

ZONING ORDINANCE

Section 1023 Outdoor Lighting and Illumination. 65 repealed 201 374

All types of outdoor electrical lighting and electrical illumination are subject to the following limitations:

1. No lamp or lighting or illumination device shall provide light in excess of 0.75 foot candles of projected brightness measured at the nearest property line. When a light source is indicated as twenty-five (25) watt incandescent, it shall not exceed two hundred fifty (250) lumens and when a light source is indicated as seventy-five (75) watt incandescent, it shall not exceed seven hundred fifty (750) lumens.
2. Each lighting or illuminating device shall be set back from the nearest property line a minimum of ten (10) feet or a distance equal to or greater than the height of the device above natural or excavated grade, whichever is greater.

EXCEPTION: A lighted entry marker may be placed on each side of a driveway entrance. The entry markers shall not be placed within the Town right-of-way or private road areas and the total height of the marker and light shall not exceed four (4) feet above finished grade adjacent to the driveway. The light source shall not exceed the equivalent projected brightness of a twenty-five (25) watt incandescent bulb.

3. The following light sources shall not exceed a height of thirty-six (36) inches above natural or excavated grade, whichever is lower, and shall not exceed the equivalent projected brightness of a twenty-five (25) watt incandescent bulb:
 - a. All lighting or illumination of landscape;
 - b. Accent or aesthetic lighting of buildings or structures;
 - c. Any illumination device that directs light above a horizontal plane.
4. Lighting used for security and safety shall be an integral part of and attached to the building. The light source and reflecting device shall be shielded or hooded with an opaque cover so that it is not visible from off the property and shall not be higher than twenty (20) feet above natural or excavated grade, which ever is lower. Each security/safety light is limited to the equivalent projected brightness of a seventy-five (75) watt incandescent bulb. Limited use of security/safety lighting is encouraged to prevent excessive ambient light.
5. Tennis court lighting shall be hooded or shielded so that the light source and reflecting device is not visible from off the property. No lighting or illumination device shall project light in excess of 0.75 foot candles of brightness measured at the nearest property line. The maximum height of tennis court lighting shall not exceed twenty (20) feet above the court surface or natural grade whichever is lower.
6. On Hillside lots there shall be no lighting permitted in the undisturbed areas of the property. Exterior lighting shall be kept to the minimum amount needed for the safe use of the property and all permitted lighting shall comply with all terms of this section.

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Article XXII. HILLSIDE DEVELOPMENT REGULATIONS ^{110 112 181 193 194 409 425 533 558} 654580

Section 2200. INTRODUCTION

As valuable scenic resources, Camelback Mountain, Mummy Mountain and the Phoenix Mountains provide a permanent visual presence that exemplify what is unique about Paradise Valley. They define the location and character of the Town, shape our sense of place and contribute to the Town's identity. These land forms, their foothills, and other areas over a 10% slope, offer a desirable setting visible to the entire metropolitan area and an intrinsic aesthetic value to the Town; therefore they require unique standards resulting from the characteristics of hillside terrain.

Section 2201. PURPOSE

This article exists to establish provisions to: a) regulate the intensity of development; b) preserve and protect the hillside environment; c) provide for the safety and welfare of the Town and its residents; and d) establish rules and procedures for review by the Hillside Building Committee of hillside development, building and construction plans through the implementation of the following:

1. Require building massing to adapt to the natural hillside topography thereby reducing the scarring effects of roads, drives, building pads and cut and fill slopes.
2. Encourage all improvements to be designed and constructed in a manner that minimizes the impact of development from viewpoints on the valley floor and adjacent slopes.
3. Prevent unnecessary grading or stripping of vegetation, preserve drainage patterns, protect the public from natural hazards of storm water runoff and erosion, and require re-vegetation in order to maintain the natural landscape environment.
4. Preserve visual open space, unique natural features, wildlife habitats and retain the integrity and natural states of the identified dominant peaks and ridges.
5. Provide development and construction practices and methods to ensure greater fire protection in hillside development areas.
6. Require limited and efficient use of exterior lighting to maintain minimal night-time lighting levels and preservation of the dark sky.

