

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: C, E Small Scale Office District



Sections:

- 6-6C-1: Intent and Scope of Regulations
- 6-6C-2: Uses
- 6-6C-3: Lot Sizes
- 6-6C-4: Building Setbacks
- 6-6C-5: Building Height
- 6-6C-6: Floor Area Ratio (FAR)
- 6-6C-7: Signs
- 6-6C-8: Off-Street Parking and Loading
- 6-6C-9: Landscaping

6-6C-1: Intent and Scope of Regulations

The E District is intended to provide low density office and service uses to serve as transitional areas between residential areas and more intense commercial sectors of Lincolnshire. This district is characterized by lands developed in tranquil residential-like settings as opposed to more intensely developed commercial centers.

6-6C-2: Uses

Uses permitted in the E Small Scale Office District are identified in the table below:

Uses	P = Permitted	SU = Special Use
Animal Clinic/Hospital		SU
Assembly Uses		SU
Banks and financial institutions with drive-thru facilities		SU
Banks and financial institutions, without drive-thru facilities	P	
Day care centers		SU
Educational institution, private		SU
Government Buildings		SU
Hotel		SU
Memorial Assembly Facility, as regulated in Section 6-3-5 of this Title		SU
Office, business and professional	P	
Physician's office	P	
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title		SU
Recreation facility, private		SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District.		P

6-6C-3: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	125 ft.
Animal clinic/hospital	30,000 sq. ft.	130 ft.
Assembly Uses	80,000 sq. ft.	150 ft.
Banks and financial institutions with drive-thru facilities	60,000 sq. ft.	150 ft.
Private recreation facility	40,000 sq. ft.	150 ft.
Planned Unit Development (PUD)	By Village Board	By Village Board
Special Uses, all other	30,000 sq. ft.	150 ft.

6-6C-4: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	35 ft.	20 ft.	35 ft.	30 ft.
Special Uses	35 ft.	20 ft.	35 ft.	30 ft.
Planned Unit Development (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided within such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6C-5: Building Height

- A. The maximum building height shall be three and one-half (3-1/2) stories or forty two feet (42') including rooftop equipment.
- B. Assembly uses, government buildings and educational institutions may be erected to a maximum building height of 60 feet. The minimum yard requirements of Section 6-6C-5(A) shall be increased one (1) foot per each foot of additional building height above the limit for this district.

6-6C-6: Floor Area Ratio (FAR)

The maximum allowable floor area ratio (FAR) shall be 0.36.

6-6C-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6C-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title.

6-6B-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code.