

# CHAPTER 13: DS – DOWNTOWN SUPPORT DISTRICT

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## 13.01 Purpose

The Downtown Support District is designed and intended to support the Downtown Core District and serve as a transition zone between commercial/business and residential uses. The use is to be less intense than the downtown core district and compatible with residential uses.

## 13.02 Permitted Uses

- (A) **Residential Uses:** Single or multiple family dwellings on the second or third floor of a building. No commercial use may be located on the same floor as used for residential purposes. Where commercial uses and residential living space is provided in the same building the residential use shall be provided a separate pedestrian entranceway.
- (B) **Other Residential Uses:**
  - (1) Single family dwellings constructed prior to August, 2008.
  - (2) Two-family dwellings.
  - (3) Multiple dwellings.
- (C) **Public and Institutional Uses:** Fire House, Police Station, and Government Offices, parks, playgrounds and community centers.
- (D) **Day care facilities.**
- (E) **Funeral homes.**
- (F) **Offices:** Offices of an executive, administrative, medical, or professional nature.
- (G) **Places of Worship:** Places of worship or assembly including religious establishments, fraternal organizations, civic clubs, theatres, and banquet halls.
- (H) **Bed and breakfast inns.** See Chapter 24, Other Specific Use Regulations.

## 13.03 Uses not Permitted

- (A) **Outdoor Storage:** Uses having outdoor storage shall be prohibited.
- (B) **Drive Through:** All types of drive-through or drive-in facilities shall be prohibited.

## 13.04 Project Standards

## VILLAGE OF MAINEVILLE ZONING ORDINANCE

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All non-residential and two-family and multiple family buildings and uses shall comply with the following standards:

- (A) **Parking:** Parking and parking lot design shall comply with the following standards, in addition to the provisions of Chapter 20, Signs.
- (1) The parking lot layout shall accommodate pedestrian circulation. Pedestrian crosswalks shall be provided, shall be distinguished by textured paving, striping, or color change alternatives and shall be integrated into the sidewalk network.
  - (2) Parking lots shall be located behind the principal building. Parking shall be prohibited from being in the front yard. Where it is not feasible to locate parking behind the principal building, the Planning Commission may permit parking on the side of the building provided they are screened and landscaped in accordance with Chapter 29, Landscaping and Screening.
- (B) **Building Entrances:** All non-residential buildings shall have at least one (1) public entrance that faces the street. Rear entrances are permitted, only if there is a primary entrance from the main street. Buildings with parking to the side or the rear must provide a second entrance on the rear or side of the building or a pedestrian connection from the parking lot to a public sidewalk.
- (C) **Building Materials:** All non-residential buildings shall have the appearance of a single family residential building, and materials, such as brick, stone, masonry, or other natural materials shall be use for the building.
- (D) **Lighting:** Exterior lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. Attached fixtures shall be compatible with residential design. The lighting source shall not be directly visible from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited.
- (1) Sidewalks and parking areas shall be properly lighted to facilitate the safe movement of pedestrians and vehicles and provide a secure environment. In parking areas, the light intensity shall average a minimum of 1.0 foot candle, measure five (5) feet above the surface. In pedestrian areas, the light intensity shall average a minimum of 2.0 foot candles, measured five (5) feet above the surface.
- (E) **Roof Mounted Mechanical Equipment:** All roof mounted mechanical equipment shall be screened from public view with a wall or similar architectural feature that is compatible with the design of the building façade.
- (F) **Signage:** All signs shall comply with the requirements of Chapter 21, Signs.

### 13.05 Height

No building shall be more than three (3) stories, or exceed thirty-five (35) feet in height.

### 13.06 Yards

Refer to Chapter 19, Schedule of Regulations.

**13.07 Landscaping**

All non-residential, two family and multiple family buildings and uses shall comply with the landscaping standards in Chapter 29, Landscaping and Screening.