be landscaped with grass or other ornamental plantings.

H. Maximum Building Height

1. See Table 7.10-A. Buildings conforming to the following:
 - a. Buildings shall not be on a lot adjacent to or across the street from a residentially zoned property.
 - b. The third story shall be set back a minimum of eight (8) feet from the principal plane of the first and/or second floor façades nearest to the front and corner side property lines.

2. See Table 7.10-B. All buildings on lots immediately adjacent to or across the street from a residential district.
3. See Table 7.10-C. All other buildings.

I. Building Size Regulations

To promote small-scale, pedestrian friendly commercial development, it is necessary to limit the size of buildings, as established below.

1. Small Buildings. Buildings not in excess of fifty (50) feet in width and ten thousand (10,000) square feet in ground coverage shall be permitted, provided they meet all the other regulations of this District and this Ordinance.
2. Large Buildings. Buildings in excess of fifty (50) feet in width or ten thousand (10,000) square feet in ground coverage shall be permitted only if they conform to the following:
 - a. Each ground floor tenant shall have frontage and a store front door on a public street, parking area or an access corridor.
 - b. Façades of large buildings shall be visually broken into bays of no more than fifty (50) feet in width. Visual breaks in the façade shall be accomplished by alterations in the plane of the façade, height of the façade, changes in materials, color, texture, or pattern, and/or the addition of columns or pilasters.
 - c. Buildings in excess of seventy-five (75) feet of street frontage width shall provide a minimum of one (1) rear pedestrian access corridor, which shall have a minimum width of eight (8) feet.

J. Minimum Building Width

Promoting pedestrian activity requires maintaining a continuous building line and/or activity area, such as outdoor dining, along the street. Front access drives disrupt the continuous building line and have a detrimental effect on the pedestrian orientation of the Village Center. To ensure building line continuity, the width of buildings shall not be less than eighty (80) percent of the lot width. Buildings on lots less than sixty (60) feet wide shall have parking access from the rear whenever possible. When such access is not possible, front access drives shall be limited to twelve (12) feet in width when, in the determination of the Zoning Official, such access drives do not cause a safety hazard.

K. Demolition

The demolition of a structure listed on the National Register of Historic Places shall require Planned Development approval. The Planned Development shall include a redevelopment plan for the reuse of the subject property.

L. Design Standards

The following design standards, together with the other regulations of this District and of this Ordinance, are intended to promote a small-scale, pedestrian-friendly character throughout the B-5 Village Center East District. These standards are intended to encourage creative, tasteful, and scale-appropriate design. The standards have been developed not to limit the designer, but to avoid that which is gaudy, ordinary or of an

inappropriate scale. The B-5 Village Center East District is the center of the community. In order to create and maintain a sense of place and a cohesive atmosphere within the Village Center, it is required that all design relate to the context of the Village Center. Architectural design and scale which do not fit into the context of the Village Center shall not be permitted. The following regulations shall apply to all new construction, additions and exterior remodeling in the B-5 Village Center East District.

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes consistent with older buildings in the B-5 Village Center East District.
2. Exterior Materials General. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Architectural Review Commission and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a Preliminary Meeting as specified in Chapter 3 of this Ordinance.

Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project reviewed. Prior approval and use of a material for another project within the B-5 Village Center East District does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

3. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
 - a. Clay brick (unglazed).
 - b. Stone (natural).
 - c. Wood or cementitious siding.
 - d. Stucco (cementitious material only, no E.I.F.S. (Exterior Insulation Finish Systems)).
4. Door & Window Design. In order to promote and maintain the small town, historic character of the Village Center, glazed metal curtain wall systems are discouraged. The majority of glazed surface on façade(s) shall be double hung, casement, or fixed picture windows, within discernable wall elements. Sliding or jalousie windows shall not be permitted. All doors and windows with divisions on new construction projects shall utilize simulated divided lites with an appropriate pattern to match the architectural style of the structure. Replacement windows in existing buildings should match the existing windows as closely as possible. If all windows are being replaced in an existing building and divisions are proposed, then simulated divided lites with an appropriate pattern to match the architectural style of the structure shall be utilized. This section shall not apply to existing single-family residences within the B-5 District outside of the Historic Overlay District.
5. Door & Window Materials. No restrictions are placed on door or window materials.

6. Exterior Trim.
 - a. Trim is required for all doors and windows.
 - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
 - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.

7. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

8. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
 - a. A wood porch or balcony may be used in combination with stone or brick walls.
 - b. An extended brick or stone foundation wall may be used in combination with wood walls.
 - c. A front façade of finished brick or stone may be used in combination with common brick on side and rear walls.
 - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
 - e. A fireplace or columns of one material may be combined with walls of another material.

9. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.
 - a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:
 - 1) No color shall be darker than Value 4 in the Munsell color system.
 - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
 - 3) White is permitted; black is not permitted.
 - b. Trim Material Colors. Colors shall be compatible to and complementary with the colors used on the exterior walls.
 - c. The ARC and/or the Board of Trustees may approve alternate colors schemes if deemed appropriate for the style of the building.

10. Glazed Surface.

Front Elevation:

- a. At least forty (40) percent of the first floor of the front and corner side façades shall be glazed. However, the first floor façade shall be at least seventy (70) percent glazed if retail sales use is required on the first floor. A minimum eighteen (18) inch high knee wall shall be required beneath glazing;

- b. At least thirty (30) percent of upper floor façades of the front and corner side façades shall be glazed.
 - c. At least ten (10) percent of any interior side façade shall be glazed surface, except where prohibited by the Building Code.
 - d. First story glass shall be clear and non-tinted; tinting of second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.
11. Exterior Wall Surface. Solid, windowless walls shall be avoided, except where such walls are a necessary part of a building's function. In such cases, they shall include arches, piers, murals, planters or other elements that reduce the building scale and add visual interest.
 12. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.
 13. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.
 14. Landscaping. Landscaping shall conform with Chapter 4, Part III and Section 7.6-G of this Ordinance.
 15. Lighting. Lighting standards and fixtures shall be consistent with the small-town character of the Village Center and shall conform to the guidelines of the Downtown Master Plan, wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.
 16. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.
 17. Interpretation of Design Standards. A building permit for new construction of a building, any building addition, or any exterior remodeling of a building in this B-5 Village Center East District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official, information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade. The Architectural Review Commission and/or the Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building.

M. Unique Residential Structures

Any structure which was originally constructed and occupied as a one- or two-family residence, and which is located within the B-5 Village Center East District, may be used or converted to any permitted use in the district, provided that:

1. Such structure shall be remodeled or have an addition substantially in accordance with its original exterior style, subject to the issuance of a Certificate of Approval for the remodeling or addition.
2. Such structure shall be equipped throughout with an automatic fire sprinkler system and an automatic fire alarm system in compliance with the Barrington Building Code.

N. Accessory Buildings, Structures and Uses

To maintain the inviting, pedestrian-friendly character of the B-5 Village Center East District, it is necessary to coordinate accessory uses and structures with the architecture and overall design themes of buildings and principal uses within the District.

1. Coordination With Principal Structure. All accessory structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.
2. Refuse Containers.
 - a. Location. Refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side or front lot line.
 - b. Screening. All refuse containers shall be fully enclosed by walls not less than the height of the containers, and provided with gates to contain trash. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick, or stone.
 - c. Shared dumpsters with adjacent properties are encouraged.
3. Mechanical Equipment.
 - a. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted.
 - b. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be located only in the rear of the building or interior side yard. No equipment shall be located between a building and a corner side or front lot line.
 - c. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view by landscaping equal in height to the tallest ground based equipment.
4. Roof-Mounted Mechanical Equipment.
 - a. All roof-mounted mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view on all sides of the building. Roof mounted mechanical equipment shall include antennas which are subject to the

regulations in Section 4.7 (Antennas; Satellite Dish Antennas) of this Ordinance.

- b. Screening shall be accomplished by the roof structure, parapet walls, or other screening structure. The height of the screening shall equal the height of the tallest rooftop mechanical element installed on the building. Such screening shall be designed to blend with and complement the architecture of the building.
- c. Maximum allowed height of mechanical equipment is ten (10) feet above the roof, excluding the parapet.

5. Telephone and Electrical Service and Utility Meters.

- a. Wherever possible, and where permitted by the utility provider, all on-site electrical lines and telephone lines installed shall be placed underground. Transformer or terminal equipment shall be visually screened from view by landscaping equal in height to the tallest transformer or terminal.
- b. Wherever possible, and where permitted by the utility provider, no utility meters shall be installed on the front or corner side façades of a building. Wall-mounted utility meters shall be painted to match the building. If visible to the public, meters shall be screened by landscaping equal in height to the tallest meter, if permitted by the authority requiring the meter.

