

## TITLE V. NON-RESIDENTIAL DISTRICTS

### Section 5.01 Intent and Purpose.

Establish a minimum masonry standard

- A. **PFR, Public Facilities and Recreation District:** The PFR, Public Facilities and Recreation, District is intended to accommodate a range of public and quasi-public uses to support and serve the needs of the community.
- B. **O-1, Professional Office District:** The O-1 District is intended to permit those office and personal service uses which will create office buildings in landscaped settings, adjacent to residential areas, and establish an appropriate district for uses which do not generate large volumes of traffic, traffic congestion, and parking problems, and which will promote the most desirable use of land in accordance with the Comprehensive Plan. This District is further intended to provide a buffer or zone of transition between residential and commercial districts and between residential districts and arterial roadways.
- C. **B-1, Neighborhood Business District:** The B-1 District is intended to provide for the daily commercial (retail and service) needs of residents in a manner that allows for walking, biking, or short trips by vehicle. It is not intended to support encroachment into existing residential areas by commercial uses. The District does provide for establishment of commercial nodes to support new residential development, as long as the appropriate infrastructure exists and there is strong connectivity between the residential and commercial uses.
- D. **B-2, Community Business District:** This District is intended to provide for the retail and service needs of the local community. New development should be supported by adequate infrastructure and value connectivity and character. Common parking areas and shared access should be characteristics of development in this District.
- E. **B-3, General Business District:** The purpose of this District is to accommodate large-scale retail and auto-oriented business uses along highways and primary arterials within Cedar Lake. These uses may serve a region larger than the Town, itself. Because of their “gateway” location, uses in this District should contribute to a strong and positive community identity. Common parking areas and shared access should also be characteristics of development in this District.
- F. **M-1, Light Industrial District:** The purpose of this District is intended to support industrial development that provides a local employment base and allows for uses that do not have a significant impact on adjacent land uses such as fabrication, assembly, packaging, and research and development. Logistics operations are also supported by this district. This type of development is most appropriate in fully enclosed buildings in business or industrial parks with internal circulation systems and provides buffers for less intensive land uses and districts such as commercial or residential.
- G. **M-2, Medium Industrial District:** The purpose of the M-2 District is to provide for manufacturing uses that are more intensive than those in the M-1 district but have moderate impacts on the surrounding land uses. These uses are also in fully enclosed buildings but may have outdoor storage for equipment, supplies, and products. They may be located in industrial parks or as stand alone facilities. These uses should provide buffers to less intensive land uses and districts including commercial and residential.

**Section 5.02 Table of Uses.**

- A. The Table of Uses identifies those uses permitted within each of the respective zoning districts. Uses not specifically permitted are prohibited.
- B. The following abbreviations apply to the Table of Uses:
  - 1. P: Land and/or buildings in this District may be used for this purpose by right, subject to all other applicable regulations of this Ordinance.
  - 2. SU: Land and/or buildings in this District may be used for this purpose, only if Special Use approval is granted by the Board of Zoning Appeals.

Use		District						
		PFR	O-1	B-1	B-2	B-3	M-1	M-2
<b>Retail Uses</b>								
Retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.	Uses up to 5,000 square feet in gross floor area			P	P	P		
	Uses over 5,000 square feet in gross floor area			SU	P	P		
Outdoor sale of trees, fruit, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, lawn furniture, other home/garden supplies and equipment, and similar uses					SU	SU		
Outdoor display and sale of building materials, garages, playground equipment, swimming pools, and similar uses					SU	SU		
Pharmacies	Without drive-through window			P	P	P		
	With drive-through window			SU	SU	SU		
<b>Service Uses</b>								
Personal service establishments which perform services on the premises, such as barber and beauty shops; watch, radio, television, clothing and shoe repair shops tailors; photographic studios; locksmiths; and similar establishments			P	P	P	P		
Commercial kennels, including boarding					SU	SU	SU	
Crematoria							SU	
Drive-through facilities accessory to a permitted principal use, other than restaurants (such as banks, dry cleaners and pharmacies)			SU	SU	SU	SU		
Funeral homes and mortuaries			SU	SU	SU			
Hotels and motels			SU		SU	P		
Laundry or dry-cleaning customer outlets, coin operated Laundromats, self-serve dry-cleaning centers, and the like.				P	P	P		
Dry cleaning or laundry plants serving more than one retail outlet.							SU	P

