Zoning Regulation	**B1/B2 General Business District [current]**	**NC Neighborhood Commercial District [proposed]**	
Maximum Building Height	45 feet	45 feet	
Minimum Building Height	None	None	
Building Setbacks:			
front / corner side / street side	0 if not block not partly in res. District, if so, then 5 feet	Build to zone 0-5 feet	
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 / Required for Mixed Use, Townhouse, 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	Dwelling – Townhouse	S
	Accessory uses	Dwelling – Multi-Family	P
	Adult day-care facility, duly licensed	Dwelling – Above the Ground Floor	P
	Animal Clinic without an open kennel	Live/Work Dwelling	P
	Antique & Art Galleries	Community Center	P
	Auction house	Community Garden	P
	Auto service and fueling station	Cultural Facility	P
	Auto, truck, boat, mobile home and similar rental, sales, *service, and repair	Educational Facility – Vocational	S
	Automatic Teller Machines (ATMs) Exterior	Government Office	P
	Banquet, exhibition, and meeting halls, public or private	Park/Playground	P
	Beauty Supply Store	Place of Worship	P
	Boarding School	Public Safety Facility	P
	Brewpubs	Utility	S
	Bus passenger station	***Art Gallery***	P
	Catering service	***Auction House***	P
	Church/Temple/Mosque	***Brewpub***	P
	Club, private	***Consignment Shop***	P
	Commercial broadcasting facility	***Craft Brew Lounge***	S
	Community buildings, publicly owned and operated	***Gas Station***	S
	Craft Beer Lounges	***Outdoor Dining***	P
	Craft breweries	***Restaurant***	P
	Currency Exchange	***Retail Goods Establishment***	P
	Day Care Center	***Specialty Food Service***	S
	Distribution operations, light	Animal Care Facility – Fully Enclosed	P
	Drive-Through Service Window	Arts Studio	P
	Dry cleaning and laundry receiving store	Body Modification Establishment	P
	Dry cleaning, Laundromat or launderette	Day Care Center	S
	Earth station	Massage Service Establishment	S
	Equipment rental	Personal Service Establishment	P
	Family Residential-Care Home	Vehicle Repair/Service – Minor	S
	Financial Institution	Health Club	S
	Financial Institution drive-up facility	Live Performance Venue	S
	Florist	Social Lodge/Meeting Hall	P
	Foster Home	Recreation, Indoor	S
	Furnace, heating, and sheet-metal shops	Financial Institution	P
	Government owned and operated services	Office	P
	Group Quarters	Industrial Design	P
	Group Residential – Care Homes	Medical Marijuana Dispensary	P
	Health, athletic, recreation and amusement facilities, indoor	Medical/Dental Clinic	P
	Helicopter landing station	Parking Lot – Village-Owned	P
	Home improvement center and building center	Parking Structure – Village-Owned	S
	Hotels and Motels	Wireless Telecommunications Antenna	S
	Household equipment, supplies & appliance repair	Farmers' Market	P
	Industrial Design	Real Estate Sales Office/Model Unit	P
	Interior decorating studio & retail outlet	Temporary Contractor's Office and Contractor's Yard	P
	Loan Companies	Temporary Mobile Food Sales	P
	Long-term Care Facility and Assisted Living Facilities	Temporary Pop-Up Business	P
	Medical and dental clinics and offices	Temporary Outdoor Entertainment/Promotional Event	P
	Medical and dental laboratories	Temporary Outdoor Sales	P
	Medical and orthopedic appliance store	Temporary Outdoor Storage Container	P
	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		

NC District

1. The use restrictions of this section apply to the NC District to those lots located on Oak Park Avenue north and south of the I-290 Expressway between Van Buren Street on the north and Lexington Street on the south.

2. Only uses that are listed as permitted or special within the retail category of Table 8-1 for the area delineated in *italics*, underlined and **bold** above are allowed within the first 50 feet of the street lot line at grade level or on the ground floor of any building, with the following additional restrictions:

a. Gas stations are prohibited.
b. Live/work dwellings are prohibited.
c. Specialty food service is only allowed at grade level or on the ground floor if it maintains a retail and/or restaurant component.

3. Other uses allowed within the NC District in any other category are permitted at grade level or on the ground floor if they are located more than 50 feet from a street lot line.

4. No provision of this section eliminates the need for a special use permit if the use is listed as a special use in Table 8-1.