

## SECTION 1013 PURPOSE

The purpose of this corridor is to establish a district for moderate scale fabrication activities and regional-scale commercial attraction, characterized by moderately sized lots and building footprints.

<b>TABLE 1014 GATEWAY DISTRICT (GD) TABLE OF USE</b>	
<b>PERMITTED USES:</b>	<b>CONDITIONAL USES:</b>
Automobile Parts & Repair	Bottle Club (See Section 1802)
Automobile Sales/Services	Commercial School/Trade School (See Section 1805)
Brewery	
Car Wash	Gallery (See Section 1818)
Convenience Store with Gas	Halfway House (See Section 1822)
Convenience Store without Gas	
	Medical Office (See Section 1832)
Fast Food Restaurant	Multi-Purpose Workshop (See Section 1835)
General Retail	Parking Lot, Private/Public Off-Street (See Section 1839)
Green Grocer	Place of Assembly/Worship (See Section 1841)
Grocery Store	Treatment Center (See Section 1851)
Hardware/Appliance Store	Veterinary Clinic (See Section 1853)
Hotel/Motel	
Indoor Commercial recreation	
Light Manufacturing	
Medical Clinic	
Micro-Brewery	
Mixed-Use	
Multi-Family Dwellings	
Personal Service (barber, salon, etc.)	
Pharmacy	
Private Club	
Retail Liquor Store	
Social Service	
Wholesale Business	
Winery	
Automobile Parts Sales (Inside Only)	
<b>ACCESSORY USES AND STRUCTURES</b>	
Carwash	
Carport	
Communications Antenna	
Drive-thru Facility	
Electronic and Satellite Dish Antenna	
Essential Services	
Charging Station	
Home-based Business, No Impact	
Parking Space(s), Private Off-Street	
Outdoor Seating (for Eating Establishments)	
Solar Collectors and Solar-related Equipment	

**TABLE 1015 GATEWAY DISTRICT (GD)  
LOT, YARD, AND HEIGHT REQUIREMENTS**

USE TYPE/DIMENSION	ALL USES
Minimum Lot Area	10,000 square feet
Minimum Lot Width	30 Feet
Maximum Lot Width	n/a
Maximum Footprint of tenant space (ground floor)	n/a
Minimum Front Yard Setback	0 ft.
Minimum Side Yard Setback	20 ft.
Minimum Rear Yard Setback	30 ft.
Maximum Front Yard Setback	25 ft.
Maximum Side Yard Setback	n/a
Maximum Rear Yard Setback	50 ft.
Minimum Parking Setback in Front	5 ft.
Minimum Parking Setback on Side	20 ft.
Minimum Parking Setback on Rear	10 ft.
Minimum Height of Structure	n/a
Maximum Height of Structure	50 ft.
Maximum Coverage	90%

#### **SECTION 1016 SPECIAL PROVISIONS**

- A. Building façade/main entrance location of principal use must face 7<sup>th</sup> Avenue or 3<sup>rd</sup> Street or 4<sup>th</sup> Street.
- B. If the lot had a yard adjoining a single family residential uses, there is a minimum building setback of 50ft.

#### **SECTION 1017**

- A. No first-floor residential dwelling or dormitory of any type shall abut Seventh Avenue/Pa Route 18 in the DBD and any other commercial zone.
- B. All new construction requiring a land development plan shall be subject to any Downtown Design Manual adopted by the City
- C. Any side yard area on Seventh Avenue, Pa Route 18, not utilized for vehicular access or parking and of less than Ten (10) feet from building to property line, shall be screened with an opaque fence of approved design to prevent accumulation of trash.