



612 N 2nd Street Specific Plan District

MPC No. 2014SP-009-001

Map: 082-07; Parcel: 214

Council District: 5 (S. Davis)

Council Bill No. _____

The purpose of this SP zoning district is to provide development standards for a single or two-family residential structure.

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
8. Vehicular access shall be from the alley and no driveways shall be permitted onto North 2nd Street.
9. The final site plan may be waived at the discretion of the Executive Director; however, no building permit shall be issued until such time that the permit has been approved by the Planning Department.
10. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 3,000 square feet.
11. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.