This Article endeavors to enhance design quality so that the resulting development maintains the essential natural characteristic and context of the hillside consistent with the goals and policies of the Town's General Plan.

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- I. A detailed outdoor lighting plan indicating the proposed luminaire locations on the building and on the site (if applicable); the type of illuminating devices including; the manufacture's catalog cut sheets and drawings; and photometrics that describe the illuminating devices; the fixtures, lamps, lumens and wattages, supports, the aiming angles, and other devices.
- J. A Study Model: Including all proposed improvements, at not less than (1/16) inch = (1) foot showing the relationship of all proposed improvements to the contours of the lot. The model must accurately represent the massing of all structures and roof forms as well as the following:
1. All windows, exterior doors and skylights.
 2. The model shall include enough of the property to visually relate the proposed structure and accessory uses to the natural terrain.
 3. The Applicant's name, architect's name, builder's name, lot number, scale, and north arrow.
- K. An accurate oblique view architectural rendering in color or a computer generated 3-dimensional picture shall be submitted showing the appearance of the building, lot, landscaping, and skyline. The rendering or computer generated picture, and the model may remain in the custody of the Town Engineer until a Certificate of Occupancy is issued or until released by the Town Engineer.
- L. Exterior Material Samples: Include samples of all colors, materials, and material specifications mounted on rigid board with all materials identified with the manufacture's name, color, and LRV number where applicable. Material samples or color specifications are required for all exterior materials and finishes including but not limited to:
- Roof
 - Metal
 - Hardscape
 - Stone
 - View fencing
 - Wall color and texture (8½" x 11" sample size)
 - Masonry
 - Glass
 - Driveway and terrace paving
 - Garage doors
- M. The Applicant shall install a marker to designate the location of the house at the major building corners. The markers should be at least 3 feet in height with a colored ribbon at the top of the marker. The applicant shall install markers at least two (2) weeks prior to the Formal Hillside Committee meeting and remove immediately following the formal committee meeting.

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- E. Accessory buildings and structures shall not occupy more than one-half of the total ground area of the main building. No accessory building or structure shall exceed the height specified in Table 1001B or elsewhere in this ordinance.

VIII. SEWERS AND UTILITIES.

- A. Grading for septic systems, evapotranspiration systems, and alternative systems shall be included in the calculations for land disturbance limitations unless:
1. The disturbed area is brought back to original natural grade contours, treated with an approved aging agent and planted to blend with surrounding natural growth,
 2. Special landscape plans for evapotranspiration systems shall be submitted to the Town Engineer. Plans shall show the appropriate vegetation and supplemental irrigation systems approved by the Town Engineer.
- B. Grading for utility lines, including water and sewer lines and lateral lines, electric, gas, telephone and cable services, shall be included within the calculations for land disturbance limitations unless:
1. Trenches are placed under driveway, under paving or in other areas already counted as disturbed, or
 2. Trenches and related disturbed areas are restored to appear as original ground, color treated and planted to blend with surrounding natural growth.

IX. FIRE PROTECTION.

- A. Washes must be maintained as easements as described in Section 8-7 of the Town Code and other applicable codes to minimize the risk and spread of fire.
- B. Grasses known to be highly flammable, such as fountain grass, *Pennisetum setaceum*, and buffel grass, *Pennisetum ciliare* are not allowed in a Hillside Development Area.

Section 2208 **OUTDOOR LIGHTING** ⁵⁵⁸

- A. Purpose: The intent of these lighting requirements is to preserve the low light level conditions that are inherently characteristic of the desert. The objective is to allow only the quantity and level of lighting necessary for safety, security and the enjoyment of outdoor living while protecting against direct glare and excessive lighting; protecting the ability to view the night sky; and preventing light trespass.

