

912-928 Main Street, Monroe, Connecticut



33 Acre Development Site for Sale

With potential for 25 additional adjoining acres

- Business and industrial zone
- Perfect location for a “last mile” warehouse
- Two acres in Newtown, balance in Monroe
- Distance from I-84; approximately 6 miles
- Distance from Route 25- I 95 connector; 5 miles
- Great frontage on Route 25
- City water located directly in front of the property

For additional information please contact:

Bruce Wettenstein, SIOR

203-226-7101 ext.2, email bruce@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members

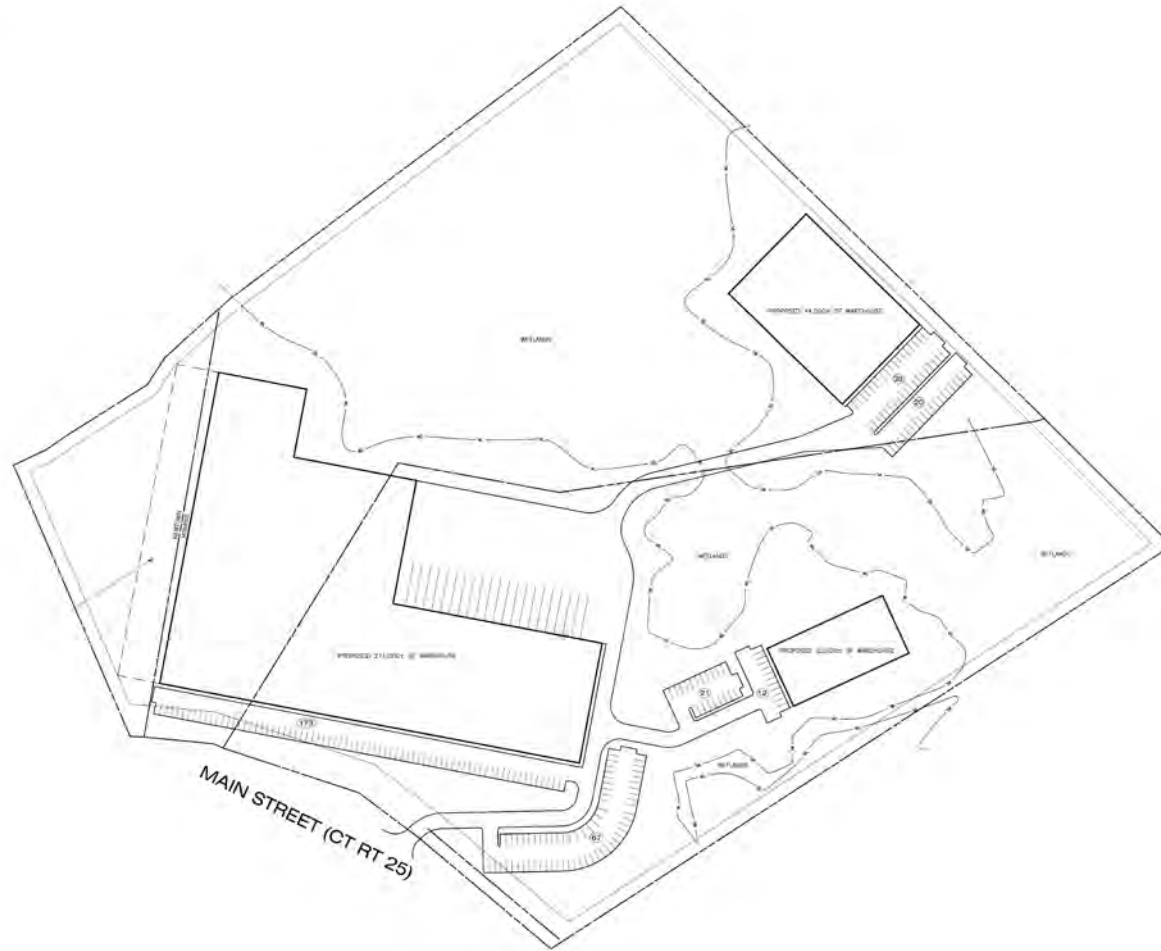
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

912-928 Main Street, Monroe, Connecticut



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SIOR

Individual Members

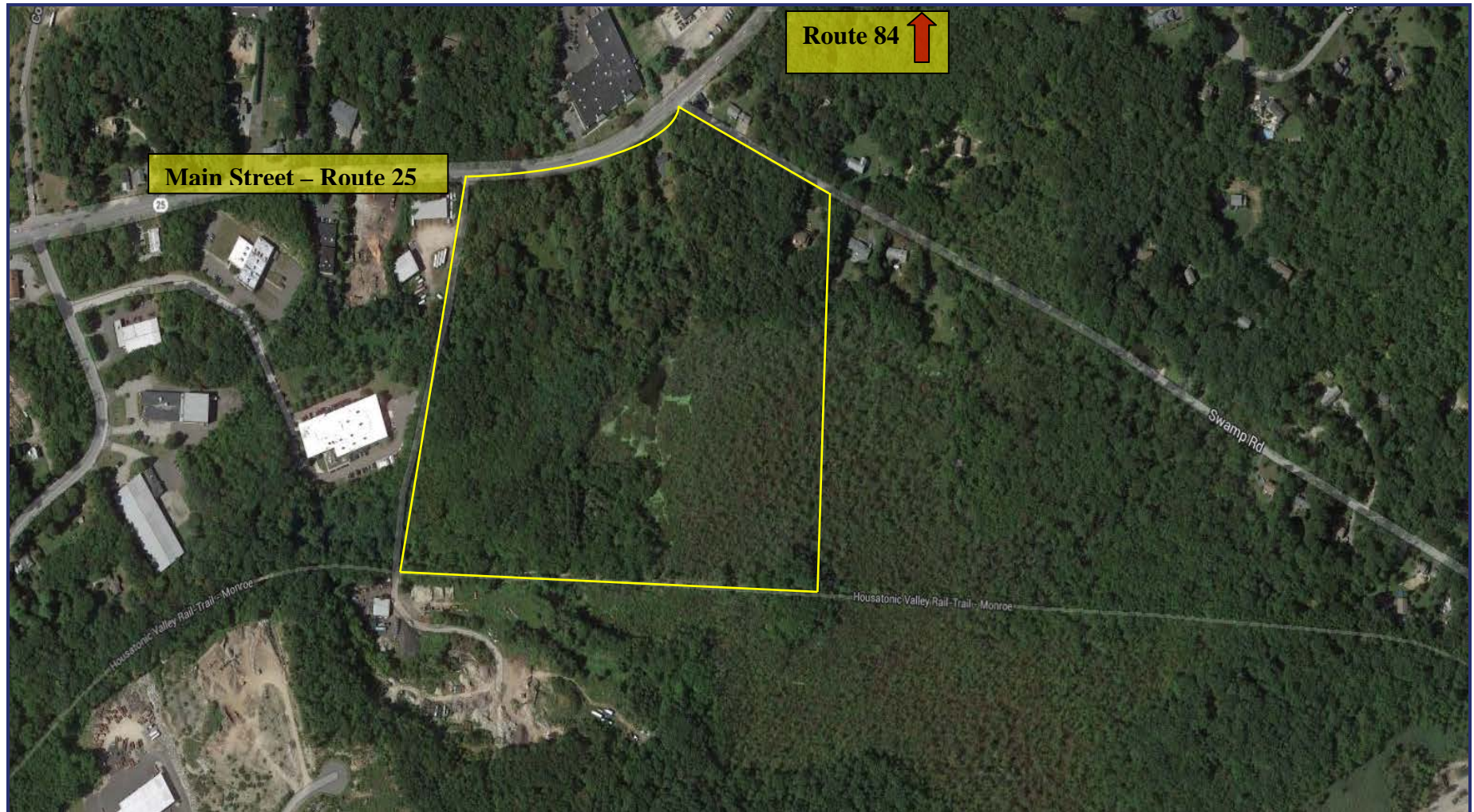
Society of Industrial and Office Realtors

