

	SITE DATA TABLE: SHOPPING CENTER PARCEL C SITE AREA: 2.317 ACRES ZONING: B-2, COMMUNITY BUSINESS DISTRICT BUILDING INFORMATION PER B-2 ZONING: MAXIMUM ALLOWABLE BUILDING HEIGHT = 32 FEET PROPOSED BUILDING HEIGHT = 32 FEET			SITE DATA TABLE: MULTIPLE FAMILY RESIDENTIAL PARCEL B SITE AREA: 9.806 ACRES ZONING: R-M, MULTIPLE FAMILY RESIDENTIAL DISTRICT BUILDING INFORMATION PER R-M ZONING: MAXIMUM ALLOWABLE BUILDING HEIGHT = 25 FEET (2 STORIES) PROPOSED BUILDING HEIGHT = 25 FEET			
D SITE PLAN "X" MEETS EXISTING NT SIDE REAR HEIGHT							
X X X X X X							
X         X           X         X           X         X           X         X							
	SETBACK REQUIREMENTS:			MIN. BUILDING FLOOR AREA = 1 BEDROOM - 600 SQ.FT. , 2 B 3+ BEDROOM - 800 SQ.FT. + 15			
LDING SEPARATION = $30'-40'$	B-2 ZONING DISTRICT: FRONT BLGD SETBACK:				ADDITIONAL OVER 4		
ILDING TO BUILDING SEPARATION=50'; ; EXCEPTION BY ZBA PER 42.3.10.5	SIDE BLDG SETBACK (W	EST): 50 FEET REQUIRED	78.7' PROVIDED	MAX LOT COVERAGE REC	-	ERAGE PROVIDE	
S  LENGTH = 203'	REAR BLDG SETBACK:	50 FEET REQUIRED	50.05' PROVIDED	<u>SETBACK_REQUIREMENTS</u> <u>R-M_ZONING_DISTRICT:</u>	È		
125'; PER SECTION 42-3.6.2G.; PC PER 42-3.10.9	BUILDING AREA:			FRONT SETBACK:	40 FEET REQUIRED	40' PROVIDEI	
AT THE OFFICE LOCATION IN BUILDING 1.	RETAIL RESTAURANT	9,096 S.F. 4,000 S.F.		SIDE SETBACK (WEST):	40 FEET REQUIRED	60' PROVIDEI	
$\langle$ TO DRIVEWAYS = 40'; PER SECTION 42-3.1.4 ZBA	TOTAL BUILDING AREA	13,096 S.F.		SIDE SETBACK (EAST):		110.85' PRO	
SETBACK FOR BUILDINGS 10 AND 11 = 38'	PARKING CALCULATIONS	<u>.</u>		REAR SETBACK:	40 FEET REQUIRED	40' PROVIDEI	
D'; PER SECTION 42-3.1.4 ZBA	FRONT SETBACK:	25 FEET REQUIRED		BUILDING AREA: 100 SERIES (36'x60')	1,483 — 1,800 S.F.		
PE BUFFER INSTEAD OF A SCREEN WALL BETWEEN	SIDE SETBACK:	10 FEET REQUIRED		200 SERIES (29'x79')	1,648 — 1,652 S.F.		
RCIAL.	REAR SETBACK:	0 FEET REQUIRED		NUMBER OF UNITS: 100 SERIES	33 UNITS		
SECTION 42-5.8.1. ZBA.	RETAIL:	1 SPACE / 200 S.F. GROSS (9096 / 200) = 46 SPACES		200 SERIES TOTAL	<u>26 UNITS</u> 59 UNITS		
AND DECORATIVE 48" ALUMINUM FENCE.	RESTAURANT:	1 SPACE / 70 S.F. GROSS		DENSITY:	59 UNITS / 9.806 AC	= 6.98 UNITS	
IN FRONT YARD – SCREEN WALLS, OTHER THAN LS; PER SECTION 42.5.1.7D ZBA	RESTAURANT.	(4000 / 70) = 57 SPACES		DENSITY (ROOM BASIS):			
ENSITY (ROOM BASIS) - THIRD BEDROOM CONSIDERED OM; PER SECTION 42-3.1.4 ZBA	PARKING REQUIRED:	103 SPACES		251  ROOMS  / 4  ROOMS  = 62.75  (AL $59  UNITS (PROPOSED)$			
	PARKING PROVIDED:	107 SPACES			*THIRD BEDROOM CONSIDERED FLEX SPACE (IE: OFFICE, ADDITIC LIBRARY OR OCCASIONAL GUEST ROOM) NOT INTENDED TO BE		
SECTION 14.123 (Ord. No. 473, art. iv 4.2, REVIEW BOARD APPROVAL.							
WETLAND BUFFER; PER SECTION 42-5.13.G ZBA							
STRUCTURES (AC UNIT) IN SIDE YARD; PER SECTION							
EQUATE COMMERCIAL PARKING PROVIDED. SHARED DRE NOT REQUIRED; PER SECTION 42-5.2.11.C ZBA	0	CITY OF AUBURN HILLS					