

## Article 49: South Gateway Area (SGA)

### 4901 Building Types Allowed by Right

Medium to large Single-**Family** residential appearing **Buildings** along with other **Buildings** and **Structures** that would normally be considered accessory to residential **Buildings**. (e.g. garages, storage sheds, etc.).

### 4902 Uses Allowed by Right

Single and/multi-**Family** residential as well as 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).

### 4903 Dimensional and Bulk Standards:

Single Family Dwellings shall meet all of the following dimensional and bulk standards:

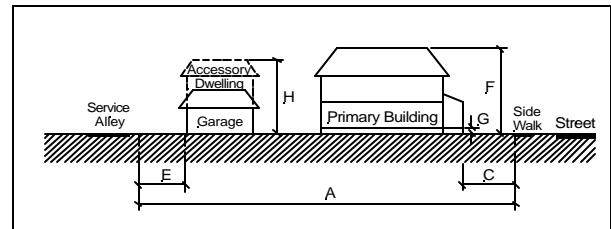
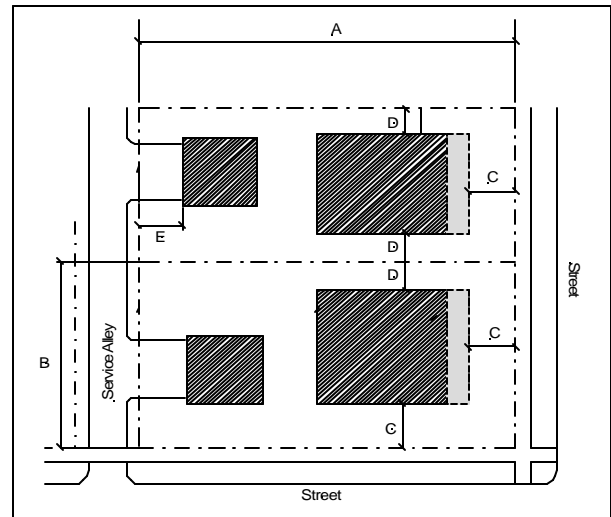
(See illustrations to the right)

- A. **Parcel Depth** (A) - 120' min.
- B. **Parcel Width** (B) - 60' min. to 120' max.
- C. **Street Setback** (C) - 15' min.
- D. **Side Parcel, Setbacks** (D) - 10' min.
- E. **Service Alley Setback** (E) - 10' min.
- F. **Primary Building Height** (F) - 35' max with a minimum of 1½ stories to a maximum of 2 stories (2 ½ stories for **Buildings** with an 8/12 roof pitch or greater).
- G. **Street Facing Stoop Height** (G) - 18" min. (Non-**Street** facing areas may be at ground height.)
- H. **Accessory Building Height** (H) - 25' or the height of the primary **Building** whichever is less.
- I. **Maximum Building Coverage** - 40% of the gross **Parcel Area**.
- J. **Maximum Impervious Surface Coverage** - 50% of the gross **Parcel Area**. (**Impervious Surfaces** include all areas which prevent the free infiltration of water.)
- K. **Off-Street Parking** - All off/ **Street** parking **shall** be located to the side or rear of the **Parcel** off of a service alley. For Single-**Family Dwellings**, 2 spaces plus 1 additional space if an Accessory **Dwelling** is constructed. For other **Uses** 1 space per employee and 1 space per apartment or hotel room.



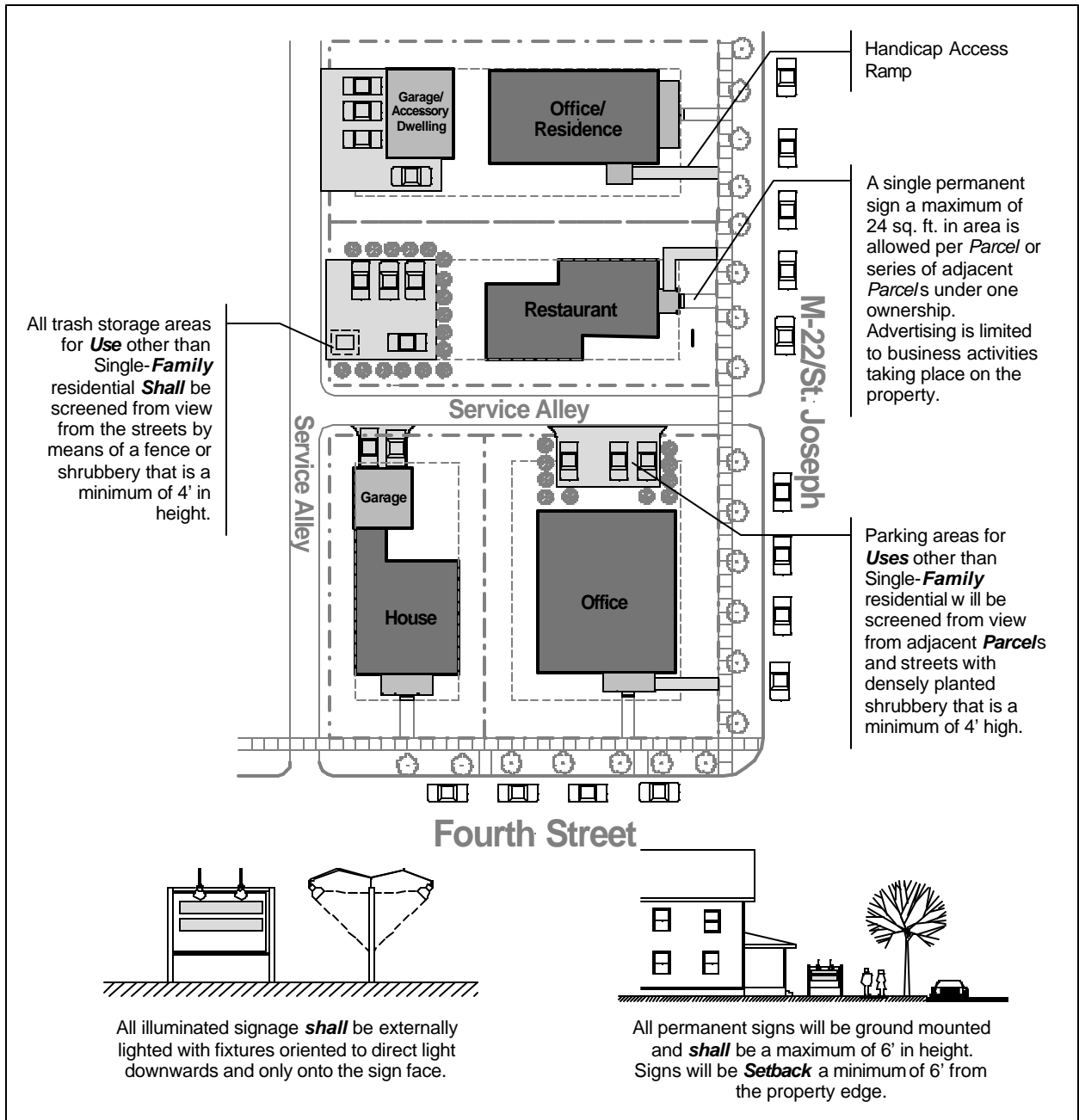
### South Gateway Area

(Note: Unless otherwise stated, all area boundaries shall follow **Property Lines** or street/alley centerlines.)



Dimensional and Bulk Standards

**4904 Additional Development Standards**



**\*Developments within the South Gateway Area (SGA) shall meet all of the above development and siting standards**

**4905 Other Standards**

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