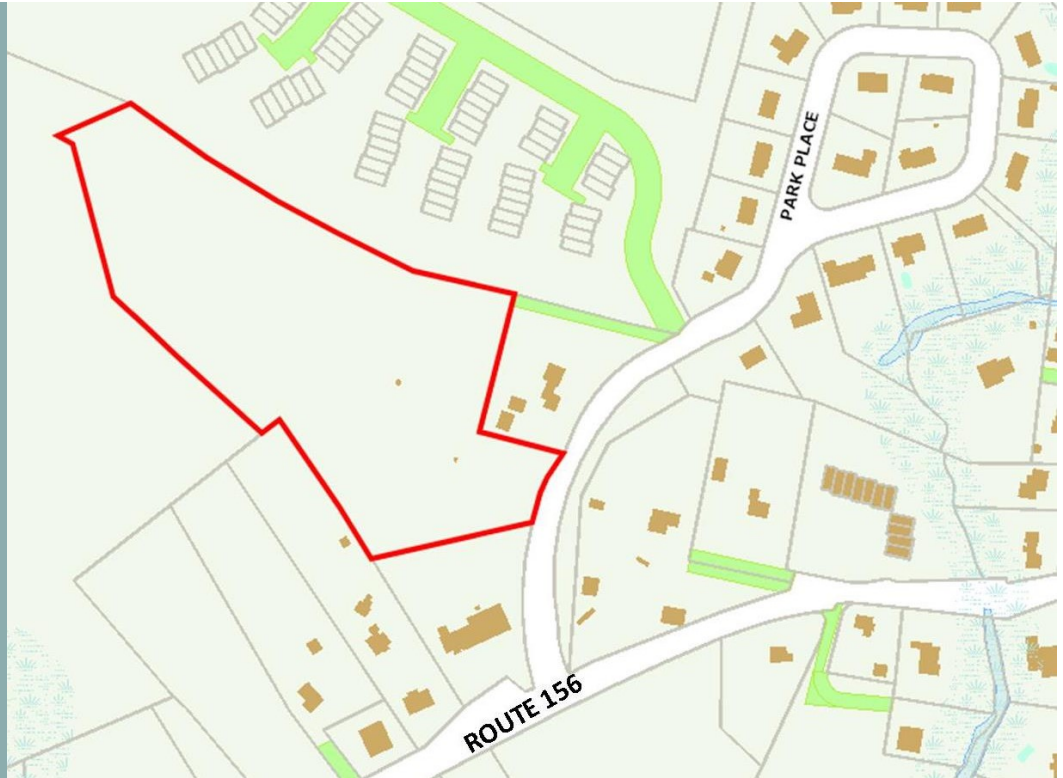


FOR SALE—Development Land



FOR SALE

\$495,000

Norm Peck

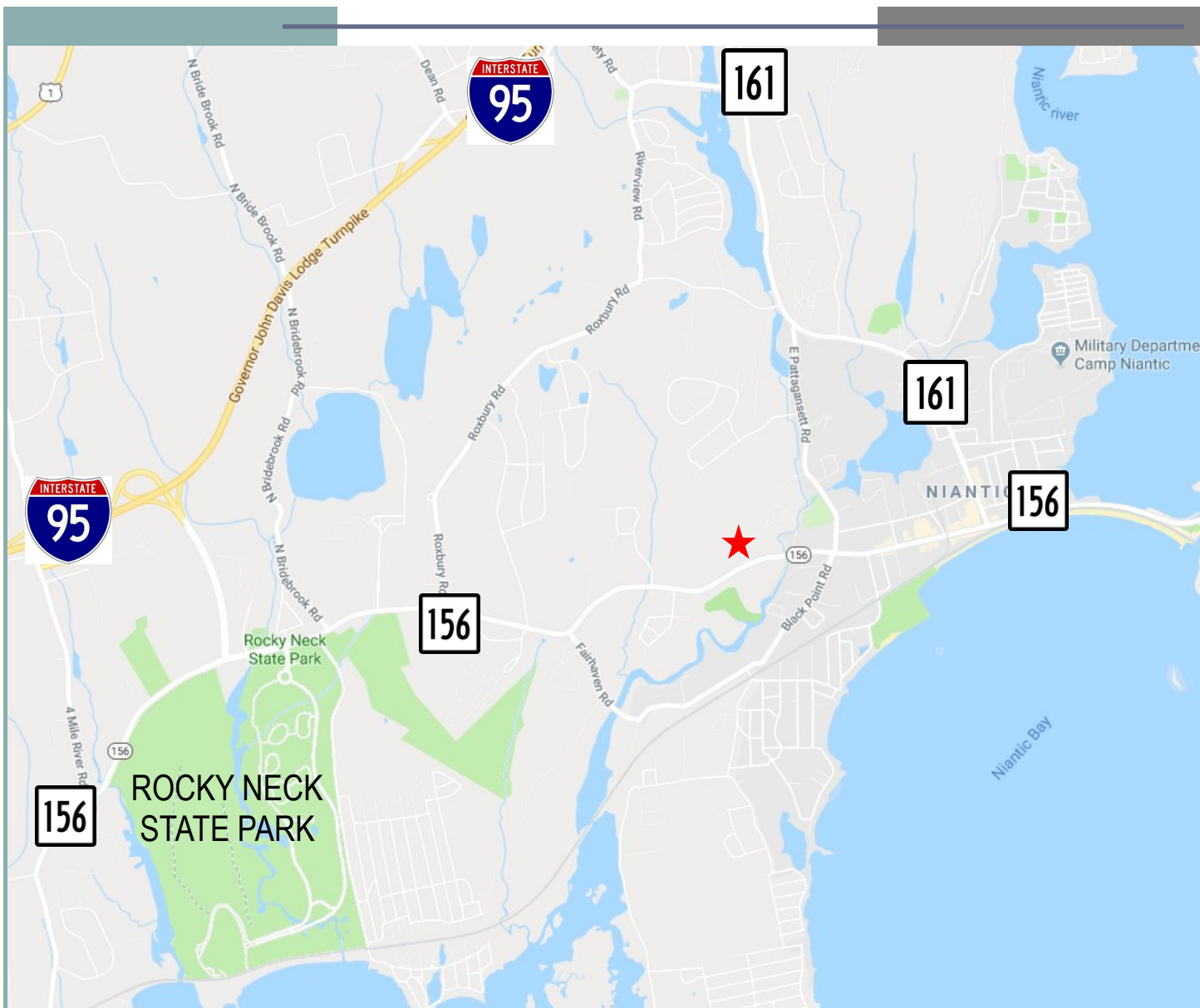
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

