

## § 154.173 - B-2 GENERAL BUSINESS DISTRICT.

- (A) Purpose Statement: The B-2 general business district is intended to serve the retail shopping, office and service needs of the community. The B-2 district is generally located along or at the convergence of primary arterial thoroughfares. Uses in this district are located in a wide variety of facilities including freestanding buildings, community and regional shopping centers. Design standards for the B-2 district are intended to reduce potential congestion at primary arterial thoroughfares by minimizing access cuts. Other design standards are intended to improve the aesthetics in the district.
- (B) Permitted Uses: Permitted uses of structures and land as hereinafter enumerated shall be allowed in the B-2 general business district only in accordance with the conditions specified. Only those uses specifically listed hereunder shall be considered permitted uses, and no structure or land shall be devoted to any use other than a use permitted hereunder with the exception of:
- Accessory uses in compliance with the provisions of section 154.63 of this chapter;
- Special uses in compliance with the provisions of subsection (C) of this section; or
- Uses lawfully established prior to the effective date hereof.

The following uses constitute the only permitted uses in the B-2 zoning district:

(1) Retail Uses:

- Air conditioning sales and/or service.
- Antique shops.
- Apparel and accessory stores.
- Appliance sales and/or service.
- Art galleries.
- Art supply stores.
- Automobile parts and/or supply stores.
- Bait shops.
- Bakeries: retail.
- Bicycle sales and/or repair shops.
- Bookstores.
- Building materials and supply stores.
- Business machine sales and/or service.

Camera and photographic supply stores.

Candy and confectionery stores.

China and glassware stores.

Clothing and apparel stores.

Coin, philatelic, stamp, and numismatic stores.

Computer sales and/or service.

Convenience stores.

Dairy product sales.

Delicatessens.

Department stores.

Drapery stores.

Drugstores.

Dry goods stores.

Electrical supply and equipment stores.

Electronic sales and/or service.

Eyewear sales and/or service.

Fabric and sewing supply stores.

Fish markets.

Floor covering stores.

Florists.

Food stores.

Furniture and home furnishing stores.

Garden supply stores.

Gift and novelty stores.

Grocery stores.

Hardware stores.

Hobby stores.

Home decorating stores.

Home supply centers.

Interior decorating shops.

Jewelry stores.

Lawn mower sales and/or service.

Leather goods and luggage stores.

Liquor stores.

Magazine and newspaper stores.

Meat markets.

Medical appliance stores.

Motor vehicle parts and supply stores.

Musical instrument sales and/or service.

Newsstands.

Nurseries and garden stores: retail.

Office equipment and supply stores.

Paint, glass, and wallpaper stores.

Pet stores.

Phonograph, records, tape and music stores.

Plumbing appliance and equipment stores.

School supply stores.

Shoe stores.

Souvenir and curio stores.

Sporting goods stores.

Stationery and card stores.

Swimming pool sales and/or service.

Telephone sales and service.

Tool sales and service.

Toy stores.

Water softener sales and service.

(2) Service Uses:

Art studios.

Banks and financial institutions.

Barbershops and beauty shops/salons/spas.

Blueprinting and small document reproduction establishments.

Car wash (accessory).

Catering establishments.

Clothing and costume rental agencies.

Currency exchanges.

Dry cleaners: retail.

Employment agencies.

Funeral homes and parlors.

Furniture cleaning, upholstery and repair shops.

Garages: private customer and employee.

Garages: public.

Glass cutting and glazing.

Jewelry repair.

Laundries and laundromats: retail.

Loan companies.

Locksmiths.

Music conservatories and studios.

Parcel pickup and delivery services.

Photographic processing shops: retail.

Photographic studios: retail.

Picture framing shops.

Shoe and hat repair shops.

Tailors and dressmaking shops.

Tanning salon establishments.

Ticket agencies.

Travel agencies.

(3) Office and Professional Uses:

Employment agencies.

Offices, except as noted elsewhere in this chapter.

Political organization offices.

Real estate sales and brokerage offices.

(4) Health, Medical and Care Facilities:

Dental offices.

Electrolysis and hair removal offices.

Health treatment centers.

Massage establishments (as principal use).

Massage establishments (as ancillary use to medical office, health treatment center or health club).

Medical laboratories.

Medical offices.

Pharmacies.

Physical therapy facility.

(5) Public and Utility Uses:

Fire stations.

Garages and parking lots: public.

Government offices.

Police stations.

