

Zoning/District Standards	Existing M-1 Light Industrial (Section 150.35)	Existing B-2 General Commercial (Section 150.29)	Proposed Commercial Zone	New Zone
Lot Width			30' min	30' min
Lot Depth				100' min
Front Yard Setback	35' min	25' min	0' min.	0' min
Side Yard Setback	20' min	X	10' min	0' min 10' min if adjacent to residential use
Rear Yard Setback	40' min	20' min	20' min	20' min
Structure Height	35' min XX	60' max	25' min, 45' max	20' min; 45' max
Lot Coverage	-----	-----	80% max	80% max
Uses	-----	-----	-----	Adult Group Home
	Airports & landing fields (subject to A-1 conditions)	-----	-----	-----
	Animal Services	Animal Hospital or Clinic	Animal Services	Animal Services
	Auto-Oriented Services	Auto-oriented Retail Sales or Services	Automotive Sales (Conditional Use)	-----
	<i>N/A (new)</i>	<i>N/A (new)</i>	Artisan Manufacturing	Artisan Manufacturing
	Automobile Repair	Automobile Repair, Sales & Services	Automotive Repair Garage; Car Wash	-----
-----	Gasoline or Service Station (Conditional Use)	Automobile Refueling Station, Small	-----	

	Existing M-1 Light Industrial (Section 150.35)	Existing B-2 General Commercial (Section 150.29)	Proposed Commercial Zone	New Zone
	-----	Bank and Financial Institution	-----	-----
	-----	Bar and Tavern	Bar or Tavern	Bar or Tavern (Conditional Use)
	-----	Barber Shop, Beauty Shop, or Day Spa	Barber Shop, Beauty Shop, or Day Spa	Barber Shop, Beauty Shop, or Day Spa
	-----	Bed and Breakfast ("Hotel")	-----	Bed and Breakfast Inn
	-----	Bowling Alley & Dance Hall	-----	-----
	<i>N/A (new)</i>	<i>N/A (new)</i>	Campus Ministry	Campus Ministry
	Carting & Hauling	-----	-----	-----
	-----	-----	Cemetery (Conditional Use)	Cemetery (Conditional Use)
	Contractor Yard & Office	-----	-----	-----
	Day Care Center (Conditional Use)	Day Care Center & Nursery Schools (Conditional Use)	Day Care Center	Day Care Center
	-----	Department & Full Line Discount Stores	-----	-----
	Driver Training School (Conditional Use)	-----	Driver Training School	Driver Training School (Conditional Use)
	<i>N/A (new)</i>	<i>N/A (new)</i>	Food Pantry	Food Pantry
	<i>N/A (new)</i>	<i>N/A (new)</i>	Government Services	Government Services
	Grain & Feed Dealer	-----	-----	-----
	-----	Hotel, Motel, Tourist Home	Hotel (Conditional Use)	Hotel (Conditional Use)
	Indoor Sports Training Facility (Conditional Use)	Indoor Sports Training Facility	Indoor Sports Training Facility	-----
	-----	-----	Limited Commercial	Limited Commercial
	-----	Lodge or Private Recreation Club	Recreation Club or Lodge	Recreation Club or Lodge
	Lumber Storage & Dealer	-----	-----	-----

	Existing M-1 Light Industrial (Section 150.35)	Existing B-2 General Commercial (Section 150.29)	Proposed Commercial Zone	New Zone
	Manufacturing, assembly, storage or transfer activities – consisting of the following: Jewelry, Drugs, Musical Instruments, Sporting Goods, Clothing, Small Household Appliances, Electronic Components or Equipment, Research & Testing Laboratories, Bakery/Potato Chips Manufacturing	Manufacturing Activities Incidental to Commercial Use (up to 50% of floor space)	-----	-----
	<i>N/A (new)</i>	<i>N/A (new)</i>	Medical Services	Medical Services
	<i>N/A (new)</i>	<i>N/A (new)</i>	Microbrewery/Microdistillery	Microbrewery/Microdistillery (Conditional Use)
	-----	-----	-----	Multiple-Unit Dwelling
	-----	Mobile Home Park	-----	-----
	Monument Work & Sales	-----	-----	-----
	-----	Mortuary or Funeral Home (Conditional Use)	Mortuary or Funeral Home	Mortuary or Funeral Home (Conditional Use)
	-----	Motion Picture Theater, Indoor or Outdoor	-----	-----
	Nursery, Greenhouse, Truck Gardens, or Plant Cultivation	-----	-----	-----
		Nursing Home (Conditional Use)	Nursing Home	Nursing Home
	-----	-----	-----	One-Unit Dwelling

