

CHAPTER 25: ZONING

ARTICLE 22. GATEWAY DISTRICT (G)

Sec. 25-218 Purpose.

The purpose of the Gateway District is to provide for landmark office, conference, medical, or hotel uses and supportive uses in a functional, appealing manner which does not unduly affect the development or use of adjacent properties. These uses will take advantage of high visibility from the adjacent interstates, serving the City as a recognizable gateway feature.

Sec. 25-219 Uses in the Office District.

(a) Permitted Uses:

- (1) Offices of a general nature where the operations do not include retail sales or warehousing from the site, and which are less than thirty-five (35) feet in height.
- (2) Government buildings where the use conducted is customarily considered to be an office use, and which are less than thirty-five (35) feet in height.
- (3) Research centers which are less than thirty-five (35) feet in height.

(b) Accessory Uses: In addition to those subordinate uses which are clearly and customarily incident to principal uses, such as parking lots and off-street loading facilities, the following additional accessory uses will be permitted on the lot occupied by the principal use:

- (1) Service facilities providing personal services, education, recreation, entertainment, food, and convenience goods primarily for those personnel employed by the principal use, provided that no signs or other evidence of these uses are visible from the exterior of the building.
- (2) Buildings temporarily located on the site for the purposes of construction for a period not to exceed the time necessary to complete construction.
- (3) Private garages providing structured parking for permitted or special uses.

(c) Special Uses: The following uses may be permitted in the Office District in the City Council determines that the health, safety and welfare of the City's residents will not be endangered, and if nearby land development will not be unduly impaired. Consideration by the City Council of the specific uses below shall include the issue of the landmark or gateway nature of the specific parcel for development.

- (1) Offices of a general nature where the operations do not include retail sales or warehousing from the site, and which are greater than thirty-five (35) feet in height.
- (2) Government buildings where the use conducted is customarily considered to be an office use, and which are greater than thirty -five (35) feet in height.

- (3) Research centers which are greater than thirty-five (35) feet in height.
- (4) Schools, academies, universities and libraries.
- (5) Hotels or conference centers.
- (6) Hospitals or medical clinics.
- (7) Service facilities providing personal services, education, recreation, entertainment, food and convenience goods to the general public, up to a maximum of twenty percent (20%) of the total floor area of the building, or 5,000 square feet, whichever is less.

Sec. 25-220 Access.

- (a) Access to permitted uses listed above shall be allowed only on arterial or collector streets, or a street specifically designed for such development.
- (b) Curb cuts within a single proposed site shall not be spaced closer than 150 feet. Office developments of a small scale shall be encouraged to develop a common access drive and parking facilities. Incentives, such as reduction in setback and/or parking requirements, may be provided at the discretion of the City Council.
- (c) A turning lane and its appropriate right-of-way must be provided if the City Council determines that one is needed.

Sec. 25-221 Requirements on Lot Area, Lot Coverage, and Building Area.

(a) **Lot Area:**

- (1) The minimum lot size shall be 20,000 square feet.
- (2) The minimum lot width shall be 125 feet.

(b) **Lot Coverage:**

- (1) The maximum lot coverage shall be 80 percent (80%) of the lot.
- (2) To calculate lot coverage, the following areas shall be added together:
 - Area of the building as determined by the foundation plan.
 - Parking areas and driveways
 - Loading, storage and trash areas; plus
 - All other areas covered with impervious material not purposely used for landscaping.

(c) **Building Area:**

- (1) The following floor area ratios (FAR) shall be considered minimum standards in order to encourage significant, landmark buildings within this District. The minimum floor area ratio for any permitted use in this district shall be 0.50 FAR.
- (2) For the purpose of this section, floor area ratio shall be defined as the sum total of the gross floor area of all floor of all the buildings on the lot divided by the total lot area. Gross floor area shall include halls, lobbies, stairways, elevator shafts, enclosed porches and balconies, and below-grade enclosed floor areas used for business or habitation. Not included in gross floor area are open terraces, patios, balconies, parking structures, carports, garages and breezeways. For the purpose of this section, total lot area shall mean the total area of the lot, excluding only public right-of-way.

Sec. 25-222 Requirements on Setbacks, Yards, and Heights.

- (a) The minimum building setback from any lot line or public right-of-way shall be as set forth below:

- (1)

Building Setbacks	Feet
Minor Arterial Street	30
Collector Street	30
Local Street	30
Interior Lot Line	20
Residential Zoning Boundary	50

- (2)

Parking Lot or Circulation Drive Setback	Feet
Minor Arterial Street	20
Collector Street	20
Local Street	20
Interior Lot Line	10
Residential Zoning Boundary	30

Sec. 25-223 Exterior Storage.

No exterior storage shall be permitted in the Gateway District.

Sec. 25-224 Architectural Standards.

Underground utilities shall be provided for all new structures and for renovations where the costs exceed 50 percent (50%) of the value of the structure.

Sec. 25-225 to 25-235 Reserved.