Zoning Regulation	**B3 Central Business District [current]**	**R7 Multi Family [Current]**		R7 Multi Family [Proposed]	
Maximum Building Height	60 feet	45 feet		45 feet	
Minimum Building Height	None	None		None	
Building Setbacks					
front / corner side / street side	5 feet	20 front / 8-15 corner side		15 front / 8-15 corner side	
interior side	0 feet	5-10 feet		5-10 feet	
rear	0 feet unless abutting residential than 10' (alley)-15' (no alley)	25 feet or 20% of lot depth		25 feet or 20% of lot depth	
Minimum Lot Area	None for business use	SF: 3,500 / 2F: 5,000 / TH+MF: 5,000+700 after 2 units		SF: 3,500 / 2F: 5,000 / TH&MF: 5,000+700 after 2 units	
Lot Coverage	None for business use / 25% for mixed use with residential	45% principle blding / 75% total		SF: 40% / 2F: 50% / TH&MF: 80%	
Impervious Surface	NA	NA		SF: 65% / 2F: 70% / TH&MF: 80%	
Parking Requirements	1 parking space / 500 square feet of building space	Based on use		Based on use	
Land Uses	Accessory buildings and structures	Accessory buildings and structures	P	Bed and Breakfast	S
	Accessory uses	Accessory uses	P	Community Garden	P
	Adult day-care facility, duly licensed	Adult day-care facility, duly licensed	S	Community Residence – Large (7 or More Residents)	S
	Animal Clinic without an open kennel	Bed and Breakfast	S	Community Residence – Small (6 or Fewer Residents)	P
	Animal Sales and Service	Boarding School	S	Cultural Facility	P
	Antique & Art Galleries	Church/Temple/Mosque	P	Day Care Home	P
	Auction house	Church/Temple/Mosque - Ancillary Building	S	Dwelling – Multi-Family	P
	Automatic Teller Machines (ATMs) Exterior	Community buildings, publicly owned and operated	P	Dwelling – Single-Family (Detached)	P
	Banquet, exhibition, and meeting halls, public or private (permitted use)	Day Care Center	S	Dwelling – Townhouse	P
	Beauty Supply Store	Earth station	S	Dwelling – Two-Family	P
	Brewpubs	Family Residential-Care Home	P	Educational Facility – Primary or Secondary	P
	Bus passenger station	Financial Institution drive-up facility	S	Farmers' Market	P
	Catering service	Foster Home	P	Park/Playground	P
	Church/Temple/Mosque	Government owned and operated services	P	Parking Lot – Village-Owned	P
	Club, private	Group Quarters	P	Parking Structure – Village-Owned	S
	Commercial broadcasting facility	Group Residential – Care Homes	P	Place of Worship	P
	Community buildings, publicly owned and operated	Health, athletic, recreation and amusement facilities, indoor	S	Real Estate Sales Office/Model Unit	P
	Craft Beer Lounges	House tours and museums	S	Residential Care Facility	S
	Day Care Center	Multiple-Family Dwelling	P	Retreat House	S
	Drive-Through Service Window	Museums, and historical buildings open to the public	S	Social Lodge/Meeting Hall	S
	Dry cleaning, Laundromat or launderette	Parish houses, convents and rectories	S	Temporary Contractor's Office and Contractor's Yard	P
	Earth station	Parking lot and parking garages	S	Temporary Outdoor Entertainment/Promotional Event	P
	Equipment rental	Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated	P	Temporary Outdoor Sales	P
	Family Residential-Care Home	Public Library	P	Temporary Outdoor Storage Container	P
	Financial Institution	Radio tower	S	Utility	S
	Financial Institution drive-up facility	Radio, television, and other electronic transmitting and receiving devices	S	Wireless Telecommunications Antenna	S
	Florist	Schools (high school & elementary), public and private	P		
	Foster Home	Senior Citizen Multiple-Family Dwelling	S		
	Government owned and operated services	Single-Family Dwelling--Detached	P		
	Group Quarters	Studio (artist, photography, recording)	S		
	Group Residential – Care Homes	Temporary buildings for construction	P		
	Health, athletic, recreation and amusement facilities, indoor	Temporary Contractor's maintenance yard	P		
	Helicopter landing station	Two-Family Dwelling	P		
	Home improvement center and building center	Utility, minor	P		
	Hotels and Motels				
	Interior decorating studio & retail outlet				
	Long-term Care Facility and Assisted Living Facilities				
	Medical and dental clinics and offices				
	Medical and dental laboratories				
	Medical and orthopedic appliance store				
	Multiple-Family Dwelling				
	Museums, and historical buildings open to the public				
	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				
	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				