

- **ARTICLE F. - OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT**

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SECTION:

- **6-7F-1: - INTENT:**

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It is the intent of this OCI district to act as a transitional zone between intensive business areas and residential neighborhoods. This district should contain office, residential, institutional and support commercial facilities.

(Ord. No. 80-5, 1-21-1980)

- **6-7F-2: - PERMITTED USES:**

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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:

- | | |
|--|----|
| Banks and financial institutions. | 1. |
| Civic buildings. | 2. |
| Cultural institutions. | 3. |
| Hospitals. | 4. |
| Nursery schools, preschools, daycare centers and learning centers. | 5. |

Offices—Business or professional.	6.
Offices/clinics—Medical or dental.	7.
Parks, playgrounds and forest preserves.	8.
Religious institutions.	9.
Primary and secondary schools that do not have boarding facilities.	10.
Vocational and trade schools operated entirely indoors.	11.
Veterinary offices.	12.
Fitness facility.	13.
Sleep clinics.	14.
Services, including, but not limited to, barbershops, beauty shops/salons, laundries, clothes cleaning and laundry pick up stations, shoe repair, tailor shops, pet grooming and training establishments, appliance repair shops, electricians' shops and similar stores or shops for the conduct of business.	15.
Self-storage facilities, when located within a planned unit development and subject to the required conditions in Section 6-7F-4. (Ord. No. 80-5, 1-21-1980; Ord. No. 06-264, 11-21-2006; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 15-190, § 2, 12-1-2015; Ord. No. 16-081, § 2, 6-21-2016; Ord. No. 17-135, § 2, 9-19-2017)	16.

• **6-7F-3: - CONDITIONAL USES:**

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The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title as well as Sections 6-7F-5, 6-7F-6 and 6-7F-8 of this Article, as appropriate:

Convalescent and nursing homes.	1.
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Multi-family dwellings.	2.
General retail.	3.
Health spas without lodging accommodation/massage establishment.	4.
Internet cafes.	5.
Parking lots or garages, principal.	6.
Planned unit developments.	7.
Public and private utility facilities.	8.
Reserved.	9.
Telecommunications facilities as required by Chapter 13 of this Title.	10.
Single-family attached dwelling.	11.
Full service hotels.	12.
Pet care establishments having received approval as a conditional use in the OCI zoning district prior to February 20, 2008, may be continued; after that date, no new pet care establishments will be allowed as a conditional use in the OCI zoning district.	13.
(Ord. No. 04-222, 12-21-2004; Ord. No. 06-225, 9-19-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 08-078, 4-15-2008; Ord. No. 08-035, 2-19-2008; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 16-081, § 2, 6-21-2016)	

• **6-7F-4: - REQUIRED CONDITIONS FOR ALL USES:**

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The following conditions shall be required:

1. All business, servicing, or processing, except off street parking or loading, shall be conducted within completely enclosed buildings. 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 seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.

2.

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 be directed away from surrounding properties. 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.

3.

Processes and equipment employed within the OCI district shall comply with the applicable provisions of Chapter 14 of this Title.

4.

Full service hotels shall include at least one hundred fifty thousand (150,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space, either within a single building or multiple buildings located in a campus setting (defined as a single lot or planned unit development), and shall include all of the following components:

1.

Banquet and/or meeting space for at least five hundred (500) persons; and

2.

A swimming pool and/or exercise facilities; and

3.

A restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.

5.

Self-storage facilities located in the OCI district shall be subject to the following conditions:

1.

The property on which the self-storage facility is located shall not exceed ten percent (10%) of the total acreage of the planned unit development in which it is located;

2.

Self-storage facilities shall not directly abut any arterial or collector road;

3.

Self-storage facilities shall be limited to a maximum of three (3) stories in height;

4.

Self-storage facilities shall be fully enclosed and all operations, including loading and unloading, must be conducted entirely within the building;

5.

Trucks greater than twenty-six (26) feet in length are prohibited from accessing the site;

6.

Outside display, or storage of equipment, materials or motor vehicles, is prohibited;

7.

All sides of the building shall contain architectural detail and masonry materials to fit harmoniously with the character, use and zoning of the surrounding properties; and

8.

The self-storage facility shall comply with all other applicable requirements of the planned unit development in which the self-storage facility is located.