Use	District						
	PFR	O-1	B-1	B-2	B-3	M-1	M-2
Pet grooming and obedience training with no boarding			SU	P	P		
Pet day care with no overnight boarding			SU	P	P		
Psychics and Tarot Cards etc.					SU		
Service establishment of an office, showroom, or workshop nature of an electrician, decorator, building contractor, dressmaker, baker, painter, upholsterer, or an establishment doing home appliance repair, photographic reproduction or similar service establishments which require a retail adjunct, provided such use is within a completely enclosed building and excludes outside storage yards				P	P		
Tattoo and piercing parlors				SU	SU	SU	
Tool and equipment rental, which may include outdoor storage but not vehicles				P	P		
<b>Food and Beverage Uses</b>							
Banquet hall and catering establishment			SU	SU	P		
Cocktail lounge/night club (not including adult regulated)			SU	SU	SU		
Drive-thru restaurants				SU	SU		
Eating and drinking establishments designed exclusively for consumption of food or beverages, including restaurants and taverns		SU	P	P	P		
Outdoor seating accessory to restaurants & taverns		SU	SU	SU	SU		
<b>Vehicle Related Uses</b>							
Bus passenger stations					SU		
Vehicle service stations			SU	SU	SU		
Vehicle repair, minor			SU	SU	SU		
Vehicle repair, major					SU	SU	
Vehicle wash facility, automatic, self serve or auto-detailing			SU	SU	SU		
Vehicle sales lot for new automobile, motorcycle, boat and recreational vehicles; may include up to 25% used vehicle sales				SU	SU		
Vehicle sales lot for used automobile, motorcycle, boat and recreational vehicles					SU		
Vehicle rental establishments				SU	SU	P	
Moving van/truck and trailer rental				SU	SU	P	
Outdoor sales and storage of mobile homes, travel trailers, boats, snowmobiles, ATV's and other recreational vehicles					SU		
<b>Institutional Uses</b>							
Adult day care centers			P	P	P		
Business, trade, technical and vocational schools, not including truck driving or heavy materials schools		SU		P	P	P	

Use	District						
	PFR	O-1	B-1	B-2	B-3	M-1	M-2
Cemeteries	P						
Child care centers		SU	SU	P	P	P	P
Child care ministry		SU	SU	P	P	P	P
Colleges and universities	P	P					
Flood control / stormwater management facilities	P						
Municipal buildings and uses	P						
Performing and fine art schools		P	P	P	P		
Places of worship	P	P	P	P	P		
Public and private elementary and secondary schools	P	P	P	P	P		
Shelters and rehabilitation centers				SU	SU		
<b>Office and Research Uses</b>							
Corporate headquarter offices, administrative, professional, and/or business offices of permitted principal uses, legal, engineering, surveying, accounting, architectural, and similar professional offices		P	P	P	P	P	P
Business services such as mailing, copying, data processing and retail office supplies		SU	P	P	P	P	P
Data processing and computer centers, including incidental service and maintenance of electronic data processing		P				P	
Design and educational facilities whose principal function is the research and development of new products and processes and technical training		P				P	
Financial establishments such as banks and credit unions (excluding drive-through facilities)		P	P	P	P		
Free standing automated teller machine kiosks, not located on a bank site.		SU	SU	SU	SU	SU	SU
Hospitals and 24-hour urgent care centers		SU	SU	P	P		
Insurance offices and brokerage houses		P	P	P	P		
Management and conference centers, convention facilities, corporate education and training facilities		SU		SU	SU		
Medical or dental clinics		SU	SU	P	P		
Research, development, and testing facilities for technological, scientific and business establishments, including the development of prototypes		SU				P	P
Specialized or customized photographic or graphic design services		P	P	P	P	P	
Technological, medical, optical, pharmaceutical and dental laboratories		SU		P	P	P	P
Veterinary clinics			SU	P	P		

