

Exhibit 3 (C-1 to C-S)

1 **Sec. 45-33. – C-S shopping ~~C-1 neighborhood commercial~~ district.**

2 **General description.** This shopping ~~neighborhood commercial~~ district is
3 established to provide that the principal use of land is devoted to community and
4 neighborhood shopping and to tourism-related transient uses and to encourage the
5 development of these locations for such uses and in such manner as to minimize
6 congestion and interference with other land uses.

7 **A. *Uses permitted.*** Within any C-S ~~C-1 neighborhood commercial~~ district, no
8 building, structure, land or water shall be used, except for one (1) or more of
9 the following uses:

- 10 1. Reserved. ~~Any use permitted in the C-1A limited commercial district.~~
- 11 2. Any retail business or commercial use including neighborhood
12 commercial use that meets the daily living needs of village residents
13 and which does not involve the manufacturing or processing of
14 products; provided, however, automobile repair shops are not a
15 permitted use except as an accessory use to an automotive service
16 station or retail automobile tire store.
- 17 3. Transient commercial uses serving either the motoring public or
18 village residents including hotels and motels, conference and retreat
19 facilities, filling stations, sale of convenience goods, and restaurants.
- 20 4. Personal service establishments, including, but not limited to, banks,
21 barbershops, bowling alleys, beauty salons, medical and dental clinics,
22 professional and other offices, funeral homes, shoe repair shops,
23 laundry pickup stations and self-service laundries, furniture display
24 stores and drugstores.
- 25 5. Mobile home park.
- 26 6. Adult entertainment establishments.
- 27 7. Religious worship or related religious activities.
- 28 8. Limited access self-storage facilities are defined as a fully enclosed
29 structure for indoor storage with a minimal amount of access points
30 from the exterior of the building. These exterior access points provide
31 access to interior hallways that directly serve individual storage units
32 rented to the public. No direct access from the exterior of the building
33 to an individual storage unit is permitted.
- 34 9. Dog daycare, as defined and regulated in the I-1 zoning district.
- 35 10. Restaurants and cocktail lounges.
- 36 11. Nursery and private schools.
- 37 12. Marinas and their accessory uses such as wet boat storage facilities,
38 indoor dry boat storage facilities, gasoline supplies and such minor
39 repair facilities as are incidental to boat storage and which do not
40 involve major boat and/or engine overhaul.
- 41 13. Multiple-family dwelling structures as a component of a commercial
42 planned unit development containing a commercial component

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1 including retail and non-retail commercial facing a primary street
2 frontage with a depth to be determined by the village council.

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4 E. *Off-street parking regulations.*

- 5 1. Reserved. Same as for the C-1A limited commercial district for
6 churches, motels, hotels, time share units and restaurants.
- 7 2. For general business, commercial or personal service establishments,
8 one (1) space for each two hundred (200) square feet of nonstorage
9 first floor area, plus one (1) space for each two hundred (200) square
10 feet of nonstorage area above the first floor.
- 11 3. Medical or dental offices or clinics, one (1) space for each one
12 hundred fifty (150) square feet of floor area, up to three thousand
13 (3,000) square feet; one (1) additional space for each additional two
14 hundred (200) square feet of floor area up to five thousand (5,000)
15 square feet; one (1) additional space for each additional two hundred
16 fifty (250) square feet of floor space in excess of five thousand (5,000)
17 square feet.
- 18 4. Offices, one (1) space for each three hundred (300) square feet of floor
19 area used for office purposes.
- 20 5. Schools and public buildings, one (1) space for each four (4) seats in
21 the main auditorium or place of assembly.
- 22 6. Theaters, auditoriums, one (1) space for each four (4) seats.
- 23 7. No parking shall be permitted in the first ten (10) feet of the required
24 front yard depth, measured from the front property line. The restriction
25 against parking in the first ten (10) feet of the required front yard depth
26 measured from the front property line shall not apply to those
27 properties which have complied in full with the landscaping provisions
28 of this code. chapter 41-16 through 41-25 [chapter 27, article III], both
29 inclusive.
- 30 8. Furniture display stores, one (1) space for each four hundred (400)
31 square feet of sales area.
- 32 9. Retail business with floor area in excess of fifty thousand (50,000)
33 square feet, one (1) space for each two hundred fifty (250) square feet
34 of non-storage floor area.
- 35 10. Limited access self-storage facilities, one (1) space for each two
36 hundred (200) storage units plus five (5) customer parking spaces.
- 37 11. Marinas:
- 38 i) one (1) space for every two (2) wet boat slips.
39 ii) one (1) space for every six (6) dry boat slips.
- 40 12. Motels and hotels, one (1) space for each guest bedroom, plus one (1)
41 additional space for each five (5) employees.
- 42 13. Churches, the same as for the R-2 multiple-family dwelling district.

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- 1 iii) No blank walls shall be permitted.
2 iv) A mix of uses must be provided that includes a minimum of ten
3 (10) percent Gross Floor Area (GFA) retail or professional office
4 (excluding the on-site management office for the self-storage
5 facility).
6 v) A minimum of one thousand (1,000) feet separation from
7 property line to the closest adjacent property line shall be
8 required between limited access self-storage facilities.

9 5. All new marinas and major improvements to existing marinas shall
10 provide sewage pump-out service to boats seven (7) meters (twenty-
11 two and ninety-seven hundredths (22.97) feet) in length or more.
12 Major improvements include adding wet or dry boat slips; constructing
13 new buildings; adding or expanding fueling facilities, and other
14 improvements of a comparable scale as determined by the community
15 development director.