

C1 – C2

COMMERCIAL DISTRICTS

(Zoning Ordinance §6-10-2; 6-10-3; 6-10-4) updated 1-28-09



PURPOSE

C1 Commercial District

The C1 commercial district is intended to provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants shall be encouraged. The C1 district will allow front yard parking but only with appropriate boundary landscaping.

C1a Commercial Mixed Use District

The C1a commercial mixed use district is intended to provide locations for the development of mixed use buildings consisting of retail oriented and office uses on the ground level and office uses and/or residential dwellings located above, as well as multi-family residential. A higher floor area ratio and building height will be permitted in the C1a district in order to encourage this type of development.

C2 Commercial District

The C2 Commercial District is intended to provide suitable locations for general business and commercial activities including automobile and recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas

LOT SIZE

The minimum lot sizes in districts C1-C2 are as follows:

	C1	C1a	C2
Residential (square feet / d.u.)	no requirement	350	no requirement
Nonresidential	no requirement		

d.u. = dwelling unit

LOT WIDTH

The minimum lot widths in districts C1-C2 are as follows:

	C1	C1a	C2
Uses within shopping center	100 feet	150 feet	no requirement
Uses not incorporated within shopping center	no requirement		

SPECIAL REGULATIONS FOR PARKING

Within the C1a district, enclosed parking and appurtenant areas must be set back 20 feet from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for vehicle ventilation may be visible from abutting streets.

BUILDING HEIGHT

The maximum mean building height in districts C1-C2 is:

	C1	C1a	C2
Feet	45	67	45

FLOOR AREA RATIO

The maximum floor area ratio permitted in Districts C1-C2 is as follows:

	C1	C1a	C2
Maximum FAR	1.0	4.0	1.0

YARD REQUIREMENTS

The minimum yard requirements for districts C1-C2 are as follows:

Principal Structures		C1	C1a	C2
Front	All	no requirement		5 ft
Street Side	All	5 ft	N/R	5 ft
Interior Side, abutting	Residential district	15 feet		
	Nonresidential district	5 ft	see end note ¹	5 ft
Rear, abutting	Residential district	15 ft	10 ft	15 ft
	Nonresidential district	no requirement		

Parking Setbacks		C1	C1a	C2
Front	All	see end note ²		5 ft
Street Side	All	5 feet		
Interior Side, abutting	Residential district	10 feet		
	Nonresidential district	5 feet		
Rear, abutting	Residential district	10 feet		
	Nonresidential district	no requirement		

PERMITTED AND SPECIAL USES

	C1	C1a	C2
Animal hospital	S		S
Assisted living facility		S	
Automobile body repair establishment			S
Automobile and recreational vehicle sales			P
Automobile repair service establishment	S		P
Automobile service station	S		P
Car wash	S		S
Caterer	P	P	P
Commercial indoor recreation	P	P	P
Commercial outdoor recreation	S	S	P
Commercial parking garage			S
Commercial parking lot			S
Commercial shopping center	P	P	P
Convenience store	S	S	S
Cultural facility	P	P	P
Daycare center – adult ³		S	
Daycare center – child ⁴		S	
Drive-through facility ⁵	S	S	
Dwelling – multiple-family		S	
Dwellings ⁶		P	
Education institution – private	P	P	P
Education institution – public	P	P	P
Financial institution	P	P	P
Food store establishment ⁷	P	P	P
Food store establishment	P	S	P

	C1	C1a	C2
Funeral services excluding on-site cremation	S	S	P
Government institutions	P	P	P
Hotel	S	P	S
Independent living facility		S	
Long term care facility		S	
Media broadcasting station	S	S	S
Membership organizations	S	S	
Office	P	P	P
Open sales lot	S	S	S
Pawnbroker ⁸	S		
Planned development ⁹	S	S	S
Public utility	P	P	P
Recording Studio	P	S	P
Religious institution	P	P	P
Residential care home-Category I ¹⁰		S	
Residential care home-Category II ¹¹		S	
Restaurant – Type 1	P	P	P
Restaurant – Type 2	S	S	S
Retail goods establishment	P	P	P
Retail services establishment	P	P	P
Retirement hotel		S	S
Sheltered care home		S	S
Trade contractor ¹²	S		P
Transitional shelter ¹³		S	
Wholesale goods establishment	S	S	

P=Permitted Use; S=Special Use; _=Not Permitted

- ¹ No setback requirement for buildings less than 25 feet in height above grade; 5-foot setback required for building taller than 25 feet above grade.
- ² Parking, landscaped setback required subject to site plan review as set forth in chapter 3 of this title.
- ³ Subject to the requirements of section 6-4-3 of the ordinance.
- ⁴ Subject to the requirements of section 6-4-2 of the ordinance.
- ⁵ Accessory or principal.
- ⁶ Within the C1a district between Lee Street on the north and Kedzie Street on the south dwellings are only allowed when located above the ground floor.
- ⁷ With hours of operation between 6:00 am and 12:00 midnight.
- ⁸ Subject to title 3, chapter 12 of this code.
- ⁹ Subject to the requirements of sections 6-10-1-9 and 6-3-6 of code.
- ¹⁰ When located above the ground floor and subject to the requirements of section 6-4-4 of the ordinance.
- ¹¹ Subject to the requirements of section 6-4-4 of the ordinance.
- ¹² Provided there is no outdoor storage.
- ¹³ Subject to the requirements of section 6-3-5-11 of the ordinance.