



RESIDENTIAL LOTS FOR SALE

BOZRAH, CT

490 Fitchville Rd.

2.03 Acres

Well/Septic required

Zone R-1

\$70,000

494 Fitchville Rd.

2.14 Acres

Well/Septic required

Zone R-1

\$70,000

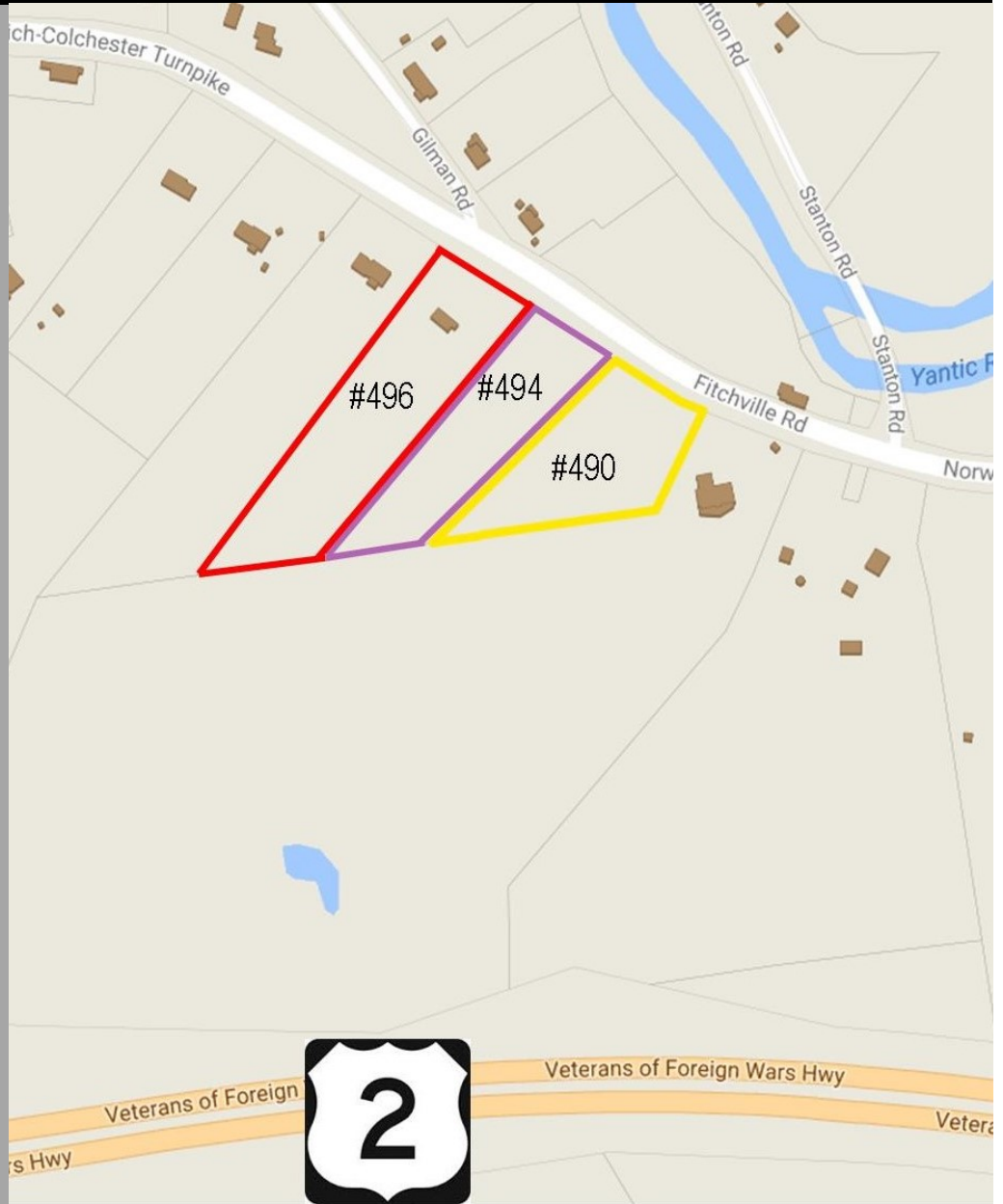
496 Fitchville Rd.