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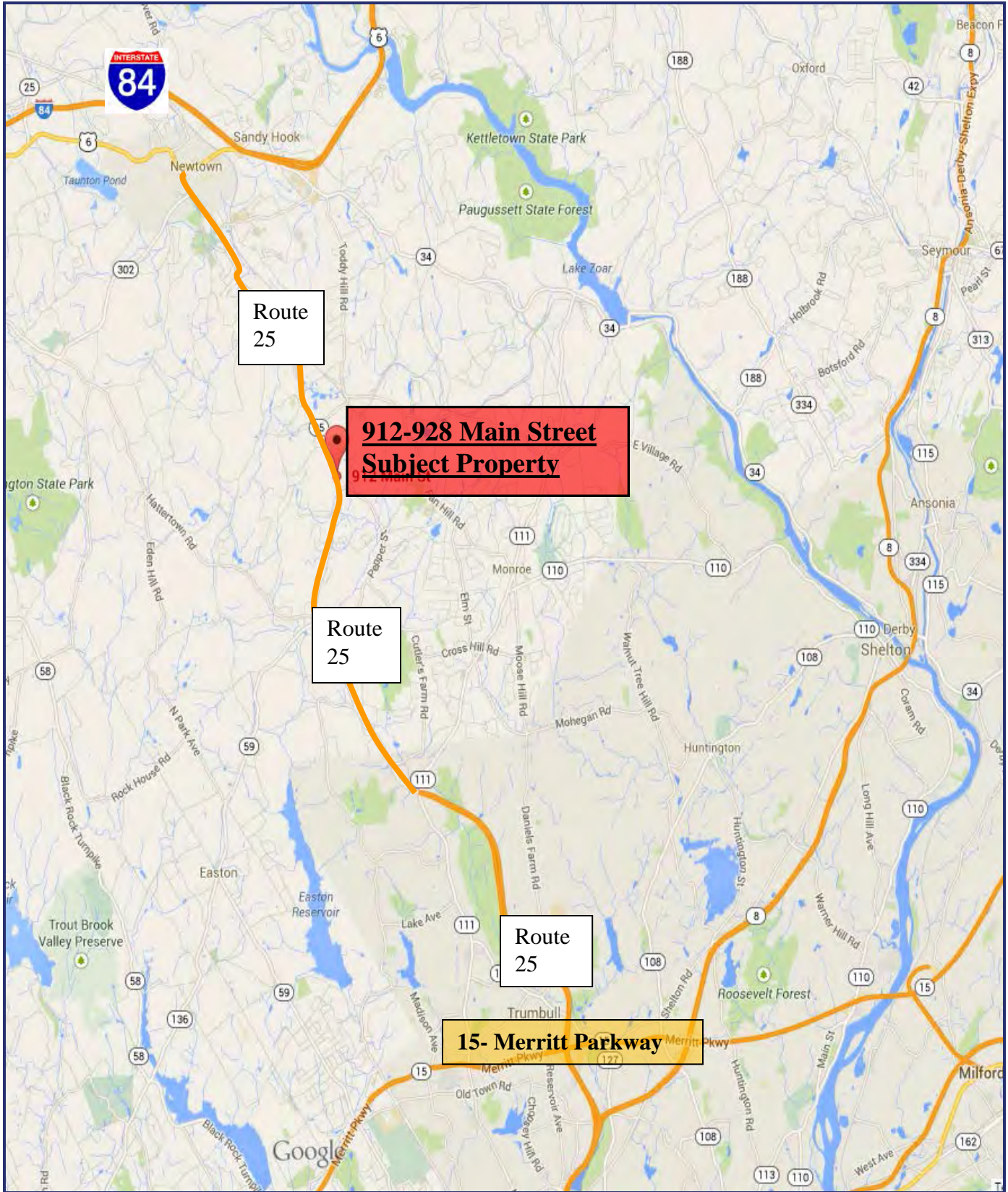
www.vidalwettenstein.com

