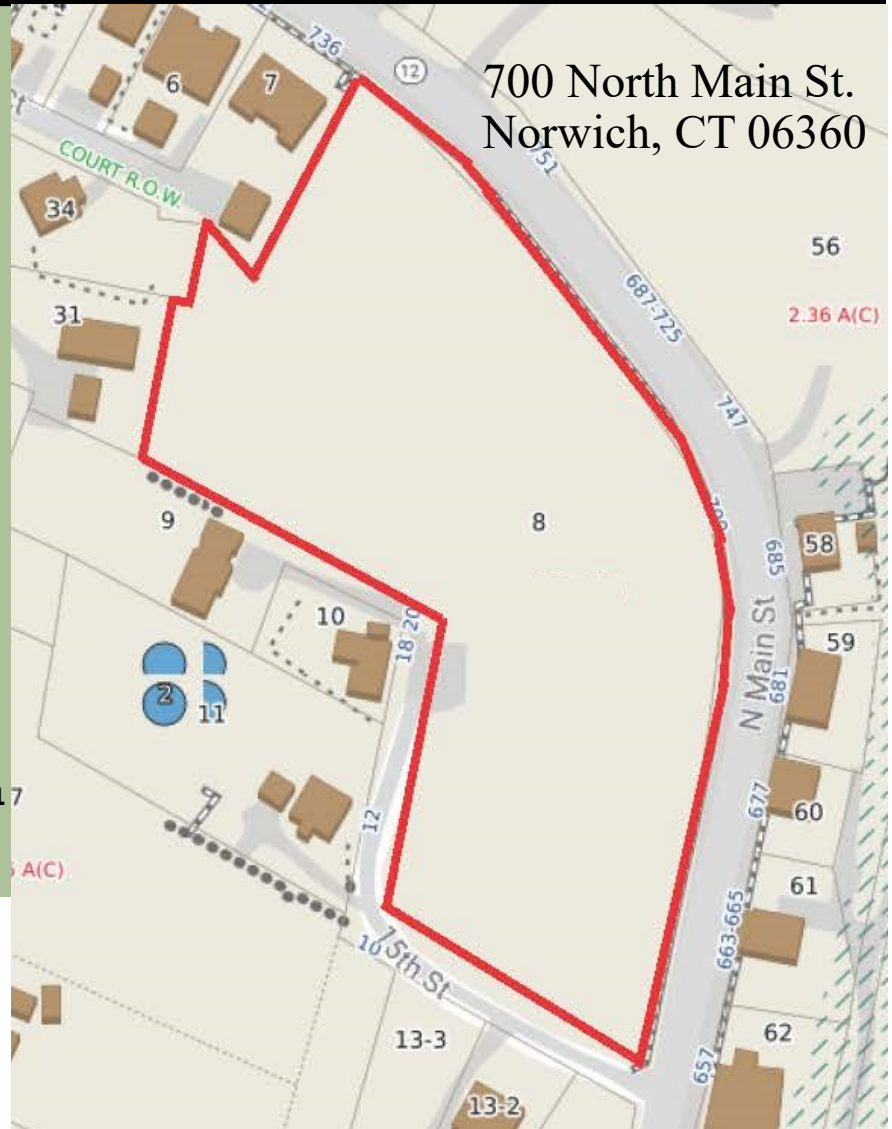


LAND FOR SALE

- > 4.16 acres
- > Zones MF Multifamily District and Enterprise
- > 475' Road frontage
- > Site Plan for 40 units
- > Norwich Public Utilities offers Public Water/Sewer/Natural Gas
- > 8.8 miles to Foxwoods
5.2 miles to Mohegan Sun