Use	District						
	PFR	O-1	B-1	B-2	B-3	M-1	M-2
Accessory service or retail uses customarily incidental to a permitted principal medical office or hospital use, such as but not limited to: a pharmacy, barbershop, health salon, stores limited to corrective garments or bandages, optical shops		SU	P	P	P		
<b>Recreation/Leisure/Entertainment Uses</b>							
Arcades				SU	SU		
Casinos and racetracks					SU		
Bowling alleys, tennis courts, pool and billiard halls, and similar indoor recreation uses				P	P		
Lounges, banquet halls and entertainment establishments				SU	SU		
Public parks and open space	P						
Private service clubs, fraternal organizations, lodge and union halls			SU	SU	SU		
Recreational, health services and related uses including but not limited to: health clubs or gyms; martial arts, instruction or practice; gymnasiums; reducing salons; bath houses, saunas, tanning salons or businesses providing whirlpool baths, or mineral baths		SU	SU	SU	P		
Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar outdoor recreation uses				SU	SU		
Theaters, motion picture and live (not including adult)				SU	SU		
Sexually Oriented Business					SU	SU	
Accessory outdoor recreation facilities such as golf courses, tennis courts and swimming pools when such uses are intended primarily for the guests or tenants of a principal permitted use of the site		P	P	P	P		
<b>Industrial – Manufacturing Uses</b>							
Manufacture, assembling, compounding, fabrication or packaging of products from previously prepared materials such as: electronics, food goods, candy, pharmaceuticals, cosmetics, toiletries, musical instruments, optical goods, toys, electrical equipment and appliances, pottery, hardware and cutlery and small automobile parts and accessories, including tool and dye machine shops	Up to 80,000 sq. ft. GFA					P	P
	80,000 sq. ft. GFA and greater					SU	P

Use	District						
	PFR	O-1	B-1	B-2	B-3	M-1	M-2
Assembling and/or manufacture of automobiles and automobile bodies, trucks, engines, batteries, corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris							SU
Blast furnace, steel furnace, blooming or rolling mill; smelting of copper, iron or zinc ore and precious metals.							SU
Breweries and distilleries, except micro-breweries that are accessory to a allowed food and beverage use							SU
Central batch plant for concrete or asphalt paving materials							SU
Central dry-cleaning plants and laundries							SU
Lumber and planing mills							SU
Painting and sheet metal and welding shops; metal and plastic molding and extrusion shops						SU	P
Production, refining, storage of petroleum and other flammable, or combustible materials							SU
Processing and refining of animal products							SU
Publishing and printing establishments						SU	P
<b>Construction/Contractor's Facilities</b>							
Contractor's establishments without outdoor storage					SU	P	P
Contractor's yards which provide for the indoor and outdoor storage of equipment and supplies such as tractors, front-end loader, dump trucks, and paving equipment						SU	SU
Landscape contractor supply yard, including retail sales/nurseries					SU	SU	
Tool and equipment rental and sales (not including vehicles)				P	P		
<b>Transportation and Warehousing</b>							
Mini-storage, commercial, used to provide temporary storage needs for businesses, apartment dwellings, homeowners, and others on a self serve basis				SU	P		
Outdoor storage of new automobiles, mobile homes, travel trailers, boats, snowmobiles and other recreational vehicles				SU	SU		
Truck driving schools						SU	
Truck terminals						SU	SU
Distribution facilities						SU	SU
Warehousing establishments providing storage for a single company - may include multiple warehouses in multi-tenant buildings						SU	P
<b>Waste Handling and Disposal</b>							

