

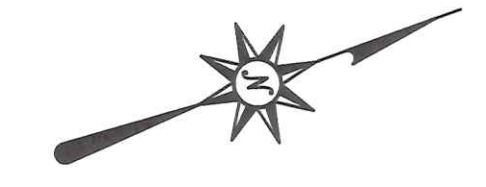
ZONING INFORMATION

LOCATION: WALLINGFORD, CONNECTICUT				
ZONE: RF-40 (ROUTE 5 DISTRICT)				
USE:				
ITEM #	ITEM	REQUIREMENTS	EXISTING ¹	VARIANCE
1	MINIMUM LOT AREA	40,000 SF	16,400 SF	NO ²
2	MINIMUM LOT WIDTH	NONE REQUIRED	103 FEET	NO
3	MINIMUM LOT FRONTAGE	150 FEET	257 FEET	NO
4	MINIMUM FRONT SETBACK	50 FEET	11.3 FEET	NO ²
5	MINIMUM SIDE SETBACK	20 FEET	10.4 FEET	NO ²
6	MINIMUM REAR SETBACK	50 FEET	NA	NA
7	MAXIMUM BUILDING HEIGHT	30 FEET		
8	MAXIMUM BUILDING COVERAGE	30 PERCENT	25 PERCENT / 4100 SF	NO

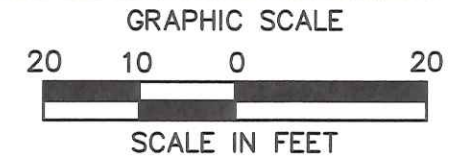
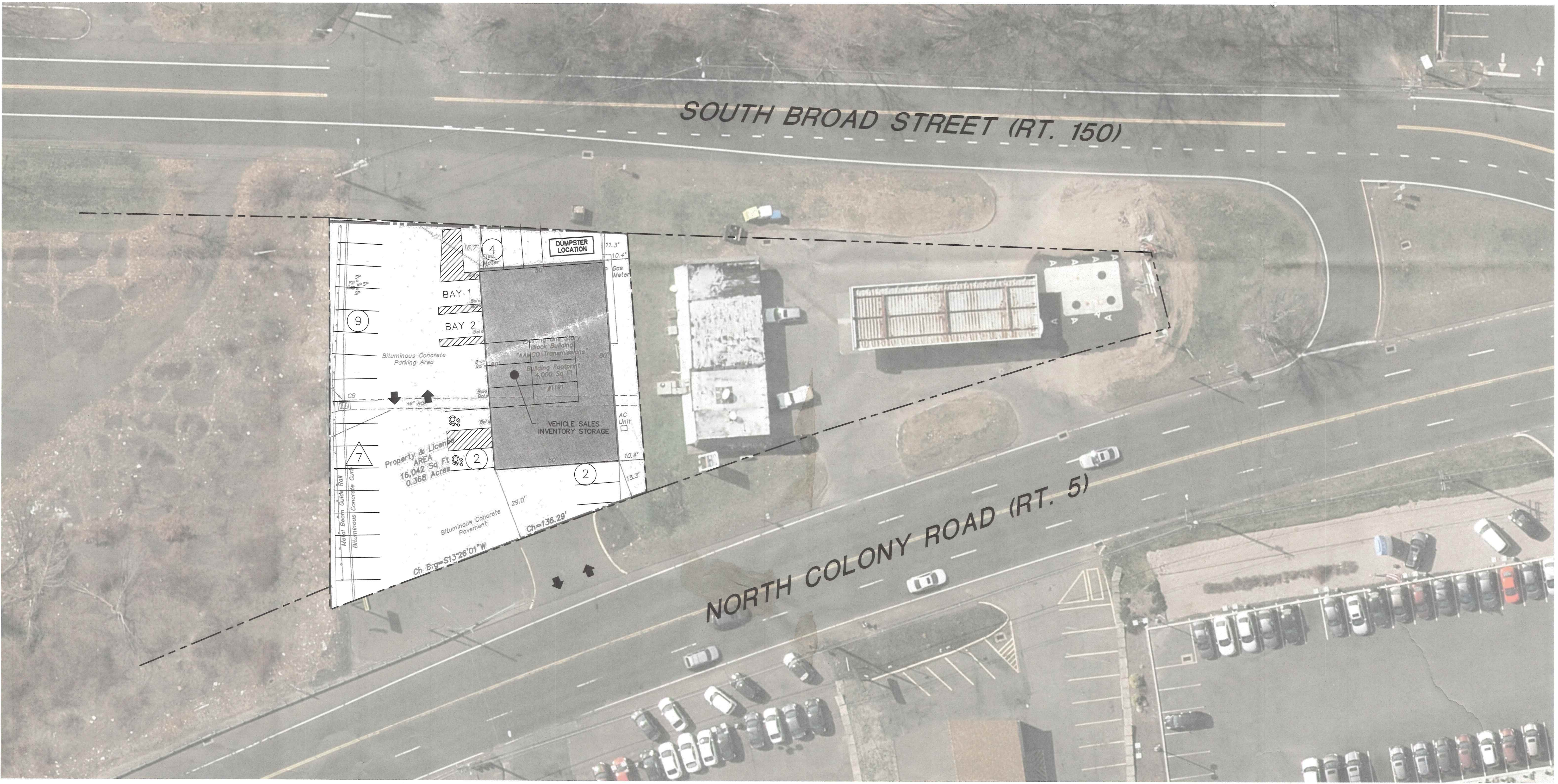
- 1. APPLICANT DOES NOT PROPOSE ANY CHANGES TO THE BUILDING OR SITE
- 2. EXISTING ITEM OF NON-CONFORMITY

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	4,000 SF	NO
2	PARKING REQUIRED	5 SPACES PER BAY PLUS 1 PER EMPLOYEE PLUS 2 SPACES (2 BAYS * 5 = 10 SPACES, ASSUME 3 EMPLOYEES, 10 + 5 + 2 = 17 SPACES)	24 SPACES 17-EMPLOYEE AND REPAIR (CIRCLE) 7-OUTSIDE VEHICLE DISPLAY (TRIANGLE)	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	18 FEET X 9 FEET	18 FEET X 9 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2 WAY	24 FEET - 2 WAY	NO



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**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

PROPOSED DEVELOPMENT
1191 NORTH COLONY ROAD & SOUTH BROAD STREET
WALLINGFORD, CONNECTICUT

RECEIVED
JUL 31 2020
WALLINGFORD
PLANNING & ZONING
REVISED

REVISED	DATE	REVISIONS
1	7/31/2020	REVISED PER TOWN COMMENTS

Designed	CDG
Drawn	TMR
Reviewed	
Scale	1"=20'
Project No.	2000921
Date	07/08/2020
CAD File:	SP200092101

Title
SITE PLAN

Sheet No.

SP-1

7/8/2020: TRICITELLS, C:\WORK\2020\07\08\2000921\DWG\SP200092101.DWG, 1:24,000, 2020.

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