

Section 5 DC-Downtown Commercial District

5.1 Purpose

The DC-Downtown Commercial District is intended to provide a centralized location to accommodate the development and expansion of retail and service businesses, and to provide development standards which facilitate and guide such development in accord with commonly accepted land use, transportation, neighborhood compatibility, and public service standards. The Downtown Commercial District is also intended to accommodate the village's pre-existing business center where land parcels are small and already substantially developed. It is also intended that the DC District land use be consistent with overall village plans and goals.

5.2 District Boundaries

The DC-Downtown Commercial District shall be located within the boundaries as shown on the Village Zoning Map.

5.3 Land Use Regulations

A building or premises shall be used only for the following purposes.

A. Principal Permitted Uses. Retail business or service establishments such as:

1. Antique shop.
2. Apparel shop.
3. Artist studio and retail outlet
4. Automobile service station, gas station, convenience stores, excluding auto body repair work.
5. Bars, taverns, cocktail lounges, night clubs.
6. Banks, including drive-in teller service.
7. Bicycle and other recreational product sales and services.
8. Churches and related gathering halls and school facilities.
9. Educational institutions and businesses.
10. Florist shop, garden shop, landscape products.
11. Furniture and appliance businesses.
12. Grocery store, bakery, delicatessen or meat market.
13. Hardware stores.
14. Laundromat.
15. Motel and auto courts.
16. Music store and record shop.
17. Office equipment sales and service.
18. Paint and wallpaper store.
19. Personal services such as: medical clinics, doctors and dentist offices, and chiropractor and
massage businesses,
20. Pet shop.
21. Personal service businesses, such as barber and beauty shops.
22. Photographic store and/or studio.
23. Private and institutional clubs and lodges.

24. Professional services, such as: legal, accounting, insurance, art and music instruction, real estate, taxidermy.
25. Computer and copy services and financial services.
26. Public and governmental office uses, including U.S. Post Office.
27. Recreational businesses such as pool halls and bowling alleys.
28. Repair shops, excluding vehicle body shops and salvage businesses.
29. Residences located only on the second floor of a business.
30. Restaurants, cafes and ice cream shops.
31. Retail businesses customary to downtown areas.
32. Sports shops, including bait and tackle shops.
33. Tourist retail, amusement and service businesses.
34. Used merchandise retail businesses.
35. Farmer's markets.

B. Accessory Uses.

1. Any accessory uses customarily incidental to the principal use permitted providing such accessory use shall comply with the minimum requirements for the DC-Downtown Commercial District.
2. Multi-family dwelling only when located above the ground floor
3. Business identification and advertising signage directly related to the on-premise permitted use.
4. On-site parking related to a permitted use
5. Communications devices not located on or obstructing pedestrian or vehicle movement on public property
6. Loading docks and related facilities
7. Ventilation and fuel storage devices provided no such use shall be located within the public right-of-way of any street or alley or overhang any such public space.

C. Conditional Uses

1. Lodging businesses such as hotels, motels, bed and breakfast and rental rooms.
2. Outdoor recreational and entertainment uses.
3. Billboards and other off-premise outdoor advertising in accordance with Section 14 of this ordinance.
4. Any manufacturing or assembly function related to but subordinate to the primary use of the principal permitted use.
5. Day care centers.
6. Veterinary services, but not including boarding kennels.