

DRAFT Amendments to Section 8.1, Paragraph A and B

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SECTION 8. COMMERCIAL DISTRICTS

8.1 COMMERCIAL DISTRICTS PURPOSE

8.2 B-4 UPTOWN BUSINESS DISTRICT SUBDISTRICTS

8.3 PERMITTED AND SPECIAL USES

8.4 YARD AND BULK REGULATIONS

8.5 GENERAL STANDARDS OF APPLICABILITY

8.6 B-4 UPTOWN BUSINESS DISTRICT DESIGN STANDARDS

8.1 COMMERCIAL DISTRICTS PURPOSE

A. Purpose of O Office District

The O Office District is intended to create a commercial environment of a non-retail nature for the development of office structures and related uses, within a well landscaped setting. Areas within this district should have access to major streets or public transportation facilities.

B. Purpose of B-1 Retail and Office District

~~The B-1 Retail and Office District is intended to create a business environment for a variety of commercial uses, including retail goods establishments, personal service establishments and office uses, designed to provide for the needs of local residents and enhance the economic vitality of the community. Areas within the district should have access to major streets or public transportation facilities and provide a safe environment for pedestrian traffic.~~

The B-1 Retail and Office District is intended to provide an environment suitable for a variety of retail, service, office and mixed (residential above ground-floor commercial) uses. Additionally, this district is intended to accommodate uses that: provide for the needs of local residents; are oriented to pedestrian access; generate relatively minimal vehicular traffic; and have minimal off-street parking demands. Areas within the district should have access to major streets and/or public transportation and may be located adjacent to residential districts.

C. Purpose of B-2 General Commercial District

~~The B-2 General Commercial District is intended to create a business environment for a variety of commercial uses, including retail goods establishments, personal service establishments and office uses, which are typically oriented toward vehicular access and often located within retail centers. Areas within this district should have direct access to major streets and generally situated in locations removed or buffered from low density residential uses.~~

The B-2 General Commercial District is intended to provide an environment suitable for a variety of retail, service and office uses that have higher traffic, illumination and other operational impacts on surrounding areas than those in the B-1 District. Additionally, this district is intended to accommodate uses that: serve both local and regional patrons; are oriented to the demands of heavy vehicular traffic,

and provide for relatively high off-street parking demands. Ideally, areas within this district should be adjacent to major streets and should be either physically separated or adequately buffered from R-1 and R-2 residential areas.

D. Purpose of B-3 General Commercial, Wholesale and Service District

The B-3 General Commercial, Wholesale and Service District is intended to provide appropriate locations for specialized general commercial uses, including wholesaling, equipment storage and a variety of business services, which are oriented toward supporting other retail goods and personal service establishments, and not necessarily focused upon the shopping public. Areas within this district should have direct access to major streets and be generally situated in locations removed or buffered from residential uses.

E. Purpose of B-4 Uptown Business District

The B-4 Uptown Business District is intended to sustain the current commercial, pedestrian-oriented character and economic viability of the central business district. New development will be consistent with the Uptown's established scale, architecture and mix of uses. In order to refine the regulations for this district, a series of sub-districts with corresponding use and bulk regulations have been established, as described in Section 8.2 (B-4 District Sub-Districts) below. City of Park Ridge Section 8 – Page 2 Zoning Ordinance