

Exhibit 2 (C-C to C-T)

1 **Sec. 45-32.1. – C-T ~~C-C~~ transitional commercial district.**

2 A. **General description.** This residential/commercial transitional district is to
3 provide for the development of low-intensity residential and business offices
4 ~~and other complementary~~ uses. The C-T ~~C-C~~ district shall serve as a
5 transition between strictly residential areas and intense commercial
6 development.

7 B. **Uses permitted.** The following uses are permitted in the C-T ~~C-C~~
8 transitional commercial district:

- 9 1. Financial institutions
- 10 2. Professional and business offices, not including medical and dental
11 clinics
- 12 3. Florists
- 13 4. Clothing stores
- 14 5. Stationery stores
- 15 6. Photo studios/camera shops
- 16 7. Sporting goods stores
- 17 8. Gift shops
- 18 9. Candy shops
- 19 10. Seamstress/tailor shop
- 20 11. Personal service establishments, such as barber shops, ~~12.~~ hair salons,
21 and ~~13.~~ nail salons
- 22 12. ~~14.~~ Instructional dance/music studios
- 23 13. Family day care home.
- 24 14. Multiple-family dwelling structures of 2, 3, or 4 dwelling units,
25 provided that residential density does not exceed 12 units per acre.

26 C. **Conditions for permitted uses:**

- 27 1. All activities, sales and storage of goods must be conducted entirely
28 within completely enclosed buildings with permanent nonmoving
29 outside walls.
- 30 2. No outside sidewalk of parking lot storage (or) display of merchandise
31 will be permitted.
- 32 3. No manufacturing or production of products for retail or wholesale
33 will be permitted.

34 D. **Building height regulations.** No building or structure shall exceed two (2)
35 stories or twenty five (25) feet.

36 E. **Building site area regulations:** Maximum floor-area-ratio: 0.70

- 37 ~~1. Maximum lot coverage. Main and accessory buildings shall cover no~~
38 ~~more than thirty five (35) percent of the total lot area. 2. Reserved.~~

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1 F. **Yards.**

2 1. **Front yards.**

- 3 (a) All buildings shall be constructed from the Alternate A-I-A or
4 Prosperity Farms Road right-of-way to provide a front yard of
5 not less than twenty (20) ~~thirty (30)~~ feet.
6 (b) All buildings shall be set back from the right-of-way of streets
7 which intersect with Alternate A-I-A or Prosperity Farms Road
8 providing a yard of not less than ten (10) ~~twenty-five (25)~~ feet.
9 (c) The ground story of each building facade that faces a front yard
10 must have at least 15% of its surface area in transparent glass
11 that will transmit at least 50% of visible daylight.

12 2. **Side and rear yards.** All buildings shall be set back from side and rear
13 lot lines so as to provide side and rear yards of not less than:

- 14 (a) Ten (10) Fifteen (15) feet when abutting a lot with residential
15 zoning.
16 (b) Zero (0) feet when abutting a lot with commercial or mixed-use
17 zoning.

18 3. **Rear yards.** All buildings shall be set back from rear lot lines so as to
19 provide a rear yard of not less than fifteen (15) feet.

20 G. **Off-street parking regulations.** Off-street parking shall be provided at half
21 of the number of parking spaces required in:

- 22 1. the C-S zoning district for commercial uses; and the same as for the
23 CA commercial district.
24 2. the R-2 zoning district for residential uses.

25 H. **Off-street parking layout, construction and maintenance** shall be as
26 provided in section 45-36.J. the same as for the CA commercial district.

27 I. **Landscape standards.** Landscaping shall be required in the following areas
28 as required by the village's landscaping requirements:

- 29 1. Miscellaneous landscape elements, as required in section 45-88;
30 2. Off-street parking lots, as required in section 45-89;
31 3. Site perimeters, as required in section 45-90, except that no perimeter
32 landscaping is required along a lot line that abuts commercial zoning; and
33 4. Base of foundation, as required by section 45-91.