Zoning Regulation	**B1/B2 General Business District [currently South of Lake Street]**	**B3 Central Business District [currently North of Lake Street]**	**D2 Downtown District (Hemingway) [propsed]**	
Maximum Building Height	45 feet	60 feet	60 feet	
Minimum Building Height	None	None	20 feet	
Building Setbacks:				
front / corner side / street side	0 if not block not partly in res. District, if so, then 5 feet	0 if not block not partly in res. District, if so, then 5 feet	0 feet	
interior side	0 feet unless abutting residential than 10' (alley)-15' (no alley)	0 feet unless abutting residential than 10' (alley)-15' (no alley)	0 feet	
rear	0 feet unless abutting residential than 10' (alley)-15' (no alley)	0 feet unless abutting residential than 10' (alley)-15' (no alley)	0 feet unless abutting residential than 15 feet	
Minimum Lot Area	None for only Business/ Required for Multiple Family	None for only Business/ Required for Multiple Family	None for non-residential use	
Lot Coverage	None for business use / 25% for mixed use with residential	None for business use / 25% for mixed use with residential	None	
Parking Requirements	1 space per 500 sq ft of building space / .75 per employee	1 space per 500 sq ft of building space / .75 per employee	1 parking space / 500 square feet of building space *	
Land Uses	Accessory buildings and structures	Accessory buildings and structures	Animal Care Facility – Fully Enclosed	s
	Accessory uses	***Accessory uses***	***Art Gallery***	p
	Adult day-care facility, duly licensed	Adult day-care facility, duly licensed	Arts Studio	p
	Animal Clinic without an open kennel	Animal Clinic without an open kennel	***Auction House***	s
	Antique & Art Galleries	***Antique & Art Galleries***	Body Modification Establishment	p
	Auction house	Auction house	***Brewpub***	p
	Auto service and fueling station	***Automatic Teller Machines (ATMs) Exterior***	Broadcasting Facility – TV/Radio Without Antenna	p
	Auto, truck, boat, mobile home and similar rental, sales, *service, and repair	Banquet, exhibition, and meeting halls, public or private (permitted use)	Community Center	s
	Automatic Teller Machines (ATMs) Exterior	Beauty Supply Store	Community Garden	p
	Banquet, exhibition, and meeting halls, public or private	***Brewpubs***	***Consignment Shop***	p
	Beauty Supply Store	Bus passenger station	***Craft Brew Lounge***	s
	Boarding School	Catering service	Cultural Facility	s
	Brewpubs	Church/Temple/Mosque	Dwelling – Above the Ground Floor	p
	Bus passenger station	Club, private	Educational Facility – University	s
	Catering service	Commercial broadcasting facility	Educational Facility – Vocational	s
	Church/Temple/Mosque	Community buildings, publicly owned and operated	Farmers' Market	p
	Club, private	***Craft Beer Lounges***	Financial Institution	p
	Commercial broadcasting facility	Day Care Center	Government Office	p
	Community buildings, publicly owned and operated	Drive-Through Service Window	Health Club	s
	Craft Beer Lounges	***Dry cleaning and laundry receiving store***	Hotel/Motel	s
	Craft breweries	***Earth station***	Industrial Design	p
	Currency Exchange	***Equipment rental***	Live Performance Venue	s
	Day Care Center	Family Residential-Care Home	Massage Service Establishment	s
	Distribution operations, light	Financial Institution	Medical/Dental Clinic	p
	Drive-Through Service Window	Financial Institution drive-up facility	Office	p
	Dry cleaning and laundry receiving store	***Florist***	***Outdoor Dining***	p
	Dry cleaning, Laundromat or launderette	Foster Home	Park/Playground	p
	Earth station	***Government owned and operated services***	Parking Lot – Village-Owned	p
	Equipment rental	Group Quarters	Parking Structure – Village-Owned	p
	Family Residential-Care Home	Group Residential – Care Homes	Personal Service Establishment	p
	Financial Institution	Health, athletic, recreation and amusement facilities, indoor	Place of Worship	p
	Financial Institution drive-up facility	***Helicopter landing station***	Public Safety Facility	p
	Florist	***Home improvement center and building center***	Real Estate Sales Office/Model Unit	p
	Foster Home	***Hotels and Motels***	Reception Facility	s