Steve Becker

sbecker@pequotcommercial.com

Jeff Brewer

jbrewer@pequotcommercial.com

PEQUOT COMMERCIAL

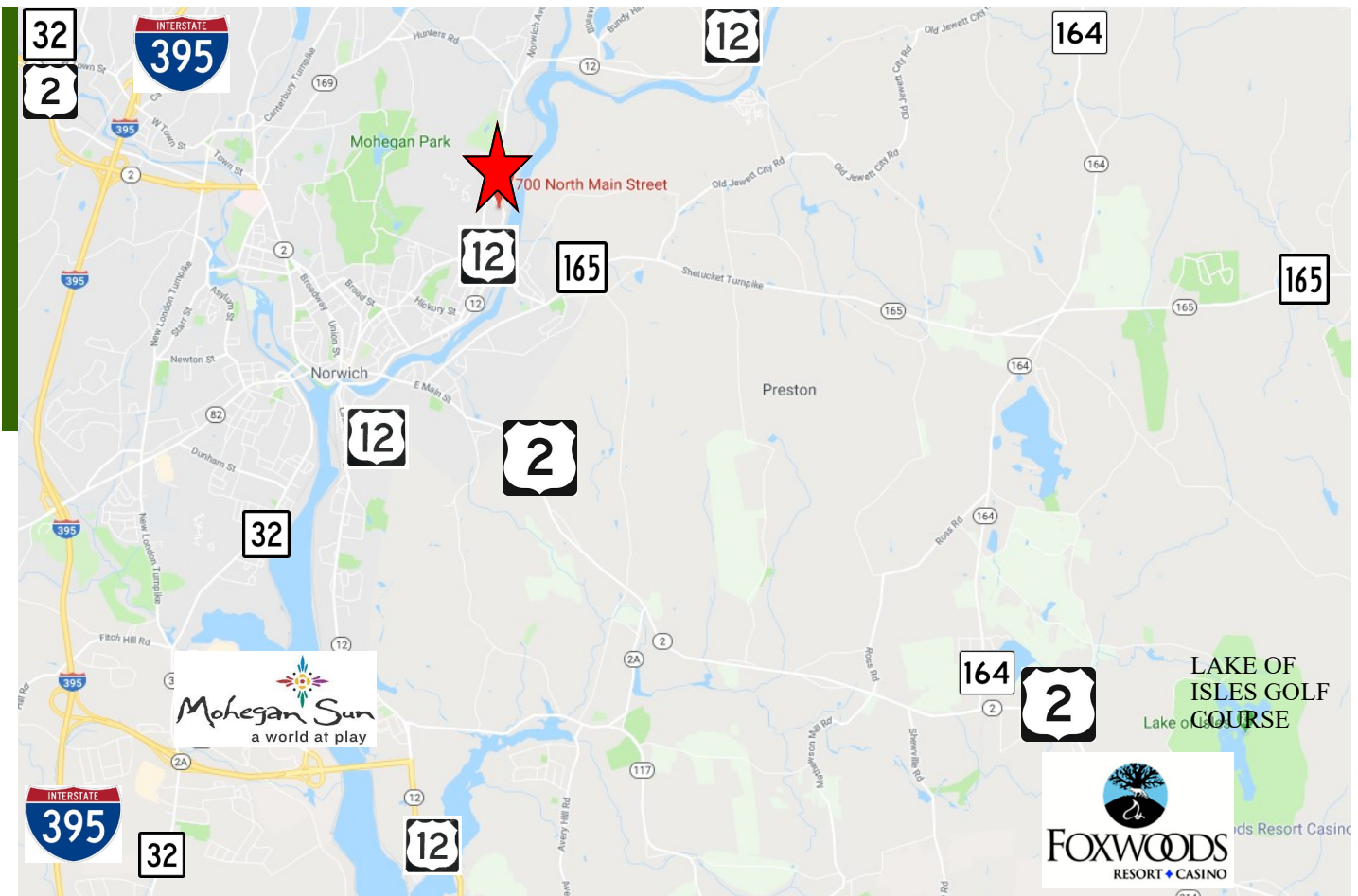
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570

