

Zoning Regulation	B3 Central Business District [current]	D1 Downtown District [proposed]	R7 Multi Family [Proposed]
Maximum Building Height	60 feet	45/80/125 feet	45 feet
Minimum Building Height	None	20 feet	None
Building Setbacks			
front / corner side / street side	5 feet	0 feet	15 front / 8-15 corner side
interior side	0 feet	0 feet	5-10 feet
rear	0 feet unless abutting residential than 10' (alley)-15' (no alley)	0 feet unless abutting residential than 15 feet	25 feet or 20% of lot depth
Minimum Lot Area	None for business use	None for non-residential use	SF: 3,500 / 2F: 5,000 / TH&MF: 5,000+700 after 2 units Non-Res: 10K Sq. ft.
Lot Coverage	None for business use / 25% for mixed use with residential	None	SF: 40% / 2F: 50% / TH&MF: 80%
Impervious Surface	None	None	SF: 65% / 2F: 70% / TH&MF: 80%
Parking Requirements	1 parking space / 500 square feet of building space	1 parking space / 500 square feet of building space Res - 1 Space / Unit 2	
Land Uses	<p>Accessory buildings and structures</p> <p>Accessory uses</p> <p>Adult day-care facility, duly licensed</p> <p>Animal Clinic without an open kennel</p> <p>Animal Sales and Service</p> <p>Antique & Art Galleries</p> <p>Auction house</p> <p>Automatic Teller Machines (ATMs) Exterior</p> <p>Banquet, exhibition, and meeting halls, public or private (permitted use)</p> <p>Beauty Supply Store</p> <p>Brewpubs</p> <p>Bus passenger station</p> <p>Catering service</p> <p>Church/Temple/Mosque</p> <p>Club, private</p> <p>Commercial broadcasting facility</p> <p>Community buildings, publicly owned and operated</p> <p>Craft Beer Lounges</p> <p>Day Care Center</p> <p>Drive-Through Service Window</p> <p>Dry cleaning, Laundromat or laundrette</p> <p>Earth station</p> <p>Equipment rental</p> <p>Family Residential-Care Home</p> <p>Financial Institution</p> <p>Financial Institution drive-up facility</p> <p>Florist</p> <p>Foster Home</p> <p>Government owned and operated services</p> <p>Group Quarters</p> <p>Group Residential – Care Homes</p> <p>Health, athletic, recreation and amusement facilities, indoor</p> <p>Helicopter landing station</p> <p>Home improvement center and building center</p> <p>Hotels and Motels</p> <p>Interior decorating studio & retail outlet</p> <p>Long-term Care Facility and Assisted Living Facilities</p> <p>Medical and dental clinics and offices</p> <p>Medical and dental laboratories</p> <p>Medical and orthopedic appliance store</p> <p>Multiple-Family Dwelling</p> <p>Museums, and historical buildings open to the public</p> <p>Office, general</p> <p>Parish houses, convents and rectories</p> <p>Parking lot and parking garages</p> <p>Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated</p> <p>Personal service uses</p> <p>Pet Shop</p> <p>Post high school educational or instructional institutions or facilities, public/private</p> <p>Post office > 2000 SF</p> <p>Print Shop</p> <p>Public Library</p> <p>Radio tower</p> <p>Radio, television, and other electronic transmitting and receiving devices</p> <p>Reading rooms</p> <p>Restaurant with drive-in or drive-through</p> <p>Restaurant without drive-in or drive-through</p> <p>Retail business shops</p> <p>Schools (high school & elementary), public and private</p> <p>Senior Citizen Multiple-Family Dwelling</p> <p>Service Station</p> <p>Showroom (plumbing, heating, etc.)