

3.54-6 Maximum Hard Surface Area

The combined ground area of principal building and accessory uses (including walks, driveways, and parking stalls) shall not exceed seventy-five (75) percent of the lot area, townhouse development shall not exceed eighty-five (85) percent of the lot area.”

3.6 BUSINESS DISTRICTS

3.61 B-1 BUSINESS DISTRICT

3.61-1 Purpose

The B-1 Business District is established to provide retail goods and service directly to the consumer, also outdoor sales, services, processing and display and all formerly B-2 zoned areas.

3.61-2 Permitted Uses

- a. Retail sales. Processing of products is permitted only if all products are sold at retail on the premises.
- b. Consumer services. Processing is permitted only if all such processing is performed as a consumer service for customers served on the premises.
- c. Professional, business and government offices.
- d. Community facilities such as churches, libraries, art galleries, parks, hospitals, institutions, government buildings.
- e. Signs as regulated in Article V.

3.61-3 Accessory Uses

- a. Off-street parking and loading as regulated in Article IV.

3.61-4 Conditional Uses

- a. See Article VIII of this Ordinance.

b. Bulk storage of gasoline, fuel oil or other flammable or explosive liquids or materials, or fuel gasses under pressure, for sale and distribution, provided the location, plans, and construction shall conform to the laws, rules, and regulations of the State of Illinois and have the approval of the State Division of Fire Prevention.

c. Bed and Breakfasts.

Bed and Breakfast establishments shall meet the State Fire Marshall's requirements for one (1) and two (2) family dwellings. The operator shall obtain certification from the State Fire Marshall that the proposed Bed and Breakfast establishment meets the requirements of Section 6 of the State of Illinois "Bed and Breakfast Act." The operator shall submit a site plan and floor plan with the application of the proposed Bed and Breakfast establishment illustrating that the proposed Bed and Breakfast establishment will comply with this Ordinance.

The operator shall obtain all required licenses and permits for a Bed and Breakfast establishment from Bureau County prior to beginning the operation of such establishment.

No signs, other than an identification sign as allowed by this Ordinance, shall be permitted for a Bed and Breakfast establishment.

Parking requirements shall consist of two (2) parking spaces for the dwelling, plus one (1) additional parking space for each guest room. All parking must be off the street, located within two hundred (200) feet of the facility and must be of hard surface, properly marked and have bumper stops.

d. Adult use establishments, such as, but not limited to:

1. Adult book stores;
2. Adult motion picture theaters;
3. Adult mini motion picture theaters;
4. Adult entertainment cabarets;
5. Massage establishments;
6. Body shop or model studio.

And shall meet the following:

1. In no event shall an adult use establishment be permitted on the premises of an establishment which is licensed to sell or serve alcoholic beverages or on which alcoholic beverages are consumed.
2. In no event shall an adult use establishment be permitted within one thousand (1,000) feet of a church, school, hospital, home for aged or indigent persons, home for veterans, their spouses or children, or other similar institution or building.

3.61-5 Special Regulations

- a. All uses of a drive-in type are expressly prohibited such as drive-in restaurants and theaters, service stations, and other similar uses.
- b. Motels and motor inns are not permitted.
- c. All activities involving the production, processing, cleaning, servicing, testing or repair of materials, goods, or products shall conform with the performance standards in Article VII of this Ordinance.
- d. Screening shall be provided at rear and side lot boundaries abutting a Residential or Agricultural zoning district and may consist of solid fencing, or dense hedge or shrub to a minimum of six (6) feet in height.

3.61-6 Bulk Requirements

- a. Minimum Yards
 1. Front Yard - 10 feet.
 2. Side Yard - No minimum yard required, except lots adjoining a Residential district shall provide a side yard on that adjoining side equal to that required in the adjoining residence district.
- b. Height - 30 feet.

- c. Setback - Reduction of Front Yards - In any Residential or Business district, except those rural properties served directly by a federal, county, or township roadway, the required depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case less than fifteen (15) feet in any Residential district and five (5) feet in any Business district except where adjoining businesses in developed Business districts are flush with the sidewalk.

3.63 B-3 - HIGHWAY BUSINESS DISTRICT

3.63-1 Purpose

The Highway Business District is established to provide areas for commercial establishments which cater primarily to the needs of motorists. Typical uses offer accommodations and services to motorists, specialized retail outlets, and commercial amusement enterprises. The requirements of this district are developed to minimize traffic hazards and interference with other uses in the vicinity.

3.63-2 Permitted Uses

- a. Retail sales including open air markets, restaurants, taverns, etc. Processing of products is permitted only if all products are sold at retail on the premises.
- b. Consumer services. Processing is permitted only if all such processing is performed as a consumer service for customers served on the premises.
- c. Professional, business and government offices.
- d. Motels and motor hotels.
- e. Wholesale sales, including warehouse storage and mini storage facilities.