

Waivers Requested  
Champagne Heights  
10/17/2024

1. 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
  - b. Required spaces per RI State Statute 45-53-4 Title 45 1 per unit for 2 bedroom units and 2 per unit for 3 plus bedroom units

Waiver requested to allow 1.5 spaces per dwelling unit

2. South Kingstown Subdivision and Land Development Regulations-IV Special Requirements – H. Multi-Household Dwellings
  6. Screening – Fences walls earthen berms or vegetative screening shall be provided along the perimeter of a Multi Family Land Development Project.

Waiver requested for off-site Screening provided by existing berms and vegetation on surrounding open space.

8. Density Per Ordinance: 1-2 Bedroom Units 7.71 Units/ Acre, 3 plus bedrooms 4.36 Units/ Acre

Per RI State Statute 45-53-4 12 Units / Acre are allowed if the property has water and sewer.

Waiver from Town standard, no waiver required of State standard.

9. Supplementary Standards – Distance between buildings on the same lot 25' for buildings end to end

Waiver Requested to allow 15' end to end

9. Supplementary Standards: Open Space– Minimum open space requirement of 10%

Waiver Requested to allow no open space