6. Fences.

- a. Fences, other than those enclosing parking areas abutting residentially zoned property, shall be constructed of wrought iron with brick columns, consistent with the design guidelines of the Village Center Master Plan.
- b. Fences enclosing parking areas abutting residentially zoned property shall be constructed of stone, brick with stone cap, or a densely planted evergreen hedge having a minimum height of forty (40) inches, in conformance with Section 7.6-G above.

O. Off-Street Parking

To maintain the inviting, pedestrian-friendly character of the B-5 Village Center East District, it is important to coordinate parking areas with the architectural and overall design themes of the buildings and principal uses within the District. It is the intent that off-street parking within the District be accessed from the rear of the lot wherever possible. Shared parking access is strongly encouraged.

- 1. See Chapter 4, Part II for general regulations governing off-street parking and loading. In addition to the general regulations, the following shall apply:
 - a. Off-street parking and loading shall only be permitted behind buildings.
 - b. Accessory fencing and lighting for off-street parking and loading areas shall comply with B-5 Village Center East District design guidelines and standards, as specified in this Chapter.
 - c. Any building located within the B-5 Village Center East District which is totally or partially destroyed by fire, casualty, loss or an act of God, may be reconstructed to its original size without providing for more parking spaces than existed prior to such destruction, provided that all other applicable requirements of this Zoning Ordinance are met. Furthermore, any building within the B-5 Village Center East District may thereafter be

subject to a change of use or occupancy which is otherwise in accordance with all applicable provisions of this Zoning Ordinance, notwithstanding the requirements for off-street parking as contained in this Zoning Ordinance, provided, however, that the use or occupancy established by such change is a permitted use or an approved special use within the B-5 Village Center East District.

2. Off-street parking structures shall conform to the following:
 - a. The exterior walls of the structure shall be designed and constructed so as to shield all parked vehicles from view from any adjacent property or street.
 - b. Every parking structure shall be designed and constructed so that the exterior facing of the structure is architecturally compatible with the existing character of the buildings it is intended to serve or, in the case of a principal use parking structure, with the design guidelines of the Village Center as specified in this Chapter.
 - c. Parking structure design shall replicate the regular window pattern and other architectural elements of adjacent buildings. Exterior walls of accessory parking structures shall be finished with a material having a common architectural character with the principal building.
 - d. Every parking structure that abuts a residential district shall be screened along the entire length of each abutting side by shade or ornamental trees and evergreen trees with a minimum height of ten (10) feet at the time of planting.

P. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

Q. Signs

See Chapter 4, Part IV for regulations governing signs.

TABLE 7.6
SUMMARY OF PERMITTED AND SPECIAL USES

USES	B-1	B-3	B-4	B-5
Above-Ground Storage Tanks meeting requirements of Appendix I	P	P	S	S
Academies, 2,000 sq. ft. of gross floor area or less	P		P	P
Academies	P		P/S*	P
Accessory Food Uses, when accessory to permitted uses	P		P	P
Accessory Food Uses, when accessory to special uses	S		S	S
Ambulance Services	S			
Art or Craft School, 2,000 sq. ft. gross floor area or less			P	P
Art or Craft School			P/S*	P
Art Studio	P		P	P
Automobile Fuel Station	S			
Automobile Rental	S			
Automobile Repair	S			
Automobile Sales	S			
Bed and Breakfasts Establishment			S	S
Billiards Hall	S		S	S
Boat/Recreational Vehicle Sales and Service	S			
Car Wash	S			
Catering Establishment				P
Commercial Amusement Center	S			
Commercial Parking Garages or Lots			S	S
Community Center			S	S
Cultural Facilities			S	S
Day Care Center	S	S	S	S
Drive-Through Facilities associated with any use	S		S	S
Dry Cleaning/Commercial Laundry Facility	S		S	S
Dwelling Units, only above the first floor	S		P	P
Dwellings, Multiple Family				S
Electronic Amusement Devices, Three (3) as an accessory use to a legal conforming Restaurant or Tavern	P		P	P
Electronic Amusement Devices, More than three (3) as an accessory use to a legal conforming Restaurant or Tavern	S		S	S
Equipment Rental	S			
Financial Institutions, with Drive Through Facilities	S	S	P/S*	
Financial Institutions, without Drive Through Facilities	S	P	P/S*	P
Financial Institutions, if located entirely above first story	P		P/S*	P
Financial Institutions, if not located entirely above first story	S		P/S*	P
Flea Market, Indoor	S			
Funeral Home	S		S	S
Home Improvement Services	P		P/S*	P
Hospital		S		
Hotel or Motel	S			S
Kennel	S			
Laundromat	S			