Post offices.

Roof-mounted antenna.

Satellite receiving dish which is no greater than one meter (1 m) in diameter, located within the rear yard area, and which meets setback requirements for accessory structures, or is placed on the roof.

Stealth design communications facility.

Telephone exchange, switching and transmitting facilities.

Wall-mounted antennas.

(6) Cultural, Recreational and Entertainment Uses:

Health clubs.

Personal training facility.

Sports training and teaching establishments, including but not limited to, dance, athletic and martial arts studios.

(7) Educational Uses:

Barber and beauty schools.

Business and technical schools.

Colleges and universities.

Dance and music academies and conservatories.

Personnel training centers.

Studios for art, ceramics, and similar skills.

Studios for drama, speech, and similar skills.

Trade schools.

Tutoring facility.

Vocational schools.

(8) Similar and Compatible Uses.

(C) Special Uses: Special uses of structures and land as hereinafter enumerated shall be allowed in the B-2 general business district only in accordance with the provisions of section 154.90 of this chapter. The following uses constitute the only special uses allowed in the B-2 zoning district:

(1) Retail Uses:

- Agricultural implement sales and/or service.
- Aircraft sales and/or service.
- Automobile leasing agencies.
- Boat and marine craft sales and/or service.
- Gun shops.
- Motor vehicle leasing agencies.
- Motor vehicle rental agencies.
- Motor vehicle repair and/or service.
- Motor vehicle sales and/or service.
- Outdoor nurseries and garden centers, accessory to a permitted or special use.
- Pawnshops.
- Retail tobacco and smoking store.

(2) Service Uses:

- Ambulance services.
- Animal daycare center.
- Animal hospital and veterinary clinics.
- Animal pounds/shelters/kennels.
- Auction houses.
- Automobile driving schools.
- Automobile service stations.
- Banquet halls.
- Car wash (principal).
- Computer service establishments.

Drive-through facilities.

Equipment rental and leasing.

Hotels.

Ice cream shops.

Miniwarehouse facilities (only in a MUPUD).

Motor vehicle body shops.

Motor vehicle rental agencies.

Motor vehicle repair and/or service.

Restaurants.

Taxidermy shops.

(3) Service Uses (only as an accessory use in a principal building):

Computer service establishments.

Cremation services (accessory use to funeral home).

(4) Health, Medical and Care Facilities:

Alcoholic, psychiatric, and narcotic treatment facilities.

Daycare centers.

Health treatment centers (open twenty-four (24) hours).

Hospitals.

(5) Public and Utility Uses:

Array style design antenna communication facility.

Bus terminals.

Electrical substations.

Radio and television broadcasting stations.

Railroad stations.

Satellite receiving dish greater than one meter (1 m) in diameter.

Slim line design monopole communication facility.



Telephone relay facilities.

Utility substations.

Water towers.

Water treatment and distribution facilities.

Water wells, reservoirs and storage facilities.

(6) Cultural, Recreational and Entertainment Uses:

Amusement and entertainment establishments (indoor), except as noted elsewhere in this chapter.

Amusement and entertainment establishments (outdoor), except as noted elsewhere in this chapter.

Athletic fields.

Auditoriums.

Billiard and pool halls.

Bowling alleys.

Children's recreation centers.

Clubs, lodges and fraternal organizations.

Community and recreational centers.

Golf courses.

Ice skating rinks: indoor.

Libraries.

Miniature golf courses (indoor).

Miniature golf courses (outdoor).

Motion picture and drama theaters.

Museums.

Psychic/fortune telling establishments.

Rollerskating rinks.

Swimming clubs and pools (indoor).

Swimming clubs and pools (outdoor).

Tennis, racquetball, handball and other private recreational clubs.

Virtual reality establishments.

(7) Educational Uses:

Dormitories, housing accommodations, and associated facilities, when associated with an educational institution.

(8) Religious Uses:

Churches and other places of worship.

Parsonages.

Rectories.

(9) Other uses which are similar and compatible to those allowed as special uses in the B-2 zoning district. Determination of what constitutes similar and compatible shall be made by the director of community development or his/her authorized designee, acting in the capacity of zoning administrator.

(D) Site and Structure Provisions: Uses of structures and land in the B-2 general business district shall conform to the following site and structure provisions:

(1) Minimum Area:

(a) District: The area that may constitute a separate or detached part of the B-2 zoning district shall not be less than four (4) acres. However, land zoned in the B-3, B-4, and manufacturing zoning districts which immediately abuts land in the B-2 district may be included in the calculations in meeting the minimum district area.

