Article 2.8 Gateway Districts

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2.801 Purposes

The purposes of the Gateway Districts are to:

A. Implement the Gateway Character Area goals and policies of the General Plan, and the Gateway Area Right-Of-Way Improvement Standards and Streetscape Design Guidelines by creating a new urban core serving, commercial retail, employment, high density residential, governmental, institutional, and civic purposes of the community.

B. Encourage quality and variety in building and landscape design to create a vibrant pedestrian environment.

C. Provide for the location of employment uses and protect such areas from incompatible uses.

D. Encourage opportunities for mass transit services.

E. In the Gateway Village Center zoning district, encourage a mixture of uses, including complementary high density multi-family residential and loft units, retail service, office, lodging, entertainment and cultural uses and create a vibrant pedestrian/transit oriented environment to promote pedestrian activity.

F. In the Gateway Business Center zoning district, provide for a range of employment uses at appropriate intensities and locations, support the integration of living and working uses, and support commuter rail and other mass transit services.

2.802 Gateway Districts

The Gateway Districts are:

Gateway Village Center (GVC). This district permits pedestrian oriented retail service, office, lodging, educational, entertainment and cultural uses, and high density multi-family residential and loft units that are complementary.

Gateway Business Center (GBC). This district permits complementary retail service, office, lodging, educational, and entertainment uses, and high density multi-family residential and loft units.

2.803 Land Use Regulations

A. ***Regulations.*** Table 2.803: Land Use Regulations – The Gateway Districts sets forth the land use regulations for Gateway Village Center (GVC) and Gateway Business Center (GBC) districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.803: Land Use Regulations – Gateway Districts.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

B. ***Unlisted Uses.*** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.

C. ***Prohibited Uses.*** Uses not listed in Table 2.803: Land Use Regulations –Gateway Districts below or not assigned to a Use Definition pursuant to Section 2.803B: Unlisted Uses are prohibited.

D. ***Additional Use Regulations.*** Additional use regulations for the Gateway Districts are set forth in Section 2.805: Additional Use Regulations and in the Gateway Character goals and policies of the General Plan, and the Gateway Area Right-Of- Way Improvement Standards and Streetscape Design Guidelines.

Table 2.803: Land Use Regulations – Gateway Districts

Use Classification	*GVC*	*GBC*	*Additional Regulations*
Ambulance Services	--	P	See Article 4.8
Automated Teller Machine	L1, L2	L1, L2	
Automated Teller Machine, Remote	A, L2	A, L2	
Banks and Other Financial Institutions	L2	L2	
Business Services	P	P	
Call Center	--	P	
Colleges, Public or Private	P	P	
Day Care Centers	P	P	
Dry Cleaning and Laundry Outlet	L2	P	
Eating and Drinking Establishments			
Bars/Night Clubs/Lounges/Dance Halls	U	--	
Restaurants, Beverage Service	L2	L2	
Restaurants, Full Service	L2	L2	
Restaurants, Limited Service	L2	L2	
Entertainment and Recreation, Indoor			
Small-Scale	U	U	
Large-Scale	U	U	
Farmers' Market	A	T	
Food Preparation			
Small-Scale	L1	P	
Government Offices and Facilities			
Small-Scale	L4	P	
Large-Scale	U, L4	P	
Group Homes for the Handicapped	L4, L5	--	See Section 4.504
Health Care Facilities			
Urgent Care Facility	--	P	
Medical Offices and Clinics	L4	P	
Home Occupation	P	P	See Section 4.502
Hotels and Commercial Lodging	P	P	
Instructional Services, Specialized	U	P	
Laundry Services	U	P	
Maintenance and Repair Services	--	P	
Manufacturing and Assembly			
Artisan	--	U	
Offices, General	L3	P	
Park and Ride Lot	--	P	
Parking Facilities	U	U	
Personal Services	P	P	
Place of Worship			
Small-Scale	--	U, L1	See Section 4.505
Public Safety Facilities			
Small-Scale	P	P	
Research and Development	--	P	

Table 2.803: Land Use Regulations – Gateway Districts

Use Classification	*GVC*	*GBC*	*Additional Regulations*
Residential, Permanent			
Loft Unit	L4	L4, L5	
Multi-Family	L3	L3, L5	
Retail Sales, General	L2	L1, L6	
Schools, Public or Private			
Small-Scale	U, L1	L3	See Section 4.5012
Seasonal Sales	A	--	See Section 4.5012
Special Events	T	T	See Municipal Code Chapter 15, Special Events
Transportation Passenger Terminals	U	U	
Utilities			
Facilities	S	S	
Wireless Communication Facilities			
Alternative Light Poles	U	U	See Article 4.7
Support Structures Other Than Those Listed Above	U	U	See Article 4.7

Limitations

L1 - Only as a use incidental to the principal use of the property.

L2 - Drive-through facilities prohibited.

L3 - Conditional Use Permit required for ground floor location.

L4 - Permitted only above the ground floor of a mixed-use building.

L5 - Permitted only above the ground floor of a mixed-use building within 300' of Recker Road or Williams Field Road; permitted use in other locations.

L6 - Outdoor merchandizing or display prohibited.

2.804 Site Development Regulations

Table 2.804: Site Development Regulations – Gateway Districts sets forth the site development regulations for the Gateway Village Center and Gateway Business Center districts, which are in addition to the development regulations set forth in Section 2.805: Additional Use Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow table 2.804: Site Development Regulations – Gateway Districts. The intent of these regulations is to promote vertical mixed use development in a pedestrian–oriented environment. These regulations are designed to create a street wall retail experience while incorporating height and density to create critical mass in a live, work and play experience.