Available for Sale



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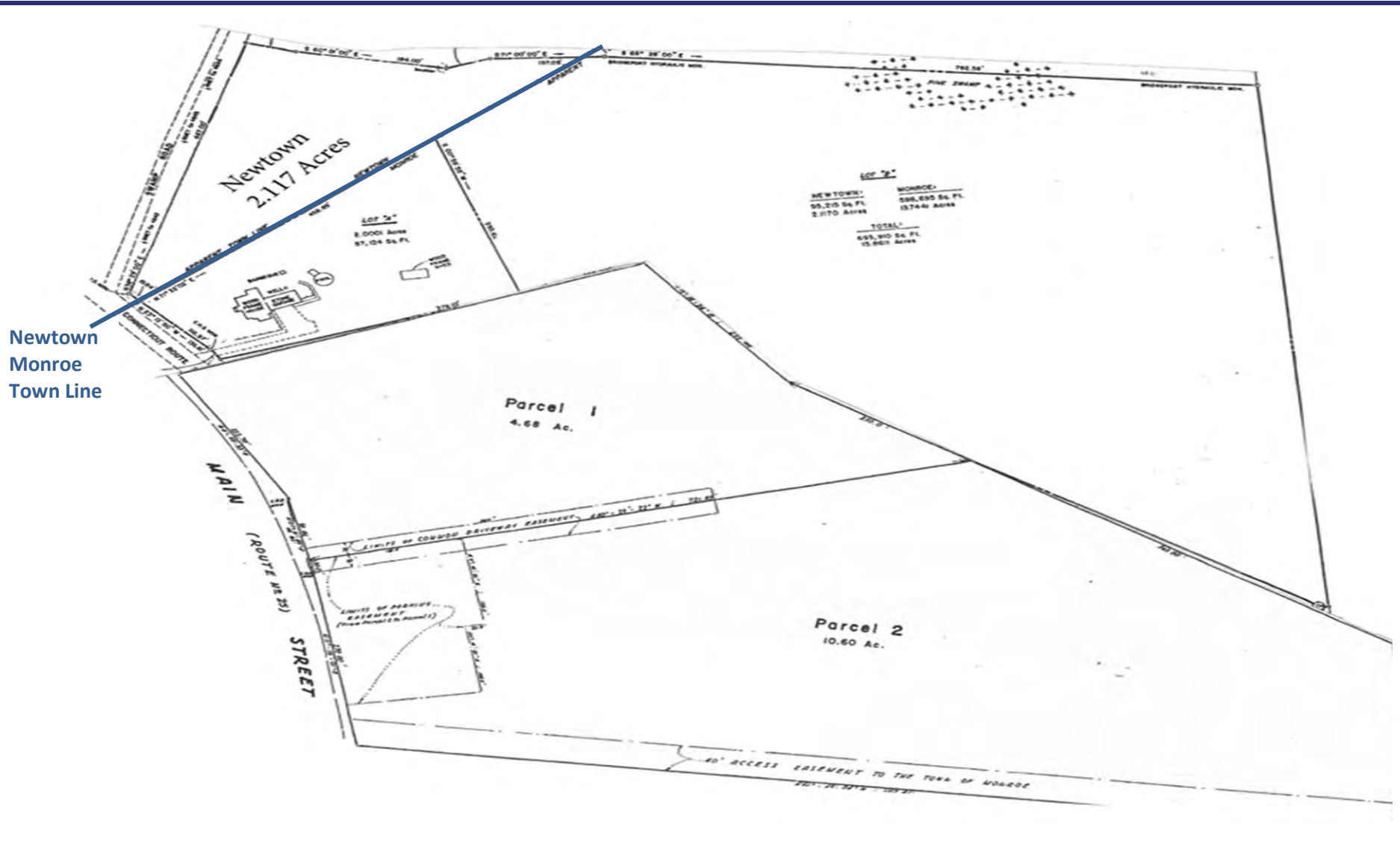
Vidal Wettenstein LLC
719 Post Road East, Westport, CT 06880
Phone: (203) 226-7101
www.vidalwettenstein.com



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice

Vidal Wettstein LLC
719 Post Road East, Westport, CT 06880
Phone: (203) 226-7101
www.vidalwettstein.com

