Sec. 24-537. Urban village-downtown district (UV-D).

A. *Purpose.*

(1) *Generally.* This district provides for a mix of uses and style of development intended to reinforce the "small town" downtown feel desired by Bellaire residents, including opportunities for shopping, services, dining and entertainment. While Bellaire residents and visitors frequent the area for convenience shopping and multi-purpose trips, it has not offered the typical experience of a destination downtown given how this primary commercial area in Bellaire developed over time without a traditional Main Street or other focal point for typical downtown amenities. The district is also a high-profile area of the community given its proximity to busy Bellaire Boulevard and its bifurcation by the Bissonnet diagonal. District standards require that more visible landscaping and green elements be incorporated on all sites, including within off-street parking areas and any higher-intensity residential or mixed-use developments that emerge within the district.

(2) *Character.* This district is intended to support a transition to a more Urban development character through redevelopment in the core downtown area. This could provide the critical mass the area has always lacked to spur greater foot traffic and extended visits that are essential to a vibrant mix of retail, service and hospitality businesses. Encouraging housing options adds another important element by putting full-time residents in the area with expectations for a safe and hospitable environment in which to live, recreate, and host guests and visitors. Keys to an Urban character are relatively small block sizes (or pedestrian routes through larger blocks), more intensive site development and coverage, reduced reliance on off-street surface parking, and greater architectural enclosure of public streets and spaces to support a pedestrian orientation.

(3) *Uses.* This district provides for a mix of commercial, office, civic and entertainment uses appropriate for an Urban character setting, and especially for new residential presence to add built-in demand for local shopping and services. Land assembly and master-planned development is encouraged, as is vertical mixing of uses in buildings that accommodate upper-floor residential, office or other uses above street-level retail and services. This pattern is most appropriate in pedestrian-oriented areas, but also along busy arterial streets through the district where frontage properties are less conducive for stand-alone residential use. Unusually shaped and undersized building sites, caused by the diagonal orientation of Bissonnet through the community, pose a particular challenge in some parts of the district, which is also good reason to encourage more vertical development where appropriate.

B. *Uses.*

(1) *Permitted uses.*

a) Utilities:

1) Local utility distribution lines; and

2) Telephone lines and related cross-connecting points.

b) Facilities owned and maintained by the City or other governmental entities, including public transit facilities and public parks.

c) Single-family dwellings, attached, involving at least five (5) contiguous lots, with at least one-half (1/2) of each lot located within three hundred and fifty (350) feet of a boundary of the UV-D district that abuts residential property in an R-1, R-3, R-4 or R-5 district, so as to provide a transition between the UV-D district and nearby lower density residential development.

d) Commercial uses as follows, not to include any drive-in or drive-through facilities without Specific Use Permit Approval, or head shops:

1) Banks, credit unions and similar institutions;

2) Business and professional offices and services;

3) General retail sales and services, but not including mini-storage businesses, mortuaries or funeral parlors, pawnshops, or tattoo shops;

4) Hotels, but not motels as defined in Section 24-202(111); and

5) Restaurants and cafeterias.

e) Recreational and amusement uses as follows:

1) Amusement, commercial indoor;

2) Art gallery or museum;

3) Athletic, swimming or tennis club and/or facilities;

4) Movie theater, indoor;

5) Private club; and

6) Theater, for live performances.

f) Conference center facilities.

g) Mixed-use developments consisting of a combination of two or more of the permitted uses listed in subsections d), e) or f), above, or a combination of one or more of such uses and at least one of the following residential uses:

1) Single-family dwellings, attached; and

2) Multi-family dwellings.

h) Planned Development: Applicants may propose planned developments in this district under the amendatory procedures in Section 24-604. This procedure will enable consideration of development proposals involving uses or designs that might not strictly adhere to the standards within this Section but would meet the spirit and intent of the district. All such applications must still meet the following district standards:

1) Minimum site area;

2) Maximum building height;

3) Height-setback plane where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district; and

4) Maximum floor area to site area, with potential development intensity bonuses.

i) Accessory uses as follows, subject to the requirements of Section 24-510, except that, for the purposes of the UV-D district, an accessory use may occur within a portion of a principal structure:

1) Home occupations, subject to the requirements of Section 24-517;

2) Bars, when accessory to a principal restaurant, hotel, commercial indoor amusement, movie theater, theater or private club use, and subject to the requirements of Chapter 3, Alcoholic Beverages; and

3) Vehicle washing, included as an accessory service use within a parking structure, provided that all associated activity is carried out inside the structure, screened from view from any public street right-of-way, and that no vehicle repairs are made on the premises.