(b) Lot: The lot area of each zoning lot shall not be less than twenty thousand (20,000) square feet.

(2) Minimum Lot Width: The lot width of each zoning lot shall not be less than one hundred feet (100').

(3) Maximum Lot Coverage: The maximum lot coverage of all principal and accessory buildings located on a zoning lot shall not exceed thirty percent (30%) of the total area of the lot.

(4) Maximum Floor Area Ratio (FAR): The maximum floor area ratio of all principal and accessory buildings, including parking structures, located on a zoning lot shall not exceed forty percent (40%) of the total area of the lot.

(5) Maximum Building Height: No principal or accessory building located on a zoning lot shall exceed thirty-five feet (35') in height.

(6) Minimum Yard Requirements: The following minimum yards shall be provided and maintained:

(a) Front and Corner Side Yards:

1.

Buildings: All buildings, including parking structures, shall be set back from a front lot line or corner side lot line abutting either a roadway right-of-way or private street a minimum of twenty-eight feet (28') plus one (1) additional foot back for every one foot (1') increase in building height over twenty-eight feet (28') in height. All buildings, including parking structures shall be set back from a front lot line or corner side lot line abutting a private street a minimum of twenty-eight feet (28').

2. Parking: All off-street parking and loading areas shall be set back from a front lot line or corner side lot line abutting either a roadway right-of-way or private street a minimum of ten feet (10').

(b) Interior Side Yards:

1. Buildings: An interior side yard is not required for buildings. However, where an interior side lot line abuts a residential zoning district, all buildings shall be set back a minimum of fifteen feet (15') from the abutting interior lot line, plus one (1) additional foot back for every one foot (1') in building height over twenty-eight feet (28').
2. Parking: All off-street parking and loading areas shall be set back from each interior side lot line a minimum of five feet (5'). However, where an interior side lot line abuts a residential zoning district, all off-street parking and loading areas shall be set back a minimum of ten feet (10') from the abutting interior lot line.

(c) Rear Yard:

1. Buildings: All buildings shall be set back from the rear lot line a minimum of fifteen feet (15'). However, where a rear lot line abuts a residential zoning district, all buildings shall be set back a minimum of thirty feet (30') from the rear lot line.
2. Parking: All off-street parking and loading areas shall be set back from the rear lot line a minimum of five feet (5'). However, where a rear lot line abuts a residential zoning district, all off-street parking and loading areas shall be set back a minimum of ten feet (10') from the rear lot line.

(E) District Standards: All uses of structures and land in the B-2 general business district are subject to the general standards and regulations of this chapter, including the general district standards in section 154.171 of this chapter. In addition, all uses located in the B-2 zoning district shall be subject to the following district standards:

- (1) Retail or Service Uses Only: All business establishments shall be retail or service in use and deal directly with consumers, except for those wholesale establishments allowed herein. All goods produced on the premises shall be sold as retail goods on the premises where produced.
- (2) Operation Within an Enclosed Structure: All business, service, storage and display of goods shall be conducted within completely enclosed structures, except:

(a)

Automobile service stations, provided storage and display of goods shall not exceed one hundred (100) cubic feet of aggregate volume and five feet (5') in height measured from grade. No storage or display of goods shall be located within a required yard, designated parking space, nor impede pedestrian and vehicular circulation;

- (b) Products customarily used in the repair and service of motor vehicles, when stored or displayed outdoors only during hours of operation of type A automobile service stations;
  - (c) Propane tank racks when located in accordance with all applicable codes. Said storage shall not exceed one hundred (100) cubic feet in area with a maximum height of five feet (5') as measured from grade. Propane tanks shall be stored within an approved enclosure;
  - (d) Off-street parking and loading;
  - (e) Outdoor seating areas accessory to restaurants, when allowed as a special use in accordance with the provisions of section 154.90.04 of this chapter;
  - (f) Sale or display of merchandise sold or offered for sale through vending/ice machines, provided such machines do not occupy an aggregate ground area of more than sixteen (16) square feet;
  - (g) Accessory uses, when allowed in accordance with the provisions of section 154.63 of this chapter; or
  - (h) Motor vehicle display and storage used in conjunction with motor vehicle sales, rental, and/or leasing activities, when allowed in accordance with the provisions of section 154.66 of this chapter.
- (3) Standards for Property Abutting Residential Property:
- (a) Solid screening to a minimum of six feet (6') in height and a design satisfactory to the community development department shall be provided along the length of the abutting property line to the building setback line of the abutting residential property.
  - (b) All exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast upon adjacent residential or institutional property. All lighting not used for building illumination, safety purposes, or otherwise required by the Village of Schaumburg shall be operated only between the hours of 7:00 a.m. and 11:00 p.m.
  - (c) The parking and/or storage of trucks overnight as an accessory use when used in the conduct of a permitted or special use shall be limited to vehicles of not over one and one-half (1½) tons' capacity when located within one hundred fifty feet (150') of a residential district. Trucks shall be restricted from using residential streets by means of signage and site plan design to discourage such movements.
  - (d) Access drives shall be located, to the fullest extent possible, a maximum distance from the residential property line.
  - (e) All twenty-four (24) hour operations shall be located, to the fullest extent possible, a maximum distance from the common property line.
  - (f)