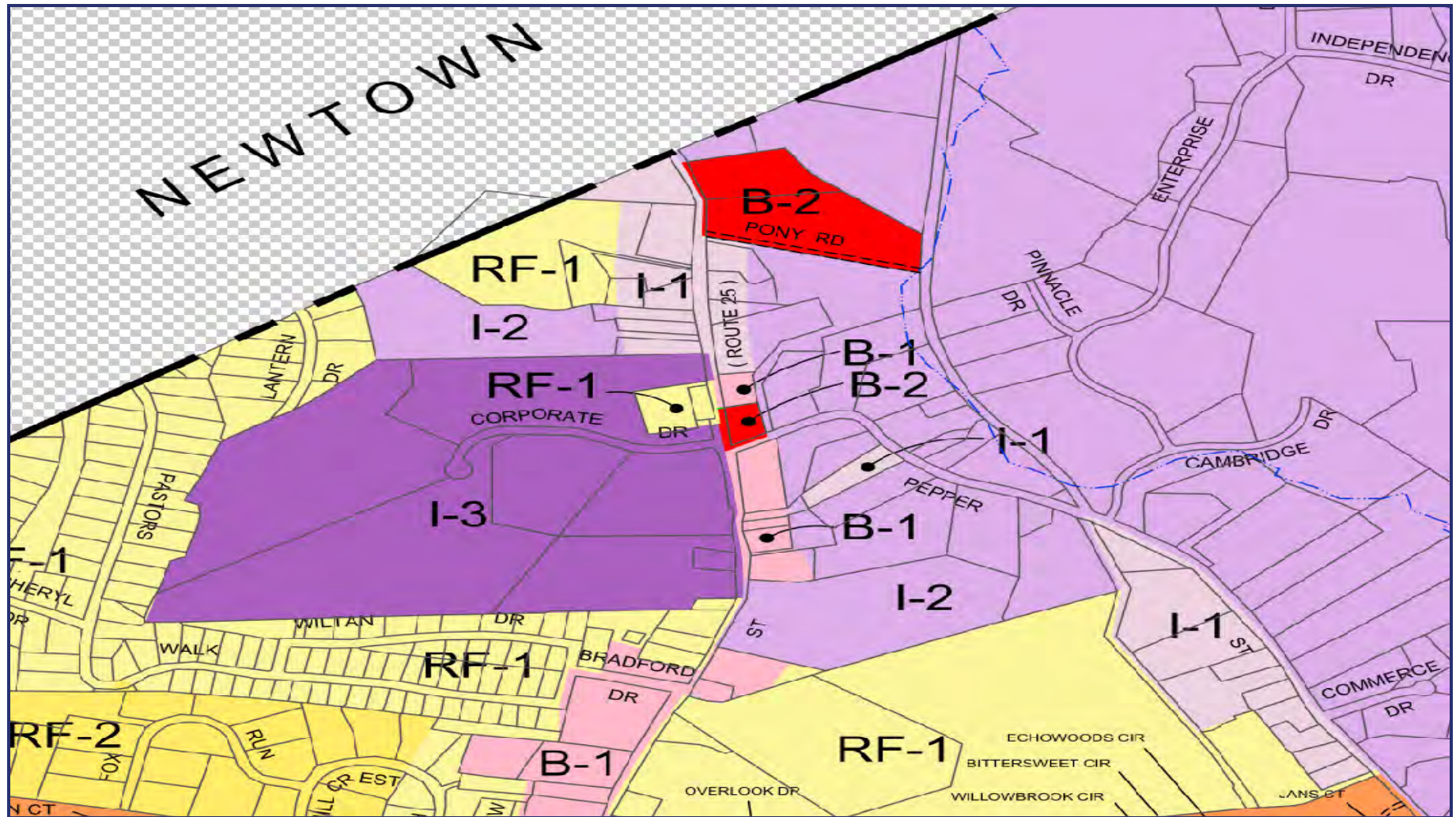
Available for Sale



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719 Post Road East, Westport, CT 06880
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Available for Sale
Zoning Map



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719 Post Road East, Westport, CT 06880
Phone: (203) 226-7101
www.vidalwettenstein.com

912 MAIN ST

Location 912 MAIN ST

Map/Lot 112/ 006/ 02/ /

Acct# 11200602

Owner BENCHMARK TRADING OF
MONROE LTD

Assessment \$1,400

Appraisal \$1,590,000

PID 8166

Building Count 1

Survey 15

Affordable

Current Value

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$0 | \$1,590,000 | \$1,590,000 |

| Assessment | | | |
|----------------|--------------|---------|---------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$0 | \$1,400 | \$1,400 |

Owner of Record

Owner BENCHMARK TRADING OF MONROE LTD
Co-Owner MARK ZUCKER PRES
Address 3543 MAIN ST 2ND FL
BRIDGEPORT, CT 06606

Sale Price \$1,340,000
Certificate 1
Book & Page 1340/ 195
Sale Date 04/06/2005
Instrument 25

Ownership History

| Ownership History | | | | | |
|---------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BENCHMARK TRADING OF MONROE LTD | \$1,340,000 | 1 | 1340/ 195 | 25 | 04/06/2005 |
| MONROE GOLF ACADEMY LLC | \$0 | 2 | 788/ 343 | 25 | 04/28/1998 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes

| Field | Description |
|-------------------|-------------|
| Style | Vacant Land |
| Model | |
| Stories: | |
| Occupancy | |
| Exterior Wall 1 | |
| Heat Fuel | |
| Heat Type: | |
| AC Type: | |
| Total Bedrooms: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Rooms: | |
| Fireplaces | |
| Basement Gar. | |
| Basement | |
| In Law Apt | |

Building Photo

No Image is Available

(<http://images.vgsi.com/photos/MonroeCTPhotos//\00\00\02\36>).

Building Layout

(<http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/8166>).

| Building Sub-Areas (sq ft) | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Use Code 610
Description Forest
Zone B1
Neighborhood
Alt Land Approved Category No

Land Line Valuation

Size (Acres) 10.6
Appraised Value \$1,590,000

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

Appraisal

| Valuation Year | Improvements | Land | Total |
|-----------------------|---------------------|-------------|--------------|
| 2018 | \$0 | \$1,590,000 | \$1,590,000 |
| 2017 | \$0 | \$1,590,000 | \$1,590,000 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$1,400 | \$1,400 |
| 2017 | \$0 | \$1,400 | \$1,400 |

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918 MAIN ST

Location 918 MAIN ST

Map/Lot 112/ 006/ 01/ /

Acct# 11200601

Owner BENCHMARK TRADING OF
MONROE LTD

Assessment \$600

Appraisal \$1,404,000

PID 8165

Building Count 1

Survey 2021

Affordable

Current Value

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$0 | \$1,404,000 | \$1,404,000 |

| Assessment | | | |
|----------------|--------------|------|-------|
| Valuation Year | Improvements | Land | Total |
| 2014 | | \$0 | \$600 |

Owner of Record

Owner BENCHMARK TRADING OF MONROE LTD
Co-Owner MARK ZUCKER PRES
Address 3543 MAIN ST 2ND FL
BRIDGEPORT, CT 06606

Sale Price \$1,340,000
Certificate 1
Book & Page 1340/ 195
Sale Date 04/06/2005
Instrument 25

Ownership History

| Ownership History | | | | | |
|---------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BENCHMARK TRADING OF MONROE LTD | \$1,340,000 | 1 | 1340/ 195 | 25 | 04/06/2005 |
| MONROE GOLF ACADEMY LLC | \$0 | 2 | 788/ 343 | 25 | 04/28/1998 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes

| Field | Description |
|-------------------|-------------|
| Style | Vacant Land |
| Model | |
| Stories: | |
| Occupancy | |
| Exterior Wall 1 | |
| Heat Fuel | |
| Heat Type: | |
| AC Type: | |
| Total Bedrooms: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Rooms: | |
| Fireplaces | |
| Basement Gar. | |
| Basement | |
| In Law Apt | |

Building Photo



(<http://images.vgsi.com/photos/MonroeCTPhotos//default.jpg>)

Building Layout

(<http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/816!>)

| Building Sub-Areas (sq ft) | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

| | |
|-----------------------------------|--------|
| Use Code | 610 |
| Description | Forest |
| Zone | B1 |
| Neighborhood | |
| Alt Land Approved Category | No |

Land Line Valuation

| | |
|------------------------|-------------|
| Size (Acres) | 4.68 |
| Appraised Value | \$1,404,000 |

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

Appraisal

| Valuation Year | Improvements | Land | Total |
|-----------------------|---------------------|-------------|--------------|
| 2018 | \$0 | \$1,404,000 | \$1,404,000 |
| 2017 | \$0 | \$1,404,000 | \$1,404,000 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$600 | \$600 |
| 2017 | \$0 | \$600 | \$600 |

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926 MAIN ST #928

Location 926 MAIN ST #928

Map/Lot 112/ 002/ 00/ /

Acct# 11200200

Owner EPSTEIN JUDA J TRUSTEE

Assessment \$308,000

Appraisal \$440,000

PID 8161

Building Count 1

Survey 1716 A

Affordable

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$190,000 | \$250,000 | \$440,000 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$133,000 | \$175,000 | \$308,000 |