(2) *Specific uses.*

a) Commercial uses with drive-in or drive-through facilities.

b) Educational, institutional and special uses as follows:

1) Antenna;

2) Hospital, acute and/or chronic care;

3) Kindergarten, nursery and/or day care center;

4) Nursing home;

5) Radio, television or microwave antenna or tower; and

6) School, business or trade.

c) Transportation, automobile and related uses as follows:

1) Commercial parking garage operations, within multi-level and/or underground garage space as defined in Section 24-202(78), but not commercial surface parking lots (areas) as defined in Section 24-202(42); and

2) Passenger terminals and bus passenger stations, but not heliports.

(3) *Temporary uses.* Temporary uses in the UV-D district shall be authorized, permitted, limited in duration and subject to potential time extensions as provided in Section 24-505. Examples of such uses include:

a) Construction offices.

b) Public interest or special events.

c) Sidewalk sales and other outdoor sales events (e.g., farmers' market).

(4) *Relative quantity of multi-family residential use.* At no time shall more than fifteen (15) percent of the total gross developed floor area within the UV-D district, excluding the floor area of any parking structures, be in multi-family residential uses.

C. *Development Standards.*

(1) *Site plan review required.* All development applications in the UV-D district require site plan review and approval to ensure conformance with the substantive standards for this district and other applicable provisions of this Code.

a) *Required approvals.*

1) *Planning and Zoning Commission review for planned developments.* All planned development applications, and their associated site plans, require Planning and Zoning Commission review, and a recommendation to City Council, in accordance with Article VI, Amendatory Procedure, of this chapter.

2) *Administrative approval.* The City's administrative official is authorized to approve site plans for all development applications other than planned developments, provided the site plan complies with the standards for this district and other applicable provisions of the City Code, or will comply if conditions specified by the official are met. The administrative official, at his sole discretion, may also refer any such site plan to the Planning and Zoning Commission for review and decision.

(a) *Required referral to Commission.* The administrative official is not authorized to disapprove a site plan. The official shall refer a site plan to the Planning and Zoning Commission for review and decision if the official finds reasons for

potential disapproval, including when a site plan does not strictly conform to all standards for this district or other applicable provisions of the City Code. If the official does not approve the site plan, he shall place the site plan on the agenda of the Planning and Zoning Commission so that it may be considered for approval, approval with conditions, or disapproval by the Commission.

(b) *Applicant request for Commission review.* The administrative official shall refer a site plan to the Planning and Zoning Commission for review and decision if the applicant disagrees with a condition of approval specified by the official, or otherwise requests Commission involvement in the site plan review.

b) *Application requirements.* Applicants shall satisfy all application and submittal requirements for site plan review itemized in Section 24-524.

1) *Waiver authority.* For projects in the UV-D district other than planned development applications, the administrative official is authorized to waive elements of the site plan submittal requirements in Section 24-524 if he finds that the specified information relates to a site development standard that does not apply to a proposed project.

(2) *Size and area.*

a) *Single-family dwellings, attached.*

1) *Minimum lot area:* 2,500 square feet.

2) *Minimum lot width:* 25 feet.

3) *Minimum lot depth:* 100 feet.

4) *Minimum building height:* 30 feet, which shall include at least two working stories for all portions of the building situated at the front building line.

5) *Maximum building height:* 40 feet including drive-under parking and any above surface portion of partial subsurface parking, except that:

(a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building; and

(b) Requests for additional height beyond the allowances provided in item (a), above, shall require approval of a specific use permit.

6) *Minimum floor area per dwelling unit:* 1,550 square feet.

7) *Required yards:*

(a) *Front yard:* No front yard is specified except that:

i. *Maximum front building setback.* At least 50 percent of the front building façade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building façade to accommodate recessed dwelling entries, a front stairway to an elevated dwelling entry, a front porch or patio area, and/or landscaping.

(b) *Side and rear yards:* No side or rear yard is specified except that:

i. Where a property is at a boundary of the UV-D district and a residential property in an R-1, R-3, R-4 or R-5 district either abuts or is directly across

an alley from the subject property in the UV-D district, the minimum yard toward the abutting property or alley shall be fifteen (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as two (2) feet from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property or alley. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property or alley. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

8) *Maximum lot coverage:* 90 percent of lot area.

b) *Commercial and small-scale (under one-acre) mixed-use development.*

1) *Minimum site area:* 5,000 square feet.

2) *Minimum site width:* 50 feet.

3) *Minimum site depth:* 100 feet.

