

ARTICLE D. B4 DOWNTOWN CORE DISTRICT

SECTION:

6-7D-1: INTENT:

It is the intent of this B4 district to accommodate the retail, service, and office uses which are characteristic of the major retail area of the City, that is the central core of the central business district. This central core is intended to contain intensive retail business activities.

(Ord. 03-18, 1-21-2003)

6-7D-2: PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Automated teller machine (ATM) inset into an exterior building wall. Free-standing ATM machines may only be located within the interior of the principal building located on any parcel.
2. Commercial services.
3. Eating and drinking establishments, including carryout establishments and coffee shops.
4. General retail.
5. General services (including business or professional offices and medical or dental offices/clinics). Refer to Section 6-7D-4 for required conditions pertaining to location.
6. Internet cafes.
7. Parks, playgrounds and plazas.
8. Residential units on the second floor and above of commercial buildings.
9. Specialty food establishments.
10. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator.

(Ord. 03-18, 1-21-2003; Ord. 06-225, 9-19-2006; Ord. 06-300, 12-19-2006; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 11-043, § 3, 3-15-2011; Ord. No. 11-179, § 3, 12-19-2011)

6-7D-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the goals of Naperville Downtown2030 (adopted per Ordinance 11-055), procedures outlined in Section 6-3-8 and Chapter 4 of this Title and conditions outlined in Section 6-7D-4, as appropriate:

1. Amusement establishments.
2. Farmers' markets.

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3. Hotels.
 4. Parking lots and garages as a principal use.
 5. Planned unit developments.
 6. Public and private utility facilities.
 7. Public assembly uses as defined in Section 6-2-29:4 of this Title.
 8. Telecommunications facilities as required by Chapter 13 of this Title.
 9. Radio and television stations and studios.
 10. Dormitories. Refer to Section 6-7D-4 for required conditions pertaining to location.
- (Ord. 03-18, 1-21-2003; Ord. 06-225, 9-19-2006; Ord. 08-078, 4-15-2008; Ord. No. 11-179, § 3, 12-19-2011)

6-7D-4: REQUIRED CONDITIONS:

The following conditions shall be required:

1. Except as provided in this Subsection, general service uses (including offices and training studios), public assembly uses, residential units, dormitories and hotels shall not be permitted below the second floor of any building or structure.
2. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
3. All business, servicing, or processing, except for off street parking or loading, shall be conducted within completely enclosed buildings. The normal services and sales offered at eating and drinking establishments are excluded from this provision. The City Council may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of outdoor seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
4. All outside storage areas of goods, materials and products shall be screened in accordance with Subsection 5-10-3.7 of this Code. Lighting of the facility shall comply with Chapter 14 of this Title. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
5. Parking provided for uses within the B4 district shall be located to the rear of the principal building or structure. Lots which have frontage on the river may seek approval from the Zoning Administrator for alternate parking locations on site.
6. Drive throughs are prohibited in the B4 district.
7. Hotels shall be required to provide parking and loading in accordance with the hotel parking and loading requirements contained in Section 6-9-3:6 and 6-9-5:6 of this Title.

(Ord. 03-18, 1-21-2003; Ord. 06-225, 9-19-2006; Ord. No. 11-179, § 3, 12-19-2011)

6-7D-5: AREA REQUIREMENTS:

There are no area requirements in the B4 district.

(Ord. 03-18, 1-21-2003; Ord. No. 11-179, § 3, 12-19-2011)

6-7D-6: LOT WIDTH REQUIREMENTS:

There are no lot width requirements in the B4 district.

(Ord. 03-18, 1-21-2003; Ord. No. 11-179, § 3, 12-19-2011)

6-7D-7: YARD REQUIREMENTS:

For new construction or modifications to any exterior building wall made after January 1, 2012, the setback shall be no greater than six (6) feet from ~~any property line~~ the front lot line and the corner side lot line. If permanent outdoor seating is proposed after January 1, 2012, the setback shall be measured from the limit of the defined outdoor dining area. There are no yard requirements from the rear lot line or the interior lot line in the B4 district.

(Ord. 03-18, 1-21-2003; Ord. No. 11-179, § 3, 12-19-2011)

6-7D-8: HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the B4 district shall be 2.5. The maximum height shall be 60 feet.

(Ord. 03-18, 1-21-2003; Ord. No. 11-179, § 3, 12-19-2011)

CHAPTER 7 BUSINESS DISTRICTS