

PART 11**GCE GATEWAY COMMERCIAL EAST DISTRICT****1100. PURPOSE**

The GCE Gateway Commercial East District is established to provide for a mix of uses in perimeter neighborhoods and to promote the existing architectural character of the district.

1101. PERMITTED USES**A. Principal Uses**

1. Offices – business, medical or government
2. Mixed-use buildings with permitted principal uses on the upper floors and services businesses listed herein on the first floor.
3. Services (as defined):
 - a) Business services
 - b) Health services, including spas
 - c) Personal services
 - d) Professional services
 - e) Social services
 - f) Transportation services
4. Museums and art galleries
5. Conversion apartments
6. Forestry
7. Multiple family dwellings, regardless of form of ownership

B. Accessory Uses

1. Uses and buildings customarily incidental and appurtenant to principal permitted uses (See Section 1420)
2. Home based business (See Section 1417)
3. Home occupations. (See Section 1513)

1102. CONDITIONAL USES

The following conditional uses may be authorized pursuant to the standards and criteria set forth in Part 15.

- A. Group residential facility (See Section 1511)
- B. Bed and breakfast (See Section 1505)

1103. USES BY SPECIAL EXCEPTION

There are no uses by special exception in the GCE Gateway Commercial East District.

1104. DIMENSIONAL STANDARDS

- A. Minimum lot area:
 - 1. Permitted and conditional uses – 7,500 square feet
- B. Minimum lot width:
 - 1. Permitted uses – 50 feet
 - 2. Conditional uses – 60 feet
- C. Lot Coverage – Not to exceed sixty-five percent (65%) of the lot area including principal and accessory structures.
- D. Yards:
 - 1. Minimum front yard – 25 feet for permitted and conditional uses
 - 2. Minimum side yard – 5 feet for permitted and conditional uses
 - 3. Minimum rear yard – 30 feet (all principal uses)
 - 4. Accessory structures – 5 feet to closest side and rear property lines except as otherwise specified in Subsection G.
- E. Maximum building height – 35 feet (all principal uses)
- F. Maximum height of an accessory structure shall be 16 feet. The 2nd floor of an accessory structure shall not exceed 50% of the area of the exterior footprint of the accessory structure.
- G. The footprint area of an accessory structure is not to exceed 15% of the lot area. The total aggregate side yard dimensions from an accessory structure are 10 feet with a minimum 2 foot side yard distance on one side or a minimum 5 feet from an adjoining building. The area of the exterior footprint of an accessory structure cannot exceed 80% the area of the exterior footprint of the principle structure.

1105. PARKING AND SIGN REQUIREMENTS

Parking and signage design and construction shall comply with standards specified in Part 16 of this Chapter.