

1005 Mansfield Street Specific Plan (SP) Regulations

Development Summary		Site Data Table	
SP Name	1005 Mansfield Street	Site Data	0.20 acres
	2019SP-038-001	Existing Zoning	RS5
Council District	5	Proposed Zoning	SP
Map & Parcel	Map 082-08, Parcel(s) 398	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 Mansfield Street 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.
6. This property is located in the Maxwell Heights Neighborhood Conservation District. Any new construction must meet the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay.