

311 Gatewood Avenue Specific Plan (SP)

Development Summary	
SP Name	311 Gatewood Avenue
2016SP-086-001	2019SP-008-001
Council District	5
Map & Parcel	Map 071-11, Parcel(s) 489

Site Data Table	
Site Data	0.17 acres
Existing Zoning	RS5
Proposed Zoning	SP-R
Allowable Land Uses	All uses permitted by the RS5 zoning district and a detached accessory dwelling unit.

Specific Plan (SP) Standards

1. The purpose of this SP is to permit all uses permitted by the RS5 zoning district and a detached accessory dwelling unit (DADU).
2. No driveway connection to Gatewood Avenue is permitted. This site must be accessed from the alley only.
3. A DADU structure will be regulated by the standards of the Metro Code.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.
5. 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.