

Differences between the B-1 to O-3 (all other uses are the same):

Uses	B1	O3	Uses	B1	O3
			Marinas for sale, service, and storage of motorboats and related water craft	P	
Apartment hotels	C		Motorized vehicle fuel sales facility	P	
Elderly and Retirement Housing	S	P	Motorized vehicle repair/service	C	
Multiple family dwellings	C	P	Motorized vehicle wash facilities	C	
Single-family dwellings	C	P	Off-sale alcoholic beverages	S	
Townhouses	C	P	Outdoor seasonal sales	P	S
Two-family dwellings	C	P	Parking garage as a primary use	P	
All other uses in this Use Group Household Living		P	Parking lots as a primary use	P	
Healthcare facilities, Residential	S	P	Personal services	P	C
Group homes		P	Retail sales	P	C
Cemeteries and mausoleums	S		Service and repair facilities	C	
Academies	P	S	Veterinary facilities	C	
Early childhood care facilities	P	C	All other uses in this Use Group Retail Sales and Services	P	
Private schools	C	C	Restaurants	P	S
All other uses in this Use Group Education	P		All other uses in this Use Group Food and Drink	P	
Garden centers	P		Recreational facilities, enclosed commercial	P	
Kennels	C		Social halls	C	
Mail order catalog sales	P	S	All other uses in this Use Group Commercial Recreation	P	

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

**Height:** Increases from 40' in existing B-1 to 45' for commercial buildings and 35' for residential buildings in O-3.

**Setbacks:** Front yard setback increases from 20' in existing B-1 to 30' for residential uses in O-3; 20' for commercial uses in O-3. Side yard for existing B-1: 0' for commercial; 10' when abutting residential. Side yard for O-3: 15' for commercial; and the same as the abutting R-1 to R-4 zoning district whichever is greater. Townhouses in the O-3 zoning district shall have a required side yard of 0' or 10' on the nonparty wall side. Rear yards are the smaller of 30' or 20% of depth for existing B-1 and 40' for O-3 regardless of use or abutting zoning.

**Parking:** Same as existing B-1 (1/300), but now within 600' instead of within 300'.

**Signs:**

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
B-1 to O-3	Freestanding	1 per business per frontage OR	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per main building <b>AND</b>	50 sq. ft./ <b>12</b> ft. tall	<b>50</b> sq. ft./ <b>18</b> ft. tall
	Center	1 per frontage	50 sq. ft./15 ft. tall	150 sq. ft./35 ft. tall		1 per frontage	50 sq. ft./ <b>12</b> ft. tall