

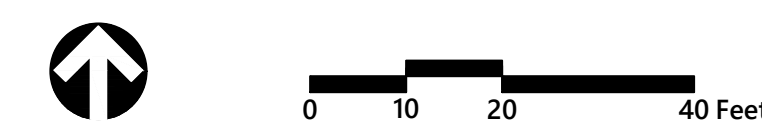
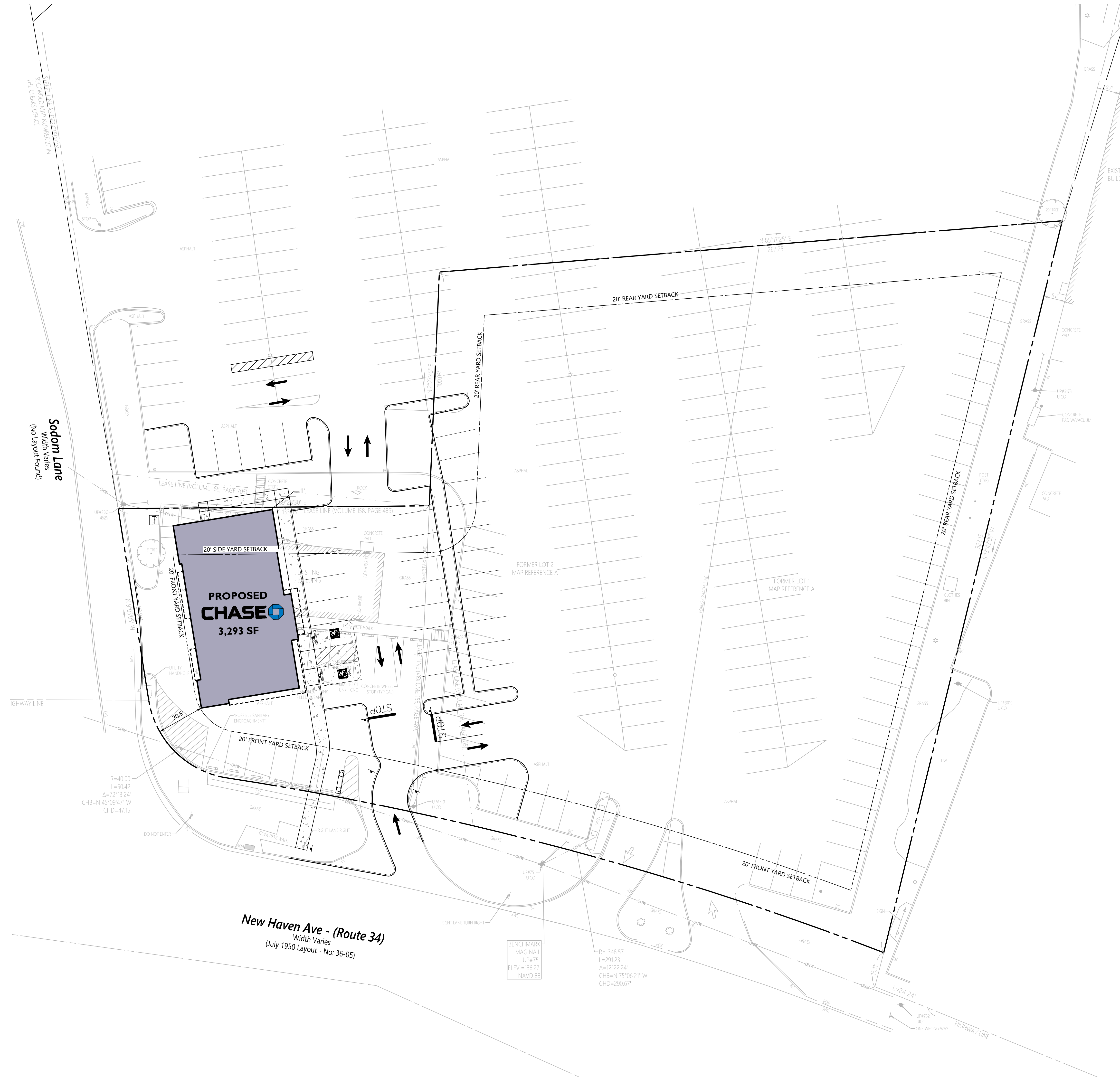
Zoning Summary Chart

Zoning District(S):	Business-1 (B-1)	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA**	30,000 SF	78,110 SF
FRONT YARD SETBACK	20 FT	20.5 FT
SIDE YARD SETBACK	20 FT	1 FT
REAR YARD SETBACK	20 FT	>20 FT
MINIMUM LOT WIDTH (MEASURED AT FRONT YARD SETBACK)	200 FT	±115 FT ***
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MAXIMUM LOT COVERAGE	35%	4%

* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN CITY OF DERBY ZONING REGULATIONS ADOPTED JANUARY 18, 2000 AMENDED FEBRUARY 5, 2022

** MINIMUM AREA REQUIRED FOR A LOT IN ANY DISTRICT SHALL NOT INCLUDE THE AREA LYING WITHIN ANY EASEMENT OR RIGHT-OF-WAY OVER SUCH LOT.

*** EXISTING NON-CONFORMING



Proposed Chase Bank
 552 New Haven Ave
 Derby, Connecticut

No.	Revision	Date	App'd.

Designed by: KE / EB Checked by: RS
 Issued for: Date: August 26, 2025

Local Approvals

Not Approved for Construction
 Drawing Title: **Layout and Materials Plan**

Drawing Number: **C-2.1**

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 12:54 pm, Sep 12, 2025