

GATEWAY COMMERCIAL SUB-DISTRICT

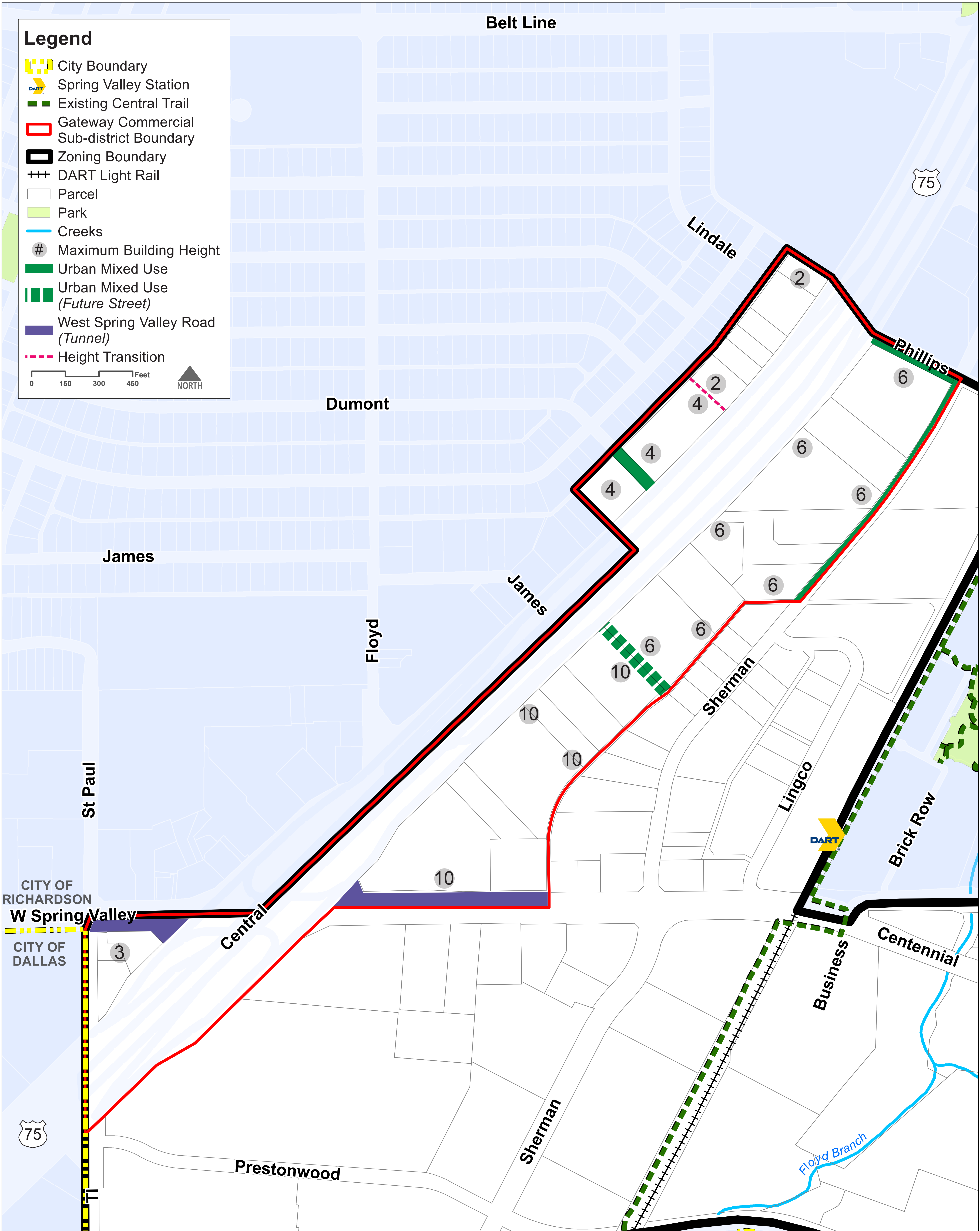


Station Discussion Topics

- **Regulating Plans**
- **Street Cross-Sections**
- **Use Types**



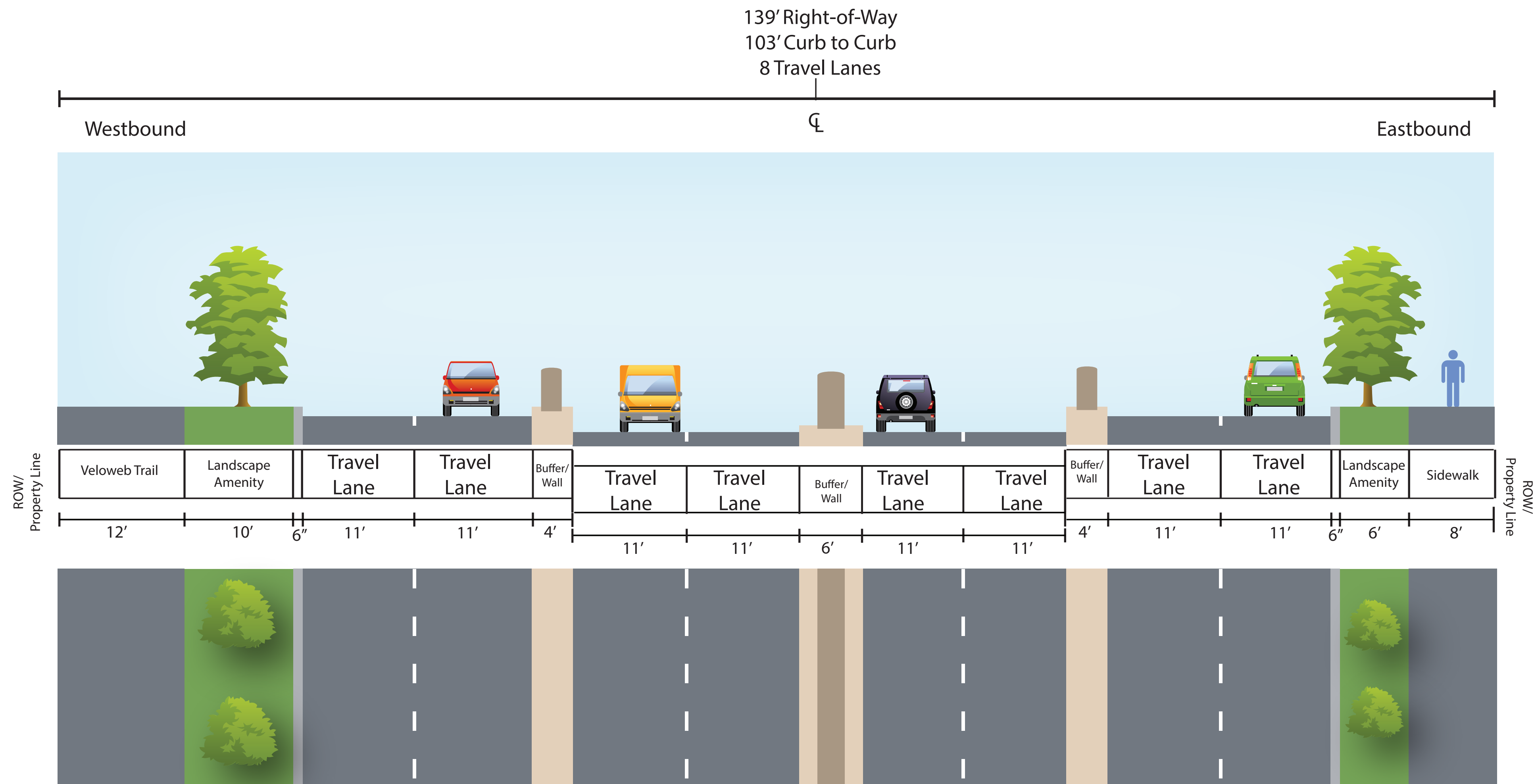
Gateway Commercial Sub-district - Draft



July 2016

Gateway Commercial - Street Cross-Sections

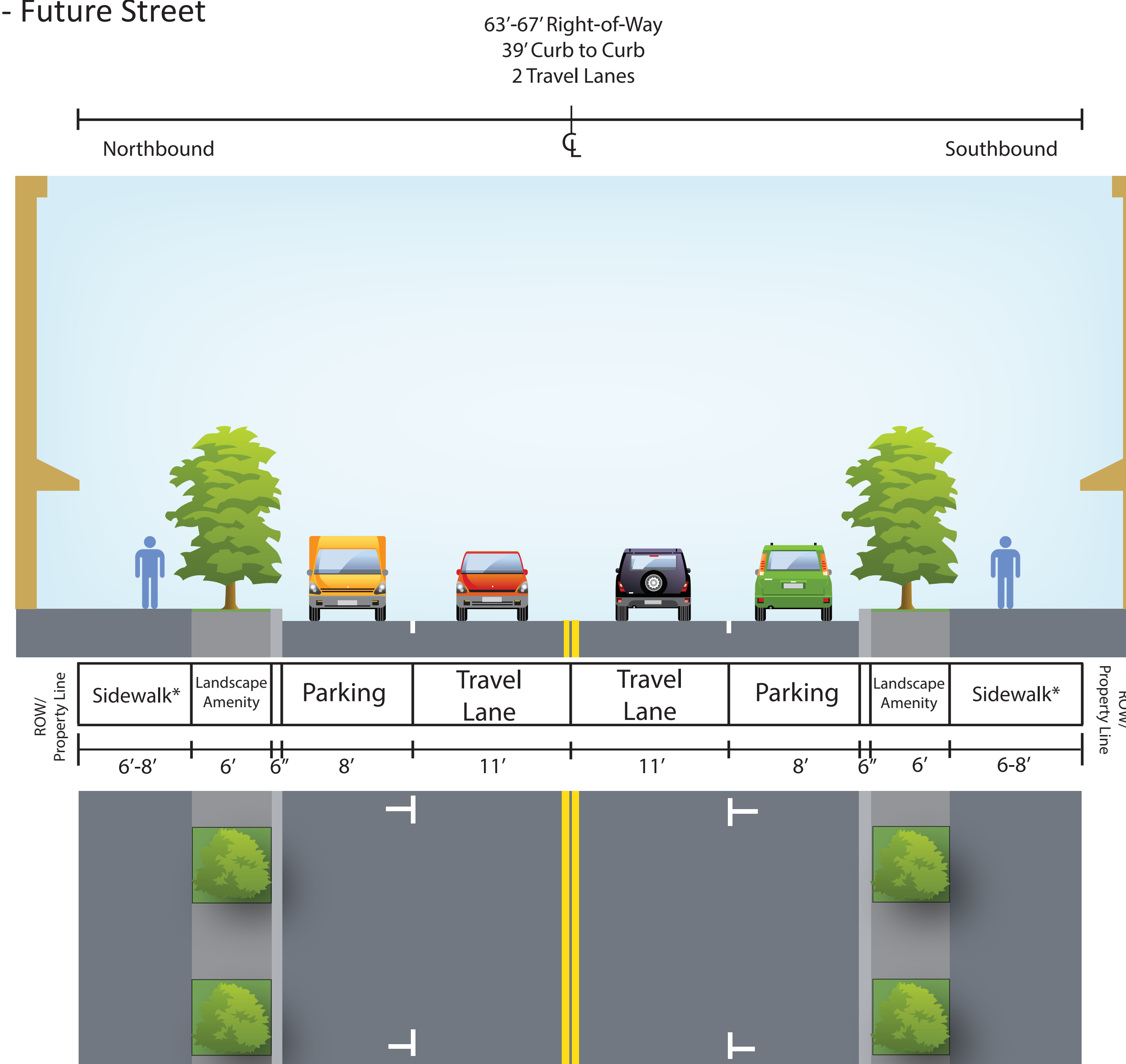
West Spring Valley Road (Tunnel)



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

Urban Mixed Use

- Sherman Street
- Dumont Drive
- Phillips Street
- Future Street



*Sidewalks along Sherman Street, Phillips Street, and the Future Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).

Gateway Commercial - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Use		
Residential		
Multi-Family	S	Minimum Density of forty dwelling units per acre.
Single Family Detached		
Townhome		
Non-Residential		
Adult Day Care	S	
Ambulance Service		
Amusement Arcade		
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, in Excess of Three Antennas	S	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility		
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash		
