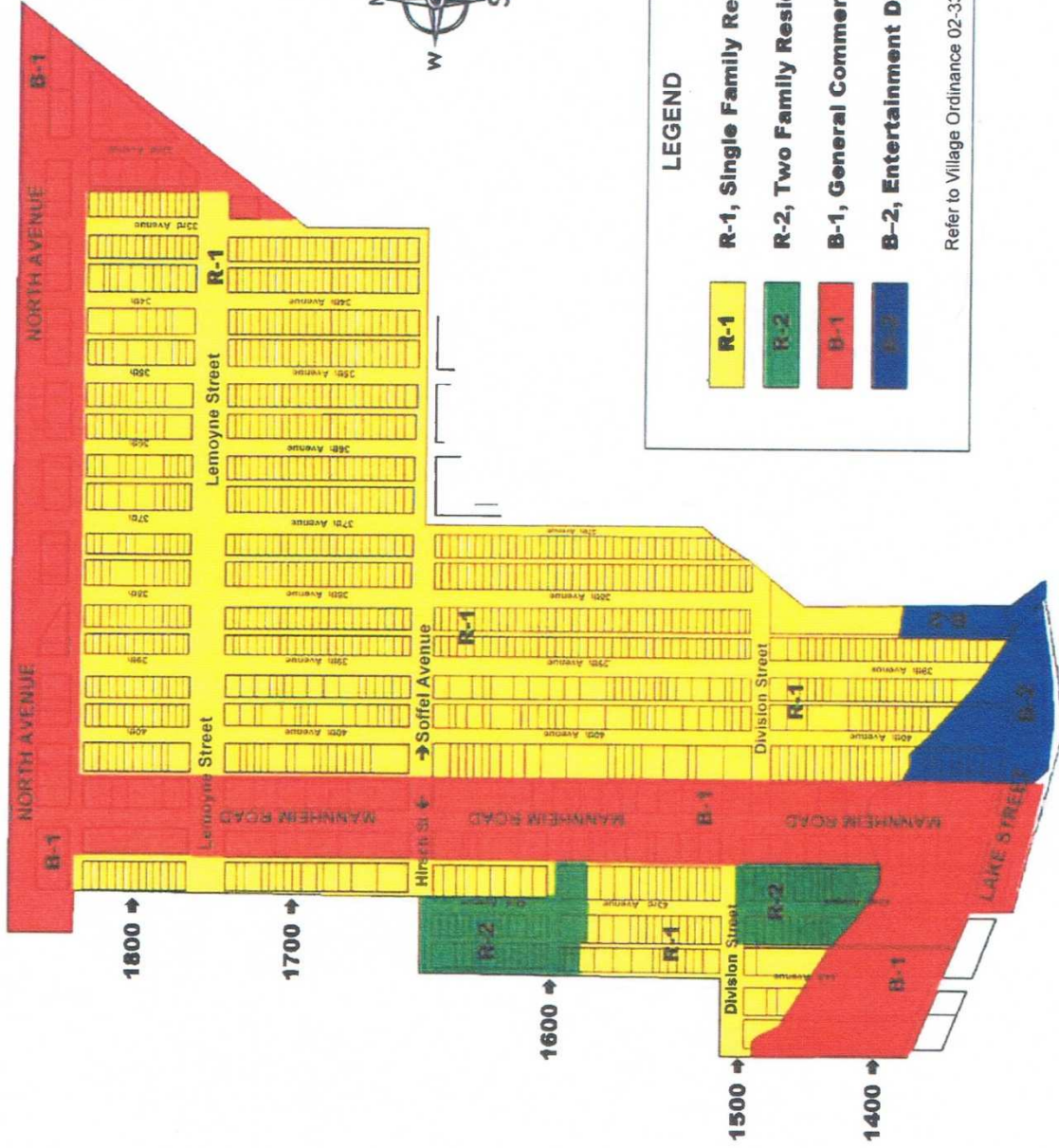


VILLAGE OF STONE PARK—ZONING MAP



LEGEND

- R-1, Single Family Residence District**
- R-2, Two Family Residence District**
- B-1, General Commercial District**
- B-2, Entertainment District**