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B. Definitions: For the purposes of this section, exterior lighting is defined and regulated by the following definitions and categories:

1. Footcandle (fc) - A unit of illuminance of equal to 1 lm/ft² (lumen / sq. ft.) or 10.76 lx (lux).
2. Fully Shielded (Full Cut-Off) - A fixture shielded with an opaque material so that light rays emitted by the fixture are projected only below a horizontal plane running through the lowest point on the fixture where light is emitted.
3. Lumens – The Standard International (SI) unit of luminous flux.
4. Luminaire (Light Fixture) - A complete lighting unit consisting of a lamp or lamps and ballast(s) (when applicable) together with the parts designed to distribute the light, position and protect the lamps, to connect the lamps to the power supply.
5. Opaque - Impervious to the passage of light.
6. Partially Shielded (Partial Cut-Off) - A fixture that allows light rays to be emitted up and down and shielded with an opaque material in such a manner to prevent the bulb from being seen.
7. Safety Lighting - Low-level lighting used to illuminate vehicular and pedestrian circulation.
8. Security Lighting - Lighting that is fully shielded that is intended to provide bright illumination during emergency situations only.
9. Spill Light - The amount of light that illuminates beyond the range or primary area that the fixture is intended to light.
10. Translucent – A material through which light can pass but the light source cannot be seen.
11. Trespass Lighting - Spill light that encroaches onto neighboring properties.
12. Visual Enjoyment Lighting - Lighting intended to illuminate outdoor living areas.

C. Design Standards:

1. All building mounted light fixtures shall be fully shielded. Recessed lights in exterior soffits, eaves, or ceilings shall have a 45° cutoff. At the main entry of the primary structure, a maximum of two (2) translucent fixtures may be permitted as long as the total lumens, per fixture, do not exceed a

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maximum of 750 lumens. All other entrances, excluding garage doors, shall be limited to no more than one (1) fixture.

2. All fixtures, unless otherwise allowed, shall be directed downward and properly aimed on the targeted areas to maximize their effectiveness and minimize the total number of lighting fixtures.
3. Building mounted lighting must be directed downward away from adjacent lots, streets, undisturbed areas, and open spaces, and may not be used to light walls or building elements for decorative purposes.
4. There shall be no lighting permitted in areas identified as "undisturbed areas" of the property pursuant to the plans submitted under Section 2207 III.A.
5. The maximum lighting intensity shall not exceed 0.25 footcandle when measured at the property line.
6. A repetitive line up of lights along driveways or walkways accessing public streets shall not be allowed. Some random lighting of driveways or walkways accessing public streets may be allowed by the Hillside Building Committee. Driveway lights must be located on the "downhill" side and aimed toward the "uphill" side, must be fully shielded from below and only light the driveway surface. Driveway and walkway lights shall not exceed a maximum of 0.25fc at any point beyond 10 feet from the fixture.
7. Each lighting or illuminating device shall be set back from the nearest property line a minimum of ten (10) feet or a distance equal to or greater than the height of the device above natural or excavated grade, whichever is greater. As an exception a lighted entry marker may be placed on each side of the driveway entrance. The entry marker shall not be placed within the Town right-of-way or private road areas and the total height of the marker and light shall not exceed four (4) feet above finished grade adjacent to the driveway. The light source shall not exceed the equivalent projected brightness of 250 lumens.

D. Luminaire (Light Fixture) All luminaires shall be subject to the following limitations:

1. Shall not exceed 750 lumens when attached to a structure and confined to the immediate vicinity of a building entrance or outdoor living area of the residence.
2. Shall not exceed 250 lumens for all other uses.
3. Shall not exceed 150 lumens for landscape up-lighting.
4. Motion sensor/detector light fixtures are permitted for security lighting. Security lighting must be controlled separately from all other lighting.

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Security lights must be on timers that regulate their operation time to a maximum of 10 minutes and limited to lamps with a maximum of 750 lumens.