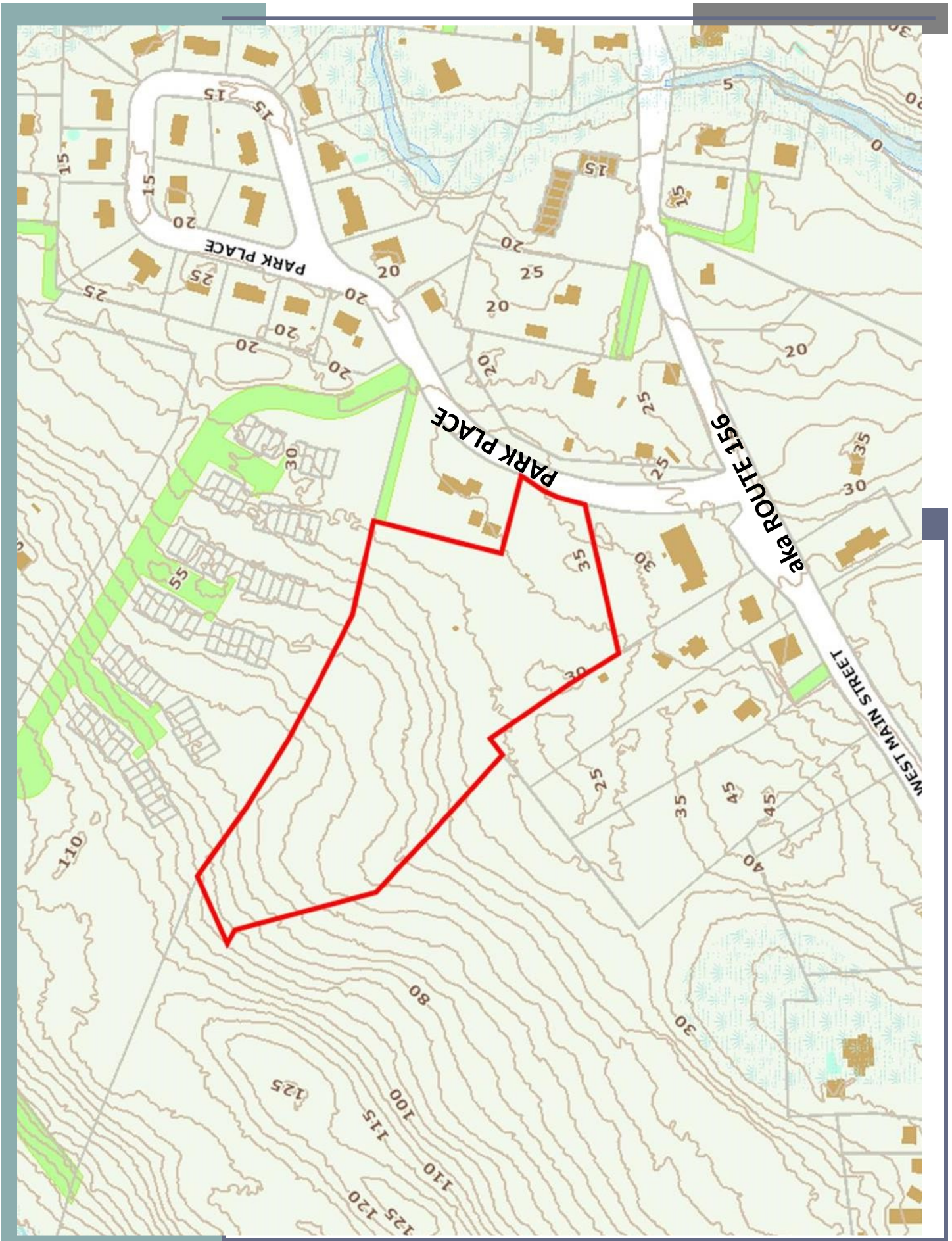
860-447-9570 x133
860-444-6661 Fax

npeck@pequotcommercial.com

- || 6.93 acres land just outside of Niantic Village.
- || Zoned for Elderly Housing and Residential Development
- || Zones CA and RU-40
- || Public Water/Sewer in street
- || 150' Road frontage



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	19,606	35,138	115,299
Total Households	8,331	15,187	48,584
Household Income \$0—\$30,000	12.65%	14.02%	19.77%
\$30,001-\$60,000	21.65%	20.34%	23.69%
\$60,001-\$100,000	27.04%	25.87%	26.24%
\$100,001+	38.66%	39.78%	30.29%



SECTION 8

CA COMMERCIAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE - A commercial district along arterial routes. The purpose of this district is to provide for convenient neighborhood and community oriented commercial development.

8.1 PERMITTED USES - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.

- 8.1.1 Single family detached dwelling
- 8.1.2 Two family dwelling
- 8.1.3 Business or professional offices
- 8.1.4 Inn, Hotel, Motel, Bed and Breakfast.
- 8.1.5 Hospital, or convalescent home
- 8.1.6 Retail sales stores less than 20,000 square feet of gross area, retail bakery, gasoline service station, standard restaurant
- 8.1.7 Personal service establishment
- 8.1.8 Undertaking establishment
- 8.1.9 Child Care Center
- 8.1.10 Private Education Use under 4000 square feet in gross floor area
- 8.1.11 Any related accessory uses customarily incidental to the above permitted uses

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

8.2 SPECIAL PERMIT USES - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Section 25 and 25.5.

