

## Article 48: North Gateway Area (NGA)

### 4801 **Building Types Allowed by Right**

Small to medium 1-2½ **Story** residential **Buildings** along with other **Buildings** and **Structures** that would normally be considered accessory to residential **Buildings** (e.g. garages, storage sheds, etc.).

### 4802 **Uses Allowed by Right**

Single and/multi-**Family** residential, professional and other service business (e.g. restaurants, medical offices, attorneys, insurance, design services, real estate, bed and breakfast, etc. (Sexually oriented businesses and **Drive Through** facilities are specifically excluded.)

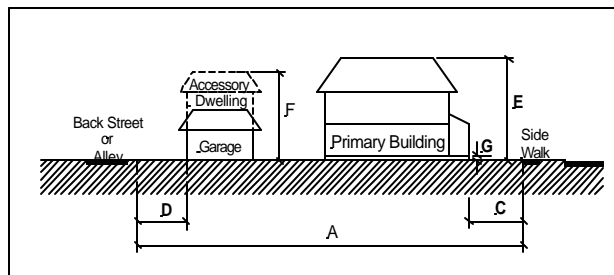
### 4803 **Dimensional and Bulk Standards**

Single Family Dwellings shall meet all of the following dimensional and bulk standards:  
(See illustrations to the right)

- A. **Parcel Depth** (A - 100' min.
- B. **Parcel Width** (B) - 60' min. and 120' max.
- C. **Main Street Setback** (C) - 15' min.(for **Parcel** lines fronting on St. Joseph or Race **Streets**).
- D. **Side Parcel, Side Street and Back Street Setbacks** (D) - 10' min.
- E. **Primary Building Height** (E) - 30' max. with a minimum of 1½ stories to a maximum of 2 stories.
- F. **Accessory Building Height** (F) - 25' max
- G. **Street Facing Stoop Height** (G) - 18" min.
- H. **Maximum Building Coverage** - 40% of the **Parcel Area**.
- I. **Maximum Impervious Surface Coverage** - 50% of the **Parcel Area**.
- J. **Off-Street Parking** - For Single-**Family Dwellings** 2 spaces plus 1 additional space if an Accessory **Dwelling** is constructed. A maximum of 4 **Parking Spaces** is allowed per **Master Parcel**. No new curb cuts are allowed on M22/St Josephs Ave.

### 4804 **Additional Development Standards**

Developments within the North Gateway Area (NGA) shall meet all of the following development and siting standards



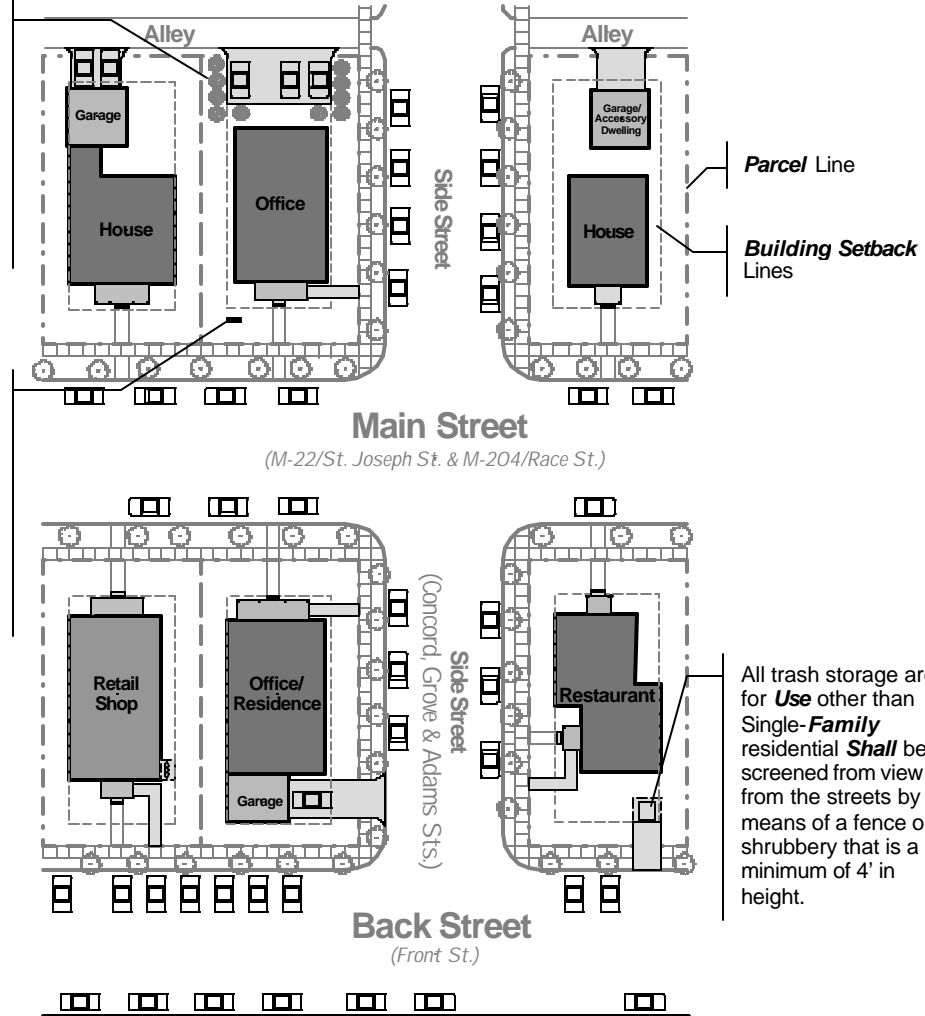
**Dimensional and Bulk Standards**

**4805 Other Standards**

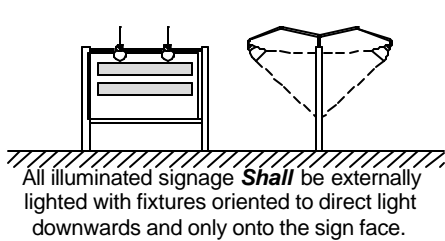
In addition to the requirements of this **Article** the provisions of **Article** 10 of this Ordinance **shall** also apply.

Parking areas for **Uses** other than **Single-Family** residential will be screened from view from adjacent **Parcels** and streets with densely planted shrubbery that is a minimum of 5' high

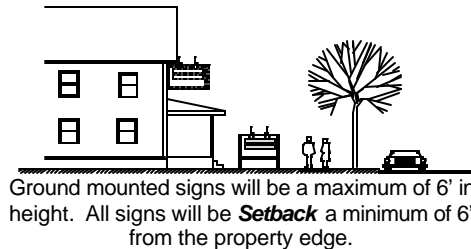
A single sign a maximum of 24 sq. ft. in area is allowed per **Parcel** or series of adjacent **Parcels** under one ownership. Advertising is limited to business activities taking place on the property .



All trash storage areas for **Use** other than **Single-Family** residential **shall** be screened from view from the streets by means of a fence or shrubbery that is a minimum of 4' in height.



All illuminated signage **shall** be externally lighted with fixtures oriented to direct light downwards and only onto the sign face.



Ground mounted signs will be a maximum of 6' in height. All signs will be **Setback** a minimum of 6' from the property edge.



