

**Table 29.1201(7)-8  
Village Residential (F-VR) Floating Zone Urban Regulations  
Commercial/Shop Front**

URBAN REGULATIONS	F-VR ZONE	
General Requirements	All design shall be submitted to and approved by the Village. Architect Commercial/Shop Front structures shall be permitted in the Neighborhood Center only. Commercial/Shop Front structures shall be permitted on lots that are between 24 and 48 feet wide.	
Building Placement	<p>There shall be a mandatory build-to-line of 6 feet. Vehicle access to all Commercial/Shop Front lots shall be from an alley only. Commercial/Shop Front structures shall be constructed with no side yard setback on interior side yard lines. There shall be a 6-foot side yard setback on the side yard in a corner condition. The front façade of Commercial/Shop Front structures shall extend along 100% of the frontage and 50% along the side lot line in a corner condition. Commercial/Shop Front structures shall be arranged where the building placement along a street creates a traditional "Main Street" effect. Commercial/Shop Front structures shall be arranged where a mid-block pedestrian pathway or paseo of 8 feet in width is constructed to enable pedestrian mobility through the Neighborhood Center. Where no building wall exists, a garden wall shall be constructed on the property line, except in the instance of a Convenience Store with gas.</p>	
Design Elements	<p>The area between the build-to-line and the front property line and the area between the structure and side lot line in a corner condition shall be paved similar to the adjacent sidewalk. Balconies, awnings and roof overhangs may encroach into the area between the build-to-line and the front property line and the area between the side yard setback line and the side yard line. An awning or second story balcony is required for a minimum of 50% of the street frontage or the distance adjacent to a path. Balconies shall be 3 feet deep and awning shall be 6 feet deep adjacent to street frontage. Awning adjacent to a path shall be 3 feet deep. All exterior building walls facing adjacent streets shall be glazed along a minimum of 40% of the wall length with clear glass at eye level. Setback areas for entrance doors to Commercial/Shop Front structures shall not exceed 75 square feet. Commercial/Shop Front structures shall not exceed 10,000 square feet of floor area in any single structure.</p>	
Use Requirements	Apothecary Shop	Artists Studios and Accessory Gallery
	Bait and Tackle Shop	Banks
	Barber Shops	Beauty Shops
	Cabinet Shops	Car Wash
	Convenience Store With Gas	Dance Studio
	Dry Cleaner	Dwelling Units Located Above the First Floor
	Hardware Store	
	Grocery, Bakery, Delicatessen or Similar Retail Sales	Office Buildings
	Photography Labs	Pottery Shops
	Printing Shops	Retain Sales as Defined in Section 5.3 of this Ordinance
Restaurants, Excluding Drive Through Service	Second Hand Stores	
Height Restrictions	<ul style="list-style-type: none"> <li>• Commercial/Shop Front structures shall be a maximum of three stories in height</li> <li>• Single Story Commercial/Shop Front structures facing adjacent street shall be a minimum of 16 feet in height.</li> <li>• Garden walls shall not exceed 6 feet in height when located along the side lot line and shall not exceed 3 feet in height when located between the build-to-line and the front property line.</li> </ul>	