

**SAGINAW CHARTER TOWNSHIP PLANNING COMMISSION  
SAGINAW CHARTER TOWNSHIP HALL  
MAY 20, 2015**

Members Present

B. Gombar  
J. Howell  
C. Nolan  
G. Fahndrich  
M. Peterson  
S. McGraw

Members Absent

B. Nelson (excused)

Others Present

B. Smith, Planner  
M. Mahlberg, Attorney  
C. Edlinger, Recording Secretary

Mr. Gombar called the meeting to order at 7:00 p.m.

**Approval of Minutes:**

Motion by Mr. Nolan, supported by Mr. Peterson to approve the minutes of May 6, 2015.

**VOTE:          6 YEAS          0 NAYS          1 ABSENT          MOTION CARRIED**  
Nelson

**New Business:**

- A. S-15-11** – Right Way Automotive Credit of Saginaw, Michigan is requesting site plan approval to demolish and renovate the existing building and site for vehicle sales and display located at 3285 Bay Road. (23-12-4-10-4001-003)

Ms. Smith stated the proposed development is located at the southwest corner of the intersection of Bay Road/M-84 and Boardwalk. This parcel had been used as a gasoline service station since 1986. The existing building and garage area is 7,926 square feet. The applicant intends to demolish the canopy of the gas station, remove the underground gasoline storage tanks, close two driveways and demolish a portion of the existing building. After partial demolition, the building on site will total 3,362 square feet. The applicant intends to keep one bay of the service station area intact to allow for detailing of vehicles on site. No repair work will be performed. The remainder of the building will be used for office space. Outdoor display lots for vehicles are permitted in a B-4, General Commercial zoning district but they are subject to specific standards listed in the zoning ordinance.

Whereas the proposed improvements are permitted by right in a B-4, General Commercial district and the project complies with the general development standards of the Township, staff recommends approval with the six conditions listed in staff's report.

Mr. Mark Graef and Chase Dicken (representatives for Right Way) were present to answer any questions. Mr. Dicken was concerned with location of the "parking pads" and the trees blocking the view of the vehicles for sale. He was also concerned with the internal landscaping requirements. Per the Board of Appeals decision on May 13, 2015, the applicant does not have to install the required berm on Bay Road and staff will work with the applicant regarding the type and amount of street trees required. An irrigation system is not required but the applicant is responsible for maintaining the required landscaping.

Mr. Gombar then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Gombar closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Howell, to recommend approval of the proposed site plan (S-15-11) with the six conditions listed below:

1. A final site plan, approved by the Township's Engineer, the Department of Public Services, the Fire Department and the Building Department, is required.
2. Permits and approvals are required from the Michigan Department of Transportation and the Saginaw County Road Commission for driveway closures and work within the right-of-way.
3. A final site plan indicating the following:
  - a. Required five-foot raised separation around the perimeter of the building, bollards adjacent to the garage service door and a five-foot separation between the parking lot and property lines.
  - b. Stamped and dyed concrete at points at which the sidewalk crosses the driveway
  - c. Street trees as required
  - d. Internal landscaping as required
  - e. Low growing landscaping located along the frontage of Bay Road/M-84 as required by the Zoning Board of Appeals
  - f. Location of all utilities
  - g. Adequate screening of all onsite utilities
  - h. Photometric plan
  - i. Relocation of display vehicles so they are outside the required setback per ordinance
  - j. Adjust setback along Bay Road to reflect variance of 20-feet.
4. Elevations of the building for review and approval.
5. If a dumpster is provided now or in the future, it shall meet the current zoning requirements for an enclosure.
6. The applicant is directed to read and become familiar with the Township's sign ordinance regarding temporary and special event signs, as our regulations are substantially different from other communities and are routinely enforced.

**VOTE:            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**  
Nelson

**B. Zoning Ordinance Review** – Ms. Smith reviewed the following districts with the Planning Commissioners: R-2, Medium Density Residential, R-3, Low Rise-High Density Residential and R-4, High Rise Intensive.

The following changes were discussed:

- i. R-2 – Section 1204.6 – It was discussed and agreed to remove the Bed and Breakfast designation from R-2.
- ii. R-3 – Section 1304.2 – It was discussed and agreed to remove Multiple Family Service Uses.
- iii. R-4 – There is only one parcel of land zoned R-4 in the Township. It is the high-rise senior apartment complex off of Gratiot Road owned by the Michigan State Housing and Development Authority. The Planning Commission agreed to keep this designation.