Refer to Village Ordinance 02-33 for descriptions

6. BUSINESS DISTRICTS

6.1 B-1, General Commercial District

- 6.1.1 **Intent:** The General Commercial District is intended to provide convenience shopping for the immediate neighborhood as well providing an opportunity for more regional type sales on larger lots.
- 6.1.2 **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:
- 6.1.2.1 Bakeries
 - 6.1.2.2 Banks and financial institutions
 - 6.1.2.3 Barber shops and beauty parlors
 - 6.1.2.4 Bicycle sales and repairs
 - 6.1.2.5 Blueprinting and copying establishments
 - 6.1.2.6 Book and stationery stores
 - 6.1.2.7 Camera and photographic supply stores
 - 6.1.2.8 Candy and ice cream stores
 - 6.1.2.9 Carpet and rug stores
 - 6.1.2.10 Civic buildings
 - 6.1.2.11 Clinics – medical and dental
 - 6.1.2.12 Clothing stores
 - 6.1.2.13 Coin, stamp and hobby stores
 - 6.1.2.14 Department stores and discount stores
 - 6.1.2.15 Dry cleaning establishments
 - 6.1.2.16 Drug stores
 - 6.1.2.17 Dry goods stores
 - 6.1.2.18 Electrical appliance stores and repair facilities
 - 6.1.2.19 Employment agencies
 - 6.1.2.20 Food stores, grocery stores, meat markets, delicatessens
 - 6.1.2.21 Furniture stores, including upholstering.
 - 6.1.2.22 Furriers
 - 6.1.2.23 Garden supply stores
 - 6.1.2.24 General retail
 - 6.1.2.25 Gift store
 - 6.1.2.26 Jewelry stores, including watch repair
 - 6.1.2.27 Leather goods and luggage stores
 - 6.1.2.28 Locksmith shops
 - 6.1.2.29 Mail order, catalog store
 - 6.1.2.30 Medical and dental clinics
 - 6.1.2.31 Offices, business or professional
 - 6.1.2.32 Optician – sales and service
 - 6.1.2.33 Orthopedic and medical appliance stores
 - 6.1.2.34 Paint, glass and wallpaper stores
 - 6.1.2.35 Pet shops
 - 6.1.2.36 Photography studios
 - 6.1.2.37 Restaurants, sit down without entertainment or drive through windows
 - 6.1.2.38 Schools, public, private and instruction such as music, or dance
 - 6.1.2.39 Second hand stores
 - 6.1.2.40 Shoe stores
 - 6.1.2.41 Sporting goods, not including the sales of fire arms
 - 6.1.2.42 Tailors
 - 6.1.2.43 Theaters, indoor
 - 6.1.2.44 Ticket agencies
 - 6.1.2.45 Tobacco shops
 - 6.1.2.46 Toy stores

- 6.1.2.47 Travel agencies
- 6.1.2.48 Video rental

6.1.3 **Special Uses: The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 3.8 of this Title.**

- 6.1.3.1 Amusement establishments, including, but not limited to, bowling alleys, pool halls, dance halls and skating rinks.
- 6.1.3.2 Automotive service stations, repair and servicing of servicing of motor vehicles, including body repair, painting and engine rebuilding.
- 6.1.3.3 Bars and other drinking establishments
- 6.1.3.4 Day care centers and nursery schools
- 6.1.3.5 Garages for storage, repair, and servicing of motor vehicles, including body repair, painting and engine rebuilding.
- 6.1.3.6 Hotels and motels
- 6.1.3.7 Motor vehicle sales and service
- 6.1.3.8 Physical culture and health services, gymnasiums and reducing salons
- 6.1.3.9 Restaurants, with drive-through or drive up windows
- 6.1.3.10 Undertaking establishments/funeral parlors
- 6.1.3.11 Antenna towers in excess of sixty feet in height.
- 6.1.3.12 Outdoor display and sales areas

6.1.4 **Required Conditions: The following conditions shall be required:**

All business, servicing or processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings. The normal services and sales offered at automobile service stations and eating and drinking establishments and the sales of motor vehicles are excluded from this provision. The Village Board may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. However, the sale of seasonal merchandise, such as Christmas tree sales may be permitted upon obtaining a temporary permit from the Village of Stone Park Building Department.

- 6.1.4.1 Except for the outside sales of motor vehicles or a lawfully permitted special use, the outside storage area of goods materials and products shall be screened in accordance with Section 2.14 of this Code. Lighting of the facilities 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 applicable provisions of this Title.
- 6.1.4.2 Area Requirements: The minimum area for each B-1 District shall be five contiguous acres.
- 6.1.4.3 Lot Width Requirements: There are no minimum lot width requirements in the B-1 District.
- 6.1.4.4 Yard Requirements: The following minimum yards shall be required in the B-1 District:
 - 6.1.4.4.1 Where a side lot line of the B-1 District coincides with a side or rear lot line in an adjacent residential district or is across an existing or proposed right of way from property located in a residential district a yard of not less than five (5) feet shall be provided
 - 6.1.4.4.2 Where a rear lot line of the B-1 District coincides with the rear or side lot line of an adjacent residential district or is across an existing or proposed right of way from property located in a residential district a yard of not less than fifteen (15) feet shall be provided.