- 8.2.1 Commercial facilities which provide indoor recreation, such as assembly halls, dance halls, bowling alleys, video arcades and similar places of public recreation operated as a business.
- 8.2.2 Mixed Use Dwelling Units - Dwelling units, limited to mixed use situations in which dwelling units are contained within a building dedicated principally to a permitted commercial, non-residential use. A portion of the jointly used building committed to dwelling units shall not exceed 50 percent of the improved floor area. Sub-grade floor area is not to be considered in this calculation.

Notwithstanding the provisions of Section 8.3.6, parking shall be provided based upon the greater of the calculation for the commercial portion of the premises or the residential calculation as provided in Section 22.1.3, plus fifty (50%) percent of that for the use requiring the lesser calculation.
- 8.2.3 Commercial golf, tennis or similar club
- 8.2.4 Wholesale store

- 8.2.5 Laundromat
- 8.2.6 Auto sales agency
- 8.2.7 Fast food restaurants
- 8.2.8 Elderly housing, CA
- 8.2.9 Small Animal Veterinary Clinic
- 8.2.10 Car Wash
- 8.2.11 Parking Lots
- 8.2.12 Drive-thru facilities are permitted as an accessory use for Banks, Financial Institutions, Pharmacies, Bakeries and Restaurants.
- 8.2.13 Private Educational uses over 4000 square feet in floor area
- 8.2.14 Assisted Living Facility
- 8.2.15 Retail sales store 20,000 square feet of gross building area and over.
- 8.2.16 Medical Marijuana Dispensary with the exception of properties located on Black Point Road.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

(See Section 25.5 Table of Minimum Controls for Special Permit)