</p> <p>Single-Family Dwelling (Detached)</p> <p>Studio (artist, photography, recording)</p> <p>Temporary buildings for construction</p> <p>Temporary Contractor's maintenance yard</p> <p>Theater, except drive-in theaters 80' or less of non-retail frontage</p> <p>Theater, except drive-in theaters 80' or more of non-retail frontage</p> <p>Two-Family Dwelling</p> <p>Upholstery Shop</p> <p>Utility, major</p> <p>Utility, minor</p> <p>Vending machine- inside only</p> <p>Visitor information center</p> <p>Weight-loss & *employment agencies</p>	<p>Animal Care Facility – Fully Enclosed</p> <p><u>Art Gallery</u></p> <p>Arts Studio</p> <p><u>Auction House</u></p> <p>Body Modification Establishment</p> <p><u>Brewpub</u></p> <p>Broadcasting Facility – TV/Radio Without Antenna</p> <p>Community Center</p> <p>Community Garden</p> <p><u>Consignement Shop</u></p> <p><u>Craft Brew Lounge</u></p> <p>Cultural Facility</p> <p>Dwelling – Above the Ground Floor</p> <p>Educational Facility – University</p> <p>Educational Facility – Vocational</p> <p>Farmers' Market</p> <p>Financial Institution</p> <p>Government Office</p> <p>Health Club</p> <p>Hotel/Motel</p> <p>Industrial Design</p> <p>Live Performance Venue</p> <p>Massage Service Establishment</p> <p>Medical/Dental Clinic</p> <p>Office</p> <p><u>Outdoor Dining</u></p> <p>Park/Playground</p> <p>Parking Lot – Village-Owned</p> <p>Parking Structure – Village-Owned</p> <p>Personal Service Establishment</p> <p>Place of Worship</p> <p>Public Safety Facility</p> <p>Real Estate Sales Office/Model Unit - Temporary Use</p> <p>Reception Facility</p> <p>Recreation, Indoor</p> <p>Residential Care Facility</p> <p><u>Restaurant</u></p> <p><u>Retail Goods Establishment</u></p> <p><u>Specialty Food Service w/ retail component</u></p> <p>Temporary Contractor's Office and Contractor's Yard</p> <p>Temporary Mobile Food Sales</p> <p>Temporary Outdoor Entertainment/Promotional Event</p> <p>Temporary Outdoor Storage Container</p> <p>Temporary Pop-Up Business</p> <p>Utility</p> <p><u>Vehicle Dealership – Fully Enclosed</u></p> <p>Wireless Telecommunications Antenna</p>	<p>s Bed and Breakfast S</p> <p>p Community Garden P</p> <p>p Community Residence – Large (7 or More Residents) S</p> <p>s Community Residence – Small (6 or Fewer Residents) P</p> <p>p Cultural Facility P</p> <p>p Day Care Home P</p> <p>p Dwelling – Multi-Family P</p> <p>s Dwelling – Single-Family (Detached) P</p> <p>p Dwelling – Townhouse P</p> <p>p Dwelling – Two-Family P</p> <p>s Educational Facility – Primary or Secondary P</p> <p>s Farmers' Market P</p> <p>p Park/Playground P</p> <p>s Parking Lot – Village-Owned P</p> <p>s Parking Structure – Village-Owned S</p> <p>p Place of Worship P</p> <p>p Real Estate Sales Office/Model Unit P</p> <p>p Residential Care Facility S</p> <p>s Retreat House S</p> <p>s Social Lodge/Meeting Hall S</p> <p>p Temporary Contractor's Office and Contractor's Yard P</p> <p>s Temporary Outdoor Entertainment/Promotional Event P</p> <p>s Temporary Outdoor Sales P</p> <p>p Temporary Outdoor Storage Container P</p> <p>p Utility S</p> <p>p Wireless Telecommunications Antenna S</p>
		<p>Bold, italics & underlined uses permitted in first 50 feet</p> <p>*NOTE: Currently the B4 District allows two floors of building exempt from the parking requirement based on lot size. We anticipate this will be carried over to the D-1 Downtown District regulations.</p>	