860-444-6661 Fax

FOR SALE

\$265,000

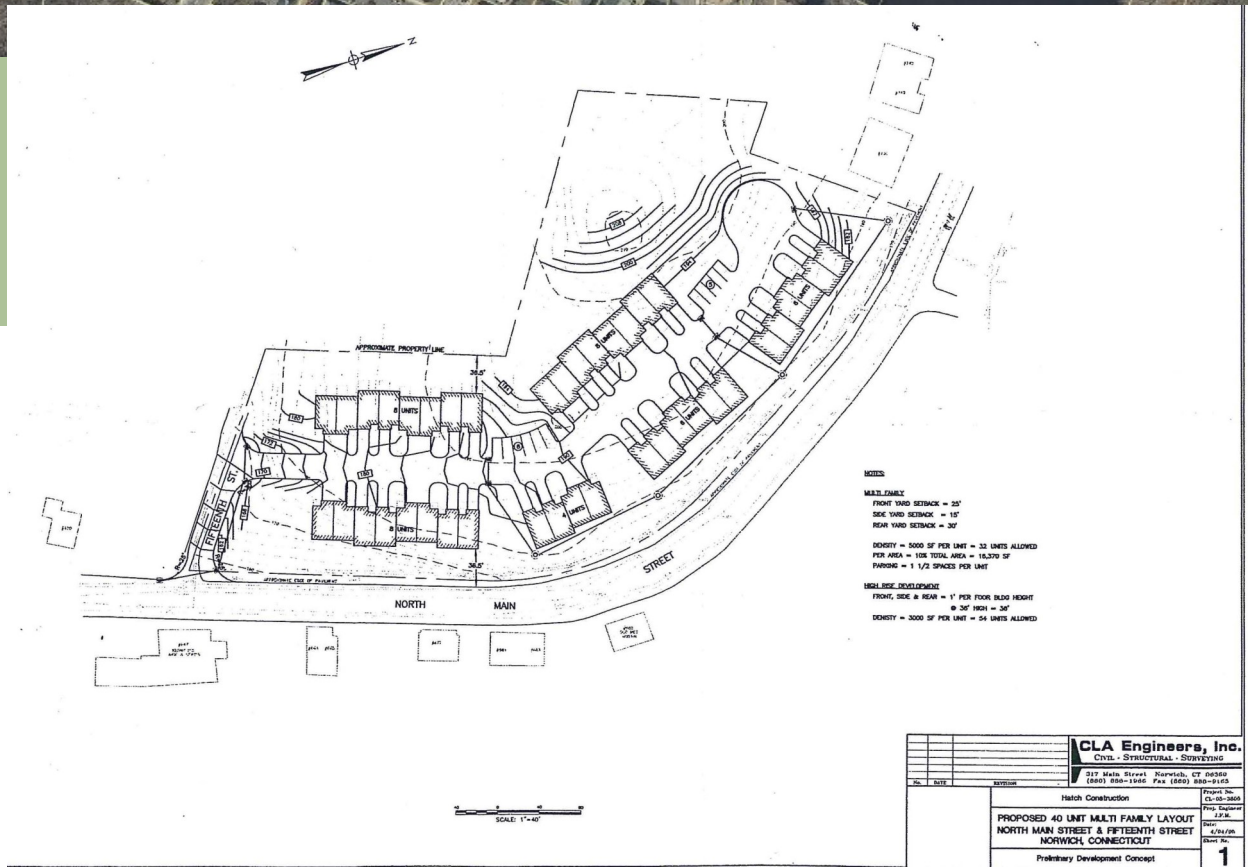


ZONE MF—Multifamily District

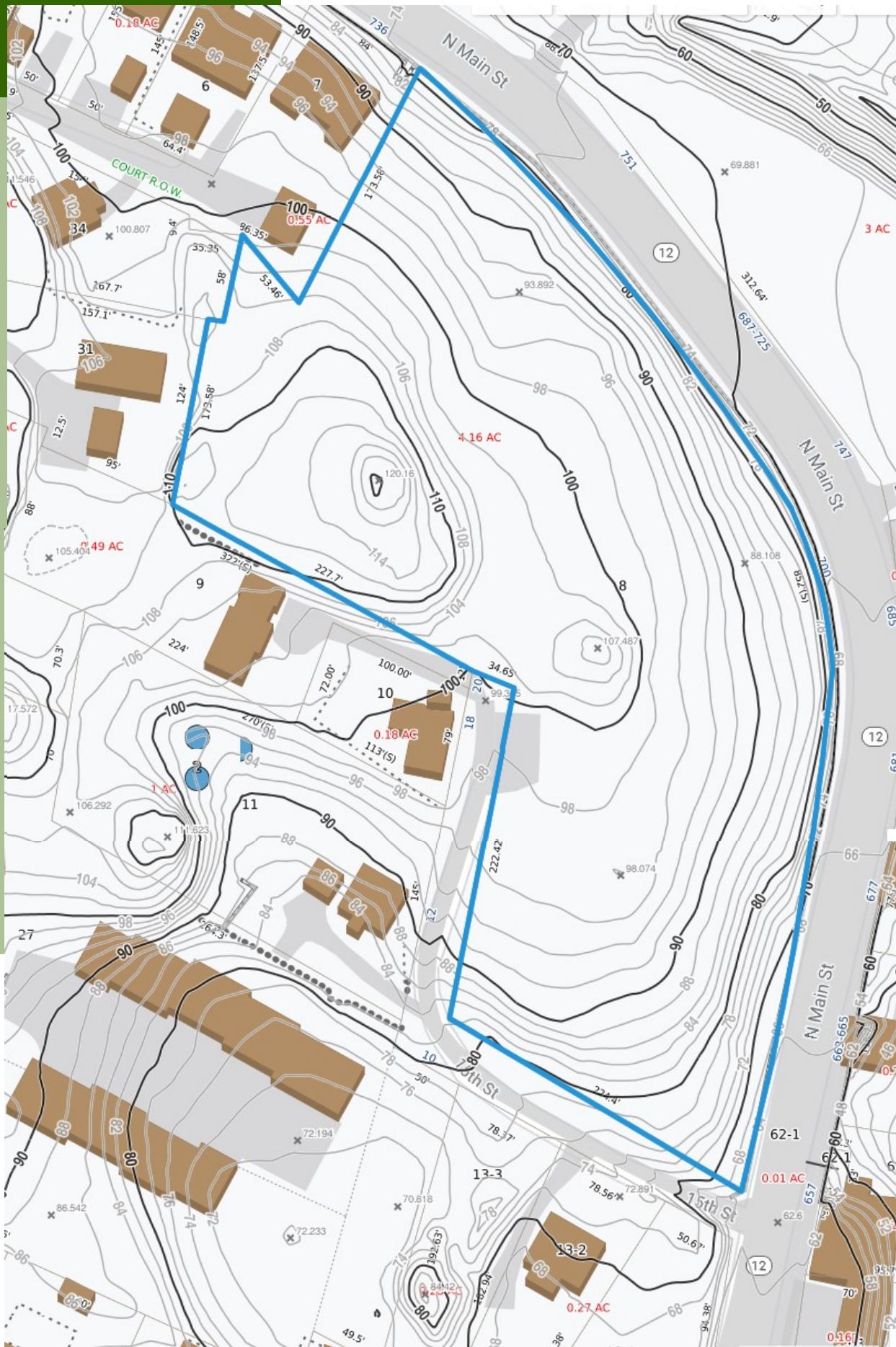
Permitted Uses: Multi Family Housing, 1 + 2 Family Dwelling, Community Garden, Solar Equipment, Active Public Recreation, Public Utilities Stations + Buildings...

