



ZONING ANALYSIS TABLE			
<b>ZONING DISTRICT</b>	INDUSTRIAL ZONE I-2		
<b>OVERLAY DISTRICT</b>	ENTERPRISE ZONE OVERLAY		
<b>REQUIRED PERMIT</b>	INLAND WETLAND & ZONING		
<b>ZONE CRITERIA</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MIN. LOT AREA	80,000 SF (1)	2,592,313 SF	NO CHANGE
MIN. LOT WIDTH	200' (2)	±820'	NO CHANGE
MAX. BLDG COVERAGE	50%	-	±12.1%
MIN. FRONT SETBACK	30'	-	471.7'
MIN. SIDE SETBACK	30' (3)	-	72.4'
MIN. REAR SETBACK	30' (4)	-	82.8'
MAX. BUILDING HEIGHT	3 STOREYS/65'	-	TBD
MAX. IMPER. COVERAGE	N/A	7,426 / 2,592,313 = 0.3%	634,630 / 2,592,313 = 24.5%
PARKING SPACES	283	-	345
ACCESS. PARKING SPACES	7	-	8
<b>PARKING STALL CRITERIA</b>	USE/CATEGORY: WAREHOUSING ESTABLISHMENT		
STANDARD: 9 FT x 18 FT	REQUIRED PARKING: 1 PARKING SPACE FOR EACH 1,000 SF OF GROSS FLOOR AREA PER SECTION 12-01.1.O OF TOWN OF SOUTHTON ZONING REGULATIONS		
COMPACT: 8 FT x 16 FT	CALCULATION: (283,050 SF / 1,000 SF) * 3 SPACES = 283 SPACES REQUIRED		
<b>ACCESSIBLE PARKING CRITERIA</b>	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES	
26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	501-1,000 SPACES = MIN. 2% OF TOTAL		
51-75 SPACES = 3 MIN. ACCESSIBLE SPACES	1001+ SPACES = MIN. 20 x 1 FT FOR EACH 100 SPACES OVER 1,000		
76-100 SPACES = 4 MIN. ACCESSIBLE SPACES			
101-150 SPACES = 5 MIN. ACCESSIBLE SPACES			
151-200 SPACES = 6 MIN. ACCESSIBLE SPACES			
201-300 SPACES = 7 MIN. ACCESSIBLE SPACES			
301-400 SPACES = 8 MIN. ACCESSIBLE SPACES			
<b>VAN:</b>			1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

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 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: CTA220027.00  
 DRAWN BY: VEH / K.J.  
 CHECKED BY: CWE  
 DATE: 05/01/2023  
 CAD LD.: CTA220027.00-REND-A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**JOHNSON DEVELOPMENT ASSOCIATES, INC.**

**PROPOSED DEVELOPMENT**

MAP: 156 BLOCK: NULL LOT: 006  
 53 SPRING STREET,  
 TOWN OF SOUTHTON,  
 HARTFORD COUNTY,  
 CONNECTICUT

**BOHLER**

65 LaSALLE ROAD, SUITE 401  
 WEST HARTFORD, CT 06107  
 Phone: (860) 333-8900

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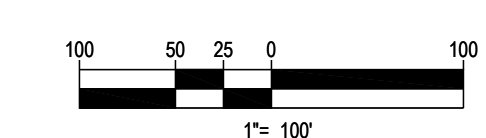
**C.W. EVANS**

PROFESSIONAL ENGINEER  
 CONNECTICUT LICENSE No. 35560  
 PENNSYLVANIA LICENSE No. 90701

SHEET TITLE:  
**RENDERED SITE PLAN**

SHEET NUMBER:  
**RN-01**

ORG. DATE - 05/01/2023



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