4) *Minimum building height:* 30 feet, which shall include at least two working stories for all portions of the building situated at the front building line.

5) *Maximum building height:* 40 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:

(a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building; and

(b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television

antennae, with the total not to exceed sixty (60) feet above the average level of the base of the foundation of the building; and

(c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.

6) *Minimum required yards:*

(a) *Front yard:* No front yard is specified except that:

i. *Maximum front building setback.* At least 75 percent of the front building façade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building façade for articulation purposes. The 75 percent minimum may only be decreased to accommodate a public plaza, pocket park or other public open space, or an outdoor seating area associated with a restaurant use, which is situated between the building and along a public street.

(b) *Side and rear yards:* No side or rear yard is specified except that:

i. Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be fifteen (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as two (2) feet from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

(c) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

7) *Maximum site coverage:* 90 percent of lot area.

8) *Standards applicable to residential use.*

(a) *Single-family dwellings, attached:* Any single-family dwellings, attached, that are part of a mixed-use development shall meet all the standards for lot area and dimensions, building height, floor area per dwelling unit, yards, and lot coverage that apply to such dwellings when they are developed as an independent use in the UV-D district.

(b) *Multi-family dwellings:* Any mixed-use development with a multi-family residential component shall not exceed a gross residential density of thirty (30) units per acre for the total project site.

9) *Maximum floor area to site area:* As provided in Table 24-537.A, with a base standard of 1.00 maximum for commercial, mixed-use and planned development projects for which all of the off-street parking is surface parking. Potential development intensity bonuses, in the form of increased floor area allowances relative to site area beyond the base maximum standard, are also provided in the table.

Table 24-537.A:
Development Intensity Standards and Potential Bonuses

Development and Parking Plan		Maximum Floor Area Ratio	Other Available Intensity Bonuses Beyond 1.00 Base FAR Maximum		
Development Type	Off-Street Parking Approach	(FAR): Base + Bonus	Off-Street Parking Location	Additional Site Area	Amenity Space***
• Commercial • Mixed Use* • Planned Development (PD)	All surface parking	1.00 Base + 0.00 Bonus = 1.00	10% FAR Bonus if none of the off-street parking abuts a public street or sidewalk	n/a	5% FAR Bonus for each 1,000 square feet of such amenity area provided, up to 5,000 square feet
• Mixed Use* • Planned Development (PD)	Mix of surface and garage (or drive-under) parking**	1.00 Base + 0.25 Bonus = 1.25	Same as above	25% FAR Bonus for each 1 acre of additional site area beyond the minimum required	Same as above

• Mixed Use* • Planned Development (PD)	All garage parking**	1.00 Base + 1.00 Bonus = 2.00	Same as above	Same as above	Same as above
• Mixed Use* • Planned Development (PD) In all cases, must have 75% or more of all ground floor space along public streets in general retail sales and services or restaurant uses	All garage parking**	1.00 Base + 2.00 Bonus = 3.00 With consideration, through the Planned Development (PD) process, of applications proposing an FAR greater than 3.00	Same as above	Same as above	Same as above

NOTE: All standards and bonus opportunities in the table involving off-street parking exclude any parking associated with single-family dwellings, attached, that are part of a mixed-use or planned development.

* For purposes of the UV-D district, for a development on a site of one acre or larger to be considered a "mixed-use" project, each different use must occupy at least 5,000 square feet or 10 percent of the total floor area of the development, whichever is greater.

** Whether the garage parking is entirely above ground or partially or entirely below ground level.

*** "Amenity space" includes an on-site public plaza, pocket park or other public open space, or an on-site outdoor seating area associated with a restaurant use.

c) *Mixed-Use Development.*

1) *Minimum site area:* 1 acre.

(a) *Minimum mix of uses.* For a development on a site of one acre or larger to be considered a "mixed-use" project, each different use must occupy at least 5,000 square feet or 10 percent of the total floor area of the development, whichever is greater.

i. Where a mixed-use development involves multi-family dwellings, such dwellings shall not be the sole principal use in a freestanding building. The principal multi-family residential use shall only be constructed as part of a building which includes one or more principal non-residential uses that are permitted in the district as provided in Section 24-537.B.(1)b), d), e) or f), and that occupy at least twenty-five (25) percent of the total gross floor area of the building. Any floor area used for parking shall not count as part of the floor area of any principal use.

(b) *Site area credit.* If a site abuts an alley or vehicular access easement, one-half of the width of the alley or easement which is directly adjacent to the site shall be counted toward the calculation of site area.

2) *Minimum building height:* 30 feet, which shall include at least two working stories for all portions of the building situated at the front building line.