All restaurants shall be required to install a charcoal or equivalent filtering system for additional filtering of objectionable odors.

- (4) Neon Lighting: The use of decorative exterior neon on buildings shall be integral to the architectural design of the building and have a logical and complementary relationship to the building elevation. Neon should not be applied solely to attract the attention of the passing motorists. Use of exterior decorative neon shall be permitted for the following permitted uses: all retail business uses, all service uses (excluding banks, credit unions, financial institutions, funeral homes and parlors, loan companies, and savings and loan associations), drugstores, all cultural, recreational and entertainment uses, and any other uses deemed appropriate by the director of community development or his/her authorized designee. Use of exterior decorative neon for special uses shall be reviewed as part of the special use approval process or as an amendment to the approval thereafter. Neon shall not be placed on any building elevation which faces a residential use. The use of exterior neon for tenants in any multi-tenant complex shall only be permitted when part of a uniform program to be implemented by all tenants or where the facade of the tenants has an architectural appearance different from the other tenants.
- (5) Off-Street Parking and Loading:
- (a) All service drives to the rear of a building shall be a minimum twenty-four feet (24') in width exclusive of all dumpster enclosures, loading areas, and any other accessory uses or structures.
  - (b) Parallel parking spaces shall be prohibited.
  - (c) Parking to the rear of any building shall be minimized.
  - (d) All uses shall conform to the applicable requirements for off-street parking and loading as set forth in sections 154.120 through 154.127 of this chapter.

(Ord. 163, passed 12-5-1961; Am. Ord. 547, passed 4-24-1969; Am. Ord. 688, passed 2-9-1971; Am. Ord. 826, passed 3-14-1972; Am. Ord. 1041, passed 1-8-1974; Am. Ord. 1450, passed 8-9-1977; Am. Ord. 2191, passed 11-16-1982; Am. Ord. 2601, passed 2-11-1986; Am. Ord. 92-45, passed 4-14-1992; Am. Ord. 92-146, passed 12-8-1992; Am. Ord. 94-05, passed 1-25-1994; Am. Ord. 95-62, passed 6-13-1995; Am. Ord. 95-75, passed 6-27-1995; Am. Ord. 97-28, passed 3-25-1997; Am. Ord. 97-152, passed 12-9-1997; Am. Ord. 98-17, passed 2-24-1998; Am. Ord. 98-70, passed 6-23-1998; Am. Ord. 01-166, passed 11-13-2001; Am. Ord. 02-19, passed 2-26-2002; Am. Ord. 03-80, passed 6-24-2003; Am. Ord. 05-109, passed 8-9-2005; Am. Ord. 06-10, passed 1-10-2006; Am. Ord. 06-111, passed 6-13-2006; Am. Ord. 06-137, passed 7-25-2006; Am. Ord. 06-154, passed 8-22-2006; Am. Ord. 07-06, passed 1-9-2007; Am. Ord. 07-043, passed 3-13-2007; Am. Ord. 07-110, passed 7-24-2007; Am. Ord. 07-198, passed 12-11-2007; Am. Ord. 08-056, passed 4-8-2008; Am. Ord. 08-065, passed 4-22-2008; Am. Ord. 08-146, passed 10-28-2008; Am. Ord. 10-029, passed 4-13-2010; Am. Ord. 10-055, passed 5-25-2010; Am. Ord. 13-031, passed 4-16-2013; Am. Ord. 14-058, passed 6-10-2014; Am. Ord. 16-015, passed 2-9-2016)