

Exhibit 4

1 **Sec. 45-34. – C-G general commercial district.**

2 A. *Uses permitted.* Within any ~~C-G C-2 commercial~~ district, no building
3 structure, land or water shall be used, except for one or more of the
4 following uses:

- 5 1. Any use permitted in the ~~C-S C-1A limited commercial~~ district.
- 6 2. Any retail business or commercial use which does not involve the
7 manufacturing or processing of products.
- 8 3. Personal service establishments, including, but not limited to, banks,
9 barbershops, bowling alleys, beauty salons, medical and dental clinics,
10 professional and other offices, funeral homes, filling stations, shoe
11 repair shops, laundry pickup stations and self service laundries,
12 furniture display stores and drugstores.
- 13 4. Full service automotive dealerships and accessory uses including paint
14 and body shops, repair shops and garages, limousine service and
15 towing service.
- 16 5. Retail and wholesale sales of new vehicular parts, equipment and
17 accessories without on-site installation.
- 18 6. Automobile service shops such as full service vehicle repair shops,
19 muffler shops, tire shops, lubrication and oil change, window tinting,
20 wash and detailing.
- 21 7. Automobile, truck and trailer rental business.
- 22 8. Adult entertainment establishment.
- 23 9. Limited Access Self Storage Facilities, which are defined as a fully
24 enclosed structure for the purpose of indoor storage, with a minimal
25 amount of access points from the exterior of the building. These
26 exterior access points provide access to interior hallways that directly
27 serve individual storage units rented to the public. No direct access
28 from the exterior of the building to an individual storage unit is
29 permitted.

30 B. *Development standards.* Every commercial use located within the ~~C-G C-2~~
31 ~~commercial~~ district shall be so developed as to comply with the following
32 performance standards:

- 33 1. **Outside display:** Outside display areas for sale, lease or rental of
34 vehicles shall be designed as follows:
35 (a) Vehicles may be stored on an approved parking surface without
36 reference to parking stalls, stall striping or wheel stops. This type
37 of parking shall be allowed only pursuant to a site plan and
38 appearance review and approval subject to Article III of Chapter
39 6 of the Village Code of Ordinances.

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1 (b) Interior landscaping requirements within outside display areas
2 pursuant to Article VIII ~~III~~ of this chapter ~~27 of the Village Code~~
3 ~~of Ordinances~~ shall be met by transferring the required
4 landscaping to the perimeter of the site abutting public rights-of-
5 ways. The transferred landscaped areas shall be designed and
6 located so as to mitigate and buffer the impact of the aggregated
7 vehicle storage area.

8 2. ***Locational and physical restrictions:***

- 9 (a) Repair facilities and paint and body shops shall be located at
10 least one hundred (100) feet from any residentially-zoned lot.
11 Service bay doors shall not be oriented toward any adjacent
12 residentially-zoned property nor oriented toward any adjacent
13 public street.
- 14 (b) Accessory fuel pump islands and automated wash facilities for
15 vehicles shall not be located within one hundred (100) feet of any
16 residentially-zoned property. Wash facilities shall be located
17 within a completely enclosed building. Fuel pump islands shall
18 be located within an enclosed area so that they are not visible off
19 premises.
- 20 (c) The sale, lease or rental of automobiles, trucks, motorcycles, and
21 recreational vehicles is allowed only on lots which meet the
22 following minimum dimensions and area:
- 23 (1) Minimum frontage of 125'.
 - 24 (2) Minimum width of 125'.
 - 25 (3) Minimum depth of 200'.
 - 26 (4) Minimum area of 1.5 acres.

27 3. ***Limited access self-storage facilities*** shall be accompanied by the
28 following conditions:

- 29 (a) All exterior service doors must not be visible from any public
30 street or adjacent property.
- 31 (b) The architectural treatment of all buildings must reflect the actual
32 number of stories.
- 33 (c) No blank walls shall be permitted
- 34 (d) A mix of uses must be provided that includes a minimum of ten
35 percent (10%) Gross Floor Area (GFA) retail or professional
36 office (excluding the on-site management office for the self-
37 storage facility).
- 38 (e) A minimum of one thousand (1,000) feet separation from
39 property line to the closest adjacent property line shall be
40 required between limited access self-storage facilities.

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- 1 C. ***Use and operating restrictions.*** Every commercial use located within the
2 ~~C-G C-2 commercial~~ district shall be so operated as to comply with the
3 following performance standards:
- 4 1. No industrial equipment or vehicles shall be sold, leased, rented or
5 otherwise stored within the ~~C-G C-2~~ district. For purposes herein,
6 industrial equipment is defined as equipment used primarily for
7 purposes other than transportation or hauling. Trucks other than pickup
8 trucks, vans and jeeps shall be displayed in areas separated from a
9 public right-of-way by a building.
 - 10 2. No vehicle shall be parked for display purposes with its hood or trunk
11 open, nor elevated off the ground in any way. Vehicles shall not be
12 parked in any right-of-way or driveway.
 - 13 3. Advertising, flags, pennants, streamers, balloons, signs or vehicle
14 stock numbers shall not be displayed on any vehicle or equipment.
15 Similar objects or advertising designed to attract the public's attention
16 shall not be displayed outdoors on any lot, building, vehicle or
17 equipment.
 - 18 4. Any areas designated for the off-loading of vehicles or for loading and
19 deliveries shall be located to the rear of buildings and shall be located
20 so as to contain noise on-site. These areas shall not be located closer
21 than one hundred (100) feet from any residentially-zoned lot and shall
22 be appropriately designated, marked and signed.
 - 23 5. Dealers are prohibited from using streets in a residential zone for the
24 testing of vehicles after servicing and for the demonstration of
25 vehicles.
 - 26 6. Exterior lighting fixtures shall not exceed twenty-five (25) feet in
27 height; shall be directed away from adjacent properties; shall confine
28 light to the site only; and shall not exceed when measured at any
29 property line, the following illumination:
 - 30 (a) One hundred (100) foot-candles within display areas.
 - 31 (b) Forty (40) foot-candles within all areas.
 - 32 (c) After 11:00 p.m., the illumination in display areas shall be
33 reduced to fifty (50) foot-candles.
 - 34 7. No outdoor speakers or public address systems that are audible from
35 the exterior of the site shall be permitted.
 - 36 8. Customer parking shall be marked with an above grade sign and shall
37 be physically separated from the vehicle sales, storage and display
38 area. This barrier may be in the form of a landscape strip, curbing or
39 removable bollards.

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- 1 9. The height of buildings, the site area of buildings, yard spaces, and
2 floor area regulations in the C-G C-2 zoning district shall be the same
3 as required in the C-S C-1 neighborhood-commercial district, with the
4 following exception: Limited access self-storage facilities shall be
5 limited to a maximum of three (3) stories in height.
- 6 10. With the following exceptions, off-street parking regulations shall be
7 the same as for the C-S C-1 neighborhood-commercial district:
- 8 (a) Full-service automotive dealerships, Customer and employee
9 parking requirements; One (1) space for each five hundred (500)
10 square feet enclosed floor area, plus one (1) space per each four
11 thousand five hundred (4,500) square feet of outdoor sales
12 display and rental area, plus one (1) space per service bay, plus
13 one (1) space per employee of the shift of largest employment.
14 Parking for vehicle storage, sales or display may not be counted
15 toward meeting the number of required off-street parking spaces
16 or to be provided for customers and employees.
- 17 (b) Limited access self-storage facilities, one (1) space for each two
18 hundred (200) storage units plus five (5) customer parking
19 spaces.