5. Rope lighting shall not exceed 3.6 watts per lineal foot for an incandescent rope light.

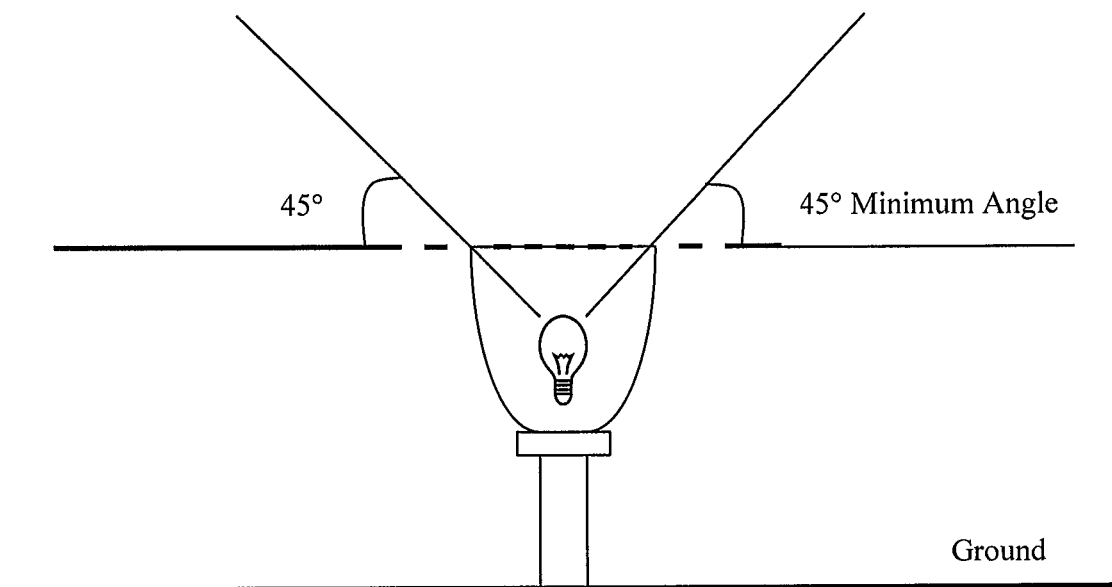
E. Mounting Exterior fixtures shall be mounted:

1. In the ground or on a post not to exceed 36 inches above the ground. When exterior fixtures are affixed to existing trees, the height of the fixture shall not exceed 8 feet above the finished grade.
2. In or on a building wall not to exceed 8 feet above finished grade and shielded in such a manner as to avoid creating concentrated light (hot spots) on the structures to which they are mounted. Security lighting may be mounted on the structure to a height of not more than twelve (12) feet.

F. Landscape Up-lighting:

1. The number of fixtures is limited to one fixture per 1000 square feet of allowable disturbed area.
2. The lamp must be recessed to provide a minimum 45° cut-off from the vertical plane.

FIGURE 9 - TYPICAL UPLIGHT WITH 45° CUT-OFF



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- G. Prohibitions In addition to the limitations noted above, the following lights or lighting effects are strictly prohibited:
1. Colored lamps or bulbs and string and unshielded rope lights; except that temporary holiday lighting shall be permitted between November 15th and January 15th.
 2. Tennis court and sport court lighting.
 3. Any temporary lighting that violates the provisions of this lighting section.
 4. Exterior lights, except security lighting, that illuminate the adjoining mountainside such that the mountainside is visible from off the property between sunset and sunrise.
- H. Amendments:
1. Should the applicant desire to substitute outdoor light fixtures or lamps after a permit has been issued, the applicant must submit all changes to the Town Engineer for approval, with adequate information to assure compliance with this ordinance.

Section 2209. DENSITY and SUBDIVISIONS / LOT SPLIT STANDARDS

- A. The maximum number of lots into which Hillside Development Area land may be subdivided shall be the sum of the number of lots allowed in each slope category of land as shown by the following **TABLE 2 – Density/Slope Category**.
- B. Slope shall be calculated using a minimum of 3 slope lines per acre. The slope lines shall be perpendicular to the slope and at equal distances across the lot.
- C. Each of the resulting lots shall meet the minimum lot size requirements based upon the average lot slope shown on **TABLE 2**.
- D. Building envelopes shall be conceptually indicated on preliminary plats and accurately shown on final plats.
- E. The subdivider shall demonstrate by sketches, engineering drawings, charts or other means that roads, public or private, and driveway access and placement of residential structures will conform, for each lot, to current hillside development regulations and without the need for a variance.
- F. All subdivision development and lot split applications shall comply with the Hillside Development Requirements as outlined in the Town of Paradise Valley Subdivision Ordinance and Article XXII of this Ordinance.

