

ORDINANCE NO. 1972-Z-46

B-2-T TRANSITIONAL BUSINESS DISTRICT  
ORDINANCE

WHEREAS, the Plan Commission and Zoning Board of Appeals have held hearings on a proposed amendment to Section VIII, entitled "Business Districts" of the zoning ordinance adopted on the 23rd day of May, 1960, and known as Ordinance No. 1960-16, and all amendments thereto, wherein a new classification, entitled "B-2-T Transitional Business District" has been proposed; and,

WHEREAS, the Plan Commission and Zoning Board of Appeals have recommended that Section VIII be amended by adding a new classification as aforesaid; and,

WHEREAS, it is in the best interest of the City of St. Charles, Illinois that the zoning ordinance no. 1960-16 adopted on the 23rd day of May, 1960, as amended from time to time, be further amended as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, that the zoning ordinance adopted on the 23rd day of May, 1960 and known as Ordinance No. 1960-16 and all amendments thereto, be hereby amended at Section VIII, entitled "Business Districts" as follows:

A. Renumber Sub-section D entitled, "B-3 Service Business District" to Sub-section E.

B. Renumber Sub-section E entitled "B-4 Special Service District" to Sub-section F.

C. Add new Sub-section D as follows:

"D. B-2-T Transitional Business District"

1. General Conditions

This zoning district is intended for uses which may be reasonably established in a building originally designed and constructed for residential use, where such building exists within or immediately adjacent to the Central Business District or at such other locations as the City Council may from time to time deem to be appropriate in harmony with the "transitional" concept and the General Development Plan.

The B2 Transitional Business District is intended to provide land and structures to be used primarily as office space for services to the residents of St. Charles. Residences, built and designed as a home, are allowed as a permitted use, and a single dwelling unit is allowed in a building containing a business use. Business uses directly associated with office-type uses are also permitted.

This district is characterized by residential structures suitable for use as offices or land desirable for the construction of new office facilities. The uses permitted are characterized by a low volume of traffic, and limited outdoor signing.

The establishment of this zoning district classification is further intended to satisfy the following needs, conditions and intentions:

A. To provide a means for the gradual expansion of the Central Business District without awaiting the normally inevitable deterioration of older houses adjacent to the Central Business District to a blighted condition, their ensuing removal, and replacement by business uses.

B. To provide for legitimate uses in certain locations which are compatible to business uses on one side and residential uses on the other side through maintenance of the residential architectural character of the building.

This zoning classification may serve a similar purpose for houses along heavily trafficked main thoroughfares so long as the initiation of a business use does not tend to interfere with or impede the traffic flow on the thoroughfare. In this manner the residential charm of the community

may be maintained and the development of "strip" commercial zones may be prevented.

C. To promote the availability of additional land for business use in the Central Business District and to relieve pressure for the rezoning of land remote from the Central Business District for business uses.

D. This zoning classification is not intended to accommodate the construction of new commercial structures unless the architecture is residential in appearance. The expansion of the Central Business District by the construction of new commercial buildings may be accommodated by rezoning from B-2-T to another business classification, and simultaneously expanding the B-2-T District.

## 2. Permitted Uses

A. Business Service Establishments, which perform services on the premises,

- 1) Better business bureau.
- 2) Business and/or management consultant.
- 3) Business office, in which chattels or goods, wares or merchandise are not displayed or sold on the premises.
- 4) Chamber of commerce.
- 5) Credit agency.
- 6) Funeral parlor or undertaking establishment.
- 7) Insurance office.
- 8) Interior decorating studio.
- 9) Investment company.
- 10) Labor union and/or organization.
- 11) Mail order house.
- 12) Photographic studio.
- 13) Real estate office.
- 14) Secretarial service.
- 15) Social and fraternal association.
- 16) Trade association.