Catering Service		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Community Garden		
Construction Field Office	P	
Contracting Operation		
Cultural/Community Center		
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park		
Fraternal Organization		
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility		
Large Scale Retail/Service Store	S	
Laundromat		
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal		
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech		
Martial Arts School		
Massage Establishment	S	
Microbrewery		
Mortuary or Funeral Home		
Motor Freight Terminal		



Gateway Commercial - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Motor Vehicle Body Shop	S	East side of Central Expressway - Limited to an area between Central Expressway and Sherman Street, and within 1,000 feet, south of the intersection with Phillips Street. West side of Central Expressway – No area restriction. See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Motor Vehicle Rental (Limit Ten Vehicles) shall be exempt from Article XXII-E, Supplemental Regulations for Certain Uses, multi-tenant buildings, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Parts and Accessory Sales	S	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit Ten Vehicles)	S	
Motor Vehicle Repair Shop—Major	S	
Motor Vehicle Repair Shop—Minor	S	
Motor Vehicle Sales/Leasing—New	S	
Motor Vehicle Sales/Leasing—Used	S	
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Movie Theater	S	
Nursery or Greenhouse		
Nursing or Convalescent Home		
Office	P	
Open Air Market		
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage - Municipal	P	
Performing Arts Center	S	
Pet Sales and Grooming		
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreation Club		
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items		
Repair Shop, Personal Items		
Research Laboratories and Facilities		
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Located on Same Lot as Church)	P	
School, Parochial (Not located on Same Lot as Religious Institution)	S	
School, Private		
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics		
Technical Training School		
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse		
Wholesale Establishment		
Winery/Distillery	S	
Wrecker service		