Owner of Record

Owner EPSTEIN JUDA J TRUSTEE
Co-Owner
Address 3543 MAIN ST 2ND FL
BRIDGEPORT, CT 06606

Sale Price \$675,000
Certificate 1
Book & Page 1383/ 41
Sale Date 09/27/2005
Instrument 0

Ownership History

| Ownership History | | | | | |
|-------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| EPSTEIN JUDA J TRUSTEE | \$675,000 | 1 | 1383/ 41 | 0 | 09/27/2005 |
| FAMILY FINANCIAL SERVICES INC | \$0 | 2 | 740/ 257 | | 05/01/1997 |

Building Information

Building 1 : Section 1

Year Built: 1947
Living Area: 3,107

| Building Attributes | |
|---------------------|-------------|
| Field | Description |

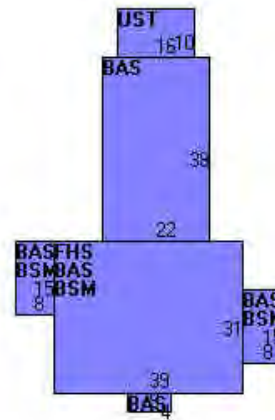
| | |
|-----------------|---------------|
| STYLE | One Family |
| MODEL | Commercial |
| Grade | C+ |
| Stories: | |
| Occupancy | 2 |
| Exterior Wall 1 | Frame |
| Exterior Wall 2 | |
| Heating Fuel | Typical |
| Heating Type | Typical |
| AC Type | None |
| Bldg Use | Comm / Res |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| Fireplace | |
| Xtra Fireplaces | |
| 1st Floor Use: | 303 |
| Heat/AC | Typical |
| Frame Type | Woodjoist |
| Baths/Plumbing | Normal |
| Ceiling/Wall | Ceil and Wall |
| Rooms/Prtns | Average |
| Wall Height | 8 |
| % Comn Wall | |

Building Photo



(<http://images.vgsi.com/photos/MonroeCTPhotos//\00\00\02\34>.)

Building Layout



(<http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/816>.)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|---------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2,321 | 2,321 |
| FHS | Finished Half Story | 1,209 | 786 |
| BSM | Basement | 1,449 | 0 |
| UST | Utility Storage | 160 | 0 |
| | | 5,139 | 3,107 |

Extra Features

| Extra Features | | | | | Legend |
|----------------|-------------|----------|---------|--------|---------|
| Code | Description | Size | Value | Bldg # | Comment |
| CFI1 | FIRE W/ ONE | 1 S.F. | \$1,800 | 1 | |
| CRS1 | UTIL FRAME | 160 S.F. | \$600 | 1 | |

Land

Land Use

Use Code 303
Description Comm / Res
Zone I1
Neighborhood
Alt Land Approved No
Category

Land Line Valuation

Size (Acres) 2
Appraised Value \$250,000

Outbuildings

| Outbuildings | <u>Legend</u> |
|--------------------------|----------------------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$190,000 | \$250,000 | \$440,000 |
| 2017 | \$190,000 | \$250,000 | \$440,000 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$133,000 | \$175,000 | \$308,000 |
| 2017 | \$133,000 | \$175,000 | \$308,000 |

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928 MAIN ST

Location 928 MAIN ST

Map/Lot 112/ 003/ 00/ /

Acct# 11200300

Owner BENCHMARK TRADING OF
MONROE LTD

Assessment \$1,800

Appraisal \$790,100

PID 8162

Building Count 1

Survey 1716 B

Affordable

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$0 | \$790,100 | \$790,100 |

| Assessment | | | |
|----------------|--------------|---------|---------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$0 | \$1,800 | \$1,800 |

Owner of Record

Owner BENCHMARK TRADING OF MONROE LTD
Co-Owner MARK ZUCKER PRES
Address 3543 MAIN ST 2ND FL
BRIDGEPORT, CT 06606

Sale Price \$0
Certificate 1
Book & Page 1611/ 45
Sale Date 09/02/2009
Instrument 03

Ownership History

| Ownership History | | | | | |
|---------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BENCHMARK TRADING OF MONROE LTD | \$0 | 1 | 1611/ 45 | 03 | 09/02/2009 |
| EPSTEIN JUDA J - TRUSTEE | \$675,000 | 2 | 1383/ 41 | G | 09/27/2005 |
| FAMILY FINANCIAL SERV INC | \$0 | 3 | 755/ 34 | | 08/20/1997 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes

| Field | Description |
|-------------------|-------------|
| Style | Vacant Land |
| Model | |
| Stories: | |
| Occupancy | |
| Exterior Wall 1 | |
| Heat Fuel | |
| Heat Type: | |
| AC Type: | |
| Total Bedrooms: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Rooms: | |
| Fireplaces | |
| Basement Gar. | |
| Basement | |
| In Law Apt | |

Building Photo

No Image is Available

(<http://images.vgsi.com/photos/MonroeCTPhotos//\00\00\02\35>).

Building Layout

(<http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/816>).

| Building Sub-Areas (sq ft) | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land**Land Use**

Use Code 610
Description Forest
Zone I2
Neighborhood
Alt Land Approved Category No

Land Line Valuation

Size (Acres) 13.74
Appraised Value \$790,100

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal |
|-----------|
|-----------|

| Valuation Year | Improvements | Land | Total |
|-----------------------|---------------------|-------------|--------------|
| 2018 | \$0 | \$790,100 | \$790,100 |
| 2017 | \$0 | \$790,100 | \$790,100 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$1,800 | \$1,800 |
| 2017 | \$0 | \$1,800 | \$1,800 |

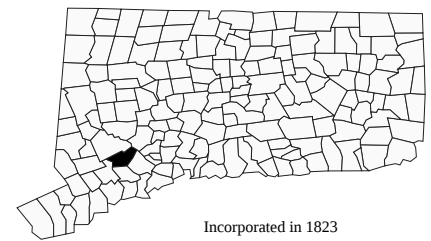
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Monroe, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
7 Fan Hill Road
Monroe, CT 06468
(203) 452-5421

