

ARTICLE 10 - CENTRAL BUSINESS DISTRICT

Section 10.1 - Intent.

This district is intended to meet the day to day convenience shopping and service needs of persons residing in adjacent residential areas. This district is designed to provide for office buildings, retail stores and related activities which occupy the prime retail frontage by serving the shopping, convenience and service needs of the entire municipal area as well as adjacent and surrounding residential areas beyond the Village limits. It is also intended to reflect the heritage of the village as a pedestrian oriented commerce center. Finally, it is intended that this area retain its current mix of retail and residential use characteristics, as exhibited by apartments above retail stores.

Section 10.2 - Uses Permitted By Right.

- (1) Office buildings for Business or Financial services.
- (2) Convenience/neighborhood commercial centers.
- (3) Restaurants, delis, food preparation and catering but not including drive-thru's.
- (4) Physical fitness centers, and other personal service establishments.
- (5) Antique sales, including books, coins, and other antiques.
- (6) Billiard halls and similar recreational uses.
- (7) Cultural institutions.
- (8) Any generally recognized retail business which supplies such commodities as: groceries, meats, dairy products, baked goods, hardware, drugs, dry goods, sporting goods, sundries, and flower shops.
- (9) Any personal service establishment which performs such services as, but not limited to: shoe repair, tailor shops, beauty parlors, barber shops, interior decorators, photographers, studios for instructing dance, physical exercises, or musical arts.

Section 10.3 - Special Land Uses and Activities Eligible for Approval Consideration.

- (1) Taverns and Cocktail lounges.
- (2) Indoor motion picture or other theatres.
- (3) Planned Unit Developments.

- (4) Medical institutions.
- (5) Governmental institutions.
- (6) Existing Dwellings and dwellings structurally attached to a Central Business District use.

Section 10.4 - Dimensional Requirements.

See Table 1 Page 56.