

LAND USE AND ZONING

MAP 401, LOT 65

HIGHWAY COMMERCIAL (HC)

PROPOSED USE

RESTAURANT WITH DRIVE-THRU
 RETAIL STORE

CONDITIONAL USE
 PERMITTED

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	87,436 SF	87,436 SF
MINIMUM SETBACK	30 FEET*	N/A	30.2 FT
MINIMUM FRONT YARD GREENSPACE BUFFER	10 FEET	N/A	25.0 FT
MAXIMUM BUILDING HEIGHT	N/A	N/A	1 STORY
MAXIMUM LOT COVERAGE	80% (69,949 SF)	N/A	42.5% (37,234 SF)
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE	200,000 SF	N/A	4,240 SF
MAXIMUM SINGLE RETAIL FACILITY	150,000 SF	N/A	4,240 SF
MINIMUM SETBACK DRAINAGE DITCHES	25 FEET STRUCTURES 25 FEET TOE OF FILL	N/A	21.6 FT (V)

(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 717.1.2	<p>DRIVE IN RESTAURANTS: MINIMUM 25 PARKING SPACES 4 SF OF PARKING FOR EACH SF OF FLOOR SPACE IN EXCESS OF 2,500 SF</p> <p>2,380 SF < 2,500 SF REQUIRED= 25 SPACES</p> <p>RETAIL STORES: 1 PARKING SPACE PER EVERY 350 SF OF GROSS FLOOR AREA</p> <p>(4,240 SF) * (1/ 350 SF) = 13 SPACES</p> <p>TOTAL SPACES= 25 + 13 = 38 SPACES</p>	66 SPACES



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DEVELOPER:

PROPOSED RESTAURANT W/ DRIVE
 THRU AND RETAIL BUILDING

MAP 401, LOT 65
 200 NEW COUNTY ROAD
 TOWN OF THOMASTON
 KNOX COUNTY, MAINE

CONCEPT PLAN



NOT APPROVED FOR CONSTRUCTION

DRAWN BY: JR

CHECKED BY: JA

DATE: 04/11/2022

SCALE: (H) 1" = 60'

PROJECT ID: BOS-220026

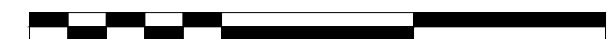
TITLE:

CONCEPT A
 (OVERLAY)

SHEET:

A-2

60' 0' 60' 120'



GRAPHIC SCALE IN FEET

1" = 60'