Special Permit Required: Accessory Apartments, High Rise Apartments, Group Day-Care Homes, Bed & Breakfast, Commercial Kennels, Convalescent, Nursing & Rehab Centers, Public and Private Educational Institution, Cemeteries, Religious, Commercial Active Recreation...

<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	30,934	47,782	104,944
Total Households	13,378	20,740	43,871
Household Income: \$0—\$30,000	26.54%	24.43%	19.15%
\$30,001-\$60,000	28.34%	24.98%	23.30%
\$60,001-\$100,000	23.66%	24.82%	25.90%
\$100,001+	21.47%	25.77%	31.66%



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

1.1 - Residential Bulk Requirements

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) ^{A; B}	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
R-80	80,000	200	60	40	60	10	2½ ^C
R-40	40,000	150	50	30	50	10	2½ ^C
R-20	20,000	100	30	15	30	20	2½ ^C
MF	10,000	60	25	10	25	25	3 ^D
ROS	5,000	50	N/A	N/A	N/A	10	1

TABLE NOTES

- A. Front yard for buildings on west side of Broadway. No building shall be erected on the westerly side of Broadway from Broad Street to Williams Street with a front yard of less than 65 feet.
- B. Front yard for buildings on east side of Broadway. No building shall be erected on the easterly side of Broadway from Broad Street to Williams Street with a front yard of less than 45 feet.
- C. Rear lots and variations on of dimensional requirements are permitted within these districts provided the requirements of section 4.3.12 of these regulations are met.
- D. Except that high-rise apartments and high-rise group buildings may be erected to a height of 7 stories in accordance with section 1.1 hereof.

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

TABLE LEGEND

- BLANK Not authorized
- P Principal Use
- A Accessory Use
- SP P or A; Special Permit Required

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
HOUSING ACTIVITIES					
Accessory apartments	SP	SP	SP	SP	
Conservation developments	SP	SP	SP		
High-rise apartments and high-rise group buildings				SP	
Multi-family housing				P	
Single-family dwelling	P	P	P	P	
Temporary farm worker dwellings	A	A			
Two-family dwellings				P	
ACTIVITIES ACCESSORY TO A DWELLING					
Buildings for housing livestock or poultry for domestic use	A	A	A	A	
Fences	A	A	A	A	
Garage or yard sales of household goods	A	A	A	A	
Greenhouse	A	A	A	A	
Home garden	A	A	A	A	
Keeping domestic animals	A	A	A	A	
Keeping grazing animals	A	A			
Private garages (use by occupants of principal building)	A	A	A	A	
Swimming pools	A	A	A	A	
HOME-BASED BUSINESS					

Bed and breakfast	SP	SP	SP	SP	
Family day care homes	A	A	A	A	
Group day care homes	SP	SP	SP	SP	
Home office	A	A	A	A	
Major home occupation	SP	SP	SP	SP	
Minor home occupation	A	A	A	A	
Parking one commercial motor vehicle	A	A	A	A	
AGRICULTURAL ACTIVITIES					
Commercial kennels	SP	SP	SP	SP	
Community garden	P	P	P	P	
Cultivation of land	P	P	P	P	P
Farm buildings	A	A			P
Farming for commercial purposes	P	P	P	P	
Farm stand, bona fide farm operation	A	A			
Farm stand, home or community garden	A	A			
Home garden	A	A	A	A	
Winery	SP	SP			
INSTITUTIONAL ACTIVITIES					
Government facilities	SP	SP	SP	SP	SP
Public and private educational institutions	SP	SP	SP	SP	
Hospitals and sanitariums	SP	SP	SP	SP	
Convalescent, nursing and rehabilitation centers	SP	SP	SP	SP	

