

Zoning Regulation

B-4 Downtown District [current]

D-1 Downtown Central District [proposed]

Maximum Building Height	45 (overlay) / 80 (overlay) / 125 feet	45 / 80 / 125 feet
Minimum Building Height	None	20 feet
Building Setbacks:		
<i>front / corner side / street side</i>	5 feet - in block with residential	0 feet
<i>interior side</i>	0 feet	0 feet
<i>rear</i>	0 feet unless abutting Res. Dist. than 10' abutting an alley / 15' no alley	0 feet unless abutting Res. Dist. than 15 feet from neighbor lot line
Minimum Lot Area	None for business use Yes for residential, hotel, long-term care facility	None for non-residential or mixed use Yes for multi-family
Lot Coverage	None	None
Parking Requirements	Com. - 1 space / 500 sq ft of building space Based on bdrm count exemption	Res. - 2 floor Com. -1 space / 500 sq ft of building space Res. 1 space / Unit 2 floor exemption
Land Uses	<i>Those uses that are allowed only if 50 feet from street line (blue text).</i>	

P	Accessory buildings and structures
P	Accessory uses
P	Adult day-care facility, duly licensed
S	Animal Clinic without an open kennel
P	Antique & Art Galleries
S	Automatic Teller Machines (ATMs) Exterior
P	Banquet, exhibition, and meeting halls, public or private
S	Beauty Supply Store
P	Brewpubs
P	Bus passenger station
S	Catering service
S	Club, private
S	Commercial broadcasting facility
P*	Community buildings, publicly owned and operated
S	Craft Beer Lounges
S	Day Care Center
S	Drive-Through Service Window
S	Dry cleaning and laundry receiving store
S	Earth station
S	Equipment rental
S	Family Residential-Care Home
S	Financial Institution
S	Financial Institution drive-up facility
P	Florist
S	Foster Home
P	Government owned and operated services
S	Group Residential – Care Homes
S	Health, athletic, recreation and amusement facilities, indoor
S	Helicopter landing station
S	Home improvement center and building center
S	Hotels and Motels
S	Interior decorating studio & retail outlet
P	Medical and dental clinics and offices
S	Medical and dental laboratories
S	Medical and orthopedic appliance store
P	Multiple-Family Dwelling
P	Office, general
S	Parish houses, convents and rectories
P	Parking lot and parking garages Non-Village Owned
P	Personal service uses
P	Pet Shop
S	Post high school educational or instructional institutions or facilities, public & private
S	Print Shop
S	Public Library
S	Radio tower
S	Radio, television, and other electronic transmitting and receiving devices
S	Reading rooms
S	Restaurant with drive-in or drive-through
P	Restaurant without drive-in or drive-through
P	Retail business shops
P*	Schools (high school & elementary), public and private
S	Senior Citizen Multiple-Family Dwelling
S	Showroom (plumbing, heating, etc.)
S	Single-Family Dwelling--Detached
P	Studio (artist, photography, recording)
P	Temporary buildings for construction
P	Temporary Contractor's maintenance yard
P	Theater, except drive-in theaters 80' or less of non-retail frontage
S	Theater, except drive-in theaters 80' or more of non-retail frontage
P	Two-Family Dwelling
S	Utility, major
P	Utility, minor
P	Vending machine- inside only
P	Visitor information center
S	Weight-loss & *employment agencies

S	Animal Care Facility – Fully Enclosed
P	Art Gallery
P	Arts Studio
S	Auction House
P	Body Modification Establishment
P	Brewpub
P	Broadcasting Facility – TV/Radio Without Antenna
S	Community Center
P	Community Garden
P	Consignment Shop
S	Craft Brew Lounge
S	Cultural Facility
P	Dwelling – Above the Ground Floor
S	Educational Facility – University
S	Educational Facility – Vocational
P	Farmers' Market
P	Financial Institution
P	Government Office
S	Health Club
S	Hotel/Motel
P	Industrial Design
S	Live Performance Venue
S	Massage Service Establishment
P	Medical/Dental Clinic
P	Office
P	Outdoor Dining
P	Park/Playground
P	Parking Lot – Village-Owned
P	Parking Structure – Village-Owned
P	Personal Service Establishment
P	Place of Worship
P	Public Safety Facility
P	Real Estate Sales Office/Model Unit - Temporary Use
S	Reception Facility
P	Recreation, Indoor
S	Residential Care Facility
P	Restaurant
P	Retail Goods Establishment
P	Specialty Food Service w/ retail component
P	Temporary Contractor's Office and Contractor's Yard
P	Temporary Mobile Food Sales
P	Temporary Outdoor Entertainment/Promotional Event
P	Temporary Outdoor Storage Container
P	Temporary Pop-Up Business
S	Utility
P	Vehicle Dealership – Fully Enclosed
S	Wireless Telecommunications Antenna