

CHAPTER 10

C-2 GENERAL COMMERCIAL DISTRICT

SECTION 10.1 INTENT

This District is intended to accommodate offices, personal services, civic and cultural functions for the residents of Maybee and visitors to the community within a central activity area. The uses established in this District are intended to complement one another to provide a concentration of specialty retail and service uses with cultural and social activities to support a high level of activity in the downtown.

SECTION 10.2 PERMITTED USES

No land and/or buildings in the C-2 General Commercial District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

- A. Art galleries, libraries, museums, performing arts auditoriums, and similar cultural facilities
- B. Banks, credit unions, savings and loan associations, and other similar uses, exclusive of drive-through facilities
- C. Commercial schools including, but not limited to, dance, music, trade, or martial arts provided they are located on the upper floors of buildings with non-residential uses on the main level
- D. Dry-cleaning establishments or pick-up stations
- E. Establishments serving alcoholic beverage and which may provide live entertainment, excluding adult regulated businesses
- F. Executive, administrative, professional, real estate, accounting, drafting, and other similar professional offices provided they are located on the upper floors of buildings with non-residential uses on the main level
- G. Personal service establishments conducting services on the premises, including barber and beauty shops, travel agencies, photographic studios, interior design studios, and other similar uses
- H. Publicly-owned buildings, and public utility buildings, excluding storage yards
- I. Restaurants, excluding drive-in and drive-through facilities
- J. Retail uses

SECTION 10.3 SPECIAL LAND USES

Land and/or buildings in the C-2 District may be used for the following purposes when approved by the Village in accordance with the requirements of *Chapter 19, Special Land Uses*:

- A. Adult & child care facilities in accordance with *Section 3.2, Adult and Child Care Facilities*
- B. Banks, credit unions, savings and loan associations, and other similar uses, having drive-through facilities
- C. Commercial recreation and fitness centers
- D. Dwelling units on the upper floors of buildings with non-residential uses on the main level
- E. Hotels or Motels
- F. Outdoor patio/seating area in conjunction with a permitted use
- G. Outdoor merchandise display
- H. Outdoor storage yards, accessory to another approved principal use in the district.
- I. Wind Energy Conversion Systems (WECS)

SECTION 10.4 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Supplemental Regulations

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| Setbacks, Height, Area, & Lot Dimension Requirements | See Chapter 13 |
| Site Plan Review | See Chapter 14 |
| Landscaping | See Chapter 15 |
| Parking | See Chapter 16 |
| Signs | See Chapter 17 |
| Special Land Uses | See Chapter 19 |

- B. Sidewalks shall be constructed on all sides of the property abutting a public street, in accordance with Village standards.
- C. All lots or parcels shall be served by public water and sewer.
- D. Outdoor common areas and associated amenities for employees, customers and/or residents shall be provided as appropriate and may include public trash receptacles, bike racks, seating areas, recreation areas, shade trees, bus stop turn-outs, and similar facilities.
- E. In order to ensure public safety, special pedestrian measures such as crosswalks, and other such facilities may be required for a development. The site circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area as appropriate.

- F. Structures or additions to structures shall be compatible with surrounding development.
- G. Any side of a building facing a public road shall be:
1. Comprised of at least thirty (30%) percent windows on each floor.
 2. Comprised of at least fifty percent (50%) of the following materials for the remaining portions of the building:
 - a. Brick
 - b. Decorative concrete block
 - c. Cut stone
 - d. Horizontal clapboard siding
 - e. Commercial grade horizontal vinyl siding (at least .44 gauge.)
 3. In no case shall vertical siding, sheet metal, cement board, or EIFS be considered an acceptable building cover.
- H. Required Landscaping:
1. A buffer shall be required on sites abutting residential districts. Buffers shall be at least twenty (20) feet in width, and shall be planted with one (1) tree per forty (40) linear feet or fraction of buffer zone length. The Planning Commission may allow installation of a screening wall or fence, if it is found that natural buffers cannot be achieved due to unique site conditions, or where it is consistent with existing buffer treatments in the vicinity or same zoning district.
 2. A greenbelt shall be required within the front setback for sites containing parking lots with ten (10) spaces or more. A minimum of one (1) tree per twenty (20) linear feet or fraction of street frontage shall be planted. Detention/retention areas shall be permitted within required greenbelts provided they do not hamper the screening intent of the greenbelt or jeopardize the survival of the plant materials.