

	ZONING DATA TABLE	
GENERAL BUSINESS 'B-2' ZONING DISTRICT		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SQ. FT.	9,450± SQ. FT. (EXISTING NON-CONFORMITY)
MINIMUM FRONTAGE	100 FT.	105± FT
MAXIMUM LOT COVERAGE	80%	79.9%
MINIMUM FRONT YARD SETBACK	30 FT.	48.9 FT.
MINIMUM REAR YARD SETBACK	20 FT.	12.0 FT. (VARIANCE REQUIRED)
MINIMUM SIDE YARD SETBACK	20 FT.	13.5 FT. (EAST) (VARIANCE REQUIRED) 18.0 FT. (WEST) (VARIANCE REQUIRED)
PARKING SPACES	3 (MIN.) 14 (MAX.) (SEE ZONING NOTE #2)	g SPACES
DRIVE-THROUGH LANES	LANE WIDTH = 10 FT. (MIN.) STACKING LENGTH = 120 FT. (MIN.) BY-PASS LANE = 1 LANE ENTRANCE/EXIT SEPARATION = 40 FT. (MIN.)	LANE WIDTH = 10 FT. STACKING LENGTH = 100 FT. (VARIANCE REQUIRED) BY-PASS LANE = 0 LANES (VARIANCE REQUIRED) ENTRANCE/EXIT SEPARATION = 62 FT.
WATER SUPPLY	PUBLIC WATER	
SANITARY DISPOSAL	PUBLIC SANITARY SEWER	

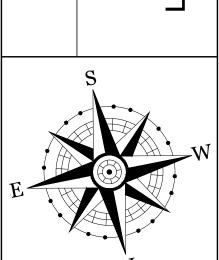
ZONING NOTES:

- 1. LOT COVERAGE INCLUDES THE AREA COVERED BY ALL BUILDINGS AND IMPERVIOUS SURFACES.
- PARKING CALCULATION: PER SECTION 71.3 OF THE WINDHAM ZONING REGULATIONS, THE NUMBER OF PARKING SPACES REQUIRED IS AS FOLLOWS;
- A. RESTAURANT DRIVE-THRU AND/OR WITH SEATING AND TAKE-OUT:
- a. MINIMUM: 2 SPACES/1,000 SQ. FT. GFA (2 SPACES/1,000 SQ. FT.) x 1,350 SQ. FT. = 3 SPACES b. MAXIMUM: 10 SPACES/1,000 SQ. FT. GFA = (10 SPACES/1,000 SQ. FT.) x 1,350 SQ. FT. = 14 SPACES
- 3. PARKING LOT DESIGN STANDARDS: PER SECTION 71.5.1 OF THE WINDHAM ZONING REGULATIONS, THE FOLLOWING ARE MINIMUM DESIGN STANDARDS FOR PARKING LOTS:
- A. STALL SIZE:
- a. REQUIRED: 9 FT. x 18 FT. (MIN.) b. PROVIDED = 9 FT. x 18 FT.
- B. AISLE WIDTH FOR 70° ANGLED PARKING:
- a. REQUIRED: 16 FT. (MIN.) b. PROVIDED = 16 FT.
- C. PARKING SETBACK (NON-RESIDENTIAL ABUTTING NON-RESIDENTIAL):
- a. REQUIRED: 10 FT. (MIN.)

b. PROVIDED: 1.9 FT. (VARIANCE REQUIRED)

ENGINEERING ASSOCIATES 232 Greenmanville Avenue Suite 201 Mystic, CT 06355 860-980-8008 (O); 413-579-4488 (M) www.hh-engineers.com

CONCEPTUAL



SCALE: 1" = 10' PROJECT NO. 2023-0111 DRAWN BY: SMM DATE: **11/7/2023** CHECKED BY: SMM DATE: **11/7/2023**

CSP-C

SHEET NUMBER: 1 OF 1

EX. INDEX CONTOUR EX. INT. CONTOUR