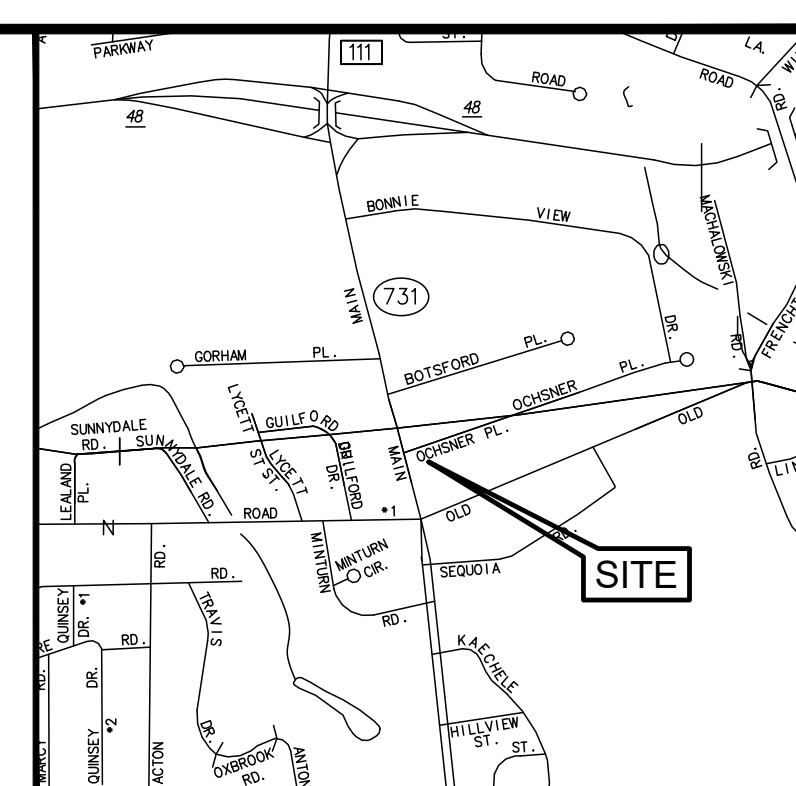
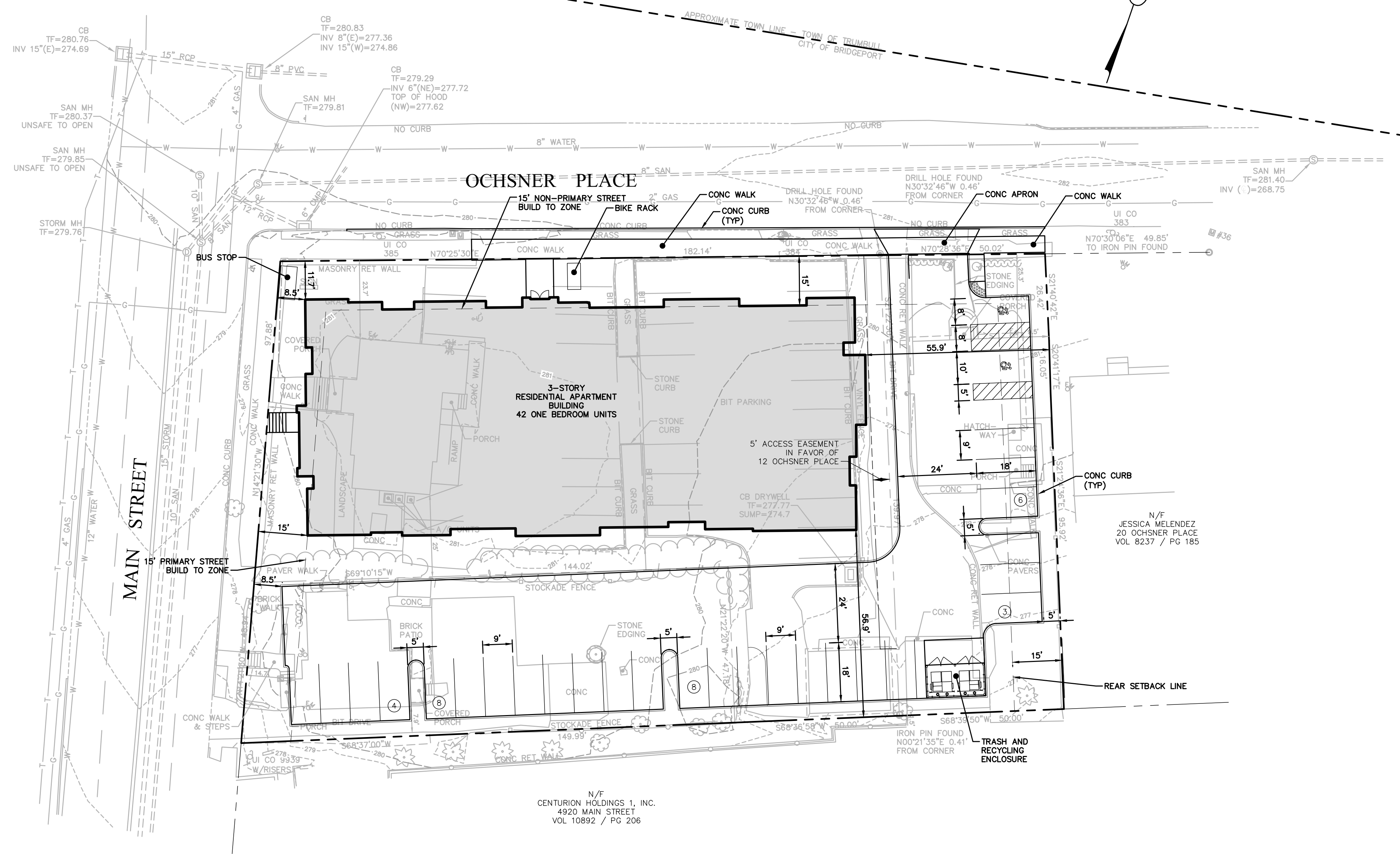


