

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	CH	CH	CH
MINIMUM LOT SIZE	20,000 SF	118,483 SF	118,483 SF
MINIMUM LOT WIDTH	100 FT	345 FT	345 FT
MINIMUM LOT FRONTAGE	100 FT	273.2 FT	273.2 FT
MINIMUM FRONT YARD SETBACK	40 FT	3.35 FT*	3.35 FT*
MINIMUM SIDE YARD SETBACK	30 FT	136.6 FT	136.6 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT
MAXIMUM BUILDING COVERAGE	30%	26.3%	26.3%

*PRE-EXISTING NON-CONFORMING CONDITION

OFF-STREET PARKING SPACE REQUIREMENTS:
TOWN OF SOUTH KINGSTOWN ZONING ORDINANCE SEC. 711.:

- B. RETAIL STORES, SHOPPING CENTERS AND OTHER TYPES OF PERMITTED BUSINESS OR COMMERCIAL USES: 1 SPACE FOR EACH 350 SF OF GROSS LEASABLE FLOOR AREA (GLFA) (MINIMUM OF 3 SPACES)
- B. FAST FOOD ESTABLISHMENTS: 1 SPACE FOR EACH 90 SQ. FT. FLOOR AREA, OR A MINIMUM OF 10 SPACES, WHICHEVER IS GREATER
- B. LUNCHROOMS, RESTAURANTS, TAVERNS, ETC.: 1 SPACE FOR EACH 3 PERSONS OF TOTAL CAPACITY EXCEPT COMMERCIAL HIGHWAY (CH), WHERE IT SHALL BE 1 SPACE FOR EACH 4 PERSONS OF TOTAL CAPACITY

