

ZONING

200 Attachment 12

Township of College

Criteria and Standards for the Gateway Commercial District

[Amended 8-7-2003 by Ord. No. O-03-13; 9-7-2006 by Ord. No. O-06-15; 7-5-2007 by Ord. No. O-07-12; 8-21-2008 by Ord. No. O-08-07; 12-18-2008 by Ord. No. O-08-12; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 5-15-2014 by Ord. No. O-14-06; 9-4-2014 by Ord. No. O-14-11; 2-19-2015 by Ord. No. O-15-02; 3-19-2015 by Ord. No. O-15-03; 2-18-2016 by Ord. No. O-16-02; 7-21-2022 by Ord. No. O-22-02]

Permitted Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
<b>Land and structures may be used for only the following:</b>							
<b>Primary Uses</b>							
(1) Ambulance, fire and police facilities and services	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this section and chapter.	The minimum to be determined on the basis of street classification: arterial: 150 feet; collection: 100 feet; local: 50 feet (See Notes a and b.)	60% total impervious (up to 70% with the use of BMPs and restoration incentives; refer to § 200-26.1)	25	10	25	55 (See Note c.)
(2) Bed-and-breakfast homes and inns							
(3) Child and adult day-care centers; see § 200-11E							
(4) Eating and drinking establishments; see also § 200-26.1E for limitations							
(5) Hotels, motels, inns, and other similar public lodging facilities							
(6) Medical offices and clinics							
(7) Office uses							
(8) Places of assembly; see also § 200-11F							
(9) Public or private institutions of higher education							
(10) Public or private libraries, museums, art galleries and reading rooms							
(11) Public or private nursery, primary or secondary schools							
(12) Residential dwellings of all types defined herein, including within mixed-use buildings; see § 200-26.1F							
(13) Retail sales and service establishments, except industrial service establishments; see also § 200-26.1E for limitations							
(14) Veterinary offices and clinics							
(15) Visitor centers							
(16) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements						
<b>Accessory Uses</b>							
(17) Customary uses accessory to the above; essential services	See primary uses above to which it is accessory.						
(18) Home occupation; see § 200-11K							
(19) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements						

**NOTES:**

- (a) Lot width may be reduced to 100 feet on arterial streets and 50 feet on collector streets if shared access is provided.
- (b) Lot width for through lots may be reduced to the lower street classification if access is limited to the lower street classification.
- (c) See § 200-26.1H for additional restrictions.