	Existing M-1 Light Industrial (Section 150.35)	Existing B-2 General Commercial (Section 150.29)	Proposed Commercial Zone	New Zone
	<i>N/A (new)</i>	<i>N/A (new)</i>	Passive Greenspace	Passive Greenspace
		Parking Lot, Automobile Parking or Storage Structure	Parking Lot; Parking Structure	Parking Lot; Parking Structure
	-----	Churches; Place of Worship	Place of Worship	Place of Worship
	Printing & Publishing Plant	-----	-----	-----
	-----	Professional, Medical, Dental Office or Clinic & Business Office	Professional Offices	Professional Offices
	-----	Public Transport Office & Terminal	-----	-----
	-----	Radio & Television Broadcasting Studio & Office	-----	-----
	Railroad Yard & Terminal Facility	-----	-----	-----
	-----	Repair Service	-----	-----
	-----	Restaurant	Restaurant	Restaurant
	-----	-----	Retail Center	-----
	-----	Retail Sales & Services	Retail Sales; Retail Services	Retail Sales; Retail Services
	-----	Rooming or Boarding House	Rooming or Boarding House	Rooming or Boarding House (Conditional Use)
	<i>N/A (new)</i>	<i>N/A (new)</i>	School, Primary or Secondary (Conditional Use)	School, Primary or Secondary (Conditional Use)
	<i>N/A (new)</i>	<i>N/A (new)</i>	School, Vocational Training (Conditional Use)	School, Vocational Training (Conditional Use)
	-----	-----	Self Storage	-----

	Existing M-1 Light Industrial (Section 150.35)	Existing B-2 General Commercial (Section 150.29)	Proposed Commercial Zone	New Zone
	-----	Sexually-Oriented Business (Conditional Use)	-----	-----
	N/A (new)	N/A (new)	Side Yard or Rear Yard Parking Pad	Side Yard or Rear Yard Parking Pad
	N/A (new)	N/A (new)	Social Service Agency	Social Service Agency
	Telecommunications Facility (Conditional Use)	Telecommunications Facility (Conditional Use)	Telecommunications Facility (Conditional Use)	Telecommunications Facility (Conditional Use)
	Temporary Storage	Temporary Storage	Temporary Storage (Permitted Accessory)	Temporary Storage (Permitted Accessory)
	-----	-----	-----	Two-Unit Dwelling
	-----	-----	Type A Family Day-Care Home (Permitted Accessory)	Type A Family Day-Care Home (Permitted Accessory)
	-----	-----	Type B Family Day-Care Home (Permitted Accessory)	Type B Family Day-Care Home (Permitted Accessory)
	Veterinarian, Kennel, Animal Hospital & Burial Ground (provided any outside runs or kennels are more than 200' from a residential district)	-----	-----	-----
	Warehouse, Including Wholesale	Wholesale Sale and Display	-----	-----

X When abutting any Residence District, a minimum side yard setback of 10 feet shall apply. This shall be increased by ½ foot for each foot the structure exceeds 20 feet in height.

XX A maximum height of 80 feet is imposed. Structures in excess of the stated maximum height must provide increased side and rear yard setbacks equal to ½ foot for each additional foot of building height in excess of the stated maximum height, up to 80 foot maximum height.