USES	B-1	B-3	B-4	B-5
Massage Establishment, Licensed	S		S	S
Massage Establishment as an accessory use to a Medical/Dental Office	P	P		P
Massage Establishment, Licensed, as an accessory use to a Personal Services Establishment	S	S	S	S
Medical Cannabis Dispensing Organization	S			
Microbrewery/Distillery/Winery, Retail	P		S	S
Miniature Golf	S			
Mini-Warehouse	S			
Nursery School				S
Office, Corporate Headquarters	P	P		P
Office, Government	P	P	S	P
Office, Medical/Dental	P	P		P
Office, Professional	P	P	P/S*	P
Office, Veterinary	S			S
Outdoor Cooking Facilities	S		S	S
Outdoor display of merchandise (subject to conditions listed in Section 7.5-B & Section 7.6-B above)			P	P
Outdoor display of merchandise (not in conformance with the requirements of Section 7.5-B above)			S	
Parking, Off-Site	S	S	S	S
Permanent Cosmetics as an Accessory Use to a Medical/Dental Office	P	P		P
Permanent Cosmetics as an Accessory Use to a Personal Services Establishment	P	P	P	P
Permanent Cosmetics as an Accessory Use to a Retail Goods Establishment	P		P	P
Personal Services Establishment	P	P	P	P
Photography Studio	P		P	P
Place of Public Assembly, Community Scale	S			S
Place of Public Assembly, Neighborhood Scale	S			S
Planned Development	S	S	S	S
Recreation, Indoor	S			
Recreation, Passive Outdoor			S	S
Restaurants, Carry-Out Only (no drive-through)	P	S	P	P
Restaurants, Full-Service, Sit-Down (no drive-through)	P	S	P	P
Restaurants, Quick-Serve (no drive-through)	P	S	P	P
Restaurants, with outdoor dining as an accessory use, provided that an Outdoor Café License is obtained.	P		P	P
Retail Assembly and Repair Establishment	P		P/S*	P
Retail Goods Establishment	P		P	P
Schools, Professional and Vocational	P	P		
Senior/Group Housing, Assisted Living				S
Senior/Group Housing, Independent Living				S
Shoe Repair Shop	P		P	P
Table Game, more than one (1) as an accessory use to a legal conforming Restaurant or Tavern	S		S	P
Table Game, one (1) as an accessory use to a legal conforming Restaurant or Tavern	P		P	S
Tailoring Shop	P		P/S*	P
Tavern	S		S	S
Theater, 75 seats or less	S		P	P

USES	B-1	B-3	B-4	B-5
Theater, more than 75 seats	S		S	S
Tobacco Use	S			
Travel Agency	P		P/S*	P
Underground or below-building parking			P	P
Uses which do not meet the required front yard build-to-line	S		S	
Uses with outdoor sales/display other than those permitted by the general regulations of the district	S			

*P/S indicates permitted use if above and/or below first floor and special use if on first floor

TABLE 7.7
SUMMARY OF YARD AND BULK REGULATIONS

BUSINESS DISTRICTS

BUSINESS DISTRICTS	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARD REQUIREMENTS ⁵				MINIMUM PARKING SETBACKS				MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE	MINIMUM OPEN SPACE
			FRONT	CORNER SIDE	INTERIOR SIDE	REAR	FRONT	CORNER SIDE	INTERIOR SIDE	REAR			
B-1	7,500 sq. ft.	66 ft.	See Note 1	See Note 1	3 ft.	25 ft.	See Note 1	See Note 2	See Note 2	See Note 2	See Table 7.8	---	---
B-2 (Reserved)													
B-3	3 acres	250 ft.	75 ft.	75 ft.	25 ft.	100 ft.	30 ft.	30 ft.	15 ft.	15 ft.	See Table 7.9	25 %	50 %
B-4	no minimum required	no minimum required	See Note 3	See Note 3	See Note 3	See Note 4	See Note 2	See Note 2	See Note 2	See Note 2	See Tables 7.10-A 7.10-B 7.10-C	---	---
B-5	no minimum required	no minimum required	None	None	See Note 3	See Note 4	See Note 2	See Note 2	See Note 2	See Note 2	See Tables 7.10-A 7.10-B 7.10-C	—	—

