

Section 11, Exhibit A

BULK CHART ¹											
Zoning District	Lot Size			Yard Setbacks				Bulk Limits			
	Area Square Feet	Minimum Width in Feet	Floor Area Ratio	Minimum Front Yard ²	Minimum Rear Yard	Minimum Side Yard (both yards)	Abutting Residential	Lot Coverage Percent ⁸	Principal Building Height		Impervious Surface Coverage ⁷
									Feet	Stories	
B-1	Less than 10,000	125 ³	Up to .5	40 feet	10 feet ⁴	0 ⁵	50 feet, per side	55%	35 ⁶	3	60%
	More than 10,000		Up to .4					65%			70%
B-2	Less than 10,000		Up to .5	30 feet	20 feet	0	50 feet, per side	55%	35	3	60%
	More than 10,000		Up to .4					65%			70%
<p>1. General Provisions: All area and bulk regulations herein may, at the recommendation of the Planning and Zoning Commission and as approved by the Village Board, be subject to stricter requirements for special uses.</p>											
<p>2. No structure, including a parking facility, may be located within said setback except for (a) a landscape feature located in an entrance drive, and (b) signage. A driveway access can occur, but the yard area shall otherwise be landscaped.</p>											
<p>3. Measured at the front building line.</p>											
<p>4. If the lot is adjacent to a commercial lot. It shall be landscaped and shall not be used for parking, but a driveway access can occur. The minimum rear yard setback shall be 50 feet if the lot is adjacent to residential property, and the yard area within 30 feet of the property line shall be landscaped and shall not be used for parking or service drives.</p>											
<p>5. However, the minimum setback and regulations for any side yard adjacent to a street shall be the same as the front yard setback and regulations listed herein. Where the side yard of a zoning lot within the B-1 Neighborhood Business District adjoins the side or rear yard of residential property without an intervening street, such side yard setback shall be 50 feet. In such an instance, the yard area within 30 feet of the property line shall be landscaped and shall not be used for parking or service drives.</p>											
<p>6. The maximum height for antennas and communications towers shall be as regulated in this Zoning Code.</p>											
<p>7. Maximum impervious surface coverage.</p>											
<p>8. Maximum building lot coverage.</p>											