3.06 Acres

Well/Septic required
(Public water avail)

Zone R-1

\$75,000



Mark Pensa

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-537-4292

mpensa@pequotcommercial.com

Nice Private Lots—set for shorter driveways

Each lot about 200'+/- Road frontage

> Minutes to Route 2

> Norwich 10 minutes

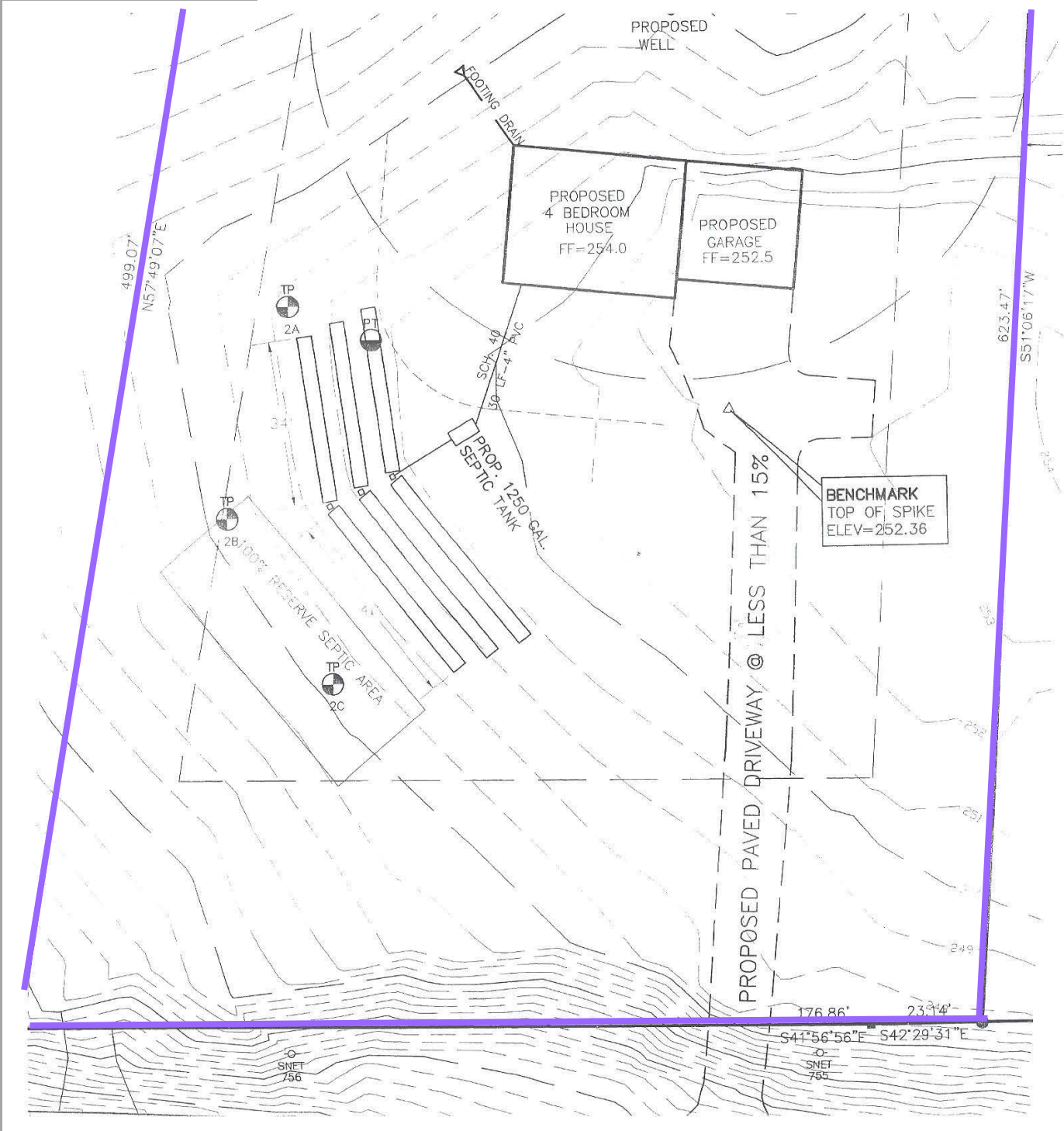
> Groton 25 minutes

> Hartford 25 minutes

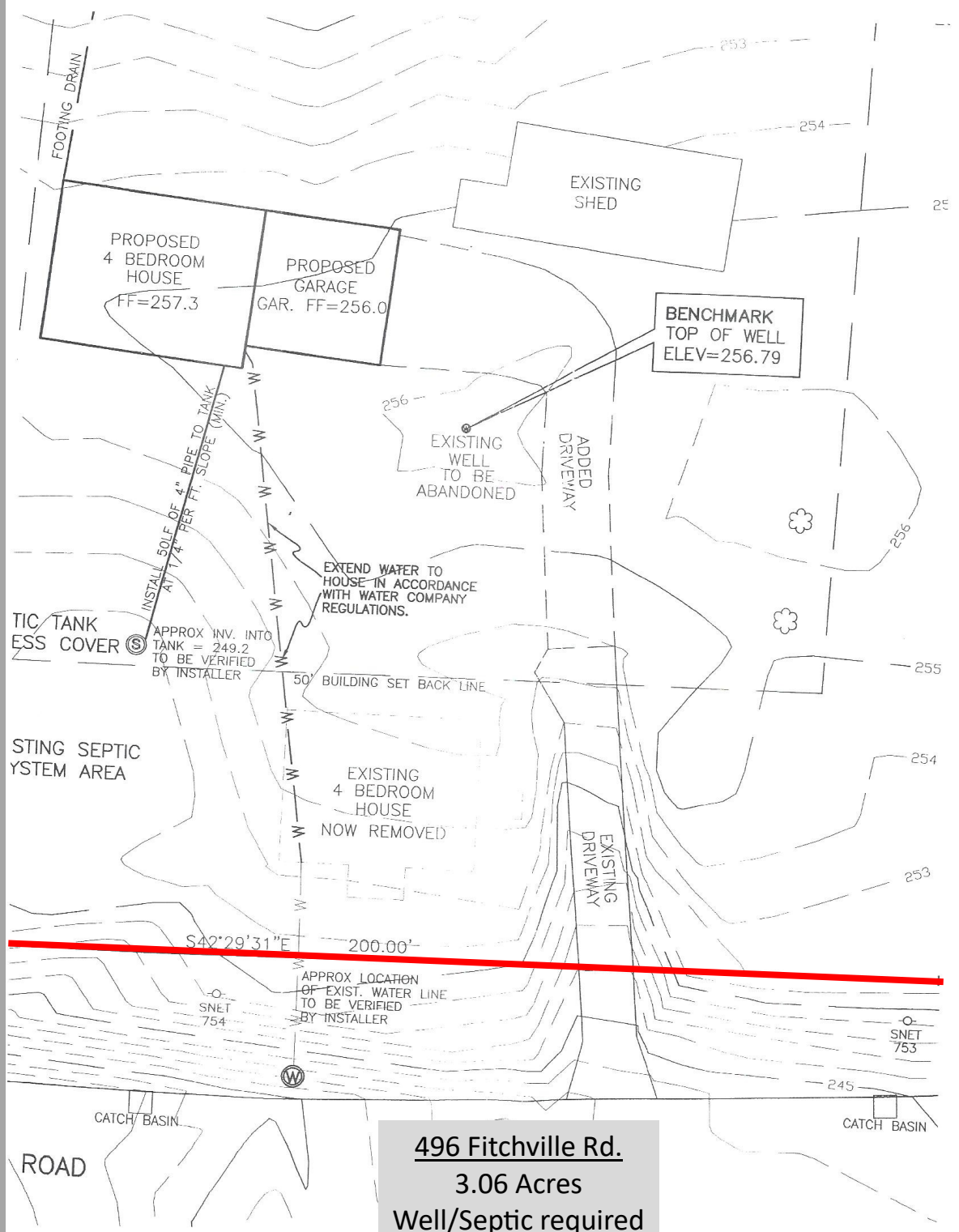
Builder Available



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



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2.14 Acres
Well/Septic required
Zone R-1
\$70,000