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



Incorporated in 1823

Demographics

Population

| | Town | County | State |
|-----------------------|--------|---------|-----------|
| 2000 | 19,247 | 882,567 | 3,405,565 |
| 2010 | 19,479 | 916,829 | 3,574,097 |
| 2012-2016 | 19,784 | 941,618 | 3,588,570 |
| 2020 | 17,075 | 944,692 | 3,604,591 |
| '16 - '20 Growth / Yr | -4.0% | 0.1% | 0.1% |

| | Town | County | State |
|---------------------------|-----------|----------|-----------|
| Land Area (sq. miles) | 26 | 625 | 4,842 |
| Pop./Sq. Mile (2012-2016) | 759 | 1,507 | 741 |
| Median Age (2012-2016) | 44 | 40 | 41 |
| Households (2012-2016) | 6,844 | 335,209 | 1,354,713 |
| Med. HH Inc. (2012-2016) | \$113,333 | \$86,670 | \$71,755 |

| | Town | State |
|----------------------|------|---------|
| Veterans (2012-2016) | 624 | 188,759 |

Age Distribution (2012-2016)

| | 0-4 | 5-14 | 15-24 | 25-44 | 45-64 | 65+ | Total |
|--------|------------|-------------|-------------|-------------|---------------|-------------|----------------|
| Town | 879 4% | 3,028 15% | 2,505 13% | 3,821 19% | 7,040 36% | 2,511 13% | 19,784 100% |
| County | 53,839 6% | 127,239 14% | 124,148 13% | 231,225 25% | 269,733 29% | 135,434 14% | 941,618 100% |
| State | 188,812 5% | 439,100 12% | 494,529 14% | 878,077 24% | 1,033,029 29% | 555,023 15% | 3,588,570 100% |

Race/Ethnicity (2012-2016)

| | Town | County | State |
|---------------------------|--------|---------|-----------|
| White Alone, Non-Hispanic | 17,531 | 598,017 | 2,464,450 |
| Black Alone | 131 | 107,282 | 372,696 |
| Asian | 768 | 47,742 | 152,782 |
| Native American | 20 | 2,441 | 9,399 |
| Other/Multi-Race | 549 | 89,139 | 284,582 |
| Hispanic or Latino | 905 | 175,480 | 537,728 |

| | Town | County | State |
|--------------------------|------|--------|-------|
| Poverty Rate (2012-2016) | 3.6% | 8.8% | 10.4% |

Educational Attainment (2012-2016)

| | Town | County | State |
|----------------------|-----------|-------------|-------|
| High School Graduate | 2,727 20% | 673,220 27% | |
| Associates Degree | 1,186 9% | 184,426 7% | |
| Bachelors or Higher | 6,910 52% | 938,319 38% | |

Economics

Business Profile (2016)

| Sector | Units | Employment |
|--|-------|------------|
| Total - All Industries | 648 | 5,662 |
| 23 - Construction | 76 | 258 |
| 31-33 - Manufacturing | 38 | 644 |
| 44-45 - Retail Trade | 66 | 967 |
| 62 - Health Care and Social Assistance | 55 | 447 |
| 72 - Accommodation and Food Services | 51 | 709 |
| Total Government | 17 | 856 |

Top Five Grand List (2017)

| | Amount |
|----------------------------------|-----------------|
| Firstlight Hydro Generating Co | \$32,470,000 |
| Conn Light + Power Co Inc | \$21,720,010 |
| Aquarion Water Co Of Connecticut | \$13,301,780 |
| One Eleven Century Plaza LLC | \$9,242,200 |
| Swiss Army Land Inc | \$9,187,500 |
| Net Grand List (SFY 2015-2016) | \$2,146,111,708 |

Major Employers (2017)

| | |
|---------------------------------|---------------------------------------|
| Town of Monroe | Aquarion Water Company of Connecticut |
| Big Y Foods, Inc. | Swiss Army Brands, Inc. |
| Northeast Laser Engraving, Inc. | |

Education

2017-2018 School Year

| | Grades | Enrollment |
|------------------------|--------|------------|
| Monroe School District | PK-12 | 3,149 |

Smarter Balanced Test Percent Above Goal (2016-2017)

| | Grade 3 | | Grade 4 | | Grade 8 | |
|------|---------|-------|---------|-------|---------|-------|
| | Town | State | Town | State | Town | State |
| Math | 79.9% | 53.1% | 78.1% | 50.0% | 67.2% | 41.8% |
| ELA | 80.8% | 51.8% | 80.3% | 54.1% | 76.4% | 53.7% |

Pre-K Enrollment (PSIS)

| | 2016-2017 |
|------------------------|-----------|
| Monroe School District | 49 |

Rate of Chronic Absenteeism (2016-2017)

| | |
|------------------------|----------|
| Connecticut | All 9.9% |
| Monroe School District | 2.7% |

4-Year Cohort Graduation Rate (2016-2017)

| | All | Female | Male |
|------------------------|-------|--------|-------|
| Connecticut | 87.9% | 90.9% | 85.1% |
| Monroe School District | 96.2% | 98.5% | 94.2% |

Public vs Private Enrollment (2012-2016)

| | Town | County | State |
|---------|-------|--------|-------|
| Public | 86.4% | 81.8% | 86.8% |
| Private | 13.6% | 18.2% | 13.2% |

Monroe, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

| | | | | | |
|-----------------------|--------------|---------------------------|--------------|------------------------------------|-----------------|
| Total Revenue (2016) | \$89,637,538 | Total Expenditures (2016) | \$86,568,596 | Annual Debt Service (2016) | \$5,993,057 |
| Tax Revenue | \$73,956,951 | Education | \$59,684,089 | As % of Expenditures | 6.9% |
| Non-tax Revenue | \$15,680,587 | Other | \$26,884,507 | Eq. Net Grand List (2016) | \$3,066,526,011 |
| Intergovernmental | \$13,437,840 | Total Indebtedness (2016) | \$41,066,958 | Per Capita | \$155,994 |
| Per Capita Tax (2016) | \$3,745 | As % of Expenditures | 47.4% | As % of State Average | 103.1% |
| As % of State Average | 130.4% | Per Capita | \$2,089 | Moody's Bond Rating (2016) | Aa2 |
| | | As % of State Average | 84.2% | Actual Mill Rate (2016) | 34.35 |
| | | | | Equalized Mill Rate (2016) | 24.01 |
| | | | | % of Net Grand List Com/Ind (2016) | 11.3% |