**Receive and File All Correspondence:**

**Old Business:**

**Adjournment:**

Motion by Ms. McGraw, supported by Mr. Fahndrich, to adjourn the meeting at 7:43 p.m.

**VOTE:            6 YEAS            0 NAYS            1 ABSENT            MOTION CARRIED**  
Nelson

## **CHAPTER 12 R-2, Residential Districts (Medium Density)**

### **SECTION 1201. INTENT AND PURPOSE.**

This district is intended to provide a sound and stable environment for various types of residential buildings including single family and two family, as well as single family townhouses up to a medium density character. In addition, residentially compatible uses are allowed under specified conditions. There is no intent to promote, by these regulations, a residential district of lower quality or livability than the R-1 or R-1A Districts.

It is the express purpose of the regulation as herein set forth to promote variety in housing style, design and cost to meet the ranging demands for adequate housing by existing and potential residents.

### **SECTION 1202. USES PERMITTED BY "RIGHT".**

The following are the principal permitted uses by "right" within an R-2 District.

1. All uses permitted by right in R-1 Districts, subject to all regulations hereinafter cited.
2. Two family dwellings.
- 3.

### **SECTION 1203. USES PERMITTED UNDER SPECIAL CONDITIONS.**

The following are the permitted uses subject to the cited conditions hereinafter imposed for each use:

1. Customary accessory uses to any of the permitted uses listed in the R-2 District, and as defined in Chapter 2, Section 202(1).
2. Customary home occupations ~~as specified for R-1 Districts.~~
3. Cemeteries, public and private, subject to the conditions specified for R-1 Districts.
4. Signs, ~~as provided in Chapter 5.~~
5. In the case of two-family dwellings, two off-street parking places shall be provided outside of the front yard, as defined herein per unit.
6. Family Day Care Facilities as provided in Chapter 3, Section 305(9).

7. State Licensed Residential Facilities as specified for R-1 Districts.

**SECTION 1204. USES PERMITTED BY SPECIAL USE PERMITS.**

The following uses of land and buildings may be permitted in the R-2 Districts by the application for issuance of a special use permit when all of the provisional requirements specified in Chapter 22, together with all applicable standards cited in Chapter 22 are met:

1. All uses permitted by issuance of a special use permit in a R-1 District subject to the restrictions and regulations specified therefore.
2. Planned unit development subject to the standards specified in Chapter 22, Section 2207.
3. Day nurseries subject to the standards specified in Chapter 22, Section 2209.
4. Townhouses not to exceed a density factor of eight units per acre.
5. Senior Citizens Developments subject to the standards specified in Chapter 22, Section 2214.
6. Bed and Breakfast establishments as provided in Section 2217. *(Is this needed and/or is there a demand for this?)*
7. Personal Wireless Communication Facilities when located on municipal owned and occupied land containing 20 acres or more and meeting the requirements of Section 2219. *(Amended November, 1997)*

**SECTION 1205. DIMENSIONAL REQUIREMENTS.**

**1. MINIMUM LOT SIZE.**

Use	Lot Size w/ Sanitary Sewer	Lot Size with Septic	Lot Width with Sanitary Sewer	Lot Width with Septic	Lot Depth
Single Family	10,400 square feet	15,000 square feet	80 feet	100 feet	130 feet
Two Family	11,050 square feet	15,000 square feet	85 feet	100 feet	130 feet
Townhomes	1 acre and the total lot size must be min. 8,450 square feet for the first unit plus 5,015 square feet	NA	150 feet		30 feet, remaining yard ten feet minimum