Article XXV. SIGNS 170 388 564

Section 2501. Definitions:

The definitions in Section 201 of the Zoning Ordinance of the Town of Paradise Valley control.

Section 2502. Signs Prohibited on Public Property:

Signs in the right-of-way or upon public property must be temporary and must comply with the limitations of Table XXV-1. Signs must not be placed or mounted on utility or traffic control structures.

Section 2503. Removal of Prohibited Signs:

Any sign which is placed, posted or affixed contrary to the provisions of Section 2502 may be removed by the Police Department or Street Department. The person responsible for the illegal sign is liable to the Town for the cost of removing it.

Section 2504. Public Signs:

The following signs are not subject to the provisions of this Article:

- Directional and Informational
- Traffic control
- Hazard or Warning
- Underground utility locator
- Public bulletin boards
- Town community buildings

Section 2505. Limitations on other Signs, Both Non-Commercial and Commercial:

All signs must be placed, posted or affixed on private property only as allowed in Table XXV-1.

Section 2506. Lighting: 388

- A. Lighting shall not be flashing, intermittent or scintillating; shall not be moving, animated or create noise in any manner.
- B. Back lighting of freestanding letters mounted on a wall shall be limited to 100 lumens per square foot of sign area and the letters shall be fabricated so that the light source cannot be seen from off the property.

- C. Indirect lighting of signs shall be limited to two (2) seventy-five (75) watt incandescent bulbs per sign. If the sign is double faced, the same type and amount of lighting may be used on each side. The seventy-five (75) watt incandescent bulbs shall be limited to seven hundred fifty (750) lumens per bulb, and shall be completely shielded from view at the nearest property line, and shall not exceed 0.75 foot candles of projected illumination measured at the nearest property line.
- D. Signs that are internally illuminated shall not exceed 0.75 foot candles of projected brightness measured at the nearest property line.

Section 2507. Audible Signs:

Signs shall not include public address capability nor any other means of producing speech or music.

Section 2508. Permits Required:

Prior to erection all temporary signs must receive a permit issued by the Town.

Section 2509. Duration:

All temporary signs must be removed each day no later than sunset.

Section 2510. Banner Signs: ²⁰⁰

Banner signs may be exhibited only on properties currently subject to a Special Use Permit, in compliance with the following terms:

1. Size: Maximum three feet in height, and no longer than ten feet.
2. Faces: Banner signs may be two sided.
3. Setback: Banner signs shall be set back at least ten (10) feet from all property lines and must be placed so that they do not block traffic vision to or from the driveway. Compliance with Zoning Ordinance Section 1022 regarding corner vision at intersection is required.
4. Lighting: Banner signs shall not be separately lighted or illuminated. If existing approved landscape lighting provides illumination of the banner without alteration of the existing lights, it shall not be considered a violation of this section.
5. Quantity: Banner signs shall be limited to no more than one at a time.



SPECIAL USE PERMIT GUIDELINES

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Section 1 **General Purpose**

The following guidelines should not be construed as an ordinance. These guidelines are a result of joint discussions between the Town Planning Commission and Town Council to provide a generally-accepted vision of appropriate site, bulk, density, perimeter, parking, sign, lighting, and other related standards during the review of a new or amended Special Use Permit for a non-residential development in the Town of Paradise Valley. The nature of the request, the architecture of the development, the unique characteristics of the site, among other factors; may merit less or more restrictive standards as determined during a complete review of each individual request. It should be noted that meeting all the guidelines listed below does not obligate the Town to grant a Special Use Permit or amendment thereto. These guidelines supplement the regulations as set forth in Article XI, Additional Use Regulations and Special Uses, of the Town Zoning Ordinance.

