

Zoning Summary Chart

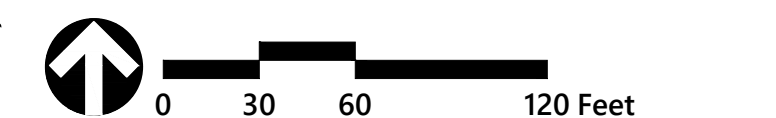
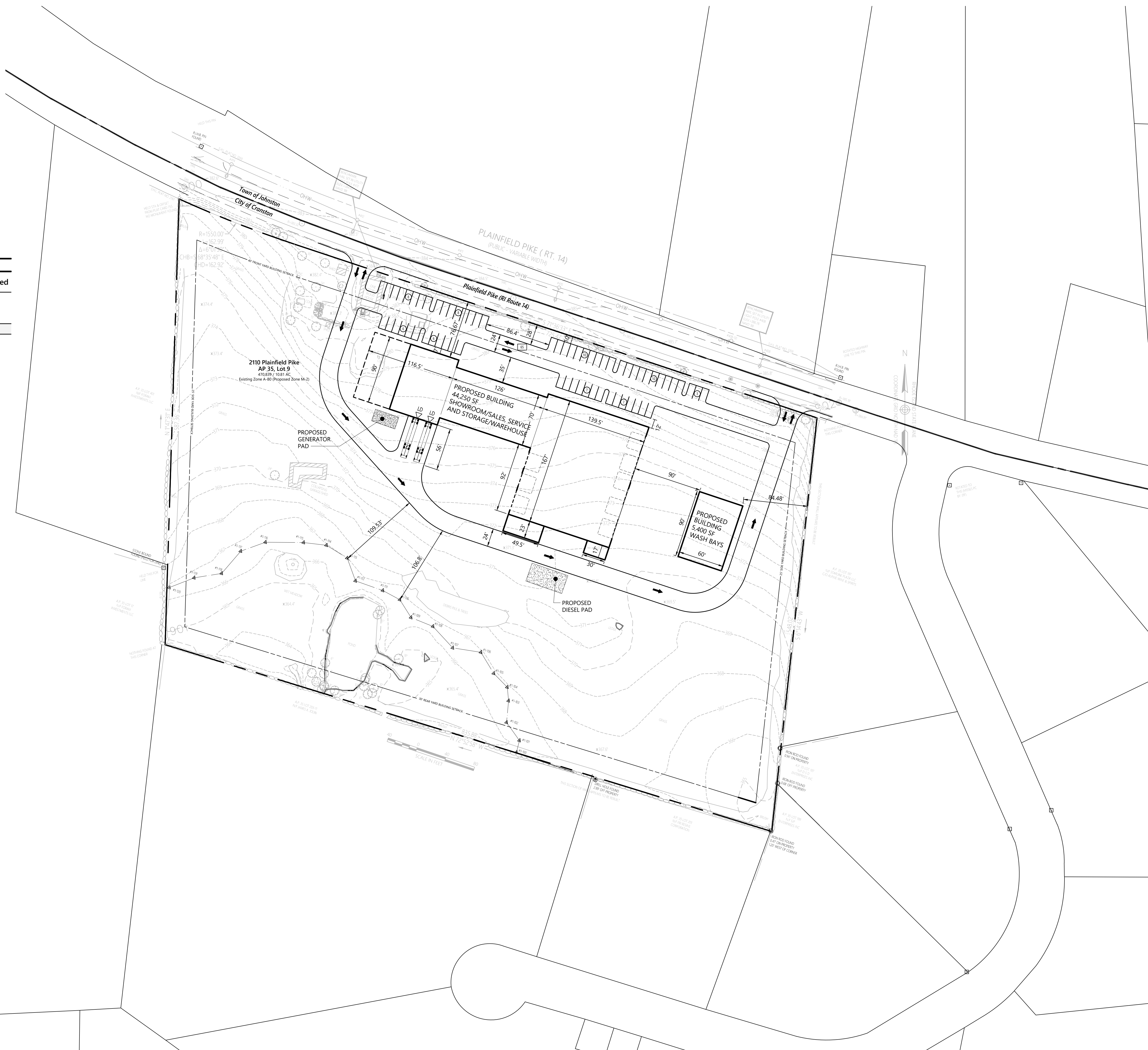
Zoning District:	EXISTING: RESIDENTIAL A-80 PROPOSED: INDUSTRIAL M-2	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	60,000 SF	
FRONTAGE	200 FT	
FRONT YARD SETBACK	40 FT	
SIDE YARD SETBACK	25 FT	
REAR YARD SETBACK	30 FT	
PARKING SETBACK - FROM ROW	10 FT	10 Ft
PARKING SETBACK - FROM PROPERTY LINE		
PARKING SETBACK - FROM BUILDING		
MAXIMUM BUILDING HEIGHT	35 FT	
MAXIMUM BUILDING COVERAGE	60%, ±282,503 SF	9.4%, 44,250 SF
MAXIMUM IMPERVIOUS		
MINIMUM INTERIOR ISLAND PERCENTAGE		

* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN CITY OF CRANSTON ZONING REGULATIONS

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	**Required	Provided
STANDARD SPACES	9 x 18	9 x 18	50	65
STANDARD ACCESSIBLE SPACES*	15 x 18	16 x 18		
VAN ACCESSIBLE SPACES	16 x 18	8 x 18		
TOTAL SPACES			50	65

* REQUIREMENTS PER AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS:
 1 TO 25 SPACES = 0 STANDARD SPACE, 1 VAN SPACE
 26-50 SPACES = 1 STANDARD SPACE, 1 VAN SPACE
 ** PER SECTION 17.64.0101 OF THE CODE OF ORDINANCES APPENDIX B ZONING, THERE SHALL BE ONE (1) PARKING SPACE PER 200 SF OF GROSS FLOOR AREA (GFA) FOR GFA LARGER THAN 5,000 SF. EMPLOYEE SPACES PROVIDED AT ONE SPACE PER EMPLOYEE.
 ** CUSTOMER SHOWROOM SIZE DETERMINED TO BE 3,000 SF AND MAXIMUM EMPLOYEES DURING PEAK SHIFT IS 35.



Proposed Development

2110 Plainfield Pike
Cranston, Rhode Island

No.	Revision	Date	App'd.

Designed by: ER Checked by: JR
 Issued for: Date: November 21, 2022

Client Review

Not Approved for Construction

Drawing Title: **Conceptual Site Plan**

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