



Herman Street SP standards

Development within this SP shall follow the standards of the MUN zoning district unless alternate standards are provided below.

1. Buildings containing primary uses shall be constructed between 10 feet and 20 feet from the Herman Street property line and/or 0 feet and 10 feet for the 28th Avenue North property line. This zone is the required "build-to zone."
2. Vehicular access to the site shall not be permitted from Herman Street unless required by Metro Public Works.
3. Parking areas and associated driveways shall have a minimum 5 foot setback from the 28th Avenue North property line and a minimum 50 foot setback from the Herman Street property line.
4. Building height within this SP is limited to a maximum of two-stories and 30 feet.
5. Each building constructed within the build-to zone shall provide a pedestrian entrance that faces the adjacent public street.
6. Where a parking area or internal driveway is located within 10 feet of the east property line, the standards of the Zoning Code for a Type "A" landscape buffer shall apply.
7. Overhead doors (garage doors) shall not face 28th Avenue or Herman Street. They are permitted to face the rear and interior side property lines.
8. Ground signage is prohibited.
9. Any development of this property shall consist of a residential use consistent with MUN zoning and may include non-residential uses permitted by the MUN zoning district.
10. Water quality ponds are not permitted within the SP.