Housing/Real Estate

Housing Stock (2012-2016)

| | Town | County | State |
|---------------------------|-----------|-----------|-----------|
| Total Units | 7,218 | 364,737 | 1,493,798 |
| % Single Unit (2012-2016) | 85.4% | 57.9% | 59.1% |
| New Permits Auth (2017) | 17 | 1,719 | 4,547 |
| As % Existing Units | 0.2% | 0.5% | 0.3% |
| Demolitions (2017) | 0 | 538 | 1,403 |
| Home Sales (2013) | 184 | 7,243 | 26,310 |
| Median Price | \$374,500 | \$413,400 | \$269,300 |
| Built Pre-1950 share | 12.7% | 29.3% | 29.7% |
| Owner Occupied Dwellings | 6,260 | 226,707 | 900,223 |
| As % Total Dwellings | 91.5% | 67.6% | 66.5% |
| Subsidized Housing (2017) | 80 | 34,307 | 168,576 |

Distribution of House Sales (2013)

| | Town | County | State |
|---------------------|------|--------|-------|
| Less than \$100,000 | 7 | 439 | 3,417 |
| \$100,000-\$199,999 | 19 | 890 | 7,522 |
| \$200,000-\$299,999 | 53 | 1,117 | 6,031 |
| \$300,000-\$399,999 | 54 | 980 | 3,380 |
| \$400,000 or More | 51 | 3,817 | 5,960 |

Rental (2012-2016)

| | Town | County | State |
|-----------------------|---------|---------|---------|
| Median Rent | \$1,525 | \$1,385 | \$1,094 |
| Cost-burdened Renters | 61.7% | 54.0% | 52.5% |

Labor Force

| | Town | County | State |
|----------------------|-------|---------|-----------|
| Residents Employed | 9,772 | 459,238 | 1,795,519 |
| Residents Unemployed | 456 | 23,180 | 96,273 |
| Unemployment Rate | 4.5% | 4.8% | 5.1% |
| Self-Employed Rate | 11.2% | 13.0% | 9.9% |
| Total Employers | 648 | 35,142 | 117,337 |
| Total Employed | 5,662 | 423,648 | 1,666,580 |

Connecticut Commuters (2015)

| Commuters Into Town From: | Town Residents Commuting To: | | |
|---------------------------|------------------------------|----------------|-------|
| Monroe, CT | 1,002 | Monroe, CT | 1,002 |
| Bridgeport, CT | 497 | Bridgeport, CT | 931 |
| Shelton, CT | 395 | Fairfield, CT | 641 |
| Trumbull, CT | 387 | Stamford, CT | 585 |
| Newtown, CT | 295 | Shelton, CT | 559 |
| Stratford, CT | 244 | Trumbull, CT | 546 |
| Milford, CT | 180 | Norwalk, CT | 500 |

Quality of Life

Crime Rates (per 100,000 residents) (2016)

| | Town | State |
|----------|------|-------|
| Property | 415 | 1,780 |
| Violent | 10 | 224 |

Distance to Major Cities

| | Miles |
|---------------|-------|
| Hartford | 40 |
| New York City | 60 |
| Providence | 99 |
| Boston | 133 |
| Montreal | 290 |

Residential Utilities

| |
|--|
| Electric Provider |
| Eversource Energy (800) 286-2000 |
| Gas Provider |
| Eversource Energy (800) 989-0900 |
| Water Provider |
| South Norwalk Electric and Water (203) 866-3366 |
| Cable Provider |
| Altice (Cablevision) (866) 200-7273 |

Disengaged Youth (2012-2016)

| | Town | State |
|--------|------|-------|
| Female | 2.9% | 4.5% |
| Male | 0.0% | 5.5% |

| | Town |
|--------------------------------|------|
| Library circulation per capita | 7.92 |

ARTICLE 4 NONRESIDENTIAL DISTRICTS

§4.1 Business District 1 (B-1)

§4.1.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.1 shall apply to the alteration and use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Business District 1 (“B-1 District”).

§4.1.2 Permitted Uses

See Article 10 – Schedules for “Schedule of Permitted Land Uses by Zoning District.”

§4.1.3 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in a B-1 District, including:

- A.** Mechanical and/or electronic amusement devices not to exceed two (2) per premises and located in a manner that their installation or use shall not constitute a hazard to public safety.
- B.** Seasonal or special sales events provided that they occur not more than twice in a six (6) month period, but not within less than thirty (30) days of each event. Each sales event shall not exceed a period of nine consecutive calendar days. Such sales events are characterized as “sidewalk sales,” “Christmas Tree sales,” “holiday plant sales,” “grand opening sales,” “tent sales,” and similar. Such accessory uses may be conducted provided that the following provisions are met, subject to review of the Zoning Enforcement Officer:
 - (1) It is conducted by the owner(s) of the principal use(s) or business(s) on the premises.
 - (2) It is conducted on the premises on which the principal use(s) or business(s) are located.
 - (3) It is conducted during normal and reasonable business hours.
 - (4) The accessory use may use the front yard area but shall in no way encroach on any other yard requirement or on any road right-of-way.
 - (5) The accessory use and/or any temporary shelter or display fixtures shall be placed in such a manner as to not obstruct any vehicular line of sight or traffic control, any vehicular or pedestrian access or egress, or any parking or loading space required by these Regulations unless evaluated and accepted by the Commission.
 - (6) No sound systems shall be allowed.

- C. A bar/cocktail lounge is permitted only as an accessory use to a restaurant; shall occupy a space separated from the dining room area; must be located within the structure; shall have a capacity not to exceed forty percent (40%) of normal dining room seating capacity, and a standup bar with or without stools. Live entertainment, including customer dancing, is permitted.

- D. Outdoor storage of materials related to commercial uses:
 - (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.
 - (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
 - (6) Outdoor storage areas shall be screened from adjoining properties and shall conform to landscaping and screening requirements of these Regulations.
 - (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

§4.1.4 Lot Area and Bulk Requirements for Business District 1

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

| Schedule of Dimensional Requirements | |
|---|---------------------|
| Lot Requirements | B-1 |
| Minimum lot area | 1 acre |
| Minimum lot frontage | 125 feet |
| Minimum square* | 125 x 125 feet |
| Minimum front yard | 50 feet |
| Minimum yard | |
| At residential zone boundary | 30 feet |
| Rear and side | 20 feet |
| Maximum height | 2 ½ stories/35 feet |
| Building coverage | 25% |
| Minimum floor area (Effective 3-14-75] | 1,400 square feet |

*Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

§4.1.5 Landscaping and Screening

Site landscaping and screening must be provided in accordance with the landscape and screening provisions of Article 6 of these Regulations.

