

ARTICLE 6

DC – DOWNTOWN CENTER DISTRICT

Section 6.01 - STATEMENT OF PURPOSE

The DC, Downtown Center District is intended to be a compact, lively, pedestrian-oriented district that permits a wide diversity of retail, commercial, office, restaurant, civic, cultural, entertainment, recreation, and residential uses. Building design should be based on traditional design principles, with primary building entrances that are physically and visually oriented toward the street.

Buildings in the Downtown Center District should have a minimum of or the appearance of two stories. Retail, restaurant, and entertainment uses are encouraged on the first floor of buildings, with office, service, and residential uses encouraged on upper stories. It is the intent of this District to provide flexibility in the uses permitted in the Downtown Center District to ensure a vibrant downtown atmosphere. Further, the Village downtown has a significant, recognized historic character, as evidenced by its listing on the National Register of Historic Places. An additional intent of these regulations is to maintain that character.

Section 6.02 – PERMITTED USES

A. Principal Permitted Uses

In the DC District, the following uses are permitted:

1. Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.
2. Music, art, dance, or photography studios or galleries.
3. Business service establishments performing services on the premises, such as computer, office machine and typewriter repair, copying and printing.
4. Banks, credit unions, and other financial institutions.
5. Grocery stores, convenience stores, meat markets, bakeries, and other similar establishments.
6. Offices, including medical and dental, business, professional and governmental.

7. Standard restaurants and carry-out restaurants, including coffee shops, with or without outdoor seating areas, subject to the following:
 - a. Pedestrian circulation and access to building entrances (both on and off site) shall not be impaired.
 - i. A clear path with a minimum width of six (6) feet leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
 - ii. A minimum of five (5) feet of clear sidewalk space shall be maintained between the curb and any outdoor seating area.
 - iii. Any use of the public right-of-way shall also require Village Council approval.
 - b. The outdoor seating area shall be kept clean, litter-free, and with a well-kept appearance within and immediately adjacent to the area of the tables and chairs. Preparation of food and beverages is prohibited in the outdoor seating area.
 - c. Tables, chairs, planters, waste receptacles, and other elements of street furniture shall be compatible with the architectural character of the building, subject to Planning Commission approval.
8. Health clubs and spas.
9. Personal service establishments, including beauty and barber shops, shoe repair, tailors, self-service laundries, retail dry cleaning establishments and other similar uses.
10. Any service establishment of an office, showroom, or workshop nature within a completely enclosed building, such as a decorator, upholsterer, caterer, exterminator, and similar establishments that require a retail adjunct.
11. Municipal buildings, facilities and uses, parks, parkways and other open spaces for the public use and/or enhancement of this district.
12. Cultural facilities.
13. Places of worship.
 - a. The lot location shall be such that at least one (1) property line abuts a collector street, intermediate thoroughfare, or major thoroughfare. All ingress and egress to the lot shall be directly onto said street.

- b. Off-street parking that abuts a residential district shall be screened in accordance with the requirements in Section 15.02.
- 14. Attached single-family or multiple-family dwelling units, subject to the design requirements listed in Section 6.03.D.
- 15. Other uses similar to the above as determined by the Planning Commission.
- 16. Bars and entertainment restaurants occupying an entire freestanding building that contains no other uses or use areas, located on a lot that does not directly abut any residentially zoned (RV or RM) property.

B. Permitted Uses After Special Land Use Approval

In the DC District, the Planning Commission may permit the following uses in accordance with the procedures and discretionary standards of Section 19.03 and the standards below:

- 1. Public utility buildings (telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including service or storage yards) only when operating requirements necessitate locating in the district to serve the immediate vicinity and subject to the following requirements:
 - a. No outside service or storage yards shall be permitted.
 - b. All such uses shall be located in a building, which shall be at a scale and have an exterior appearance compatible with the surrounding area.
 - c. All lines serving such sites shall be underground. Overhead transmission lines and tower structures are expressly prohibited.
 - d. Buildings shall be designed to be compatible with applicable design standards listed in Section 6.03.C, below.
- 2. Commercial parking garages.
- 3. Veterinary hospitals and clinics, subject to all principal use and activities being conducted within an entirely enclosed main building.
- 4. Funeral homes and mortuary establishments, subject to the following requirements:
 - a. The lot shall be arranged so that adequate off-street assembly area is provided for vehicles in a funeral procession. This assembly

area shall be provided in addition to any required off-street parking area.

- b. The site shall be so located as to have at least one (1) property line abutting a major thoroughfare. All ingress and egress for the site shall be designed so as to not create adverse impacts on neighboring land uses.
 - c. Points of ingress and egress for the site shall be designed to minimize possible conflicts between traffic on adjacent thoroughfares and funeral processions, visitors, and/or traffic.
 - d. A caretaker's residence may be provided within the main building of the mortuary establishment.
 - e. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from all residential view with a decorative masonry wall six (6) feet in height or other screening acceptable to the Planning Commission.
 - f. Crematories shall not be permitted.
5. Assembly halls, concert halls, clubs and similar places of assembly or entertainment when conducted within completely enclosed buildings. The operation of such facilities shall not cause adverse impacts to neighboring uses from noise, traffic, crowds, access locations or other characteristics of the use.
6. Bars and entertainment restaurants that do not entirely occupy a freestanding building or that are located on a lot that directly abuts residentially zoned (RV or RM) property, subject to conditions established by the Planning Commission for the property and proposed use that are designed to avoid, minimize or control adverse off-site impacts to lawful adjoining or nearby uses from noise, hours of operation, foot and vehicle traffic, maximum permitted occupancy, the nature, number and location of devices that emit sound such as speakers and televisions, and the nature of entertainment and other activities associated with and expected from the proposed use.
7. Wireless communication facilities, only as may be permitted under the provisions of Section 13.25.

C. Permitted Accessory Uses and Structures

Accessory buildings, structures or uses customarily incidental to any of the principal permitted uses in the DC District.