

- (M) For an apartment structure of four or more stories:
  - (1) The minimum front yard shall be 20 feet;
  - (2) The minimum interior side yard shall be one foot for each three feet of building height;
  - (3) The minimum street side yard and rear yard shall be 15 feet; and
  - (4) Maximum structure height shall be determined as an element of the Design Review Plan under Section 7.60.
- (N) In the case of an apartment structure in this district, a yard equal to the structure height shall be provided between the structure in this district and any adjacent LR district lot line. In acting on a final design review plan under subsections 7.617 through 7.617.3, the Planning Director may modify or waive this requirement upon a finding that the factors listed in subsection 7.620.c.1.(a) through (d) are satisfied.

3.567 APARTMENT STRUCTURE OF 750 SQUARE FEET EACH UNIT, APPROVAL CRITERIA.

An apartment structure having less than 1,000 square feet of lot area each unit, but not less than 750 square feet for each unit, may be approved by the Planning Director upon findings that the proposal:

- (A) Will satisfy the applicable elements of Comprehensive Plan policies:
  - (1) No. 19, Community Design,
  - (2) No. 20, Arrangement of Land Uses,
  - (3) No. 21, Housing Choice,
  - (4) No. 22, Energy Conservation,
  - (5) No. 24, Housing Location, and
  - (6) No. 40, Development Requirements;
- (B) Is in an area designated for higher density development by the Community Plan; and
- (C) Will be supplied with adequate support services, prior to occupancy.