



Zoning Summary Chart

Zoning District(S):	B2 - General Business	
Overlay District(S):	Level A - Aquifer Projection Zone	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	NONE	±4.45 AC
FRONTAGE	NONE	371.7 Feet
FRONT YARD BUILDING SETBACK	25 Feet	64.2 Feet
FRONT YARD PARKING SETBACK	25 Feet	25 Feet
SIDE YARD BUILDING SETBACK	20 Feet	52.3 Feet
SIDE YARD PARKING SETBACK	15 Feet	15 Feet
REAR YARD BUILDING SETBACK	25 Feet	69.1 Feet
REAR YARD PARKING SETBACK	25 Feet	34.2 Feet
REAR YARD RESIDENTIAL LOADING SETBACK	50 Feet	59.1 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	<40 Feet
MAXIMUM IMPERVIOUS	40.0%/60.0% **	59.7 %

* Zoning regulation requirements as specified in Simsbury Zoning Regulations dated 03/01/2022
 ** Per Section 4.4.B, The Zoning Commission may, after notice and public hearing, grant a special exception to allow up to 50 percent increase to the maximum coverage allowed in any zone.

Parking Summary Chart

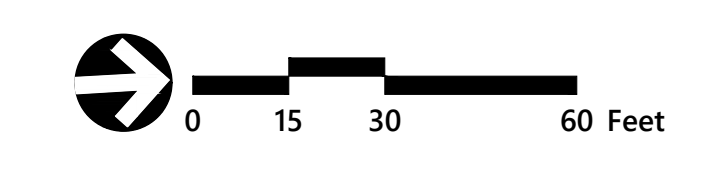
Description	Size (FT)		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	92	108
COMPACT SPACES (50% ALLOWED W/ SE)	8 x 16	8 x 16	N/A	N/A
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	3	4
VAN ACCESSIBLE SPACES	16 x 18	16 x 18	1	3
TOTAL SPACES			96	115

* ADA/STATE/LOCAL REGULATIONS REQUIRE 5 ACCESSIBLE PARKING SPACES FOR LOTS BETWEEN 101 TO 150 PARKING SPACES - 1 OF WHICH BEING VAN ACCESSIBLE

Parking Requirements:

RETAIL COVER (10,000 GSF)	11,600 SF	x	2.75	/	500	=	64 SPACES	
RESTAURANT 1	2,400 SF	x	3.3	/	500	=	16 SPACES	
RESTAURANT 2	2,325 SF	x	3.3	/	500	=	16 SPACES	
TOTAL PARKING REQUIRED							=	96 SPACES

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
ARO	9	Acer rubrum 'October Glory'	October Glory Maple	2 1/2 - 3' CAL.	
GD	2	Gymnocladus dioica 'Prairie Titan'	Prairie Titan® Kentucky Coffeetree	2 1/2 - 3' CAL.	
QR	17	Quercus rubra	Red Oak	2 1/2 - 3' CAL.	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
MS	15	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple	2 - 3" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CS	63	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24 - 30" HT.	
ICB	3	Ilex x meserveae 'China Bay'	China Bay® Holly	18 - 24" HT.	
ICG	30	Ilex x meserveae 'China Girl'	China Girl® Holly	18 - 24" HT.	
VC	16	Vaccinium corymbosum	Highbush Blueberry	2 - 3' HT.	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ES	69	Eragrostis spectabilis	Purple Lovegrass	2 GAL	30" o.c.
PVN	50	Panicum virgatum 'Northwind'	Northwind Switch Grass	2 GAL	36" o.c.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
EP	415	Echinacea purpurea	Coneflower	2 GAL	18" o.c.
HRR	312	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	1 GAL	24" o.c.
RLS	670	Rudbeckia fx 'Little Suzy'	Little Suzy Coneflower	1 GAL	12" o.c.



Proposed Commercial Development

1263 Hopmeadow St
Simsbury, CT

