

1. The requirements of this Article shall apply to all buildings, structures, sites and properties within the Uptown Overlay District as depicted on the Official Zoning Map, unless specifically modified herein and with the following exception:
    - a. **Subsection E** shall only apply to development activities requiring approval of a site plan (**Section 405.160**) or master plan (**Section 405.150**).
- C. Procedures
1. Development within the Uptown Overlay District shall follow the applicable procedures in **Chapter 405, Administration and Procedures**.
- D. Allowed Uses
1. The land uses allowed in the underlying zoning district are allowed in the Uptown Overlay District, with the following modifications:
    - a. The number of dwelling units within the district shall not exceed 150.
    - b. Dwelling units are not permitted on ground floors.
- E. Dimensional Standards
1. **Table 415.140, UPT - Uptown Overlay District Dimensional Standards**, lists the dimensional standards for the Uptown District. Refer to **Chapter 410, Article III, Measurements and Exceptions**, for additional standards.

**Table 415.140, UPT - Uptown Overlay District Dimensional Standards**

<b>Lot Standards (minimum)</b>	
<b>Lot Area</b> <i>square feet</i>	None
<b>Lot Width</b> <i>feet</i>	None
<b>Lot Depth</b> <i>feet</i>	None
<b>Setbacks (minimum)</b>	
<b>Front Setback</b> <i>feet</i>	None, except buildings fronting Lake Saint Louis Boulevard must be located no closer than 20 feet and no further than 30 feet from the right-of-way line of Lake Saint Louis Boulevard.
<b>Side Setback</b> <i>feet</i>	None
<b>Rear Setback</b> <i>feet</i>	None, except 20 feet from rear lot lines abutting Lake Saint Louis.
<b>Building Separation</b> <i>feet</i>	12
<b>Other Standards (maximum)</b>	
<b>Building Height</b> <i>feet</i>	70 feet - lots on the north side of Lake Saint Louis Boulevard or lots fronting Veterans Memorial Parkway. 50 feet - all other lots
<b>Floor Area Ratio</b>	None
<b>Lot Coverage</b>	80%
<b>Net Density</b> <i>Dwelling Units Per Acre</i>	30