Section 2 **Lighting**

The following lighting guidelines shall apply to all non-residential properties requiring a Special Use Permit.

a. Outdoor lighting shall be permitted so long as:

- i. the light emitting element is shielded so that no beam of light extends above a horizontal plane placed at the lowest level of any exposed portion of the light emitting element; and
- ii. the light emitting element and reflecting device of all lighting or illumination units is hooded or shielded so that it is not visible from any adjacent lot or real property; and
- iii. such outdoor lighting or illuminating units do not direct light, either directly or through a reflecting device, upon any adjacent real property.
- iv. uplighting shall be permitted so long as no light emitting device is greater than 25 watts or emits more than 250 lumens.

b. Outdoor pole lighting shall be permitted subject to the provisions of subsection A.8.a of this section so long as:

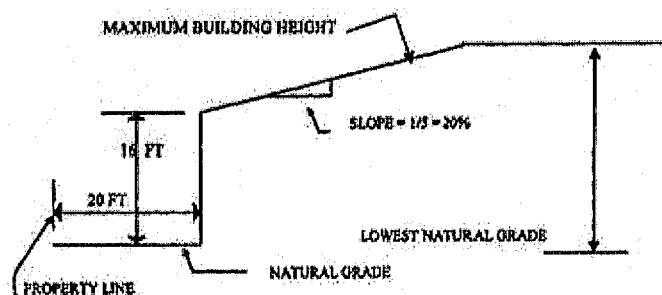
- i. the height of such lights or illumination does not exceed 16 feet measured from the natural ground level; and

- ii. Each lighting or illuminating device shall be set back from the nearest property line a distance equal to or greater than the height of the device above natural ground level.
- c. Outdoor light levels, measured in foot candles in accordance with Illuminating Engineering Society of North America (IESNA) standards, shall not exceed the following levels in the locations specified:
- i. parking lots – 1.6.
 - ii. entrance roadways, interior driveways and drop off areas – 5.0.
 - iii. adjacent to service buildings and loading docks – 5.0.
 - iv. in conjunction with architectural lighting adjacent to all other structures – 3.0.
 - v. outdoor pool decks and function areas – 5.0.
 - vi. outdoor dining areas – 10.0.
- d. No outdoor lighting shall be permitted within any setback area adjacent to a residential property unless:
- i. the lighting measured at the property line does not exceed 0.5 foot candles; and
 - ii. all light emitting elements are less than three (3) feet in height.

Section 3 Open Space Criteria

The following Open Space Criteria shall apply to all non-residential properties requiring a Special Use Permit. To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines. No building shall penetrate an imaginary plane beginning at 16 feet above the natural grade and 20 feet from exterior property lines, which plane slopes upward at a ratio of one foot vertically for each five feet horizontally measured perpendicular to the nearest property line, as illustrated in Figure 3-1. This limitation shall apply until the maximum allowable height is reached. All height measurements shall commence at the ground elevation at the 20-foot beginning line. Building height measurements shall be taken from the high points of the structure to the closest point on the 20-foot beginning line perpendicular to that portion of the structure. Notwithstanding the foregoing, no structure shall be located closer to an exterior property line than as otherwise permitted for that use.

Figure 3-1



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Shopping Center: A group of stores planned and designed for the site on which it is built, functioning as a unit, with off-street parking provided on the property as an integral part of the unit.

Sign: ^{170 200}

Any device for visual communication including political handbills and posters but not including any flag, badge or insignia of a government or governmental agency, nor of any civic, charitable, religious, patriotic, fraternal or similar organization.

a. **Area of Sign:**

(1) **Free-standing Letters Sign:** The area of such sign is ninety percent (90%) of the area enclosed within the smallest regular geometric figure needed to encompass all letters, insignias or symbols.

(2) **Other Signs:** The area of other signs is the total area within the outer edge of the sign.

(3) **Computations:** In every event, computation of all allowable sign area includes all existing signs on the premises, whether such signs be conforming or valid nonconforming under the terms of this Ordinance. Identifying street numbers shall not be computed as part of the total sign area.

b. **Banner sign:** ²⁰⁰ Means a canvas, flexible plastic device or other cloth material which can be supported and mounted by the use of ropes and intended for visual communication, and directly related to activities on site.

c. **Double-faced sign** means a sign with two faces; in computing the number of signs, a double-faced sign shall be considered as two (2) signs.

d. **Free-standing Letters Sign:** A sign composed of letters superimposed on a wall.

e. **Indirect lighting** means a source of external illumination located a distance away from the sign which lights the sign, but which is itself not visible to persons viewing the sign from any ordinary position of view.

f. **Internal lighting** means a source of illumination which is entirely within the sign and is not visible.

g. **Non-commercial sign** means a sign for the expression of a personal communication such as religious, philosophical, or political views.

h. **Permanent Sign:** Any sign which is intended to be of a lasting and enduring nature, remaining unchanged in character and position and affixed in a permanent manner to the ground, wall or building; made of or composed of materials of such quality that the sign will not deteriorate in appearance due to exposure to wind, rain, sun or the passage of time.

