



RETAIL		RESTAURANT		OFFICE	
ITEM	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED
STANDARD	28	28	16	12	12
HANDICAPPED	2	2	1	1	1
TOTAL	30	30	17	13	13
BARKING RATIO	1 SPACE PER 250 S.F.	1 SPACE PER 250 S.F.	*1 SPACE PER 3 SEATS	*1 SPACE PER 3 SEATS	1 SPACE PER 400 S.F.

\* ASSUMING RESTAURANT SEATING IS AT 50 SEATS.

**MANCHESTER ZONING SUMMARY TABLE  
CBD (CENTRAL BUSINESS DISTRICT)**

ITEM	EXISTING	REQUIRED	PROPOSED
LOT AREA (MIN)	34,732 SF.±	NONE	34,732 SF.±
FRONTAGE (MIN)	1,236 FT.±	NONE	1,236 FT.
FRONT YARD SETBACK(MIN)	-	NONE	1 FT.±
SECOND STREET	-	NONE	59 FT.±
TURNER STREET	-	NONE	5 FT.±
REAR YARD SETBACK (MIN)	-	NONE	22 FT.±
LOT COVERAGE (MAX)	-	NONE	75%
BUILDING HEIGHT (MAX)	-	NONE	37 ±
NUMBER OF STORIES (MAX)	-	NONE	2
FLOOR AREA RATIO (MAX)	-	NONE	0.49±



( IN FEET )  
1 inch = 20 ft.

# DINER CONCEPT PLAN

MANCHESTER, NH

OWNER: MANCHESTER ECONOMIC DEVELOPMENT OFFICE (MEDO)  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101

PROJECT NO. 1703-01  
DATE: 03-01-10

SHEET No. C-1B

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