	for each additional unit. No more than eight units.				
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- ~~a) For single family dwellings such lot shall contain **lots shall be** a minimum of ten thousand four hundred (10,400) square feet. Single family dwellings located on property not served and thereby not connected to public water and sanitary sewer shall have a minimum lot size of fifteen thousand (15,000) square feet and a minimum lot width of one hundred (100') feet.~~
- ~~b) For two family dwelling structures each dwelling structure shall have a minimum lot area of eleven thousand fifty (11,050) square feet. Two family dwellings located on property not served and thereby not connected to public water and sanitary sewer shall have a minimum lot size of fifteen thousand (15,000) square feet and a minimum lot width of one hundred (100') feet.~~
- ~~c) For townhouse dwellings there shall be a minimum lot of one (1) acre required provided the minimum lot area per unit equals eight thousand four hundred fifty (8,450) square feet for the first unit and five thousand fifteen (5,015) square feet for each additional unit further provided a maximum density of eight (8) units per acre is not exceeded. A minimum lot width of one hundred fifty (150') feet shall be required and all units shall be connected to public water and all sanitary sewer facilities. No lot, in any event, shall be less than one hundred thirty (130') feet in depth.~~
- ~~d) Each lot shall be a minimum of eighty (80') feet in width at the front building line and in addition all lots to be occupied for two family dwellings shall be eighty five (85') feet in width at the front building line. No lot, in any event, shall be less than one hundred thirty (130') feet in depth.~~

2. **MINIMUM YARD REQUIREMENTS.**

- a) Each lot shall have a minimum front yard of 30 feet.
- b) Each lot shall have a total side yard of 20 feet with a minimum of ten feet on each side.
- c) Each lot shall have a minimum rear yard of 30 feet.

- d) In the case of a corner lot the side yard on the street side shall not be less than 30 feet and the remaining side yard shall not be less than ten feet.

**3. MINIMUM FLOOR AREA PER DWELLING UNIT.**

- a) Single family dwelling units shall have a minimum finished living area of 1,040 square feet per unit with a minimum of 800 square feet on the ground floor for units of more than one story.
- b) Two family dwellings and townhouse structures shall have a minimum finished living area of 850 square feet per dwelling unit.

**4. MAXIMUM BUILDING HEIGHT.**

- a) Two and one-half stories or 35 feet.
- b) Exceptions (Refer to Chapter 3, Section 304).

**5. MAXIMUM LOT COVERAGE.**

- a) A maximum of 35 percent of the lot may be covered by all buildings.

**6. LOADING REQUIREMENTS.**

- a) None required in R-2 Districts.

**CHAPTER 13 R-3 Residential Districts (Intensive Low Rise)**

**SECTION 1301. INTENT AND PURPOSE.**

This District is intended primarily for multiple family residential uses together with certain institutional and other compatible uses under specified conditions. There is no intent to promote, by these regulations, a residential district of lower quality or livability than the R-1, R1-A, or R-2 Districts. This District is intended only for area served by public water and sanitary sewer.

It is the express purpose of these regulations to provide sites for multiple family dwelling structures of a low rise, moderate density character where adequate public and private services and facilities are available to accommodate higher population concentrations.

**SECTION 1302. USES PERMITTED BY "RIGHT".**



The following are the principal permitted uses by "right" within an R-3 District.

1. Single family dwellings.
2. Two family dwellings.
3. Multiple family dwelling, excepting basement living units, and boarding or rooming houses.

### **SECTION 1303. USES PERMITTED UNDER SPECIAL CONDITIONS.**

The following are the permitted uses **when certain conditions are met as described below:** ~~subject to the cited conditions hereinafter imposed for each use:~~

1. Customary accessory uses to any permitted uses listed in the R-3 Districts, and as defined in Chapter 2, Section 202(1).
2. Customary home occupations, ~~as specified for R-1 Districts.~~
3. Day nurseries, subject to the standards specified in Chapter 22, (Refer to Section 2209).
4. Institutional uses including: religious institutions, educational and social institutions, and public buildings and service installations, subject to the standards specified in Chapter 22, Section 2204.
5. Basement **or garden level** living units within multiple family dwelling **units** subject to an engineering determination, supplied by the developer, as to the protection from flooding afforded to basement living units and as is approved by the Planning Commission.
6. Family Day Care Facilities as provided in Chapter 3, Section 305(9).
7. State Licensed Residential Facilities as specified for R-1 Districts.

### **SECTION 1304. USES PERMITTED BY SPECIAL USE PERMIT.**

The following uses of land and buildings may be permitted in the R-3 Districts by the application for issuance of a special use permit when all of the provisional requirements specified in Chapter 22 together with all applicable standards cited in Chapter 22 are met:

1. Planned unit development subject to the standards specified in Chapter 22, Section 2207.

2. Multiple family service uses, subject to the standards specified in Chapter 22, Section 2211. (Don't know if this is something we want to pursue. These provisions would allow development of commercial uses subject to certain limitations. The commercial uses are limited somewhat in terms of size and intensity. We have limited R-3 properties and the ones that are left, even limited commercial development I think could negatively impact the surrounding properties and alter the pattern of development).
3. Funeral homes and mortuaries subject to the standards cited in Chapter 22, Section 2210. (Snow Funeral Home is actually zoned R-3).
4. Senior citizens' housing development subject to the standards cited in Chapter 22, Section 2214.
5. Housing developments may contain zero bedrooms with a minimum floor area of 500 square feet if they do not exceed more than 25% of the total units subject to the standards set forth in Chapter 2207.
6. Bed and Breakfast establishments as provided in Section 2217.
7. Personal Wireless Communication Facilities as provided in Section 2219. **(Amended November, 1997)**

## **SECTION 1305. DIMENSIONAL REQUIREMENTS.**

### **1. ~~MINIMUM LOT SIZE~~**

- a) ~~For single family dwellings such lot shall contain a lot shall be a minimum of nine thousand seven hundred and fifty (9,750) square feet.~~
- b) ~~For two family dwelling structures such lot shall contain a lot shall be eleven thousand and fifty (11,050) square feet.~~
- c) ~~Townhouses are not to exceed a density factor of ten (10) units per acre provided there is a minimum site of one (1) acre, and provided minimum lot area per unit equals seven thousand eight hundred (7,800) square feet for the first unit and three thousand nine hundred seventy (3,970) square feet for each additional unit, subject to the standards cited in Chapter 22, Section 2207(4)(c). Minimum lot width of one hundred fifty (150') feet is required.~~
- d) ~~For multiple family dwelling structures the first dwelling unit shall have seven thousand eight hundred (7,800) square feet, and each additional unit shall be provided with two thousand seven hundred fifty (2,750)~~

square feet. For boarding or rooming houses the dwelling structure shall have six thousand (6,000) square feet for the first living unit with at least twelve hundred (1,200) square feet for each additional group of four (4) occupant accommodations or major fraction thereof.

Use	Minimum Lot Width at Building Line	Minimum Lot Depth	Minimum Lot Area	Minimum Floor Area per Dwelling Unit
Single Family	80 feet	130 feet	9,750 square feet	1,040 square feet with at least 800 feet on the first floor
Two Family	85 feet	130 feet	11,050 square feet	850 feet square feet
Multiple Family:				
Townhomes	150 feet	150 feet	7,800 square feet for the first unit and 3,970 square feet for each additional unit, no more than ten units per acre with a minimum of one acre	1 bedroom: 850 square feet 2 bedroom: 1000 square feet 3 bedroom: 1,200 square feet
Multiple Family Dwellings			7,800 square feet for the first unit and 2,750 square feet for each additional unit.	
Boarding Houses			6,000 square feet for the first unit, with 1,200 square feet for each addition group of four occupants.	

## 2. MINIMUM YARD REQUIREMENTS.

Use	Front Yard	Side Yard	Rear Yard	Street Side/Corner Lot
Single Family	30 feet	25 feet, minimum 12 feet	30 feet	30 feet, remaining yard 12 feet minimum
Two Family	30 feet	20 feet, minimum 10 feet	30 feet	30 feet, remaining yard 10 feet minimum
Multiple Family	Front Yard	Side Yard	Rear Yard	Street Side/Corner
	30 feet	25 feet,	30 feet and garages	30 feet and the

		minimum 12 feet each side	and/or carports must be 20 feet from exterior property lines	remaining side yard shall be at least 10 feet
	All structures within an apartment complex must be at least 25 feet apart.			

*Minimum yard requirements:*

a)

For single family dwellings:

i)

Each lot shall have a minimum front yard of 30 feet.

ii)

Each lot shall have a total side yard of 25 feet, with a minimum of 12 feet on one side.

iii)

Each lot shall have a minimum rear yard of 30 feet.

iv)

In the case of a corner lot the side yard on the street side shall not be less than 30 feet and the remaining side yard shall not be less than 12 feet.

b)

For two family dwellings:

i)

Each lot shall have a minimum front yard of 30 feet.

ii)

Each lot shall have a total side yard of 20 feet with a minimum of ten feet on each side.

iii)

Each lot shall have a minimum rear yard of 30 feet.

iv)

In the case of a corner lot, the side yard on the street side shall not be less than 30 feet and the remaining side yard shall not be less than ten feet.

c)

For multiple family dwellings:

i)

Each lot shall have a minimum front yard of 30 feet.

ii)

Each lot shall have a total side yard of 25 feet, with a minimum of 12 feet on each side.

iii)

Each lot shall have a minimum rear yard of 30 feet.

iv)

In the case of a corner lot, the side yard on the street side shall not be less than 30 feet and the remaining side yard shall not be less than ten feet.

v)

Within any site for an apartment complex, no structure shall be less than a distance of 25 feet apart.

vi)

No garage or carport opening facing the street shall be located less than 20 feet from the exterior property lines.

