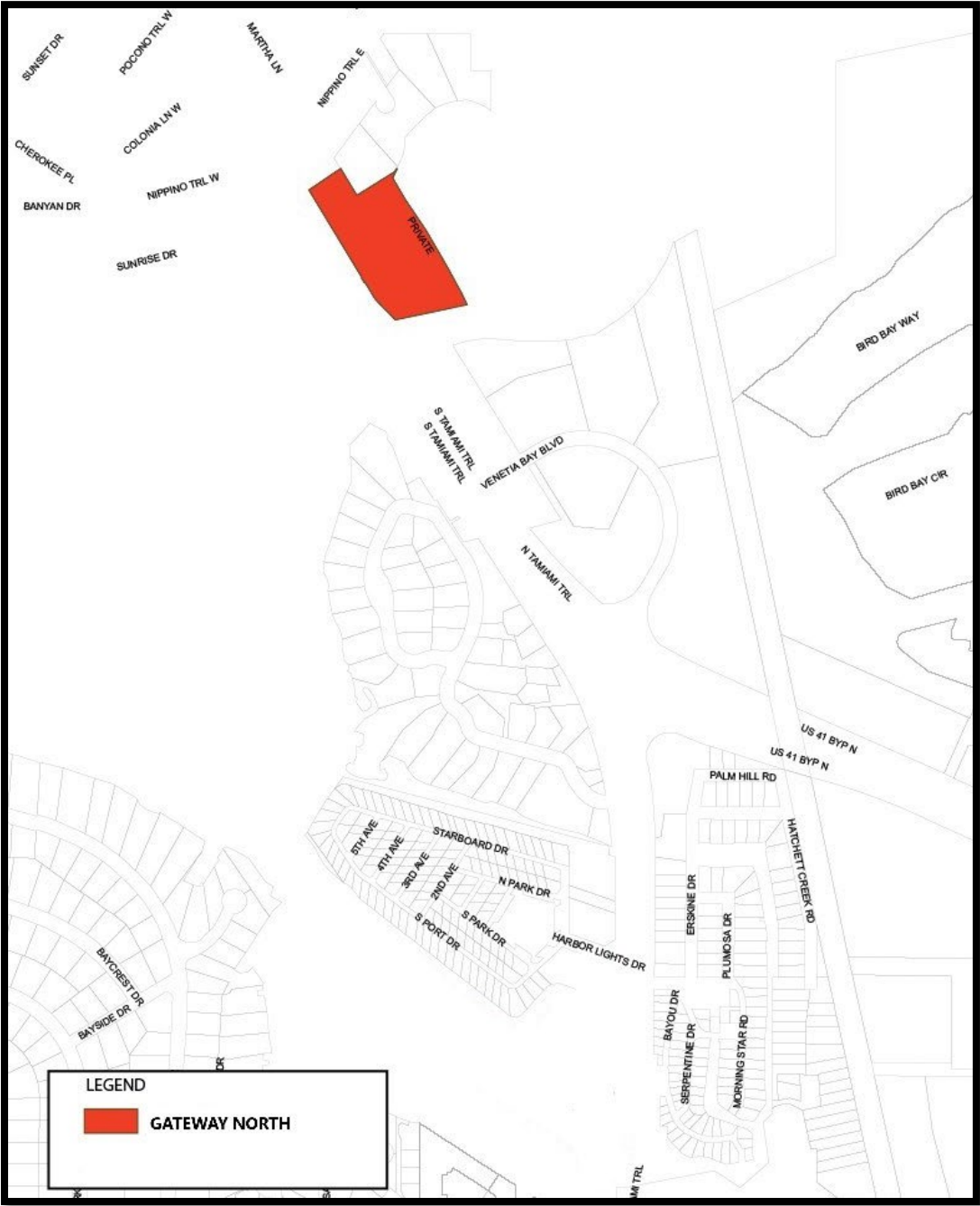
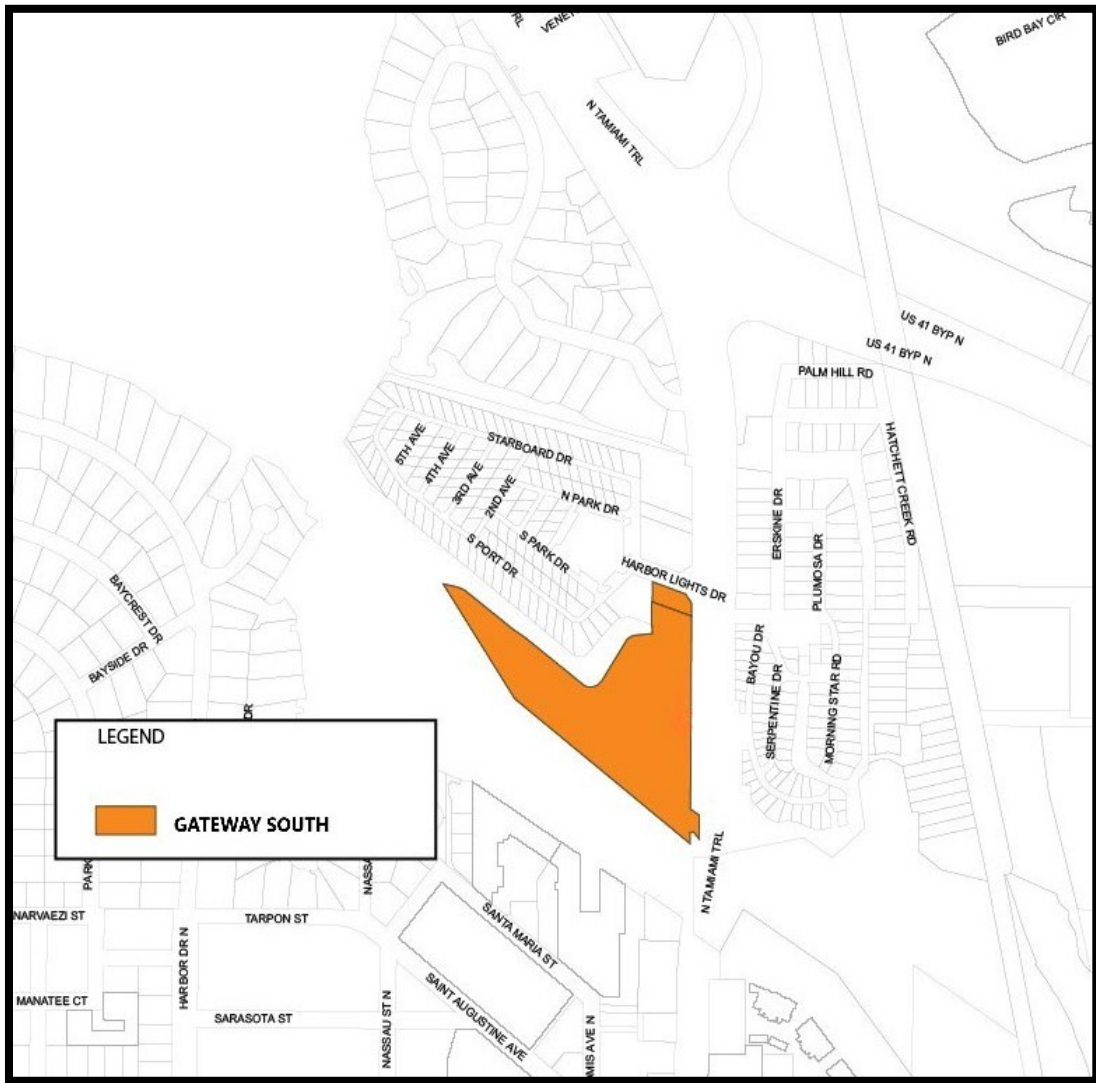


