

3.1.10

GO Gateway Overlay

A. INTENT

The GO Gateway Overlay District recognizes that a limited office district located adjacent to the interstate highway may accommodate greater height and more intense land activity in an otherwise low density community. This district may accommodate a large office building with related retail and service uses which may serve the area beyond the confines of the office building.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional and administrative offices[ⓘ]
- ii. Veterinary clinics
- iii. Personal services[ⓘ]
- iv. **Child care centers**[ⓘ] §36-4.15
- v. Instruction centers for academic and fine arts purposes
- vi. Publicly owned and operated parks and parkways
- vii. Business service uses[ⓘ]
- viii. Civic uses, except those with outdoor storage of vehicles and materials
- ix. Mortuaries & funeral homes
- x. Banks and other financial institutions
- xi. Outdoor cafes
- xii. Accessory buildings[ⓘ] and uses[ⓘ] customarily incident to any of the above permitted uses, including Drive-through or Drive-in service
- xiii. Uses similar to any principal permitted use, as determined by the Planning Commission

C. SPECIAL LAND USES

- i. **Adult day care centers**[ⓘ] §36-4.15

D. ACCESSORY USES

- i. **Temporary outdoor display and sales** §36-4.14



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 4.5 acres
 Minimum lot width[☐]: 50 ft

Setbacks[☐]

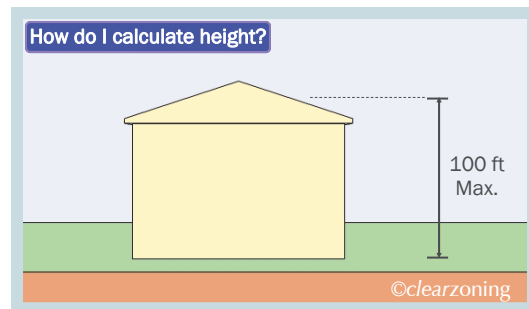
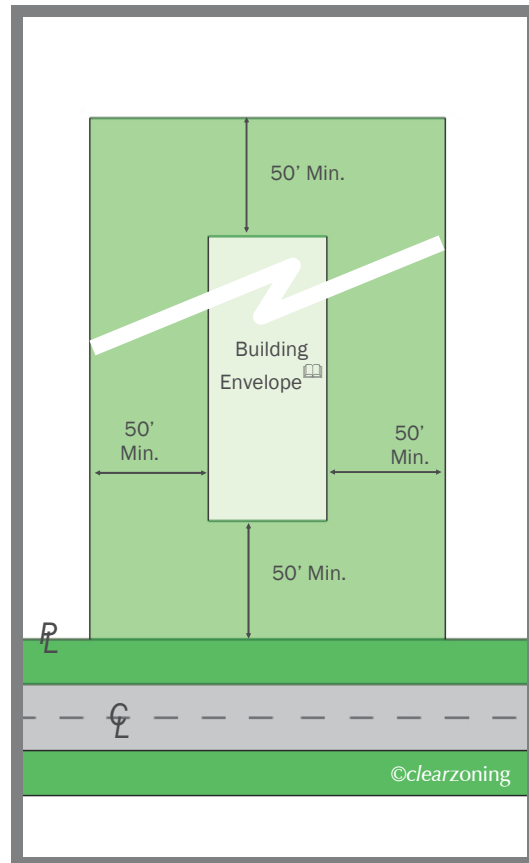
Minimum front yard setback: 50 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 50 ft

Building Height[☐]

Maximum building height: 100 ft

NOTES

- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- GO District standards §36-3.1.10

4. Use Standards

- Hours of operation for businesses §36-4.7
- Wireless Communication Facilities[☐] §36-4.6
- Mixed Use Building §36-4.13

5. Site Standards

- Grades and Drainage §36-5.9
- Waste & Rubbish §36-5.3

6. Development Procedures

- Site Plan Review §36-6.1
- Special Land Uses §36-6.2

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F. SPECIAL CONDITIONS OF THE GATEWAY OVERLAY DISTRICT

1. All such uses shall be contained within the office building footprint or connected to the principal building by a covered walkway or pedestrian enclosure.
2. Such uses shall not be permitted in a building of less than 60,000 square feet of floor area.
3. All such secondary uses shall provide all street parking spaces as required by this article.
4. Appropriate floor plans shall be submitted at time of site plan review.
5. All uses, except for off street parking or loading space shall be conducted within a completely enclosed building. Outdoor storage of any commodities or storage containers, vehicles or other uses shall be expressly prohibited other than a building trash receptacle(s) and a generator which shall be screened by a masonry wall and a decorative entrance gate.
6. The proposed building shall provide for a minimum of one lobby entranceway atrium, a minimum of two floors high, or other interior public gathering places.
7. No interior display shall be visible from the exterior of the building.
8. Open space. A minimum of ten percent of the gross site area of the development shall be devoted to permanently landscaped open spaces and pedestrian plaza areas accessible to the public. All landscaped open areas and pedestrian plaza areas shall be maintained by the owner of the commercial office.

G. PARKING AND BUILDING SETBACKS

1. Parking setbacks. Off street parking areas shall be set back a minimum of five feet from the right-of-way line of any major arterial roadway (such as Eleven Mile Road or Evergreen Road) and zero setback from the property boundary line on interior subdivision road frontage. Surface parking lots shall be screened from all public rights-of-way by a minimum of either a 2 1/2-foot: (1) ornamental brick on brick wall, or (2) a landscaped area with sufficient plantings to adequately screen vehicles to the minimum height.

2. For any development in the Gateway Overlay district, a reduction in lot setbacks may be requested but such reduction may only be made by the city council if a reduction and set back will not impair the health, safety or general welfare of the city as related to the use of the premises or adjacent premises.

H. SPECIAL FINDINGS AND REQUIREMENTS

The city council may require appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on signs or requirements for sound proofing, the shielding of flood lights and surfacing of all access roads or driveways.

I. ARCHITECTURE, PEDESTRIAN ORIENTATION

1. Proposed uses, through innovative architecture, shall create a significant pedestrian orientation in keeping with the intent and propose of the district. Each building shall be required to have a minimum of one main pedestrian entrance.
2. Architectural amenities shall include pedestrian walkways, brick or other approved decorative paving, coordinated pedestrian scale lighting, benches, trash receptacles, small scale landscape treatments, and major architectural features at entrance ways and focal points of the development (e.g., arch, gateway, bell tower, fountain).
3. Architectural design and facade material are to be complimentary to existing buildings within the site and the surrounding area. It is not intended that contrasts and architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrast will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.
4. Facades. All exterior walls of any main or accessory buildings shall be composed of the same architectural building facade materials. Exterior building facades shall be primarily of brick, stone or other masonry material and which may be augmented by materials complimentary to brick or stone. When facade materials other than brick or stone are



proposed from a building within the district, the city council may permit such alternative facade materials provided it finds that all of the following conditions are satisfied:

- A. The selected facade materials and material combinations will be consistent with and enhance the building design concept.
- B. The selected facade materials and material combinations will be complimentary to existing or proposed buildings within the site and the surrounding area.
- C. The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements and samples of the facade material must be submitted.

J. OFF-STREET PARKING REQUIREMENTS

Off-street parking or off-street parking lots shall not be permitted as the sole or principal permitted use within this zoning district.

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