496 Fitchville Rd.
3.06 Acres
Well/Septic required
(Public water avail)
Zone R-1
\$75,000

R-1 Single-Family Residential
R-2 Multi-Family Residential
RU-1 Rural Residential
C Commercial
I Industrial
I-80
I-30

HC Highway Commercial
CR Commercial Residential
VOD Village Overlay District

4.2.1 The types of permitted land uses and dimensional requirements vary from district to district. Uses are permitted in each district either by right or as special exceptions, as listed in following sections of these Regulations. Special exceptions must conform to the special procedures and conditions prescribed in Section 11 of these Regulations.

SECTION 5 - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

5.1 Permitted Uses.

5.1.1 Single-family dwellings.

5.1.2 Accessory buildings and uses.

5.1.3 Greenhouses and the raising of nursery products, but excluding retail sale of products not produced on the premises.

5.1.4 Home occupations.

5.1.5 Municipal or governmental buildings and structures.

5.1.6 Keeping of animals in accordance with Section 10.6 of these Regulations.

5.2 Special Exceptions. The following uses may be permitted by the Commission subject to the provisions of Section 11 of these Regulations.

5.2.1 Utility company structures.

5.2.2 Wireless telecommunication facilities. (12/1/98)

5.3 Minimum Lot Size. 80,000 square feet, except that utility company structures may be permitted on smaller lots by vote of the Commission. (5/21/87)

5.4 Minimum Yard Requirements.

5.4.1 **Frontage:** 200 feet.

5.4.1 **Set Back:** 50 feet.

5.4.3 **Side Yard:** 25 feet.

5.4.4 **Rear Yard:** 25 feet.

5.5 **Minimum Floor Area.** 1,000 square feet per dwelling unit. (5/21/87)

5.6 **Maximum Height.** Single-family dwelling: 30 feet.

5.7 **Dimensional Requirements in Residential Districts.** (9/1/07)

As of September 1, 2007 a new residential lot shall contain a contiguous buildable area as defined in Section 2 of these regulations. The buildable area shall be a minimum of 20,000 square feet within which a 100 foot square must be capable of fitting.

The intent of the minimum buildable area requirement is to provide adequate contiguous area on each lot in which to locate the principal building and on-site water and sewer facilities. The buildable area must exist at the time of application. The provision of public water supply to a property will allow the minimum buildable area requirement to be reduced by 25 percent within which a 100 foot square must be capable of fitting. The provision of both public water and sewer service to a property will nullify the buildable area requirement.

SECTION 5A - VILLAGE OVERLAY DISTRICT

This overlay designation is applicable in the area designated on the zoning map at the dimensional requirements, use requirements and standards listed in this section.

The intent of this overlay zoning designation is to allow for the development of permitted uses at a scale and density that enhances the existing Fitchville Center and allows the area to be better defined as a typical Village Center. Additionally, it is intended that this location provide opportunities and benefits for the town with regard to small-scale residential and non-residential developments. While there are no specific architectural design standards within this overlay district it is intended that structures be designed to reflect typical New England architecture, and have site layouts that fit in and compliment the Fitchville Village setting.

In order to qualify to utilize the standards of the Village Overlay District an existing use proposing to expand or a proposed new development must access the Norwich Public Utility public water supply system, obtain subsurface septic system approval for the proposed use(s) and structurally be designed to reflect typical New England architecture. Typical New England architecture shall include, at a minimum, pitched roofs.