

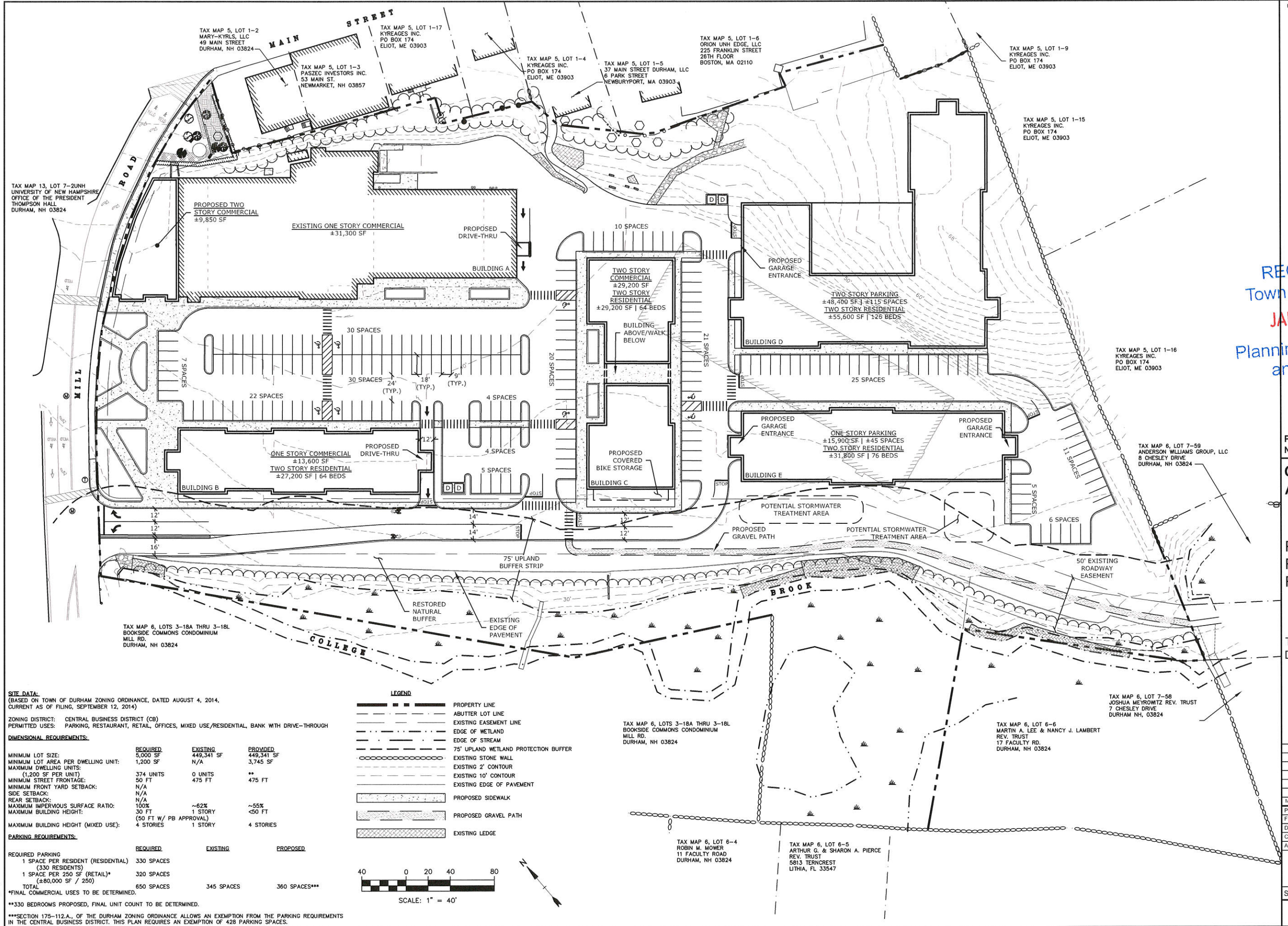
RECEIVED
Town of Durham
JAN 20 2016
Planning, Assessing
and Zoning

PRELIMINARY -
NOT FOR CONSTRUCTION

Colonial Durham
Associates, LLC

Proposed Mill
Road Plaza
Redevelopment

Tax Map 5, Lot 1-1
Durham, New Hampshire



SITE DATA:
(BASED ON TOWN OF DURHAM ZONING ORDINANCE, DATED AUGUST 4, 2014,
CURRENT AS OF FILING, SEPTEMBER 12, 2014)

ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CB)
PERMITTED USES: PARKING, RESTAURANT, RETAIL, OFFICES, MIXED USE/RESIDENTIAL, BANK WITH DRIVE-THROUGH

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	5,000 SF	449,341 SF	3,745 SF
MINIMUM LOT AREA PER DWELLING UNIT:	1,200 SF	N/A	
MAXIMUM DWELLING UNITS: (1,200 SF PER UNIT)		0 UNITS	**
MINIMUM STREET FRONTAGE:	50 FT	475 FT	475 FT
MINIMUM FRONT YARD SETBACK:	N/A		
SIDE SETBACK:	N/A		
REAR SETBACK:	N/A		
MAXIMUM IMPERVIOUS SURFACE RATIO:	100%	~62%	~55%
MAXIMUM BUILDING HEIGHT:	30 FT (50 FT W/ PB APPROVAL)	1 STORY	<50 FT
MAXIMUM BUILDING HEIGHT (MIXED USE):	4 STORIES	1 STORY	4 STORIES

PARKING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
REQUIRED PARKING			
1 SPACE PER RESIDENT (RESIDENTIAL)	330 SPACES		
(330 RESIDENTS)			
1 SPACE PER 250 SF (RETAIL)*	320 SPACES		
(±80,000 SF / 250)			
TOTAL	650 SPACES	345 SPACES	360 SPACES**

*FINAL COMMERCIAL USES TO BE DETERMINED.

**330 BEDROOMS PROPOSED, FINAL UNIT COUNT TO BE DETERMINED.

***SECTION 175-112.A., OF THE DURHAM ZONING ORDINANCE ALLOWS AN EXEMPTION FROM THE PARKING REQUIREMENTS
IN THE CENTRAL BUSINESS DISTRICT. THIS PLAN REQUIRES AN EXEMPTION OF 428 PARKING SPACES.

1.	1/20/16	REVISED SITE PLAN
Mark	Date	Description
PROJECT NO:	M-1529	
FILE:	M-1529_CONCEPT 2.dwg	
DRAWN BY:	TPD	
CHECKED:	JMP	
APPROVED BY:	GMM	
OVERALL SITE PLAN		
SCALE:	AS SHOWN	
1 OF 1		