# GATEWAY MIXED USE CORRIDOR

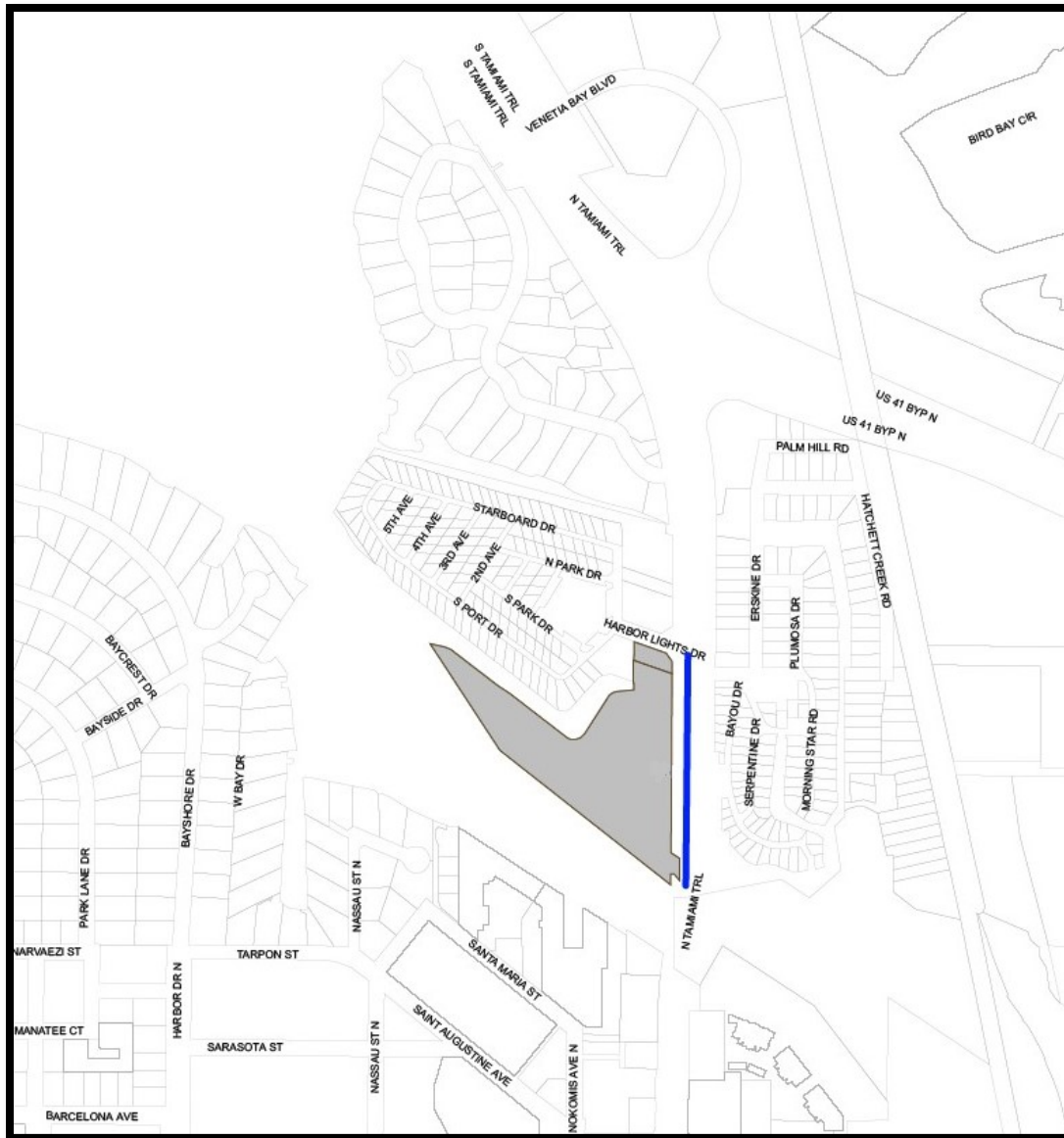
Gateway Mixed Use Corridor Regulating Maps





