

WESTERN GATEWAY NEIGHBORHOOD**Permitted Uses:**

- a) Civic and Cultural uses including cultural and entertainment facilities such as community theaters, performing arts centers, museums, and auditoriums, public recreation facilities; teen centers; social service facilities; transit facilities, terminals and stations; public parking garages.
- b) Upper Floor Residential including any type of residential unit located over other uses, including retail and office and provided only the entrance to an upper floor unit is allowed to be located on the ground floor.
- c) Live-Work Residential including living space that also includes an integrated work space principally used by one or more residents where work activity is limited to business (primarily office), the making of arts and crafts, including painting, graphic production, photography, print, ceramics, sculpture, needlework, tapestry making, pottery making, hand weaving and other activities compatible with residential use, provided the maximum number of employees not including the owner/occupant is limited to two and that once established, live-work units may not be converted to a solely commercial or business use, but may revert to solely residential use.
- d) Stacked Units including an attached building designed as a residence for multiple households, including any dwelling unit that shares one or more party walls with adjacent dwelling units, where some units are located over other units.
- e) Attached Single-Family Homes designed as residences for multiple households, including any dwelling unit that shares one or more party walls with adjacent dwelling units, where no unit is located over another unit such as a duplex, triplex, quadplex, or rowhouse.
- f) The following uses are permitted only along Central Boulevard: Office uses including business, professional and government offices; medical and dental offices; real estate and general finance offices; veterinary clinics excluding kennels; data/telecommunication offices; educational and instructional facilities; exhibition, convention or other commercial assembly facilities.
- g) Similar uses subject to the approval of the zoning administrator.

The following uses are permitted at Oak and Walnut in one cluster up to 25,000 square feet for an unanchored center or up to 65,000 square feet for a medium to large-scale grocery or similar community-oriented anchor:

- a) Neighborhood serving retail and services for which the nearby residential neighborhoods are the primary customers, with uses up to 10,000 square feet, including small grocery stores, pharmacies, banks, hair and nail salons, beauty or barber shops, shoe repair, cafes and food sales, and residential convenience uses such as video rental and sales, florists, dry cleaners or laundromats.