### **3. ~~MINIMUM FLOOR AREA PER DWELLING UNIT.~~**

a) ~~Minimum floor area for single and two (2) family, as well as townhouses are the same as specified for R 2 Districts.~~

b) ~~Minimum floor areas for multiple family shall be in accord with the following schedule:~~

<del>1 Bedroom</del>	<del>850 square feet</del>
<del>2 Bedroom</del>	<del>1,000 square feet</del>
<del>3 Bedroom or more</del>	<del>1,200 square feet</del>

### **4. MAXIMUM BUILDING HEIGHTS.**

a) 2 1/2 stories or 35 feet, except that any building within 150 feet of any R-1 District no building shall exceed a height of two stories.

b) Exceptions. (Refer to Chapter 3, Section 304).

### **5. MAXIMUM LOT COVERAGE.**

a) No more than 40% of the lot may be covered by structures. ~~A maximum of forty (40%) percent of the lot may be covered by all buildings.~~

### **6. OFF-STREET PARKING REQUIREMENTS.**

a) Requirements for an allowed use shall be determined from the "Schedule of Parking Requirements" in Chapter 4 (Refer to Section 404).

### **7. LOADING REQUIREMENTS.**

a) None required in R-3 Districts.

8. **RECREATION AREAS.**

- a) Recreation areas and facilities, such as parks, playgrounds, swimming pools, and community buildings shall be provided to the extent necessary to meet anticipated needs of the residents of the developments. Provisions of separate adult and youth recreation areas is encouraged. Recreation facilities generally shall be provided in a centralized location and should be convenient to the community center. In larger developments, recreation facilities may be decentralized as necessary to provide adequate recreation opportunities for all residents.

## **CHAPTER 14 R-4 Residential Districts (Intensive High Rise)**

(There is only one parcel of land zoned R-4 in the Township. It is the high-rise senior apartment complex off of Gratiot Road owned by the Michigan State Housing and Development Authority. I am unsure if we need to keep the R-4 District as there is no specific future land use that matches with the R-4 zoning, however, there also is no direct harm in keeping it. Further, eliminating the district may create a nonconforming use)

### **SECTION 1401. INTENT AND PURPOSE.**

This District is intended primarily for multiple family residential uses together with certain institutional and other compatible uses under specified conditions. There is no intent to promote, by these regulations a residential district of lower quality or livability than the R-1, R-1A, R-2, or R-3 Districts. This District is intended only for areas served by public water and sanitary sewer.

It is the express purpose of these regulations to provide sites for multiple family dwelling structures of both a low use and high rise, and higher density character where appropriate public and private services and facilities are available to accommodate greater population density.

### **SECTION 1402. USES PERMITTED BY "RIGHT".**

The following are the principal permitted uses by "right" within an R-4 District:

1. All uses permitted by right in R-3 Districts, subject to all regulations hereinafter cited.
2. High rise apartment structures.

### **SECTION 1403. USES PERMITTED UNDER SPECIAL CONDITIONS.**

The following are the permitted uses subject to the cited conditions thereinafter imposed for each use:

1. All uses permitted under special conditions in R-3 Districts, subject to all regulations thereinafter cited.

### **SECTION 1404. USES PERMITTED BY SPECIAL USE PERMIT.**

The following uses of land and buildings may be permitted in R-4 Districts by the application for issuance of a special use permit when all the provisional requirements specified in Chapter 22, together with all applicable standards cited in Chapter 22

are met. Multiple family service uses, subject to the standards specified in Chapter 22, Section 2211.

1. Planned unit developments, subject to the standards specified in Chapter 22, Section 2207.
2. Senior citizens' housing development subject to the standards cited in Chapter 22, Section 2214.
3. Bed and Breakfast establishments as provided in Section 2217.
4. Personal Wireless Communication Facilities as provided in Section 2219.

