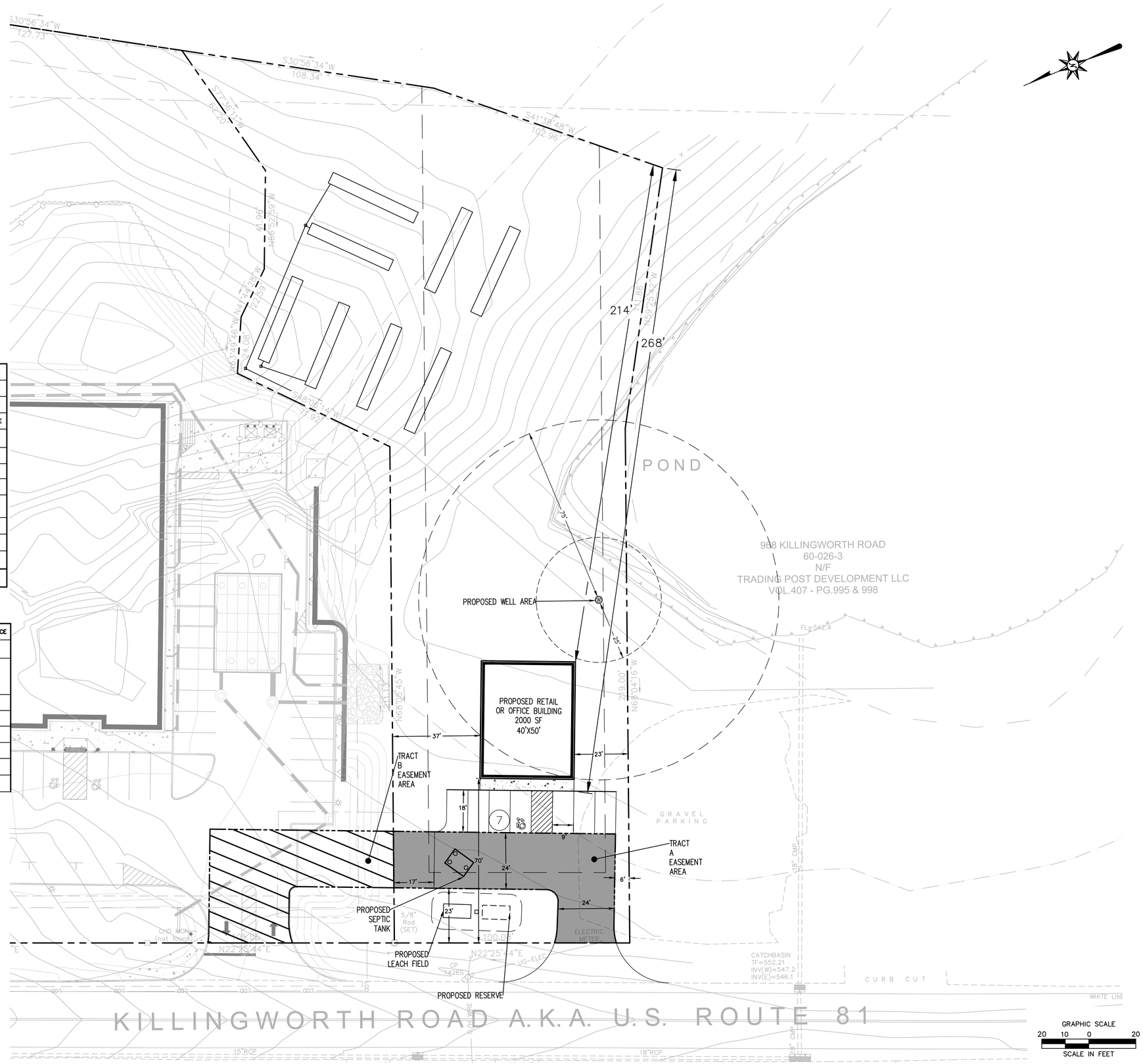
ZONING INFORMATION

LOCATION: HADDAM, CT				
ZONE: C1 (COMMERCIAL)				
USE: RETAIL OR GENERAL OFFICE SPACE				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	1/2 ACRE	±45,188 S.F. (±1.03 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	100 FEET	NO
3	MINIMUM LOT FRONTAGE	100 FEET	100 FEET	NO
4	MINIMUM FRONT SETBACK	30 FEET	70 FEET	NO
5	MINIMUM SIDE SETBACK	10 FEET / AGGREGATE SIDE: 25 FEET	23 FEET / AGGREGATE SIDE: 60 FEET	NO
6	MINIMUM REAR SETBACK	20 FEET	214 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	T.B.D.	NO
8	MAXIMUM BUILDING COVERAGE	40 PERCENT	±5 PERCENT	NO
9	MAXIMUM IMPERVIOUS COVERAGE	75 PERCENT	±16 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	2,000 S.F.	NO
2	PARKING REQUIRED	RETAIL: 1 SPACE PER EVERY 300 S.F. OF GROSS FLOOR AREA (2,000 S.F.) = 7	7 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2–WAY	24 FEET – 2–WAY	NO
6	MINIMUM FRONT SETBACK	20 LANDSCAPED STRIP ADJACENT TO STREET	23 FEET	NO
7	MINIMUM SIDE SETBACK	0 FEET	6 FEET	NO
8	MINIMUM REAR SETBACK	0 FEET	268 FEET	NO

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES
ONLY



Architecture
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PROPOSED DEVELOPMENT
KILLINGWORTH ROAD
HADDAM, CONNECTICUT

REVISIONS

No.	Date	Desc.
1		

Designed	J.N.B.
Drawn	C.D.C.
Reviewed	
Scale	1"=20'
Project No.	2300896
Date	04/25/2023
CAD File: SK230089601	

Title
SKETCH PLAN

Sheet No.
SK-1

4/26/2023, CCAMPBELL, \\BLCOMPANIES.COM\DFS\PROJ\CIVIL\2023\089\2300896\DWG\SK230089601.DWG,SK-1, 24X36, 1:20C

Xref (s) : B0230089601 ; XZ230089401-Abutting0GSitePlan ; XZ230089420-AbuttingDGGrading ; XC230089400 ; XZ230089610-AbuttingDGGrib

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