

GATEWAY MIXED-USE (GMU) ZONE USE TABLE

Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses	Prohibited Uses
• College/university facilities • Community center • Cultural facility • Day Care facility • Emergency services • Urgent care • Government services • Park/Recreation facilities • Schools • Sports facilities • Business and professional offices, including medical • Eating or drinking establishment • Indoor recreation facility • Convenience store, no gas services • Service establishment • Shopping center • Retail store • Hotel/Motel • Brewpub	• Parking, including parking decks, as an accessory use	• Outdoor recreation facility • Outdoor entertainment facility • Convenience store with fuel services • Bed & Breakfast • Parking, including parking decks, as principal uses • Single-family dwelling, detached • Drive-in service facilities • Hospitals • Light Industrial • Single-family dwellings, attached • Mixed-use development	• Adult Uses

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BULK & HEIGHT

Zoning District	Area (square feet)	Area Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Rear for Accessory Buildings (feet)	Maximum Height of Buildings (feet)	Maximum Height Accessory Areas (feet)	Maximum Lot Coverage
GMU Stadium											
Mixed Use											
One-family, attached		7,500	45	120	40	0	40	10	35	35	60%
Commercial	20,000		150	150	40	25	40		60	35	60%
or Mixed-Use											
Light Industrial	40,000		150	200	50	10	20		40		40%