

PARKING REQUIREMENTS

OFF-STREET PARKING AREA REQUIREMENTS:

DRY CLEANERS	5100 S.F.	1 SPACE/225 S.F.	(22.6)
VACANT RETAIL			
ADVANCED AMERICA	1500 S.F.	1 SPACE/400 S.F.	(2.75)
TASTE OF CHINA	2850 S.F.	1 SPACE/3 SEATS+20% 30 SEAT OCCUPANCY	(10+2)
N. KINGSTOWN PIZZA	1200 S.F.	1 SPACE/3 SEATS+20% 12 SEAT OCCUPANCY	(4+1)
DUNKIN DONUTS	2400 S.F.	1 SPACE/90 S.F.	(26.67)
TOTAL REQUIRED SPACES		77	(76.46)
TOTAL PARKING PROVIDED		84	

OFF STREET LOADING— 1 SPACE (12'x25' MIN.) UP TO 8,000 S.F. BUILDING
 OFF STREET LOADING— 2 SPACES (12'x25' MIN.) 8,000 S.F. TO 25,000 S.F. BUILDING
 VISION CLEARANCE TO STATE ROADS—30' MIN. LINE OF SIGHT
 AISLE WIDTH—MIN 25' TWO WAY AISLE (26' PROVIDED)
 AISLE WIDTH—MIN 14' ONE WAY AISLE(14' PROVIDED)
 PARKING SPACE—MIN. 9'x18.5' 90' TO AISLE
 HANDICAP SPACE—MIN. 3/79 SPACES, 1 VAN ACCESSIBLE(4 PROVIDED,2 VAN ACCESSIBLE)

TOTAL SPACES REQ'D 78 (4 HANDICAPPED MIN, ADA TITLE III)
 HANDICAP SPACES: 3 HANDICAPPED AUTO, 1 HANDICAPPED VAN
 ACCESSABLE (ADA TITLE III)
 HANDICAP SPACES PROVIDED: 2 AUTOS, 2 VANS

NOTE:

1. BUILDINGS SERVICED BY O.W.T.S., MUNICIPAL WATER AND GAS.
2. NO UNDERGROUND STORAGE TANKS PERMITTED.

DIMENSIONAL REGULATIONS

ZONING: GB — GENERAL BUSINESS

ZONING: VR — VILLAGE RESIDENTIAL (NO DEVELOPMENT)

GENERAL BUSINESS:

DRIVE-IN WINDOW ARTICLE III, 8 ACCESSORY USE PERMITTED

MINIMUM LOT AREA	20,000 S.F.
MINIMUM WIDTH	200 S.F.
MINIMUM FRONTAGE	200 FT.
MINIMUM FRONT YARD SETBACK	25 FT.
MINIMUM SIDE YARD SETBACK	15 FT.
MINIMUM REAR YARD SETBACK	25 FT.
FOR RESIDENTIAL USE	50 FT.
BUILDING HEIGHT	35 FT.
GROSS FLOOR AREA PER BUILDING	50,000 S.F.
IMPERVIOUS LOT COVERAGE	90%



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Engineers • Planners • Surveyors

Leasing Plan

Kingstown Square

North Kingstown, Rhode Island

Applicant

The Picerne Real Estate Group

75 Lambert Lind Hwy., Warwick, Rhode Island 02886

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