

ATTACHMENT A

LIST OF WAIVERS AND ADJUSTMENTS

Zoning Ordinance

- Section 255-1200(C) Parking location
 - Required: Substantially all parking spaces shall be located to the rear or the side of the building; Proposed: Parking proposed in front of buildings; **Relief Requested**
- Section 255-1200(D)(1) Paving
 - Required: All parking and loading facilities required under this chapter, together with driveways, aisles, and other circulation areas, shall be paved with asphalt, a minimum of two inches in thickness applied over not less than 10 inches compacted gravel. Proposed: 4 inches of pavement atop 8 inched compacted gravel; **Relief Requested = 2 inches**
- Section 255-1210. Loading space requirements and dimensions.
 - Required: (B) Off-street loading spaces shall be located in the rear of the structure. Proposed: Location to be determined at Preliminary Plan; **Relief Requested**
 - Required: (C) At least one off-street loading space shall be provided and maintained on the same lot for every use having a gross floor area of up to 5,000 sq. ft. (D) One additional loading space shall be provided for each additional 10,000 sq. ft. or fraction thereof of gross floor area. Estimated total of 37 loading spaces required based on overall proposed gross floor area. Proposed: Location to be determined at Preliminary Plan; **Relief Requested for reduced loading space requirements.**

Land Development Regulations

- Article XIII.E.4 Utilities
 - Required: All electric, communication (telephone, fire alarm and cable TV) and street lighting lines shall be installed underground **Waiver Requested**
- Article XIII.J.1. General standards for development
 - e. Height requirements
 - No building shall exceed three stories or 35 feet above grade level, except for rooftop mechanical, cooling, electrical, and similar equipment, all of which may be constructed and maintained above the third story of any building. **Waiver Requested**

- Article XIII.J.2. Standards for multifamily buildings
 - b. Distance between multifamily buildings on same lot.
 - The minimum distance between two abutting ends of buildings in the same general plan or row shall be 40 feet. **Waiver Requested**
 - c. Distance between multifamily buildings and property line
 - The minimum distance from side and rear property lines for any multifamily building or accessory building shall be 40 feet. **Waiver Requested**