

THE PROPERTIES SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE **MUL-A** ZONING DISTRICT EXCEPT AS FOLLOWS:

1. THE USES OF THIS SP SHALL BE LIMITED TO ALL USES PERMITTED BY THE MIXED USE LIMITED – ALTERNATIVE (MUL-A) ZONING DISTRICT, EXCLUDING THE FOLLOWING USES: SHORT TERM RENTAL PROPERTY (STRP), OWNER-OCCUPIED; SHORT TERM RENTAL PROPERTY (STRP), NOT OWNER-OCCUPIED; ALTERNATIVE FINANCIAL SERVICES; AUTOMOBILE REPAIR; AUTOMOBILE SALES, NEW; AUTOMOBILE SALES, USED; AND AUTOMOBILE SERVICE.
2. MAXIMUM FAR = **2.5** (MULTIFAMILY RESIDENTIAL USE EXEMPT)
3. MINIMUM REAR SETBACK = **5 FEET** MINIMUM FROM EXISTING REAR PROPERTY LINE - SEE SITE DIAGRAM.
4. **BUILD-TO ZONE = 0 - 25 FEET.** AREA FROM BACK OF SIDEWALK TO BUILDING TO INCLUDE ACTIVE USES SUCH AS POCKET PARKS OR OUTDOOR DINING
- 4A. **20' X 150' POCKET PARK** TO BE PROVIDED AT SOUTH WEST CORNER OF EXISTING SITE.
5. MAXIMUM BUILDING HEIGHT = SEE ELEVATION DIAGRAM
6. **10' SETBACK** FROM EXISTING WEST PROPERTY LINE.
7. PEDESTRIAN OR ARCHITECTURAL CONNECTOR BRIDGE OVER ALLEY 186 – IF ALLOWED BY METRO PUBLIC WORKS. (SEE ELEVATION DIAGRAM)

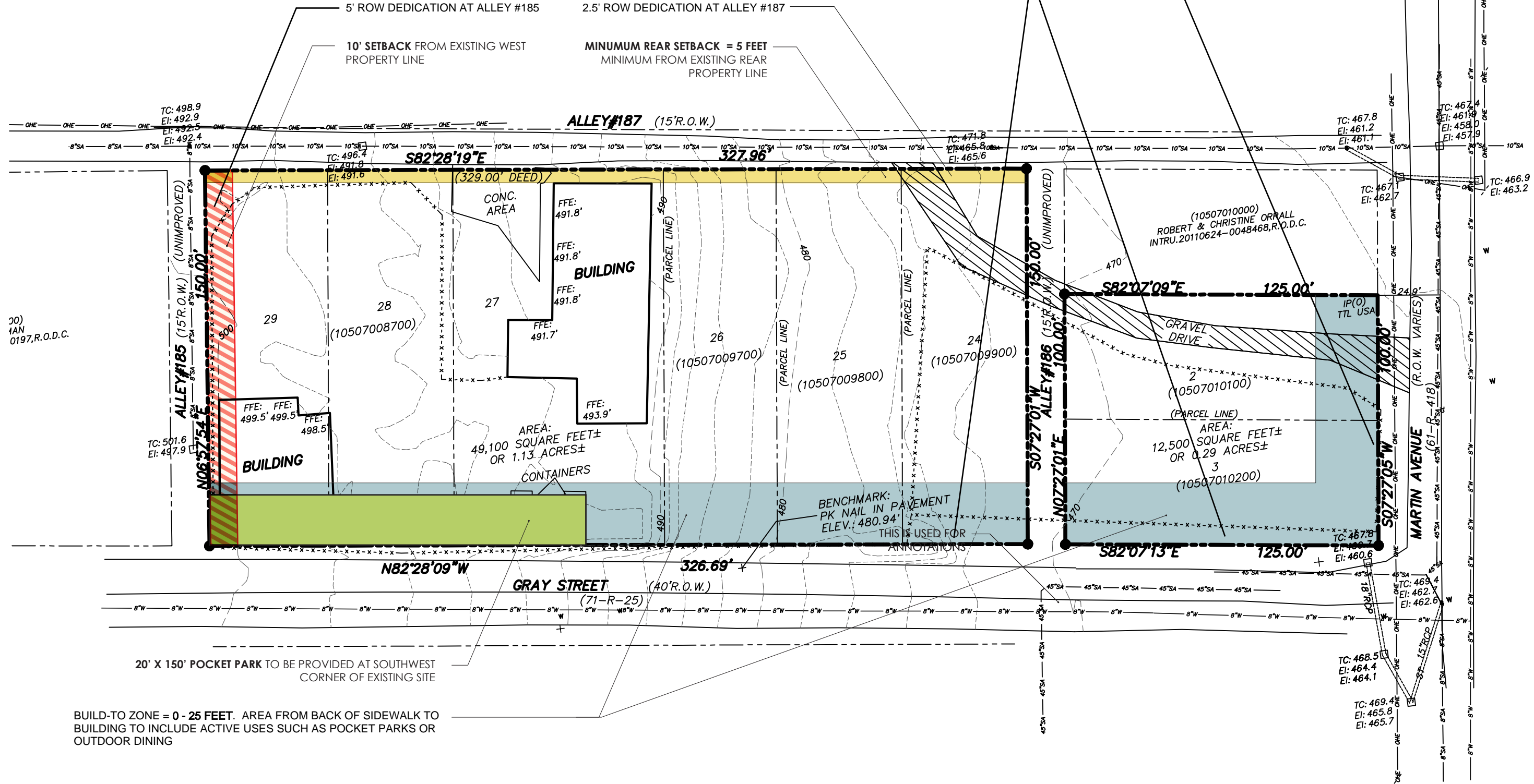
MARTIN STREET:  
 4' PLANTING STRIP + 8' SIDEWALK + 4'  
 FURNISHING ZONE (16' TOTAL), FIRST 9'  
 TO BE WITHIN PUBLIC ROW

GRAY STREET:  
 4' PLANTING STRIP + 5' SIDEWALK, ALL  
 TO BE WITHIN PUBLIC ROW

5' ROW DEDICATION AT ALLEY #185

MINIMUM REAR SETBACK = 5 FEET  
 MINIMUM FROM EXISTING REAR  
 PROPERTY LINE

10' SETBACK FROM EXISTING WEST  
 PROPERTY LINE



20' X 150' POCKET PARK TO BE PROVIDED AT SOUTHWEST  
 CORNER OF EXISTING SITE

BUILD-TO ZONE = 0 - 25 FEET. AREA FROM BACK OF SIDEWALK TO  
 BUILDING TO INCLUDE ACTIVE USES SUCH AS POCKET PARKS OR  
 OUTDOOR DINING



**PROPOSED:**