(Ord. No. 80-5, 1-21-1980; Ord. No. 88-115, 6-6-1988; Ord. No. 93-14, 1-19-1993; Ord. No. 11-189, § 2, 12-19-2011; Ord. No. 17-135, § 2, 9-19-2017)

- **6-7F-5: - AREA REQUIREMENTS:**

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The minimum area in the OCI district shall be as follows:

1.

Single-family attached dwellings approved by the City Council as a conditional use after November 16, 2004: There shall be no minimum lot area for a single-family attached dwelling, provided that the sum of the area of the lots on which a structure consisting of three (3) or more single-family attached dwellings is located shall not be less than the number of dwellings times four thousand (4,000) square feet.

2.

Multiple-family dwellings approved by the City Council as a conditional use after November 16, 2004: The lot area for a structure consisting of multi-family dwellings shall not be less than the number of dwellings times two thousand six hundred (2,600) square feet.

3.

All other permitted and conditional uses: None.

(Ord. No. 04-222, 12-21-2004)

- **6-7F-6: - LOT WIDTH REQUIREMENTS:**

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The minimum lot width, at the front yard line, in the OCI district shall be as follows:

1.

Single-family attached and multiple-family dwellings: Fifty (50) feet.

2.

All other permitted and conditional uses: None.

(Ord. No. 04-222, 12-21-2004)

- **6-7F-7: - YARD REQUIREMENTS:**

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The minimum yards required in the OCI district shall be as follows:

Front yard	20 feet
Corner side yard	20 feet
Interior side yard	10 feet
Rear yard	None if the rear lot line abuts property located in a business or industrial district
	15 feet if the rear lot line of the OCI district coincides with a side or rear lot line of property located in the R1A, E1, E2, or AG district
	12 feet if the rear lot line of the OCI district coincides with a side or rear lot line of property located in the R1B, R2, R3, R4, or R5 district (Ord. No. 80-5, 1-21-1980)

• **6-7F-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:**

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1.
The maximum height for all residential and/or mixed use buildings with a residential component in the OCI district established after November 16, 2004, shall be forty-three (43) feet.
2.
For nonresidential uses and for residential uses established after November 16, 2004, the maximum floor area ratio for all buildings and structures in the OCI district shall be 1.5.
3.
Self-storage facilities shall not exceed three (3) stories.

(Ord. No. 04-222, 12-21-2004; Ord. No. 17-135, § 2, 9-19-2017)

CHAPTER 7

BUSINESS DISTRICTS

- **CHAPTER 7 - BUSINESS DISTRICTS**

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- **ARTICLE A. - B1 NEIGHBORHOOD CONVENIENCE SHOPPING CENTER DISTRICT**

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SECTION:

- **6-7A-1: - INTENT:**

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The neighborhood convenience shopping center district is intended to provide convenience shopping for persons living in adjacent residential areas. Permitted uses shall be those which are necessary to satisfy basic shopping needs which occur daily or frequently and so require facilities in relative proximity to places of residence. These facilities shall be in the form of a shopping center.

(Ord. 80-5, 1-21-1980)

- **6-7A-2: - PERMITTED USES:**

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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 a shopping center which includes any of the following uses:

- | | |
|-----------------------------------|----|
| Bakeries. | 1. |
| Banks and financial institutions. | 2. |
| Barbershops. | 3. |
| Beauty shops/salons. | 4. |

Candy and ice cream stores.	5.
Civic buildings.	6.
Drugstores.	7.
Dwelling units.	8.
Dry cleaning establishments and laundries employing not more than ten (10) persons.	9.
Eating establishments, including outdoor cafes.	10.
Food stores, grocery stores, meat markets and delicatessens.	11.
Gift shops.	12.
Internet cafes.	13.
Health spas without lodging accommodation/massage establishment.	14.
Offices—Business or professional.	15.
Offices/clinics—Medical or dental.	16.
Package liquor stores.	17.
Shoe and clothing repair stores.	18.
Other uses which are of the same general character as the above permitted uses as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the B2 district or B3 district.	19.
Business machine stores, sales and services.	20.
Office machine stores, sales and services.	21.

Video rentals.	22.
Carryout establishments.	23.
Coffee shops.	24.
Learning centers.	25.
Fitness facility.	26.
Sleep clinics.	27.
Pet grooming and training establishments.	28.

(Ord. No. 90-211, 10-2-1990; Ord. No. 06-225, 9-19-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 15-190, § 2, 12-1-2015; Ord. No. 16-081, § 2, 6-21-2016)

• **6-7A-3: - CONDITIONAL USES:**

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The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

Drinking establishments.	1.
Planned unit developments.	2.
Public and private utility facilities.	3.
Telecommunications facilities as required by Chapter 13 of this Title.	4.
Nursery schools, preschools and daycare centers.	5.
Vocational and trade schools operated entirely indoors.	6.
	7.

Photography studios.

(Ord. No. 92-22, 2-18-1992; Ord. No. 06-264, 11-21-2006; Ord. No. 06-225, 9-19-2006; Ord. No. 08-078, 4-15-2008; Ord. No. 13-082, § 3, 8-20-2013)

• **6-7A-4: - REQUIRED CONDITIONS:**

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The following conditions shall be required:

1.
Each B1 district shall be developed as a shopping center containing more than one business establishment.
2.
Dwelling units shall not be permitted below the second floor of any building or structure. Dwelling units and business uses may be permitted on the same floor, above the ground floor, provided that the public access to the business uses is separated from the entrance to the residential uses.
3.
Eating and drinking establishments shall not include entertainment and dancing.
4.
Each store in the shopping center shall be restricted to a maximum gross floor area of thirty thousand (30,000) square feet, exclusive of any floor area devoted to off street parking or loading facilities.
(Ord. 80-5, 1-21-1980)
5.
The site plan for the shopping center shall be reviewed by the Zoning Administrator.
(Ord. 80-5, 1-21-1980; amd. 1984 Code)
6.
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.
(Ord. 80-5, 1-21-1980)
7.
All business, servicing, or processing, except for off street parking or loading, shall be conducted within completely enclosed buildings. The normal service 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 seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
(Ord. 80-5, 1-21-1980; amd. Ord. 88-115, 6-6-1988)

8.

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 be directed away from surrounding properties. 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.

(Ord. 93-14, 1-19-1993)

9.

Processes and equipment employed within the B1 district shall comply with the provisions of Chapter 14 of this Title.

(Ord. 80-5, 1-21-1980)

- **6-7A-5: - AREA REQUIREMENTS:**

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The minimum area for each B1 district shall be twenty thousand (20,000) square feet and the maximum area shall be ten (10) acres.

(Ord. 80-5, 1-21-1980)

- **6-7A-6: - LOT WIDTH REQUIREMENTS:**

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There are no lot width requirements in the B1 district.

(Ord. 80-5, 1-21-1980)

- **6-7A-7: - YARD REQUIREMENTS:**

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The minimum yards required in the B1 district shall be as follows:

1.

Where a side lot line of the B1 district coincides with a side or rear lot line in an adjacent residence district or is across an existing or proposed right-of-way from property located in a residence district, a yard shall be provided along such side lot line as follows:

1.1.

Where the B1 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth.

1.2.

Where the B1 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth.

1.3.

Where the B1 district is across an existing or proposed right-of-way from property located in an R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 80-5, 1-21-1980)

1.4.

Where the B1 district is across an existing or proposed right-of-way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 93-14, 1-19-1993)

2.

Where a rear lot line of the B1 district coincides with a side or rear lot line in an adjacent residence district or across an existing or proposed right-of-way from property located in a residence district, a yard shall be provided along such rear lot line as follows:

2.1.

Where the B1 district abuts a lot located in an R1A, E1, E2, or AG district, the yard provided shall not be less than fifteen (15) feet in depth.

2.2.

Where the B1 district abuts a lot located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth.

2.3.

Where the B1 district is across an existing or proposed right-of-way from property located in a R1A, E1, E2, or AG district, the yard provided shall be not less than fifteen (15) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 80-5, 1-21-1980)

2.4.

Where the B1 district is across an existing or proposed right-of-way from property located in an R1B, R2, R3, R4, or R5 district, the yard provided shall be not less than twelve (12) feet in depth as measured from the edge of the existing or proposed right-of-way abutting the B1 district.

(Ord. 93-14, 1-19-1993)

3.

Where the extension of a front or side lot line coincides with a front lot line of an abutting lot located in a residence district or is across an existing or proposed right-of-way from property located in a residence district, a yard equal in depth to the minimum front yard required by this Title on such abutting residential lot shall be provided along such front or side lot lines.

(Ord. 80-5, 1-21-1980)

- **6-7A-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:**

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The maximum floor area ratio for all buildings and structures in the B1 district shall be 0.325 and the maximum height shall be three (3) stories not to exceed forty (40) feet.

(Ord. 91-52, 4-3-1991)