Zoning Regulation	**B1/B2 General Business District [current]**	**HS Harrison Street District [proposed]**	
Maximum Building Height	45 feet	45 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	None for Business or Mixed Use / 5 feet for Multiple Family	
interior side	0 feet unless abutting residential than 10' (alley)-15' (no alley)	Mixed use/Non-Residential 0-10 feet | Townhouse/MF 5 feet	
rear	0 feet unless abutting residential than 10' (alley)-15' (no alley)	10' (alley)-15' (no alley)	
Minimum Lot Area	None for only Business/ Required for Multiple Family	None for only Business or Mixed Use/ Required for MF	
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	P
	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	P
	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	P
	Brewpubs	Day Care Center	S
	Bus passenger station	Dwelling – Above the Ground Floor	P
	Catering service	Dwelling – Multi-Family	S
	Church/Temple/Mosque	Educational Facility – Vocational	S
	Club, private	Farmers' Market	P
	Commercial broadcasting facility	Financial Institution	P
	Community buildings, publicly owned and operated	Gas Station	S
	Craft Beer Lounges	Government Office	P
	Craft breweries	Health Club	S
	Currency Exchange	Industrial Design	P
	Day Care Center	Live Performance Venue	S
	Distribution operations, light	Live/Work Dwelling	P
	Drive-Through Service Window	Medical Marijuana Dispensary	P
	Dry cleaning and laundry receiving store	Office	P
	Dry cleaning, Laundromat or launderette	Outdoor Dining	P
	Earth station	Park/Playground	P
	Equipment rental	Parking Lot – Village-Owned	P
	Family Residential-Care Home	Parking Structure – Village-Owned	S
	Financial Institution	Personal Service Establishment	P
	Financial Institution drive-up facility	Place of Worship	P
	Florist	Public Safety Facility	P
	Foster Home	Real Estate Sales Office/Model Unit	P
	Furnace, heating, and sheet-metal shops	Recreation, Indoor	S
	Government owned and operated services	Restaurant	P
	Group Quarters	Retail Goods Establishment	P
	Group Residential – Care Homes	Specialty Food Service	S
	Health, athletic, recreation and amusement facilities, indoor	Temporary Contractor's Office and Contractor's Yard	P
	Helicopter landing station	Temporary Mobile Food Sales	P
	Home improvement center and building center	Temporary Outdoor Entertainment/Promotional Event	P
	Hotels and Motels	Temporary Outdoor Sales	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	Wireless Telecommunications Antenna	S
	Long-term Care Facility and Assisted Living Facilities		
	Medical and dental clinics and offices		
	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		