Table 2.804: Site Development Regulations – Gateway Districts

Standards	*GVC*	*GBC*	*Additional Regulations*
Floor Area Ratio	0.10 – 0.75*	No	
Minimum Building Height (ft.) / (Stories)	15/1	15/1	(A)
Maximum Building Height (ft.) / (Stories)	90/6	90/6	(B)

Table 2.804: Site Development Regulations – Gateway Districts

Standards	***GVC***	***GBC***	***Additional Regulations***
Minimum Building Setback (ft.)			
Front	0	0	(C)
Side (Street)	0	0	
Side (Residential)	0	0	
Side (Nonresidential)	0	0	
Rear (Residential)	20	20	
Rear (Nonresidential)	0	0	
Build-to Line (ft.)			
Front	0	0	(C)
Side (Street)	0	0	
Storefronts and Access	Yes	No	(D)
Building Transparency	Yes	No	(E)
Driveway Restrictions	Yes	Yes	(F)
Parking Setback	Yes	No	(G)
Pedestrian, Sidewalk, & Landscape Tract	Yes	Yes	(H)
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings		
Off-Street Parking and Loading	See Section 4.203I: Off-Site Parking in the Heritage Village Center Zoning District and Gateway Districts, and Section 4.204: Number of Parking Spaces Required		
Exterior Lighting Standards	See Section 4.103: Lighting Standards		(I)
Landscape – Right-of-Way	See Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines		
Landscape – On-Site	Minimum of 5 percent of net lot area		
Signage	Sign Program Required		

* Minimum at build-out

A. ***Minimum Building Height***. Single story buildings permitted up to 30 percent lot coverage.

B. ***Maximum Building Height***.

1. *GVC*. Building heights permitted up to 90 feet/6 stories.

2. *GBC*. Building heights permitted up to 90 feet/6 stories when the first two levels are commercial and/or office use at the street level. Building heights are reduced to 60'/4 stories for any building within 75 feet of a single-family zoning district.

C. ***Set Backs and Build-To Lines.***

1. *Set Backs and Build-To Lines Measurements*. Set backs and build-to lines shall be measured from the property line of the Pedestrian, Sidewalk and Landscape Tract.

2. *Ground Floor*. 75 percent of ground floor building facades shall be located at the build-to line when the building fronts on an arterial or collector street. Permanent

shade structures such as canopies and arcades may encroach up to 10 feet within the Pedestrian, Sidewalk and Landscape Tract when abutting an arterial or collector street and shall maintain a vertical clearance of at least 10 feet above finished grade.

3. *Outdoor Dining Area*. When adjacent to a public street, outdoor dining areas shall provide a minimum of 6 feet of unobstructed pedestrian circulation.

4. *Second Floor and Above*. Building street facades may encroach into the Pedestrian, Sidewalk and Landscape Tract no more than 10 feet.

D. ***Storefronts and Access***. A minimum 75 percent of ground floor building length or width of the principal building frontage shall consist of windows, window displays, doors, or a combination thereof.

E. ***Transparency.***

1. *Ground Floor*. View windows, window displays, or doors shall be provided between 2 and 8 feet above grade adjacent to the principal building frontage.

2. *Upper Floors*. A minimum of 25 percent of a building's upper floor elevations along streets shall have view windows with non-reflective glass.

F. ***Driveway Restrictions***. Vehicular access shall be from a secondary street or alley.

G. ***Parking.***

1. Street level, surface parking shall be located behind or adjacent to buildings. Parking shall not be permitted within the build-to lines.

2. Parking may be shared parking pursuant to Section 4.203G: Shared Parking and in compliance with the requirements set forth therein.

H. ***Pedestrian, Sidewalk and Landscape Tract.***

1. The tract shall be shown on the final plat as designated for use by the public and shall be owned and maintained by the property owner or property owners association.

2. The tract shall conform to standards set forth in the Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines and may consist of a combination of pedestrian-oriented amenities and facilities including, but not limited to, the following: sidewalks and hardscape areas with decorative patterns, pedestrian scale lighting, benches, outdoor seating areas, sidewalk cafes, planter pots or hanging baskets, planter walls, fountains, tree grates, water features, sculptures, arcades, awnings, low walls or open fencing to create semi-enclosed spaces to buffer and separate the tract from adjoining parking areas.

I. ***Lighting.*** All lighting fixtures within the public right-of-way shall conform to standards set forth in the Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines.

2.805 Additional Use Regulations

A. ***Outdoor Storage***. Outdoor storage is prohibited.

B. ***Outdoor Retail Sales and Merchandise Display***. GVC only - Outdoor retail sales and merchandise displays shall be located and conducted in compliance with the following requirements: uses that are permitted to be conducted for a temporary period of time as listed in Table 2.803: Land Use Regulations – Gateway Districts, are not considered outdoor retail sales and merchandise display under this section.

1. *Location.* Outdoor retail sales and merchandise displays shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, or be located in landscaped areas. Outdoor retail sales and merchandise display areas shall be adjacent to the structure containing the business selling the merchandise. In the GVC district, outdoor retail sales and merchandise displays shall be limited to the first 5 feet adjacent to the building, unless otherwise restricted. Final Design Review plans shall designate permitted areas for outdoor retail sales and merchandise display.

2. *Maximum Area*. 5 percent of the GFA of the use or 200 square feet, whichever is less.

3. *Height*. Display merchandise shall not exceed a height of 6 feet above finished grade.

4. *Temporary Use of Parking Area.* The temporary use of a parking area for sales and display is permitted pursuant to Section 4.203J: Temporary Use of Parking Area.