Use	District						
	PFR	O-1	B-1	B-2	B-3	M-1	M-2
Incineration of garbage or refuse, when constructed within an approved incinerator plant							SU
Junk yards, salvage yards and outdoor recycling of non-hazardous materials							SU
Recycling, incineration, treatment, storage or disposal of hazardous waste, including hazardous or non-hazardous deep well injection							SU
Recycling of non-hazardous materials enclosed within a building						SU	P
Bio-solids reuse and composting facilities							SU
Transfer stations, treatment, storage or disposal facilities and recycling stations for non-hazardous waste						SU	SU
<b>Accessory and Other Uses</b>							
Accessory buildings, subject to Sec. 2.09	P	P	P	P	P	P	P
Convalescent and nursing homes		SU					
Fences, subject to Sec. 2.08	P	P	P	P	P	P	P
Outdoor Parking & Storage, subject to Sec. 2.10.D	P	P	P	P	P	P	P
Ponds, subject to Sec. 2.10.A	P	P	P	P	P	P	P
Residential units in mixed use buildings <sup>11</sup>		SU	SU	SU			
Temporary Uses subject to Sec. 2.11	P	P	P	P	P	P	P
Wireless communications antenna when attached to a lawful existing telecommunications tower, water tower, or other structure	P	P	P	P	P	P	P
Wireless Communication Towers	SU	SU	SU	SU	SU	SU	SU
WECS	SU					SU	SU

**Section 5.03 Dimensional Requirements.**

All lots, parcels, buildings, and structures shall meet the dimensional requirements shown in the following Table, as applicable for the respective Non-Residential Zoning Districts. Requirements are the minimum necessary to comply, unless otherwise noted.

<sup>11</sup> Residential uses shall only be located on the second floor and above and shall be fully integrated into the design of the larger mixed use building. No dwelling unit shall be located on the same floor as a business use, and no floor which contains dwellings may be utilized for business purposes. Minimum dwelling unit floor area requirements for the RM District shall apply to all dwellings in mixed use buildings.

Requirement		Districts							
		PFR	O-1	B-1	B-2	B-3	M-1	M-2	
<b>Lot Requirements</b>	Area (square feet)	None	20,000	20,000	30,000	30,000	2 acres	2 acres	
	Width (feet)		100	100	125	150	200	200	
	Lot coverage (maximum percent)	40%	40%	50%	50%	50%	75%	75%	
<b>Setbacks</b>	Front <sup>12</sup> (feet)	Principal Arterial	60	60	60	75	75	75	75
		Minor arterial	60	60	60	75	75	75	75
		Collector	50	50	50	50	50	50	50
		Other	30	30	30	30	30	30	30
	Side <sup>13 14</sup> (feet)	8	8	8	10	10	20	20	
	Rear (% of lot depth)	30	30	30	40	40	50	50	
<b>Building Requirements</b>	Height (maximum feet/stories)	35/3	35/3	35/3	35/3	35/3	35/3	35/3	

**Section 5.04 Additional Regulations.**

Land uses within these Districts may also be subject to other regulations which may include, but are not limited to:

- A. General Provisions, Title III.
- B. Development Plan Review, Title VII.
- C. Off-street Parking and Loading, section 8.02 and 8.03
- D. Signs, section 8.04.
- E. Landscaping, section 8.05.
- F. Screening, section 8.06.
- G. Lighting, section 8.07.
- H. Building Design Requirements, section 8.08.
- I. Special land use, Title IX.
- J. Overlay districts, Title VI.

<sup>12</sup> Front setback requirements vary by type of street on which the property is located. Street classifications are as defined in Article XIII of this Ordinance and identified in the Cedar Lake Comprehensive Plan.

<sup>13</sup> On a corner lot, a side yard abutting a street shall meet the front yard setback requirements.

<sup>14</sup> Where buildings share a common party wall, no side yard shall be required.