

CHAPTER 13: **B-2 DS** – DOWNTOWN SUPPORT DISTRICT

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 District Standards

STANDARD	USE			
	Single-Family ¹	Two-Family ¹	Multi-Family ¹	All Other Uses ¹
LOT DIMENSIONS				
Lot Area	10,000 sq ft min.	10,000 sq ft min.	No minimum	No minimum
Lot Frontage	30 feet min.	30 feet min.	No minimum	No minimum
Lot Width	30 feet min.	60 feet min.	No minimum	No minimum
COVERAGE STANDARDS				
Combined Footprint of All Structures	Max. is 50% of the lot	Max. is 50% of the lot	Max. is 60% of the lot	Max. is 60% of the lot
Impervious Surface	No maximum	No maximum	Max. is 75% of the lot	Max. is 75% of the lot
PRINCIPAL STRUCTURE STANDARDS				
Structure Height	Max. of 3 stories or 35 feet, whichever is less			
Dwelling Unit Floor Area	1,200 sq ft min.	720 sq ft min.	720 sq ft min.	N/A
Front Yard Setback	35 feet min., except as provided in Sec. 19.05(F)			20 feet min.
Side Yard Setback	5 feet min. for each side yard; combined total of 15 feet min.			See Sec. 13.03(G)
Rear Yard Setback	30 feet min.			See Sec. 13.03(G)
PARKING LOCATION				
Parking in Front Yard	Prohibited²	Prohibited²	Prohibited²	Prohibited²
Parking in Side Yard	Permitted	Permitted	Permitted	Permitted
Parking in Rear Yard	Permitted	Permitted	Permitted	Permitted

¹ For those uses allowed per Sec. 5.14 (Allowed Uses)

² All front yard parking which exists as of the effective date of this regulation shall be permitted to continue.

~~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.~~

13.034 DesignProject Standards

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

VILLAGE OF MAINEVILLE ZONING ORDINANCE

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 used 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, measured 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.
- (G) Setbacks: Non-residential development shall comply with the following setback requirements:
- (1) The minimum setback for each yard shall be five (5) feet, except when the property adjoins a residential zoning district in which case the minimum setback for each side yard shall be twenty (20) feet for buildings/structures and ten (10) feet for parking/driveways.
- (2) The minimum rear yard setback shall be fifteen (15) feet, except when the property adjoins a residential zoning district in which case the minimum rear yard setback shall be twenty (20) feet.

~~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.~~