- (1) A build-to line of 15 feet is required; no parking is permitted in front of the build-to line. On corner properties the front yard setback may be established at between 25 feet and 35 feet.
- (2) See Chapter 4, Part II for parking regulations.
- (3) No front yard or corner side yard is required, except when a lot within the B-4 District is in the same block, on the same side of the street. With two (2) or more lots within any residential district, or the B-R district, the front yard requirement shall be the same as required for the B-R district [See Section 9.2(H)]. No interior side yard is required, however if provided it shall be at least five (5) feet in width.
- (4) There shall be a rear yard of not less than 10% of the depth of the lot, provided, however, such rear yard need not exceed 10 feet in depth.
- (5) Barrington Road Setbacks. See Section 7.1(A) for specific requirements.

Table 7.8**MAXIMUM BUILDING HEIGHT (B-1 General Business Service District)**

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Two and one half (2 ½) Stories)					
Slope ¹	38'-0"	42'-0"	44'-0"	46'-0"	48'-0"	50'-0"
Flat Roof to 6/12 (max height to top of parapet)	X					
6/12		X				
7/12			X			
8/12			X			
9/12				X		
10/12					X	
11/12					X	
12/12 and greater						X
Gambrel/Mansard	Not Permitted in the B-1 District					
For buildings with Architectural Features an additional 5% is allowed for the Architectural Feature only						

Table 7.9**MAXIMUM BUILDING HEIGHT (B-3 Office District)**

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Three (3) Stories)					
Slope ¹	38'-0"	44'-0"	46'-0"	48'-0"	50'-0"	52'-0"
Flat Roof to 6/12 (max height to top of parapet)	X					
6/12		X				
7/12			X			
8/12			X			
9/12				X		
10/12					X	
11/12					X	
12/12 and greater						X
Gambrel ²					X	
For buildings with Architectural Features an additional 5% is allowed for the Architectural Feature only						

⁽¹⁾ All roof slopes are expressed as rise over run.

⁽²⁾ Lower Slope Range: Minimum of 22/12 to Maximum of 30/12

Upper Slope Range: Minimum of 8/12 to Maximum of 12/12

Table 7.10-A**MAXIMUM BUILDING HEIGHT (B-4 Village Center District & B-5 Village Center East District)**

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Three (3) Stories)					
	38'-0"	44'-0"	46'-0"	48'-0"	50'-0"	52'-0"
Slope ¹						
Flat Roof to 6/12 (max height to top of parapet)	X					
6/12		X				
7/12			X			
8/12			X			
9/12				X		
10/12					X	
11/12					X	
12/12 and greater						X
Gambrel/Mansard	not permitted in the B-4 District or B-5 District					
For buildings with Architectural Features an additional 5% is allowed for the Architectural Feature only						

Table 7.10-B**MAXIMUM BUILDING HEIGHT (B-4 Village Center District & B-5 Village Center East District)**

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Two and one half (2 ½) Stories)					
	25'-0"	29'-0"	31'-0"	33'-0"	35'-0"	37'-0"
Slope ¹						
Flat Roof to 6/12 (max height to top of parapet)	X					
6/12		X				
7/12			X			
8/12			X			
9/12				X		
10/12					X	
11/12					X	
12/12 and greater						X
Gambrel/Mansard	not permitted in the B-4 District or B-5 District					
For buildings with Architectural Features an additional 5% is allowed for the Architectural Feature only						

Table 7.10-C**MAXIMUM BUILDING HEIGHT (B-4 Village Center District & B-5 Village Center East District)**

ROOF SLOPE	MAXIMUM BUILDING HEIGHT (Two and one half (2 ½) Stories)					
	36'-0"	42'-0"	44'-0"	46'-0"	48'-0"	50'-0"
Slope ¹						
Flat Roof to 6/12 (max height to top of parapet)	X					
6/12		X				
7/12			X			
8/12			X			
9/12				X		
10/12					X	
11/12					X	
12/12 and greater						X
Gambrel/Mansard	not permitted in the B-4 District or B-5 District					
For buildings with Architectural Features an additional 5% is allowed for the Architectural Feature only						

(1) All roof slopes are expressed as rise over run.

(2) Lower Slope Range: Minimum of 22/12 to Maximum of 30/12

Upper Slope Range: Minimum of 8/12 to Maximum of 12/12