3) *Maximum building height:* 53 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:

   (a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed sixty-three (63) feet above the average level of the base of the foundation of the building; and

   (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed seventy-three (73) feet above the average level of the base of the foundation of the building; and

   (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.

4) *Minimum required yards:*

   (a) *Front yard:* No front yard is specified except that:

      i. *Maximum front building setback.* At least 75 percent of the front building façade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building façade for articulation purposes. The 75 percent minimum may only be decreased to accommodate a public plaza, pocket park or other public open space, or an outdoor seating area associated with a restaurant use, which is situated between the building and along a public street.

   (b) *Side and rear yards:* No side or rear yard is specified except that:

      i. Where a property is at a boundary of the UV-D district and a residential property in an R-1, R-3, R-4 or R-5 district either abuts or is directly across an alley from the subject property in the CMU district, the minimum yard toward the abutting property or alley shall be fifteen (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as two (2) feet from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.

      Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property or alley. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

      Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to

allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property or alley. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

(c) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

5) *Maximum site coverage:* 90 percent of lot area.

6) *Standards applicable to residential use.*

(a) *Single-family dwellings, attached:* Any single-family dwellings, attached, that are part of a mixed-use development shall meet all the standards for lot area and dimensions, building height, floor area per dwelling unit, yards, and lot coverage that apply to such dwellings when they are developed as an independent use in the UV-D district.

(b) *Multi-family dwellings:* Any mixed-use development with a multi-family residential component shall not exceed a gross residential density of thirty (30) units per acre for the total project site.

7) *Maximum floor area to site area:* As provided in Table 24-537.A, with a base standard of 1.00 maximum for commercial, mixed-use and planned development projects for which all of the off-street parking is surface parking. Potential development intensity bonuses, in the form of increased floor area allowances relative to site area beyond the base maximum standard, are also provided in the table.

d) *Planned Development.*

1) *Minimum site area:* 1 acre.

(a) *Site area credit.* If a site abuts an alley or vehicular access easement, one-half of the width of the alley or easement which is directly adjacent to the site shall be counted toward the calculation of site area.

2) *Minimum building height:* As established by the approved site plan for the planned development amendment.

3) *Maximum building height:* 79 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:

(a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed eighty-nine (89) feet above the average level of the base of the foundation of the building; and

(b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed ninety-nine (99) feet above the average level of the base of the foundation of the building; and

(c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.

4) *Minimum required yards:*

(a) *Front yard:* As established by the approved site plan for the planned development amendment.

(b) *Side and rear yards:* No side or rear yard is specified except that:

i. Where a property is at a boundary of the UV-D district and a residential property in an R-1, R-3, R-4 or R-5 district either abuts or is directly across an alley from the subject property in the UV-D district, the minimum yard toward the abutting property or alley shall be fifteen (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as two (2) feet from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property or alley. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property or alley. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

(c) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

5) *Maximum site coverage:* As established by the approved site plan for the planned development amendment.

6) *Maximum floor area to site area:* As provided in Table 24-537.A, with a base standard of 1.00 maximum for commercial, mixed-use and planned development projects for which all of the off-street parking is surface parking. Potential development intensity bonuses, in the form of increased floor area allowances relative to site area beyond the base maximum standard, are also provided in the table.

(3) *Parking.* A minimum number of off-street parking spaces shall be required as follows:

a) Residential structures:

1) Two (2) on-site spaces per single-family dwelling unit, subject to the requirements of Section 24-514.

2) For multi-family dwellings, a minimum number of off-street parking spaces as provided in Section 24-514a.

b) Other non-residential uses:

1) A minimum number of off-street parking spaces as provided in Section 24-514a.

(4) *Outdoor lighting.* All outdoor lighting shall be located, screened or shielded so that adjacent residential lots or structures are not directly illuminated.

(Ord. No. 81-006, § 6, 2-23-1981; Ord. No. 85-011, § 4, 1-28-1985; Ord. No. 89-009, § 1, 3-6-1989; Ord. No. 91-012, §§ 13, 23, 3-4-1991; Ord. No. 92-011, 3-2-1992; Ord. No. 04-034, § 2(24-537.C(1)(a)(4)), 6-7-2004; Ord. No. 14-013, § 1, 3-3-2014 ; Ord. No. 17-028, § 1, 5-15-2017)

Editor's note(s)—Ord. No. 14-013, § 1, adopted March 3, 2014 , amended the title of § 24-537 to read as set out herein. Previously § 24-537 was titled R-M.2 Residential-Commercial Mixed-Use District.