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(elevation) of all of the land that surrounds the tennis court on the lot it is situated upon, then the six foot fence and wall maximum height limitation, supra, shall be measured from the natural grade of the land at the point of the fence or wall, except that the ten foot fence and wall absolute maximum height limitations, supra, shall be measured from the playing surface of the tennis court as provided in the preceding sentence.

2. Exceptions:

- (a) Plants and vegetation shall not be deemed to be a fence or wall nor part of any fence or wall.
- (b) Not more than one of the four sides and ends of a tennis court may be enclosed in part by a backboard for tennis practice that is not more than thirty (30) feet in length, nor more than ten (10) feet in height, nor more than one (1) foot in width.

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- c. All types or forms of lighting or illumination of tennis courts are prohibited and unlawful to install or maintain except where
 - 1. The height of such lights or illumination does not exceed twenty (20) feet measured from tennis court playing surface, and
 - 2. The light emitting element and reflecting device of all lighting or illumination units is hooded or shielded so that it is not visible from any adjacent lot or real property, and
 - 3. Such tennis court lights or illuminating units do not direct light, either directly or through a reflecting device, upon any adjacent real property, and
 - 4. Such tennis court lights or illumination units are not in use between 10:00 p.m. and sunrise.

10. Assisted Living Home in compliance with Article XVII, Assisted Living Home.⁵⁶⁷

Section 503. Parking Regulations⁵⁶⁴

For all residential dwellings hereafter erected, or for any buildings converted to such use or occupancy, provision shall be made on the premises to provide two (2) parking spaces for each dwelling unit.

Section 504 Minimum Area, Maximum Stories, Maxim Height, Lot Width, Set Backs, and Minimum Floor Area Regulations⁵⁶⁴

The height, area, and other regulations that apply to the R-43 District are shown in Table 1001 -- A1, Table 1001 - A2, and Table 1001B of this Code.

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natural grade (elevation) of all of the land that surrounds the tennis court on the lot it is situated upon, then the six foot fence and wall maximum height limitation, supra, shall be measured from the natural grade of the land at the point of the fence or wall, except that the ten foot fence and wall absolute maximum height limitations, supra, shall be measured from the playing surface of the tennis court as provided in the preceding sentence.

2. Exceptions:

(a) Plants and vegetation shall not be deemed to be a fence or wall nor part of any fence or wall.

(b) Not more than one of the four sides and ends of a tennis court may be enclosed in part by a backboard for tennis practice that is not more than thirty (30) feet in length, nor more than ten (10) feet in height, nor more than one (1) foot in width.

R-43

c. All types or forms of lighting or illumination of tennis courts are prohibited and unlawful to install or maintain except where:

1. the height of such lights or illumination does not exceed twenty (20) feet measured from the tennis court playing surface, and

2. the light emitting element and reflecting device of all lighting or illumination units is hooded or shielded so that it is not visible from any adjacent lot or real property, and

3. such tennis court lights or illuminating units do not direct light, either directly or through a reflecting device, upon any adjacent real property, and

4. such tennis court lights or illumination units are not in use between 10:00 p.m. and sunrise.

9. Assisted Living Home in compliance with Article XVII, Assisted Living Home.⁵⁶⁷

Section 403 Parking Regulations⁵⁶⁴

For all residential dwellings hereafter erected, or for any buildings converted to such use or occupancy, provision shall be made on the premises to provide two (2) parking spaces for each dwelling unit.

Section 404 Minimum Area, Maximum Stories, Maximum Height, Lot Width, Set Backs, and Minimum Floor Area Regulations^{432 564}

The height, area, and other regulations that apply to the R-175 District are shown in Table 1001-A1, Table 1001 - A2, and Table 1001B of this Code.