

Proposed Regulatory SP Start

2132/2134 Canady Avenue Regulatory Specific Plan (SP-R)

Development Summary	
SP Name	2132/2134 Canady Ave
Case No:	2020SP-013-101
Council District	17
Map & Parcel	Map 105-16, Parcel(s) 201 & 202

Site Data Table	
Site Data	0.43 acres
Existing Zoning	CS
Proposed Zoning	SP-R w/ MUL-A base
Allowable Land Uses	All uses permitted by the MUL-A zoning except the restricted uses below

Regulatory Specific Plan (SP-R) Standards

1. The purpose of this SP is to further limit uses permitted by MUL-A and permit a maximum five stories where MUL-A only permits four stories.
 - No Cash advance
 - No Check cashing
 - No Title loan
 - No Automobile convenience
 - No Bar or nightclub
 - No Car wash
 - No Funeral home
 - No Mobile storage unit
 - No Pawnshop
 - No Restaurant, fast-food
 - No Power/gas substation
 - No Waste water treatment
 - No Water/sewer pump station
 - No Water treatment plant
 - No Construction/demolition waste processing
 - No Club
 - No Commercial amusement (outside)
 - No Temporary festival
 - No Pond/lake
 - No Short-term rental (owner-occupied)
 - No Short-term rental (non-owner-occupied)

2. 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 MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. Any final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Proposed Regulatory SP End