

Waivers Requested

The Village at South County Commons District 5 Apartments

9/26/2022

1. South Kingstown Zoning Ordinance – Section 605 Route 1 Special Management District 605.9 D, 4 Multi-household Land Development Projects (two (2) bedrooms or less per unit)
 - i. Maximum Allowable residential density – Five (5) dwelling units per developable acre
 1. Waiver requested to allow Seventeen (17) dwelling units per developable acre
 - ii. Maximum Allowable Building Size – 30 dwelling units per building and 160 feet in length
 1. Waiver requesting 70 dwelling units per building and 290 feet in length.
 - iii. Maximum Allowable Building Height– 40' (Buildings which at their nearest point to Route 1 are situated at a grade lower than Route 1 shall be permitted one (1) additional foot in height for each foot below Route 1, up to a maximum of forty-five (45) feet in height. No building over forty (40) feet in height can have a flat roof) *(note: the first floor elevation of the proposed building at the closest point to Rte 1 in this case is approximately 8'-10' lower than Rte 1 (elev. 130 at Rte 1, elev. 120 proposed at the closest point))*
 1. Waiver requesting 50 feet if measured from proposed grade at the front of the proposed building. 54 feet if measured from the average grade as approved by the Planning Board in the previous submission and partially constructed. 65 feet if measured from the average existing grade prior to any construction.
 - iv. Various design guidance and regulations such as Build-to-Line, yard setbacks, parking location, Architectural standards (if required) and other requirements and guidance of the RTE 1 SMD, zoning, and land development regulations to permit the design as shown on the Master Plan.
 - v. Waivers necessary to permit the construction of a 70-unit multi-family residential building on the proposed lot in District 5 of South County Commons.
2. South Kingstown Zoning Ordinance – Article 7 – STANDARDS FOR PARKING LOTS AND LOADING FACILITIES
 - a. Minimum off-street parking requirements for Residential use – Apartments or multi-household dwellings = 2 spaces for each dwelling unit
 - Waiver requested to allow 1.5 spaces per dwelling unit