Cemeteries	SP	SP	SP	SP	
Philanthropic, educational, recreational, religious and eleemosynary use	SP	SP	SP	SP	
RECREATIONAL ACTIVITIES					
Active public recreation	P	P	P	P	SP
Commercial active recreation uses	SP	SP	SP	SP	
Docks and piers					P
Low-intensity recreation uses					P
Non-profit clubs	SP	SP			
Open space and passive recreation	P	P	P	P	P
INFRASTRUCTURE ACTIVITIES					
Excavation	A	A	A	A	A
Large public utility facilities	SP	SP	SP	SP	
Off-street parking	A	A	A	A	P
Public utility lines, stations, and buildings	P	P	P	P	P
Signs	A	A	A	A	A
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	SP
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	SP

TABLE LEGEND

- BLANK Not authorized
- P Principal Use
- A Accessory Use

1.5 - Multifamily District, MF.

1.5.1 Purpose. The MF district is a base zoning district. The purpose of the MF district is to establish a district in which the principal use of the land is for higher-density residential development, typically in multi-family buildings.

1.5.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the MF district:

NP

.1 No Permit Required.

- .1 Community garden.
- .2 Cultivation of land.
- .3 Open space and passive recreation (e.g., walking trails, monuments).
- .4 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

.2 Zoning Permit Required, see [section 7.2](#).

- .1 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
- .2 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.
 - (ii) New electrical substations with 5 or less megawatt capacity.
 - (iii) Transmission towers of 35 feet or less in height.
- .3 Single-family dwellings, 1 per lot.
- .4 Two-family dwellings.

S

.3 Requires Site Plan Review, see [section 7.5](#).

- .1 Multifamily dwellings in accordance with [section 6.4](#).
- .2 New construction of buildings greater than 10,000 square feet.
- .3 Active public recreation (e.g., baseball, soccer fields, recreation centers).

SP

.4 Requires Special Permit, see [section 7.7](#).

- .1 Cemeteries.
- .2 Commercial kennels in accordance with [section 6.15](#).
- .3 Commercial active recreation uses (e.g., golf courses, ski areas, campsites and riding academies). Minimum lot area: 10 acres.
- .4 Convalescent, nursing and rehabilitation centers, in accordance with [section 6.11](#).
- .5 Government facilities.
- .6 High rise apartments and high-rise group buildings in accordance with [section 6.4](#).
- .7 Hospitals and sanitariums in accordance with [section 6.12](#).
- .8 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
- .9 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.
- .10 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.

1.5.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the MF district:

NP

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Home garden.
- .4 Home office/studio in accordance with [section 6.1](#).

- .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 ad per household may be kept and only on the following lot sizes:
- (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
- Z** .2 Zoning Permit Required, see section 7.2.
- .1 Accessory residential buildings and personal use garages.
- .2 Fences and walls in accordance with section 4.15.
- .3 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than 2 times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided, that it shall be permitted to set up the sale on the day immediately preceding it and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
- .4 Minor home occupation in accordance with section 6.1.
- .5 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .6 Signs in accordance with section 5.2.
- .7 Solar and energy conservation equipment (less than 1 mW).
- .8 Swimming pools in accordance with section 4.16.
- S** .3 Requires Site Plan Review, see section 7.5.
- .1 Off-street parking with 21 or more spaces, in accordance with section 5.1.
- SP** .4 Requires Special Permit, see section 7.7.
- .1 Accessory apartment in accordance with section 6.7.
- .2 Bed and breakfast inn in accordance with section 6.8.
- .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
- .4 Group day care home.
- .5 Major home occupation in accordance with section 6.1.
- 1.5.4 Additional requirements for accessory uses activities.
- .1 No accessory buildings shall be used for residential purposes.
- .2 Greenhouses, when permitted, shall not include a florist shop.
- .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.
- .4 Private garages for use of occupants of the principal building with space for not more than 3 motor vehicles on 1 lot.
- .5 Parking of not more than one commercial motor vehicle provided that such vehicle is not more than 1½ ton capacity, and owned or operated by the owner or occupant of each principal building.