

Exhibit G:

Code Exceptions

1. Maximum Density – An increase from 10.7 units per acre (based on unit mixture) to 32.4 per acre. *Section 159.68(F)(1)(b)*.
2. Maximum Building Height – An increase from maximum peak building height from 40 feet to 41 feet, 2 inches for the 12-unit buildings and from 40 feet to 44 feet, 11 inches for the 6-unit buildings. *Section 159.68(F)(5)*.
3. Minimum Building Setbacks – Reductions in minimum building setback from 25 feet to 20.5 feet for the Highpoint Drive side and from 25 feet to 11.5 feet on the south side of the property. *Section 159.68(F)(16) and Section 159.68(F)(6)(e)*.
4. Minimum Building Separation (Zoning Code) – A reduction in the minimum side-to-side building separation from 30 feet to 24.8 feet for the 12-unit buildings and from 30 feet to 12.1' between the side of the 6-unit building and rear of the 12-unit building. *Section 159.68(F)(6)(e)*.
5. Maximum Floor Area Ratio (F.A.R.) – An increase in the maximum F.A.R. from 0.65 to 0.87. *Section 159.68(F)(7)*.
6. Maximum Lot Coverage – An increase in maximum lot coverage from 50% to 82%. *Section 159.68(F)(8)*.
7. Minimum Landscape Coverage – A reduction in minimum landscape coverage from 50% to 18%. *Section 159.68(F)(9)*.
8. Minimum Parking Stall Width – A reduction in minimum parking stall width from 9.5 feet to 9 feet. *Section 159.108(C)(1)*.
9. Parking Space Landscape Islands – To not require any parking lot space landscape islands in the north row of parking spaces. *Section 159.30(D)(6)(b)*.
10. Emergency Overland Flow Paths – Code requires that the finished floor elevation of the detached garage structures to be 2 feet above the flood protection elevation. Due to ADA regulations, it is not possible to raise the finished floor any higher for detached garage and meet the additional foot above the flood protection elevation. *Section 160.17(B)*.