



**1007 & 1009 N 5th Street
Specific Plan District**
MPC No. 2014SP-021-001
(1007 & 1009 N 5th Street)
Lot 122 & 121 Sharpe and
Crutcher Addn. Parcel(s)
121 & 122
Parcel: 08204009100 &
08204009200
Council District: 5 (S. Davis)
Council Bill
No. _____

The purpose of this SP zoning district is to regulate what type of two-family unit may be constructed within the district.

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 three stories and shall be limited to a maximum height of 22 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the four facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 30 inches from the abutting average ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.

8. Vehicular access and parking shall be from the alley and no driveways shall be permitted onto North 5th Street and no parking in the front yard.
9. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 3,000 square feet.
10. 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.
11. 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.