| *Zoning Regulation* | **B3 Central Business District [current]** | **D2 Downtown District (Hemingway) [propsed]** | |
|---|---|---|---|
| Maximum Building Height | 60 feet | 60 Feet | |
| Minimum Building Height | None | 20 feet | |
| Building Setbacks: | | | |
| *front / corner side / street side* | 5 feet | 0 feet | |
| *interior side* | 0 feet | 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 business use | None for non-residential use | |
| Lot Coverage | None for business use / 25% for mixed use with residential | None | |
| Parking Requirements | 1 parking space / 500 square feet of building space | 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)*** | p |
| | Adult day-care facility, duly licensed | Arts Studio | p |
| | Animal Clinic without an open kennel | ***Auction House (s)*** | p |
| | Animal Sales and Service | Body Modification Establishment | p |
| | Antique & Art Galleries | ***Brewpub (p)*** | p |
| | Auction house | Broadcasting Facility – TV/Radio Without Antenna | s |
| | Automatic Teller Machines (ATMs) Exterior | Community Center | p |
| | Banquet, exhibition, and meeting halls, public or private (permitted use) | Community Garden | s |
| | Beauty Supply Store | ***Consignment Shop (p)*** | s |
| | Brewpubs | ***Craft Brew Lounge (s)*** | p |
| | Bus passenger station | Cultural Facility | s |
| | Catering service | Dwelling – Above the Ground Floor | s |
| | Church/Temple/Mosque | Educational Facility – University | p |
| | Club, private | Educational Facility – Vocational | p |
| | Commercial broadcasting facility | Farmers' Market | p |
| | Community buildings, publicly owned and operated | Financial Institution | s |
| | Craft Beer Lounges | Government Office | s |
| | Day Care Center | Health Club | p |
| | Drive-Through Service Window | Hotel/Motel | s |
| | Dry cleaning, Laundromat or launderette | Industrial Design | s |
| | Earth station | Live Performance Venue | p |
| | Equipment rental | Massage Service Establishment | p |
| | Family Residential-Care Home | Medical/Dental Clinic | p |
| | Financial Institution | Office | p |
| | Financial Institution drive-up facility | ***Outdoor Dining (p)*** | p |
| | Florist | Park/Playground | p |
| | Foster Home | Parking Lot – Village-Owned | p |
| | Government owned and operated services | Parking Structure – Village-Owned | p |
| | Group Quarters | Personal Service Establishment | p |
| | Group Residential – Care Homes | Place of Worship | p |
| | Health, athletic, recreation and amusement facilities, indoor | Public Safety Facility | s |
| | Helicopter landing station | Real Estate Sales Office/Model Unit | p |
| | Home improvement center and building center | Reception Facility | s |
| | Hotels and Motels | Recreation, Indoor | p |
| | Interior decorating studio & retail outlet | Residential Care Facility | p |
| | Long-term Care Facility and Assisted Living Facilities | ***Restaurant (p)*** | p |
| | Medical and dental clinics and offices | ***Retail Goods Establishment (p)*** | p |
| | Medical and dental laboratories | ***Specialty Food Service (s)*** | p |
| | Medical and orthopedic appliance store | Temporary Contractor's Office and Contractor's Yard | p |
| | Multiple-Family Dwelling | Temporary Mobile Food Sales | p |
| | Museums, and historical buildings open to the public | Temporary Outdoor Entertainment/Promotional Event | p |
| | Office, general | Temporary Outdoor Storage Container | s |
| | Parish houses, convents and rectories | Temporary Pop-Up Business | p |
| | Parking lot and parking garages | Utility | s |
| | Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated | ***Vehicle Dealership – Fully Enclosed (p)*** | |
| | Personal service uses | Wireless Telecommunications Antenna | |
| | Pet Shop | | |
| | Post high school educational or instructional institutions or facilities, public/private | ***Use = permitted or special use allowed on the first floor.*** | |
| | Post office > 2000 SF | All others are restricted from first 50 feet on first floor. | |
| | 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 | | |
| | Senior Citizen Multiple-Family Dwelling | | |
| | Service Station | | |
| | Showroom (plumbing, heating, etc.) | | |
| | Single-Family Dwelling (Detached) | | |
| | Studio (artist, photography, recording) | | |
| | 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 | | |