ZONING DATA TABLE SMALL GENERAL BUILDING TYPE - RX1 ZONE		
STANDARDS	REQUIRED	PROPOSED
3.60.4. BUILDING LOCATION.		
Lot Width	-	-
Primary Streetwall	100 ft. max.	71.65 ft.
Primary Street Build-to Zone	0 ft. min. 15 ft. max.	15 ft.
Stoop, Bay Encroachment		
Non-Primary Street Build-to Zone	0 ft. min. 15 ft. max.	15 ft.
Side Setback	2 ft. min. min. 10 ft. total both sides	56.9 ft.
Space between Adjacent Buildings		
Rear Setback	6 ft. min.	-
Site Coverage	15 ft. min. 85% max.	55.9 ft. 71%
3.60.5. Parking & Accessory Structures.		
Parking & Driveway Access	(1)	-
Attached Garage Setback / Allowed Garage Door Location	(2)	n/a
Surface Parking Location	Rear yard, limited side yard	-
Street Setback		
Side & Rear Setback	(3)	-
ALLOWED ACCESSORY STRUCTURES		
Backyard Cottage	Allowed	n/a
Outbuildings & Garages	Allowed	n/a
Drive-Through Facilities	-	n/a
Fuel Pumps	-	n/a
Parking Structure	-	n/a
Temporary Storage Container	Allowed	n/a
Building-Mounted Utilities	Allowed	n/a
Ground-Mounted Utilities	-	n/a
3.60.6. HEIGHT.		
Height	1 stories min. 3 stories max.	-
Ground Story Height	10-14 ft.	-
	(4)	-

- NOTES:
1. Non-primary street; if no non-primary street, primary street; max. 12 ft. width at sidewalk; max. 1 driveway access point per building. See 8.0 parking.
 2. 20 ft. min. behind primary facade in rear of building, Rear and street side facades.
 3. No closer to lot line than principal building.
 4. 14 ft. min. height for single-story building with max. 6 ft. height parapet.

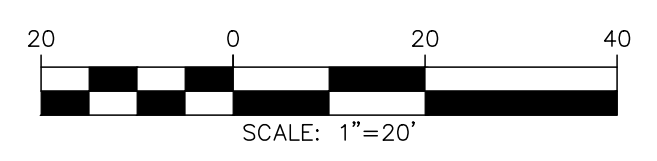
PARKING SPACES
 PARKING SPACES PROVIDED: 29 SPACES INCLUDING 2 ACCESSIBLE SPACES

BICYCLE PARKING REQUIREMENTS
 MULTI-UNIT RESIDENTIAL DWELLINGS:
 13+ DWELLING UNITS: 1 PER 2 DWELLING UNITS
 42 DWELLING UNITS REQUIRES 21 BICYCLE PARKING SPACES (AT LEAST 50% MUST BE LONG TERM PARKING SPACES)



LOCATION MAP
NOT TO SCALE

FOR REVIEW ONLY



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CERTIFICATION		REVISIONS		DES
NO.	BY	DATE	REMARKS	
				EFH
				EFH
				JCP

PREPARED FOR
MARK GREENGARDEN
 FOR PROPERTY LOCATED AT
 4942 MAIN STREET
 BRIDGEPORT, CONNECTICUT

**PROPOSED SITE IMPROVEMENT PLANS
 SCHEMATIC SITE PLAN**

SCALE: 1"=20'

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 DATE 7/31/2024
 C SHEET 1 OF 1
 CAD REF. NO. 0257CP01