

CHAPTER 6

BUSINESS DISTRICTS

ARTICLE C. E SMALL SCALE OFFICE DISTRICTS

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6-6C-1: INTENT AND SCOPE OF REGULATIONS: The E Districts are intended to provide low density office uses in areas that are dominated by or may influence single-family residential areas of Lincolnshire. These districts are designed to attract the user who desires spacious surrounding characterized by lands endowed with unique natural features or residential settings as opposed to more intensely developed business center.

Areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. This is due to the need to protect valued natural resources, the integrity and environment of the Village's residential neighborhoods, traffic safety conditions and the land use character of key intersections. Therefore, all developments proposed within these districts shall be subject to site plan review and approval as specified in Section 6-14-7 of this Code.

6-6C-2: PERMITTED USES: No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

Financial institutions (but not including drive-thru facilities).
Museums, libraries or performing art centers.
Office, professional and business.
Parks and forest preserves.

6-6C-3: SPECIAL USES: The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-14-14 of this Code, as appropriate.

Animal Clinic/Hospital
Auxiliary retail.
Churches and Synagogues.
Financial institutions with drive-thru facilities.
Medical or dental clinics (but not including facilities devoted primarily to emergency medical services).
Private or public schools.
Private recreational clubs.
Restaurants.

6-6C-4: LOT SIZE REQUIREMENTS: The minimum lot sizes required in the Ea and Eb Districts are as follows:

A. Minimum Lot Area:

1. Ea District:

Permitted and Special Uses: The minimum lot area shall be forty thousand (40,000) sq. ft. plus an additional ten thousand (10,000) sq. ft. for each one half (1/2) story the building exceeds one and one-half (1-1/2) stories in building height.

2. Eb District:

Permitted Uses: The minimum lot area shall be thirty thousand (30,000) sq.ft.

Special Uses: The minimum lot area shall be as follows:

Medical or dental clinics	30,000 sq. ft.
Churches and Synagogues	2 acres
Private or public schools	30,000 sq. ft.
Table service restaurants	30,000 sq. ft.
Planned unit developments	60,000 sq. ft.
Financial institutions with drive-thru facilities	60,000 sq. ft.
Private recreational club	40,000 sq. ft.
Auxiliary retail	40,000 sq. ft.
Animal Clinic/Hospital	30,000 sq. ft.

B. Minimum Lot Width:

1. Permitted Uses:

- a. Ea District: The minimum lot width shall be one hundred fifty feet (150') plus an additional twenty five feet (25') for each one story in building height above one and one-half (1-1/2) stories.
- b. Eb District: The minimum lot width shall be one hundred twenty-five feet (125').

2. <u>Special Uses</u>	<u>Ea District</u>	<u>Eb District</u>
Medical or dental clinics 150 ft.	150 ft.	
Churches and Synagogues	150 ft.	150 ft.
Private recreation clubs	200 ft.	150 ft.

<u>Special Uses</u>	<u>Ea District</u>	<u>EbDistrict</u>
Private or public schools	150 ft.	150 ft.
Table service restaurants 200 ft.	300 ft.	
Auxiliary retail	150 ft.	150 ft.
Planned unit developments	200 ft.	150 ft.
Financial institution with drive-thru facilities	200 ft.	150 ft.
Animal Clinic/Hospital	130 ft.	130 ft.

6-6C-5: YARD RESTRICTIONS: The minimum yard restrictions shall be as follows:

A. Front Yard and Corner Side Yard:

1. Ea District: The minimum front yard setback shall be fifty feet (50') plus one foot (1') of added setback for any one foot (1') of building height in excess of eighteen feet (18').
2. Eb District: The minimum front yard setback shall be thirty five feet (35').

B. Interior Side Yard:

1. Ea District: The minimum interior side yard shall be twenty five feet (25') plus one foot (1') of added setback for every one foot (1') of building height in excess of eighteen feet (18').
2. Eb District: The minimum interior side yard shall be twenty feet (20').

C. Rear Yard:

1. Ea District: The minimum rear yard setback shall be thirty feet (30') plus two feet (2') of added setback for every one foot (1') of building height in excess of eighteen feet (18').

2. Eb District: The minimum rear yard setback shall be thirty feet (30').

6-6C-6: BUILDING HEIGHT: The maximum building height for the Ea and Eb Districts shall be as follows:

A. Ea District: The maximum building height shall be three and one-half (3-1/2) stories or forty two feet (42') including rooftop equipment but except church steeples.

B. Eb District: The maximum building height shall be two and one-half (2-1/2) stories or thirty feet (30') including rooftop equipment but except church steeples.

6-6C-7: FLOOR AREA RATIO: The maximum floor area ratio (FAR) shall be as follows:

A. Ea District: The maximum floor area ratio (FAR) shall be 0.25 except that the FAR may be increased by 0.0045 for each foot in height the building exceeds eighteen feet (18') in height up to a total height of thirty feet (30'); and by 0.0025 for each foot the building then exceeds thirty feet (30') up to the maximum allowable building height of forty two feet (42').

B. Eb District: The maximum allowable floor area ratio (FAR) shall be 0.36.

6-6C-8: IMPERVIOUS SURFACE COVERAGE: The maximum impervious surface coverage on any individual zoning lot in an E District shall be as follows:

Ea District: 45 percent

Eb District: 55 percent

All other areas on any zoning lot in an E District shall be landscaped and maintained as open space.

6-6C-9: SIGNS: Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6C-10: OFF-STREET PARKING AND LOADING REQUIREMENTS: Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)