Zoning Regulation	**C Commercial District [current]**	**NC Neighborhood Commercial District [proposed]**	
Maximum Building Height	50 feet / 60 feet churches and schools	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 Mixed Use or MF or hotel	None for only Business / Required for Mixed Use, Townhouse, MF	
Lot Coverage	75% max.	None	
Parking Requirements	1 space per 500 sq ft of building space / .75 per office 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
	Animal Clinic without an open kennel	Dwelling – Above the Ground Floor	P
	Automatic Teller Machines (ATMs) Exterior	Live/Work Dwelling	P
	Currency Exchange	Community Center	P
	Financial Institution	Community Garden	P
	Financial Institution drive-up facility	Cultural Facility	P
	Industrial Design	Educational Facility – Vocational	S
	Loan Companies	Government Office	P
	Medical and dental clinics and offices	Park/Playground	P
	Mortuary, funeral home	Place of Worship	P
	Office, general	Public Safety Facility	P
	Offtrack betting facility	Utility	S
	Medical and dental laboratories	***Art Gallery***	P
	Research or testing laboratories for biological, chemical, physical, or social services	***Auction House***	P
	Hotels and Motels	***Brewpub***	P
	Antique & Art Galleries	***Consignment Shop***	P
	Beauty Supply Store	***Craft Brew Lounge***	S
	Brewpubs	***Gas Station***	S
	Catering service	***Outdoor Dining***	P
	Club, private	***Restaurant***	P
	Day Care Center	***Retail Goods Establishment***	P
	Drive-Through Service Window	***Specialty Food Service***	S
	Dry cleaning and laundry receiving store	Animal Care Facility – Fully Enclosed	P
	Dry cleaning, Laundromat or launderette	Arts Studio	P
	Florist	Body Modification Establishment	P
	Home improvement center and building center	Day Care Center	S
	Household equipment, supplies & appliance repair	Massage Service Establishment	S
	Interior decorating studio & retail outlet	Personal Service Establishment	P
	Medical and orthopedic appliance store	Vehicle Repair/Service – Minor	S
	Nursery, greenhouse, garden shop, plant sales	Health Club	S
	Personal service uses	Live Performance Venue	S
	Pet Shop	Social Lodge/Meeting Hall	P
	Print Shop	Recreation, Indoor	S
	Restaurant with drive-in or drive-through	Financial Institution	P
	Restaurant without drive-in or drive-through	Office	P
	Retail business shops	Industrial Design	P
	Second-hand stores	Medical Marijuana Dispensary	P
	Showroom (plumbing, heating, etc.)	Medical/Dental Clinic	P
	Studio (artist, photography, recording)	Parking Lot – Village-Owned	P
	Swimming pool sales and service	Parking Structure – Village-Owned	S
	Taxidermist	Wireless Telecommunications Antenna	S
	Upholstery Shop	Farmers' Market	P
	Vending machine- inside only	Real Estate Sales Office/Model Unit	P
	Weight-loss & *employment agencies	Temporary Contractor's Office and Contractor's Yard	P
	Auto service and fueling station	Temporary Mobile Food Sales	P
	Car wash, including hand wash and detailing	Temporary Pop-Up Business	P
	Adult day-care facility, duly licensed	Temporary Outdoor Entertainment/Promotional Event	P
	Boarding School	Temporary Outdoor Sales	P
	Post high school educational or instructional institutions or facilities, public & private	Temporary Outdoor Storage Container	P
	Public Library		
	Post office > 2000 SF		
	Schools (high school & elementary), public and private		
	Theater, except drive-in theaters 80´ or less of non-retail frontage		
	Theater, except drive-in theaters 80´ or more of non-retail frontage		
	Utility, major		
	Utility, minor		
	Visitor information center		
	Banquet, exhibition, and meeting halls, public or private		
	Church/Temple/Mosque		
	Community buildings, publicly owned and operated		
	Government owned and operated services		
	Museums, and historical buildings open to the public		
	Reading rooms		
	Health, athletic, recreation and amusement facilities, indoor		
	Parks, playgrounds, swimming pools and other recreational facilities, publicly owned and operated		
	Assembly and packaging plant, light		
	Auction house		
	Bakery, wholesale		
	Contractor shop		
	Craft Beer Lounges		
	Craft breweries		
	Distribution operations, light		
	Furnace, heating, and sheet-metal shops		
	Laundries and diaper, linen and towel service establishments		
	Warehouse		
	Welding		
	Family Residential-Care Home		
	Foster Home		
	Group Quarters		
	Group Residential – Care Homes		
	Long-term Care Facility and Assisted Living Facilities		
	Parish houses, convents and rectories		
	School housing facility		
	Senior Citizen Multiple-Family Dwelling		
	Single-Family Dwelling--Detached		
	Multiple-Family Dwelling		
	Two-Family Dwelling		
	Commercial broadcasting facility		
	Earth station		
	Radio tower		
	Radio, television, and other electronic transmitting and receiving devices		
	Temporary buildings for construction		
	Temporary Contractor's maintenance yard		
	Bus passenger station		
	Helicopter landing station		
	Parking lot and parking garages		
	Auto, truck, boat, mobile home and similar rental, sales, *service, and repair		
	Auto and public vehicle storage & towing		
	Equipment rental		

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.