	Furnace, heating, and sheet-metal shops	***Interior decorating studio & retail outlet***	Recreation, Indoor	p
	Government owned and operated services	Long-term Care Facility and Assisted Living Facilities	Residential Care Facility	s
	Group Quarters	Medical and dental clinics and offices	***Restaurant***	p
	Group Residential – Care Homes	***Medical and dental laboratories***	***Retail Goods Establishment***	p
	Health, athletic, recreation and amusement facilities, indoor	Medical and orthopedic appliance store	***Specialty Food Service***	p
	Helicopter landing station	Multiple-Family Dwelling	Temporary Contractor's Office and Contractor's Yard	p
	Home improvement center and building center	Museums, and historical buildings open to the public	Temporary Mobile Food Sales	p
	Hotels and Motels	Office, general	Temporary Outdoor Entertainment/Promotional Event	p
	Household equipment, supplies & appliance repair	***Parish houses, convents and rectories***	Temporary Outdoor Storage Container	p
	Industrial Design	Parking lot and parking garages	Temporary Pop-Up Business	p
		Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated	Utility	s
	Interior decorating studio & retail outlet	***Personal service uses***	***Vehicle Dealership – Fully Enclosed***	p
	Loan Companies	***Pet Shop***	Wireless Telecommunications Antenna	s
	Long-term Care Facility and Assisted Living Facilities			
		Post high school educational or instructional institutions or facilities, public/private	* for retail, restaurant, and office	
	Medical and dental clinics and offices	***Post office > 2000 SF***	***Use = permitted or special use allowed on the first floor.***	
	Medical and dental laboratories	***Print Shop***	All other uses are restricted from first 50 feet on first floor,	
	Medical and orthopedic appliance store	***Public Library***	but allowed on other floors.	
	Mortuary, funeral home	***Radio tower***		
	Multiple-Family Dwelling	***Radio, television, and other electronic transmitting and receiving devices***		
	Museums, and historical buildings open to the public	Reading rooms		
	Nursery, greenhouse, garden shop, plant sales	Restaurant with drive-in or drive-through		
	Office, general	***Restaurant without drive-in or drive-through***		
	Parish houses, convents and rectories	***Retail business shops***		
	Parking lot and parking garages			
	Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated	Schools (high school & elementary), public and private		
	Personal service uses	***Senior Citizen Multiple-Family Dwelling***		
	Pet Shop	***Showroom (plumbing, heating, etc.)***		
		Single-Family Dwelling (Detached)		
	Post high school educational or instructional institutions or facilities, public & private	Studio (artist, photography, recording)		
	Post office > 2000 SF	Temporary buildings for construction		
	Print Shop	***Temporary Contractor's maintenance yard***		
	Public Library	***Theater, except drive-in theaters 80´ or less of non-retail frontage***		
	Radio tower	***Theater, except drive-in theaters 80´ or more of non-retail frontage***		
	Radio, television, and other electronic transmitting and receiving devices	Two-Family Dwelling		
	Reading rooms	Upholstery Shop		
	Restaurant with drive-in or drive-through	***Utility, major***		
	Restaurant without drive-in or drive-through	***Utility, minor***		
	Retail business shops	***Vending machine- inside only***		
	Schools (high school & elementary), public and private	***Visitor information center***		
	Second-hand stores	Weight-loss & *employment agencies		
	Senior Citizen Multiple-Family Dwelling			
	Showroom (plumbing, heating, etc.)			
	Single-Family Dwelling--Detached			
	Studio (artist, photography, recording)			
	Swimming pool sales and service			
	Temporary buildings for construction			
	Temporary Contractor's maintenance yard			
	Theater, except drive-in theaters 80´ or less of non-retail frontage			
	Theater, except drive-in theaters 80´ or more of non-retail frontage			
	Two-Family Dwelling			
	Upholstery Shop			
	Utility, major			
	Utility, minor			
	Vending machine- inside only			
	Visitor information center			
	Weight-loss & *employment agencies			