

Gateway Corridor Map - Draft-

Recommended to the City Commission by the Planning and Land Development Regulation Commission - September 25, 2017

COMMERCIAL

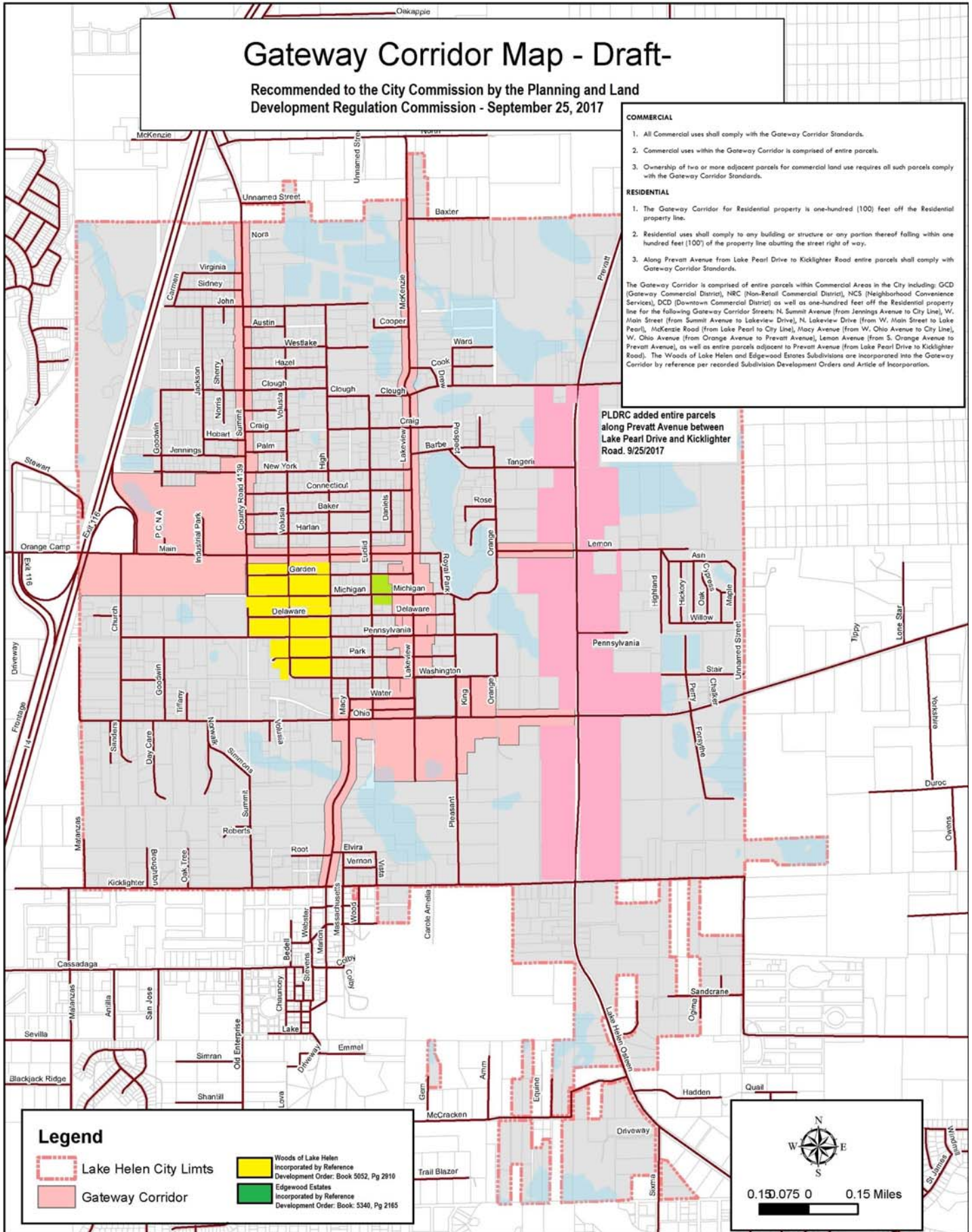
1. All Commercial uses shall comply with the Gateway Corridor Standards.
2. Commercial uses within the Gateway Corridor is comprised of entire parcels.
3. Ownership of two or more adjacent parcels for commercial land use requires all such parcels comply with the Gateway Corridor Standards.

RESIDENTIAL

1. The Gateway Corridor for Residential property is one-hundred (100) feet off the Residential property line.
2. Residential uses shall comply to any building or structure or any portion thereof falling within one hundred feet (100') of the property line abutting the street right of way.
3. Along Prevat Avenue from Lake Pearl Drive to Kicklighter Road entire parcels shall comply with Gateway Corridor Standards.

The Gateway Corridor is comprised of entire parcels within Commercial Areas in the City including: GCD (Gateway Commercial District), NRC (Non-Retail Commercial District), NCS (Neighborhood Convenience Services), DCD (Downtown Commercial District) as well as one-hundred feet off the Residential property line for the following Gateway Corridor Streets: N. Summit Avenue (from Jennings Avenue to City Line), W. Main Street (from Summit Avenue to Lakeview Drive), N. Lakeview Drive (from W. Main Street to Lake Pearl), McKenzie Road (from Lake Pearl to City Line), Macy Avenue (from W. Ohio Avenue to City Line), W. Ohio Avenue (from Orange Avenue to Prevat Avenue), Lemon Avenue (from S. Orange Avenue to Prevat Avenue), as well as entire parcels adjacent to Prevat Avenue (from Lake Pearl Drive to Kicklighter Road). The Woods of Lake Helen and Edgewood Estates Subdivisions are incorporated into the Gateway Corridor by reference per recorded Subdivision Development Orders and Article of Incorporation.

PLDRC added entire parcels along Prevat Avenue between Lake Pearl Drive and Kicklighter Road. 9/25/2017



Legend

- Lake Helen City Limits
- Gateway Corridor

- Woods of Lake Helen Incorporated by Reference Development Order: Book 5052, Pg 210
- Edgewood Estates Incorporated by Reference Development Order: Book: 5340, Pg 2165



0.15 0.075 0 0.15 Miles