UNIT 1 (PROPOSED COMPASSION CENTER); RETAIL STORE:
PROPOSED GLFA: 6,095 SF
6,095 SF / 350 SF = 17.4 OR **18 SPACES**

UNIT 2 (TEMPAS):
TENANT: SUBWAY RESTAURANT; FAST FOOD
EXISTING FLOOR AREA: 900 SF (EST.)
900 SF / 90 SF = **10 SPACES**

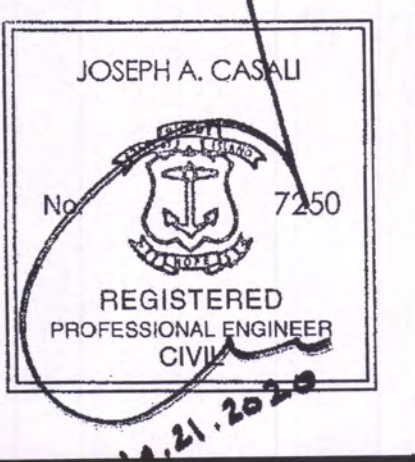
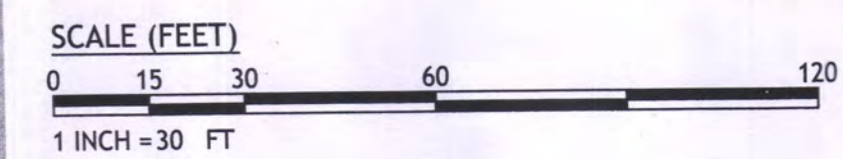
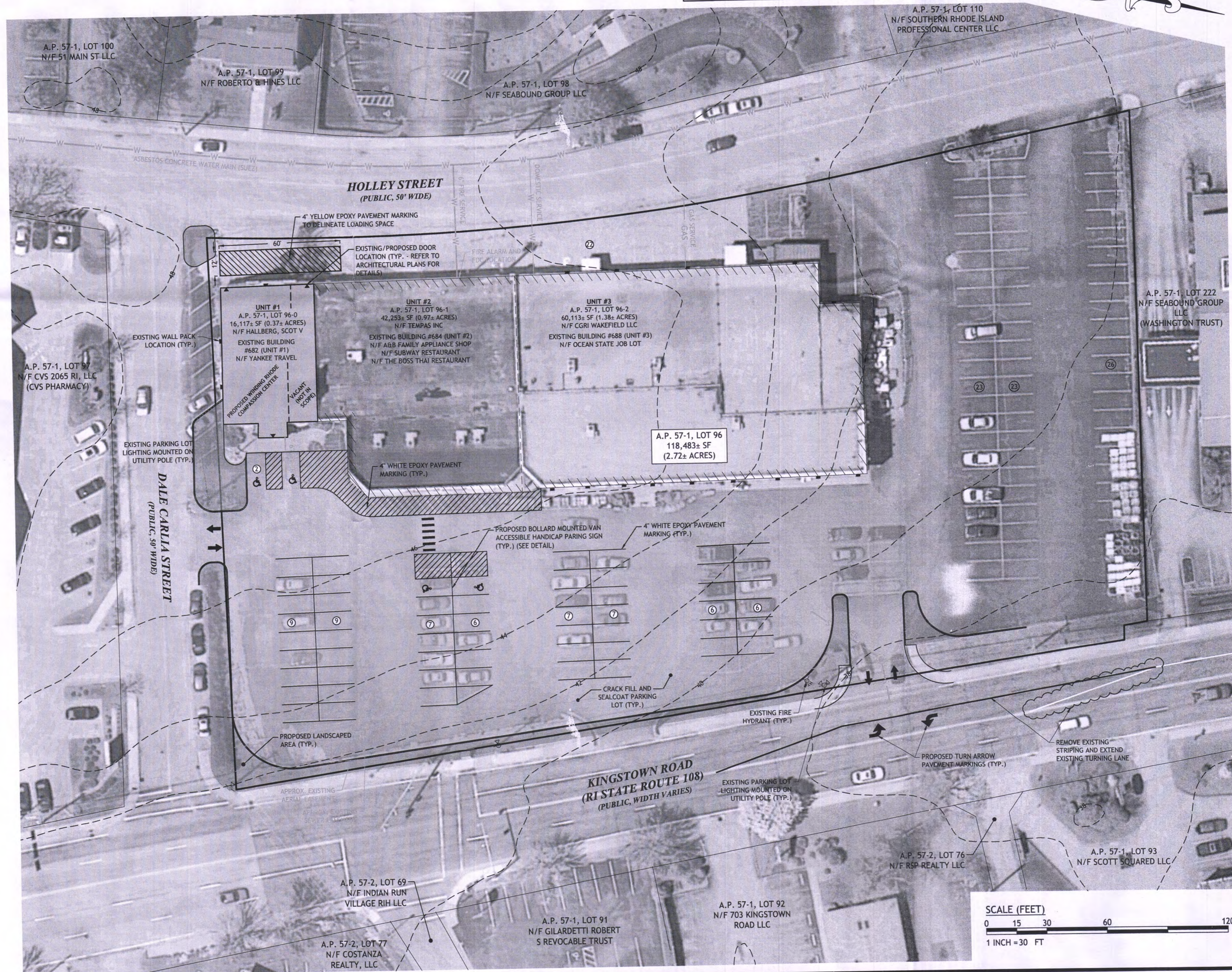
TENANT: BOSS RESTAURANT; RESTAURANT
EXISTING CAPACITY: 50 (EST.)
50 CUSTOMERS / 4 PER SPACE = 12.5 OR **13 SPACES**

TENANT: A&B FAMILY APPLIANCES
EXISTING GLFA: 9,215 SF (EST.)
9,215 SF / 350 SF = 26.3 OR **26 SPACES**

UNIT 3 (OCEAN STATE JOB LOT):
EXISTING GLFA: 27,632 SF
27,632 SF / 350 SF = 78.9 OR **79 SPACES**

REQUIRED: 146 SPACES (5 ADA)
OVERALL EXISTING: 162 SPACES (2 ADA)
OVERALL PROPOSED: 153 SPACES (6 ADA)

NOTE: PARKING CALCULATION EXCLUDES PARKING ON DALE CARLIA STREET



THE WINDING RHODE
COMPASSION CENTER
682 KINGSTOWN ROAD, UNIT #1
SOUTH KINGSTOWN, RHODE ISLAND
AP 57-1, LOT 96-0

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/26/20	TRC COMMENTS

DESIGNED BY: DRD
DRAWN BY: SEP
CHECKED BY: JAC
DATE: OCTOBER 2020
PROJECT NO: 20-34b

PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SHEET C2.0