Gateway Mixed Use Corridor Primary Streets + Street Hierarchy





#### Gateway (North and South) MUC Primary Street

Street hierarchy identifies a rank of priority for primary streets in a Mixed Use Area. Entrances shall be provided on the highest-ranking street for any building and shall act as the front for the building and lot. This does not preclude additional entrances from being provided on lower hierarchy and or non-designated streets.

Gateway Mixed Use Corridor Primary Streets	Street Hierarchy
Tamiami Trail/Frontage Road	1

## Gateway MUC (North and South) - Development Standards

Development Standards		Gateway Mixed Use Corridor	
		Gateway North	Gateway South
Building Height		4 stories / 6 stories by height exception	5 stories / 6 stories by height exception
Building Placement (min/max)	Front/Street	0'/25'	0'/75'
	Side	5'/25'	5'/50'
	Rear	0'/25'	0'/175'
Lot	Length (min)	50	50
	Width (min)	25	25
	Coverage (min/max)	25%/75%	5%/75%
Frontage	% Requirement	75%	25%
	Encroachments	Max Length: 25' OR 50% of building frontage/(whichever lesser)/ Max Encroachment Depth: 8'/Min. Clearance: 8'	
	Active Use Area (AUA)	Max Length: 25' OR 50% of building (whichever lesser)/ Max. AUA Width 8'	
	Entrances	Oriented to Street	
Architecture		N/A	
Parking <sup>7</sup>	Placement	Front/Side/Rear	
	Shared Parking Standards	65% <sup>a</sup>	
	Access	Side/Rear	
	Loading	Not Required	
	Structures	Permitted	
Signage <sup>8</sup>		Awning, Projecting, Sandwich Board, Wall, Window	
Open Space/Landscaping		Square, green commons, pocket parks	

Gateway Mixed Use Standard

### **Standards of General Applicability.**

The following notes apply to the Mixed Use Development Standards and Tables.

<sup>1</sup>This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.

<sup>2</sup>This indicates the percentage of the width of the building in relationship to the width of the lot within the build-to-zone. This requirement may be achieved through the use of an Active Use Area (AUA).

<sup>3</sup>Awnings, canopies, and projecting signs are permitted.

<sup>4</sup> Active Use Areas are permitted along Primary Streets. The maximum length is measured parallel to the frontage, while the maximum width is measured perpendicular to the frontage.

<sup>5</sup> Entrances are required on a Primary Street; secondary entrances are permitted. If a property has frontage on multiple Primary Streets, the street hierarchy in the respective area shall govern the placement of entrances. For corner lots, an entrance may be placed at an angle facing the intersection of the two streets. Furthermore, corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

<sup>6</sup> Subject to Architectural Standards (Article 7.15 Architectural Standards and Review Board).

<sup>7</sup> See Article 7.4 for Required Parking Standards. Ratio provided in chart applies as multiplier to typical parking standard.

<sup>8</sup> See Article 7.3 for Signage Standards & Details.

**Gateway MUC-Specific Notes:**

<sup>a</sup> May have pre-existing, permitted shared parking arrangements.

DRAFT