

NICA'S MARKET
SCALE: 1/16" = 1' - 0"

Zoning Chart for Proposed Development			
RM2 Zone - High Middle Density			
	Zoning Requirements Allowed	Existing	Proposed
Use	Permitted by Special Exemption	Pre-Existing Neighborhood Convenience Store	Permitted by Special Exemption
Lot Area	5400 sf minimum	6204 sf	10,898 sf
Minimum Lot Area/ Dwelling Unit	NA	NA	NA
Minimum Lot Width	50'-0"	40'-0"	68'-0"
Minimum Yards	Front 17'-0"	Front 24'-9"	Front 24'-9"
	Side 8'-0" and 10'-0"	Side 0'-0" and 4'-0" ±	Side 0' @ existing 20'-0" at new addition 8'-0" on other side
	Rear 25'-0"	Rear 45'-0"	Rear 27' - 0"
Maximum Lot Coverage	30%	40%	40%
Building Area	First Floor	1862 sf	First Floor 2446 sf
	Second Floor	Allowed for Proposed Lot: 2697 sf	Second Floor 396 sf
	Total		Total Area 2842 sf
			Total Area 5294 sf
Accessory Structures		515 sf	515 sf
Maximum Building Height	4 Stories / 35'-0"	2 Stories / 21'-0" ±	2 Stories / 24'-0"
Parking Requirements	See Parking Requirements Sheet attached	Retail 17 spaces Office 1 space One Loading Space	Retail 17 spaces Office 1 space One Loading Space

Parking Requirements for Proposed Development	
RM2 Zone - High Middle Density	
Zoning Requirements	
Minimum parking space - 180 sf	
No parking spaces allowed in front yard	
No parking spaces allowed within 2' of side or rear property lines	
Provide fence, wall or 5'-0" evergreen planting screen	
No direct light rays may fall outside the property line	
Provide separate loading space	
Number of spaces required	
1 parking space for each 200 sf of sales and service area	
1 parking space for each 600 sf of office area (net)	
1 loading space for first 20,000 sf of gross floor area	
* As Approved by City Plan & BZA	

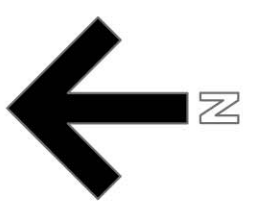
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REVISIONS		
NO.	DATE	DESCRIPTION

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c 2010



NICA'S MARKET
601 - 615 ORANGE STREET
NEW HAVEN, CT

PROPOSED SITE PLAN

Proj No:	1008
Date:	2-15-11
Scale:	1/16" = 1'-0"
Drawn By:	MBDDMS
Checked By:	GMK
Approved By:	

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