

ZONING INFORMATION

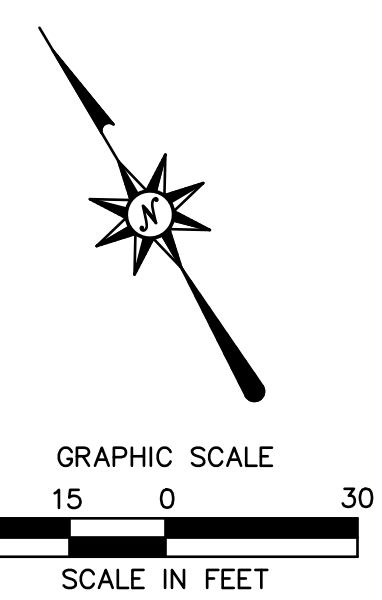
LOCATION: CLINTON, CONNECTICUT				
ZONE: B-4 (BUSINESS DISTRICT-4)				
USE: RETAIL (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	20,000 S.F. W/ PUBLIC WATER 20,000 S.F. WO/ PUBLIC WATER	135,574 S.F. (3.11 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	310.9 FEET	NO
3	MINIMUM LOT FRONTAGE	80 FEET	310.9 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	162 FEET	NO
5	MINIMUM SIDE SETBACK	10 FEET	29 FEET	NO
6	MINIMUM REAR SETBACK	10 FEET	99 FEET	NO
7	MAXIMUM BUILDING HEIGHT	40 FEET	<40 FEET	NO
8	MAXIMUM BUILDING COVERAGE	80 PERCENT	13.9 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM SINGLE BUILDING SIZE	40,000 S.F.	18,656 S.F.	NO
2	PARKING REQUIRED	RETAIL/RESTAURANT: (RETAIL) 1 SPACE PER EVERY 1,000 S.F. OF GROSS FLOOR AREA (1,000/12,900 S.F.=12.9) (RESTAURANT) 1 SPACE PER EVERY 3 PERMANENT SEATS AND 1 SPACE FOR EVERY 9 S.F. OF QUEUING AREA. (ASSUMED 42 SEATS 3/42=14) (715 S.F. OF QUEUING 9/715 =79.4) REQUIRED = 92.3 FINANCIAL INSTITUTION: 2 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA (1,000/3,356 S.F.=3.35 X 2= 6.7) REQUIRED = 6.7 TOTAL REQUIRED = 99	127 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	4 SPACES	5 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 14 FEET THREE INCHES WITH 60' PARKING - 1-WAY	24 FEET - 2-WAY 15 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	T.B.D.	16 FEET	NO
7	MINIMUM SIDE SETBACK	T.B.D.	2 FEET	NO
8	MINIMUM REAR SETBACK	T.B.D.	46 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	ONE TREE PER _____	T.B.D.	NO

GENERAL NOTES:

- THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
- WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
- A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.



Aug 30, 2022 9:56am lbaconer G:\L08314\14482C\14 CLINTON\2\DWG\3614CXXX08.dwg
 Layout: 3614CXXX08

REVISIONS
 No. Date Desc.

Designed J.O.M.
 Drawn J.M.B.
 Reviewed
 Scale 1"=30'
 Project No. 14-CLINTON2
 Date 08/29/22
 CAD File SK14CXXX08

Title
SKETCH PLAN

Sheet No.

SK-8