B. Professional Office Establishments

- 1) Accounting, auditing and bookkeeping.
- 2) Architect's office.
- 3) Artist and industrial designer's office.
- 4) Attorney and law office.
- 5) Chiropodist's office.
- 6) Chiropractor's office.
- 7) Dentist's office.
- 8) Doctor's, surgeon's, and/or physician's office.
- 9) Engineering office.
- 10) Landscape architect's office.

- 11) Land surveyor's office.
- 12) Minister's office.
- 13) Optician's office.
- 14) Osteopath's office.

C. Retail Businesses, which supply commodities on the premises limited to:

- 1) Art gallery.
- 2) Antique shop.
- 3) Bookstore.
- 4) Gift shop.
- 5) Flower shop.

D. Residential Uses, limited to:

- 1) Single family homes.
- 2) Single dwelling unit in a building including one or more of the uses listed in paragraphs A, B, and C above.

E. Public, Quasi-public, and Governmental Buildings or Facilities:

- 1) Church.
- 2) Off-street parking facility.
- 3) Museums, art gallery.

3. Special Uses

Planned Unit Developments

4. Lot Area

Not less than five thousand (5,000) square feet for single family detached dwellings or businesses containing a residence.

5. Lot Width

Not less than fifty (50) feet at the buildable area for single family detached dwellings or businesses containing a residence.

6. Floor Area Ratio

Not to exceed 0.4.

7. Yards

A. Front Yard

Not less than twenty (20) feet.

B. Side Yard

1) Two (2) side yards having a combined width of sixteen (16) feet, with one side yard not less than 10 feet in width.

2) A side yard adjoining a street shall not be less than twenty (20) feet.

C. Rear Yard

Not less than forty (40) feet.

8. Signs

signs

Non-flashing illuminated business/ with no moving parts are permitted subject to applicable regulations set forth elsewhere in the ordinances of the City of St. Charles and the following:

A. The illumination of any sign shall be only during business hours. Where a sign is illuminated by light reflected upon it, the lighting shall be shielded in such a manner as to prevent direct rays of light from shining on buildings other than those on the immediate premises, or into a street.

B. The gross surface area in square feet of all signs on a lot or building shall not exceed the number of lineal feet of the building frontage, except that on a corner lot, the gross surface area of all signs on such side street frontage shall not exceed one-half square foot area for each lineal foot of the building frontage on said side street. Each street frontage shall be considered a separate frontage and the separate permitted gross surface sign areas shall not be combined.

C. Signs shall be affixed flat against the building walls and shall not project therefrom for more than 12 inches except in the case of a yard sign.

D. A single free standing yard sign is permitted. Such yard sign shall not exceed 32 square feet in gross surface area, nor shall it exceed the gross surface area permitted in paragraph B above. No yard sign shall be located within 10 feet of the street right-of-way line.

E. No sign shall project higher than 12 feet above the established grade of the building.

9. Off-street Loading

Loading berths shall be in accordance with provisions set forth in Section X of this Ordinance.

11. Off-street Parking

A. Parking spaces shall be in accordance with provisions set forth in Section X of this Ordinance. Vehicular ingress and egress shall be from minor street wherever possible, rather than from main thoroughfares.

B. Parking spaces must be provided to satisfy the minimum requirements for both the business and residence uses, if both are contained on the same lot.

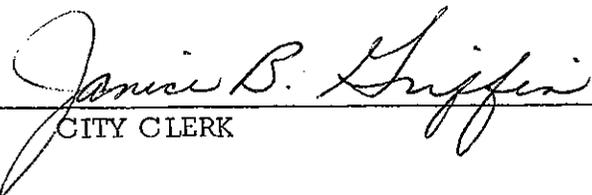
C. Parking lots shall not be illuminated later than 10:00 P.M. "

PRESENTED to the City Council of the City of St. Charles, Illinois  
this 7th day of March, 1972.

PASSED by the City Council of the City of St. Charles, Illinois  
this 7th day of March, 1972.

APPROVED by the Mayor of the City of St. Charles, Illinois  
this 7th day of March, 1972.

  
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MAYOR

ATTEST:   
CITY CLERK