Zoning Regulation	**B1/B2 General Business District [South of Tracks]**	**D3 Downtown District (Pleasant) [propsed]**	
Maximum Building Height	45 feet	60 feet	
Minimum Building Height	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 feet	
interior side	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 15 feet	
Minimum Lot Area	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	
Parking Requirements	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	Animal Care Facility – Fully Enclosed	s
	Accessory uses	Art Gallery	p
	Adult day-care facility, duly licensed	Arts Studio	p
	Animal Clinic without an open kennel	Auction House	s
	Antique & Art Galleries	Body Modification Establishment	p
	Auction house	Brewpub	p
	Auto service and fueling station	Broadcasting Facility – TV/Radio Without Antenna	p
	Auto, truck, boat, mobile home and similar rental, sales, *service, and repair	Community Center	s
	Automatic Teller Machines (ATMs) Exterior	Community Garden	p
	Banquet, exhibition, and meeting halls, public or private	Consignment Shop	p
	Beauty Supply Store	Craft Brew Lounge	s
	Boarding School	Cultural Facility	s
	Brewpubs	Dwelling – Above the Ground Floor	p
	Bus passenger station	Educational Facility – University	s
	Catering service	Educational Facility – Vocational	s
	Church/Temple/Mosque	Farmers' Market	p
	Club, private	Financial Institution	p
	Commercial broadcasting facility	Government Office	p
	Community buildings, publicly owned and operated	Health Club	s
	Craft Beer Lounges	Hotel/Motel	s
	Craft breweries	Industrial Design	p
	Currency Exchange	Live Performance Venue	s
	Day Care Center	Massage Service Establishment	s
	Distribution operations, light	Medical/Dental Clinic	p
	Drive-Through Service Window	Office	p
	Dry cleaning and laundry receiving store	Outdoor Dining	p
	Dry cleaning, Laundromat or launderette	Park/Playground	p
	Earth station	Parking Lot – Village-Owned	p
	Equipment rental	Parking Structure – Village-Owned	p
	Family Residential-Care Home	Personal Service Establishment	p
	Financial Institution	Place of Worship	p
	Financial Institution drive-up facility	Public Safety Facility	p
	Florist	Real Estate Sales Office/Model Unit	p
	Foster Home	Reception Facility	s
	Furnace, heating, and sheet-metal shops	Recreation, Indoor	p
	Government owned and operated services	Residential Care Facility	s
	Group Quarters	Restaurant	p
	Group Residential – Care Homes	Retail Goods Establishment	p
	Health, athletic, recreation and amusement facilities, indoor	Specialty Food Service	p
	Helicopter landing station	Temporary Contractor's Office and Contractor's Yard	p
	Home improvement center and building center	Temporary Mobile Food Sales	p
	Hotels and Motels	Temporary Outdoor Entertainment/Promotional Event	p
	Household equipment, supplies & appliance repair	Temporary Outdoor Storage Container	p
	Industrial Design	Temporary Pop-Up Business	p
	Interior decorating studio & retail outlet	Utility	s
	Loan Companies	Vehicle Dealership – Fully Enclosed	p
	Long-term Care Facility and Assisted Living Facilities	Wireless Telecommunications Antenna	s
	Medical and dental clinics and offices	* for retail, restaurant, and office	
	Medical and dental laboratories		
	Medical and orthopedic appliance store		
	Mortuary, funeral home		
	Multiple-Family Dwelling		
	Museums, and historical buildings open to the public		
	Nursery, greenhouse, garden shop, plant sales		
	Office, general		
	Parish houses, convents and rectories		
	Parking lot and parking garages		
	Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated		
	Personal service uses		
	Pet Shop		
	Post high school educational or instructional institutions or facilities, public & private		
	Post office > 2000 SF		
	Print Shop		
	Public Library		
	Radio tower		
	Radio, television, and other electronic transmitting and receiving devices		
	Reading rooms		
	Restaurant with drive-in or drive-through		
	Restaurant without drive-in or drive-through		
	Retail business shops		
	Schools (high school & elementary), public and private		
	Second-hand stores		
	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		