**SECTION 1405. DIMENSIONAL REQUIREMENTS.**

<b>Use</b>	<b>Minimum Lot Width at Building Line</b>	<b>Minimum Lot Depth</b>	<b>Minimum Lot Area</b>	<b>Minimum Floor Area per Dwelling Unit</b>
Single Family	80 feet	130 feet	9,750 square feet	1,040 square feet with at least 800 on the first floor
Two Family	85 feet	130 feet	11,050 square feet	850 feet square feet
Multiple Family:				
Townhomes	150 feet	150 feet	7,800 square feet for the first unit and 3,970 square feet for each additional unit, no more than ten units per acre with a minimum of one acre	1 bedroom: 850 square feet 2 bedroom: 1000 square feet 3 bedroom: 1,200 square feet
Multiple Family Dwellings			4,000 square feet for the first unit and 790 square feet for each additional unit except that garden apartments require an additional 2,250 square feet for each unit.	
Boarding Houses			6,000 square feet for the first unit, with 1,200 square feet for each addition group of four occupants.	

~~1. **MINIMUM LOT SIZE.**~~



- a) ~~For single family and two (2) family dwellings as well as townhouse structures such lots shall conform to requirements for R 3 and R 4 Districts.~~
- b) ~~For multiple family structures, the first dwelling unit shall have four thousand (4,000) square feet of lot area and each additional unit shall be provided with an additional area as specified by the following structure type:~~

<u>Structure Type</u>	<u>Additional Lot Area</u>
<del>Garden Apartments</del>	<del>2,250 sq. ft. for ea. additional unit.</del>
<del>Multi-Story Apartments</del>	<del>790 sq. ft. per additional unit.</del>

~~For boarding or rooming houses the dwelling structure shall have six thousand (6,000) square feet for the first living unit, with at least twelve hundred (1,200) square feet for each additional group of four (4) accommodations or major fraction thereof.~~

- e) ~~Each lot shall conform to minimum lot width as required for R 3 Districts.~~

**2. MINIMUM YARD REQUIREMENTS.**

<b>Use</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Street Side/Corner Lot</b>
Single Family	30 feet	25 feet, minimum 12 feet	30 feet	30 feet, remaining yard 12 feet minimum
Two Family	30 feet	20 feet, minimum ten feet	30 feet	30 feet, remaining yard ten feet minimum
Multiple Family	Front Yard 30 feet	Side Yard 25 feet, minimum 12 feet each side	Rear Yard 30 feet and garages and/or carports must be 20 feet from exterior property lines	Street Side/Corner 30 feet and the remaining side yard shall be at least ten feet
	All structures within an apartment complex must be at least 25 feet apart. If the building is taller than 35 feet or 2 ½ stories than an additional 2 feet shall be added to this separation distance for every additional 10 feet in height.			

~~a) Minimum yard requirements shall conform to those cited for R-3 Districts except as hereinafter modified:~~

~~b) Minimum yard requirements for high rise apartment structures shall be as follows:~~

~~Within any site for an apartment complex, no structures shall be less than a distance of twenty five (25') feet apart, and shall be increased by two (2') feet for every ten (10') feet, or major fraction thereof the structure exceeds two and one half (2 1/2) stories or thirty five (35') feet.~~

~~3. **MINIMUM FLOOR AREA PER DWELLING UNIT.**~~

~~a) Minimum floor area requirements are the same as specified for R-3 Districts.~~

**4. MAXIMUM BUILDING HEIGHTS.**

a) 2 1/2 stories or 35 feet, except that any building within 150 feet of any R-1 District no building shall exceed a height of two stories.

a) High rise apartments may be constructed to a height of 100 feet.

b) Exceptions. (Refer to Chapter 3, Section 304).

**5. MAXIMUM LOT COVERAGE.**

a) No more than 40% of the lot may be covered by structures. ~~Maximum lot coverage is the same as specified for R-3 Districts.~~

**6. OFF-STREET PARKING REQUIREMENTS.**

a) Requirements for an allowed use shall be determined from the "Schedule of Parking Requirements" in Chapter 4 (Refer to Section 404).

**7. LOADING REQUIREMENTS.**

a) Each high rise apartment building shall be provided with one standard loading space as a minimum and shall provide one additional loading space for each 50 dwelling units over 100 dwelling units.