8.3 DIMENSIONAL REQUIREMENTS

- 8.3.1 LOT SIZE - All lots used for commercial purposes shall have a minimum of 7,500 square feet of lot area. All lots used for mixed residential and commercial purposes shall have a minimum of 5,000 square feet per family in addition to the 7,500 square feet required for commercial use. All lots used solely for residential use shall have a minimum of 10,000 square feet per family. (see Section 25.5 for Elderly Housing) Notwithstanding the above, where municipal sewer is available, lots used for Mixed Use Dwelling Units, in accordance with Section 8.2.2 shall have a minimum of 7,500 square feet plus 1,200 square feet for each efficiency or one-bedroom living unit and 2,000 square feet for each two-bedroom unit.
- 8.3.2 FRONTAGE - Each lot shall have frontage of not less than 80 feet.
- 8.3.3 SETBACKS - No building or structure shall be placed less than 20 feet from the street line or 12 feet from other property lines, if not built on the property line in accordance with Section 20.18.
- 8.3.4 COVERAGE - The total area covered by all buildings and structures on a lot shall not exceed 35 percent of the lot area.
- 8.3.5 HEIGHT No building or structure shall exceed 30 feet in height except that the Zoning Commission may, under the provisions of Section 25 (Special Permit) of these regulations, permit an increase in height to a maximum of 55 feet, upon finding that the following standards are met;
 - A. Any building exceeding 30 feet in height shall be designed and used primarily for office and /or hotel use.
 - B. The total lot coverage of all buildings exceeding 30 feet in height shall not exceed 10 percent of the lot area.
 - C. The increase in height will not significantly impair views from, or the availability of light and air to, abutting or nearby properties.

D. Where a CA zone abuts a Residential zone, a setback of 100 feet shall be maintained from structures over 30 feet in height;

8.3.6 OFF-STREET PARKING AND LOADING SPACE - Off-street parking and loading space shall be provided for each commercial use in accordance with the provisions of Section 22 of these regulations.

SECTION 5

RU-40 RURAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE - Areas generally outside of the developed sections of the Town, but not so remote as the RU-80 Districts, and characterized by sparse settlement and lack of utilities. It is the purpose of these Regulations to encourage low-density residential development for areas zoned RU-40.

5.1 PERMITTED USES - The following uses of buildings and/or land and no others are permitted:

- 5.1.1 Single family detached dwelling
- 5.1.2 Forestry
- 5.1.3 Nursery or greenhouse provided they are not less than 100 feet from any lot line
- 5.1.4 Agricultural or Farm Poultry – 6 or less (see Section 25.5)
- 5.1.5 Accessory uses customarily incidental to any of the above permitted uses, including home occupations subject to the provisions of Section 20.3.

5.2 SPECIAL PERMIT USES - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Section 25 and 25.5.

- 5.2.1 Convalescent home.
- 5.2.2 Bed & Breakfast
- 5.2.3 Agricultural or farm use, including the raising of livestock or poultry (more than 6)
- 5.2.4 Roadside stand for the display and sale of agricultural produce grown on the lot
- 5.2.5 Kennels, Small Animal Veterinary Clinic, riding or boarding stables
- 5.2.6 Commercial golf, tennis or similar club
- 5.2.7 Commercial greenhouse or nursery
- 5.2.8 Antique shop
- 5.2.9 Farm Event accessory to an existing Agriculture or Farm use

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

5.3 DIMENSIONAL REQUIREMENTS

- 5.3.1 LOT SIZE- Within the RU-40 District, no lot shall be less than 40,000 square feet in area.
- 5.3.2 FRONTAGE- Each lot shall have not less than 150 ft. of frontage unless the lot is located on the half circle of a cul-de-sac where a 75-foot frontage will be allowed. There may be a maximum of four lots with a 75 ft. frontage on the half-circle.
- 5.3.3 SETBACK - No building or structure shall be placed on a lot less than 50 feet from the street line or 30 feet from any other property line except that in the case of an individual lot which was set off under an officially approved subdivision in the former R-20 District, no building or structure shall be placed less than 40 feet from any street line or 20 feet from any other property line. Included within the scope of this exception is any lot of record which was legally established prior to November 1, 1973, and which falls within the boundaries of an area bearing the dual designation of "RU-40" and "R-20" on the official Zoning Map of East Lyme.
- 5.3.4 COVERAGE - The total lot coverage of all buildings and structures on a lot shall not exceed 15 percent of the lot area. Except in the case of special circumstances defined in Section 4.3.3, the allowable coverage is 20 percent for RU-40/ R-20 lots.
- 5.3.5 HEIGHT - No Building or structure shall exceed 30 feet in height.

*for residential subdivisions see Section 23 Conservation Design Development