§4.1.6 Parking and Loading

- A. Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements of Article 6 of these Regulations.
- B. No parking areas or internal driveway shall be located less than twenty (20) feet from a street line, right-of-way line, or front property line, or within thirty (30) feet of a residence district.
- C. Parking lot driveway(s) or access aisle(s) may be located within required setbacks for the purpose of providing present or future vehicular access and circulation between adjacent parcels.

§4.2 Business District 2 (B-2)

§4.2.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.2 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Business District 2 (“B-2 District”).

§4.2.2 Permitted Uses

See Article 10 – Schedules for “Schedule of Permitted Land Uses by Zoning District.”

§4.2.3 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in a B-2 District, including:

- A. Accessory uses as permitted in a B-1 District.
- B. The manufacturing, processing or assembling of goods and materials only when clearly incidental and accessory to a permitted principal retail use on the premises.

§4.2.4 Lot Area and Bulk Dimensional Requirements for Business District 2

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

| Schedule of Dimensional Requirements | |
|---|---------------------|
| Lot Requirements | B-2 |
| Minimum lot area | 1 acre |
| Minimum lot frontage | 125 feet |
| Minimum square* | 125 x 125 feet |
| Minimum front yard | 50 feet |
| Minimum yard | |
| At residential zone boundary | 30 feet |
| Rear and side | 20 feet |
| Maximum height | 2 ½ stories/35 feet |
| Building coverage | 25% |
| Minimum floor area | 1,400 square feet |

*Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

§4.2.5 Landscaping and Screening

Landscaping and screening requirements in the B-2 District shall be the same as those in the B-1 District, as described in §4.1.6, §6.2 and other sections of these Regulations as applicable.

§4.2.6 Parking and Loading

Parking and loading requirements in the B-2 District shall be the same as those in the B-1 District, as described in §4.1.7, §6.1 and other sections of these Regulations as applicable.

§4.2.7 Uses Permitted within Minimum Front Yard Setbacks

The following uses as may be approved by the Commission, shall be permitted within the minimum front yard setback established in §4.1.5 of these Regulations subject to all of the requirements set forth in these Regulations applicable to uses and structures in a B-2 district:

- A. Canopies over pump islands and adjacent areas utilized to fuel vehicles at gasoline service stations.
- B. Public access walks.
- C. Driveways and service roads for cross access only.
- D. Flagpoles.

- E. Lighting.
- F. Irrigation.
- G. Directional signage and pavement marking.

§4.3 Industrial Districts

§4.3.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.3 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Industrial District 1 (“I-1 District”), Industrial District 2 (“I-2 District”), and Industrial District 3 (“I-3 District”).

An Industrial District shall be established only in an area where such district will:

- A. Have no significant detrimental impact on the environment.
- B. Have the capacity to provide for the onsite handling, disposal and/or storage in a safe, sanitary and harmless manner as prescribed by all applicable State, Federal or local laws, rules or regulations, of sewage, solid or liquid waste, toxic or hazardous substances, or any chemicals or by-products produced, kept, made, generated or used or to be used on the premises. In the event such sewage, solid or liquid waste, toxic or hazardous substances and materials or such chemicals and by-products as aforesaid are not to be handled, stored or disposed of on site, the manner of such handling, disposal and/or storage shall be reported including proof of compliance with all applicable State, Federal and local laws, rules and regulations.
- C. Must meet and continue to meet the performance standards of these Regulations.
- D. Be adequately protected from casualty by fire as may be determined by the Town Fire Marshal, subject to review by the Commission.

§4.3.2 Performance Standards

The following standards shall be considered minimal and shall apply to all uses of land, buildings and accessory uses on any premises within an I-1 District, I-2 District and I-3 District, and shall apply continuously, and failure to conform to any standard herein listed shall be construed to be a violation of these Regulations and subject to the penalties provided by law:

A. Noise

- (1) The control of noise pollution is to protect residential areas surrounding Industrial Districts, as well as to protect adjoining industrial users within an industrial zone, and shall be so construed. During the hours between 7:00 am and 10:00 pm, at no point on a zone boundary between a Residential District and any Industrial District shall the radiating sound level, measured in decibels, from any operation exceed the decibel level in Column A below. During the hours between 7:00 am and 10:00 pm, at no point less than two-hundred-fifty (250) feet from any other zoning district boundary or less than two-hundred-fifty (250) feet from any property line within an Industrial District shall the radiating sound level from any operation exceed the decibel level in Column B below:

| Octave Band (cycles per second) | Maximum Permitted Sound Level (decibels) | |
|---------------------------------------|---|----------|
| | Column A | Column B |
| 0 – 75 | 68 | 74 |
| 75 – 150 | 55 | 62 |
| 150 – 300 | 48 | 56 |
| 300 – 600 | 44 | 51 |
| 600 - 1,200 | 40 | 45 |
| 1,200 - 2,400 | 36 | 40 |
| 2,400 - 4,800 | 32 | 36 |
| Over 4,800 | 30 | 33 |

- (2) In the event of any conflict during tests for noise level between Columns A and B, Column A shall have precedence.
- (3) The above sound levels in both columns shall be reduced by five decibels for night operation between the hours of 10:00 pm and 7:00 am and for noise of impulsive character, such as hammering, or periodic in character, such as hum, screech or continuous tones. Sound levels shall be measured with a sound-level or decibel meter and associated octave band analyzer than conforms to current American Standards Association specifications.

B. Vibration

At no point on the boundary of any bordering residential zone shall any vibration exceed two-ten-thousandths (0.0002) inches to a frequency of fifteen (15) cycles per second or less when measured by a seismograph of accepted standard manufacture.

C. Air Pollution

No dust, smoke or fumes shall be emitted from any operation so as to be noticeable or evident or be in violation of Federal, State and local pollution regulations.

D. Glare and Heat

Glare and heat from lighting or any process or operation shall not be seen or felt at the boundary of a bordering residential zone.

E. Hazardous Wastes / Materials

No hazardous wastes/materials shall be stored, used or generated except in accordance with all applicable State, Federal and local laws, rules and regulations. All applications for uses hereunder shall include a written statement detailing and identifying all hazardous wastes/materials to be used, stored or generated on the premises including the manner of onsite and/or offsite disposal, handling and/or storage and including proof of compliance with all applicable State, Federal and local laws, rules and regulations. Said statement shall additionally include an estimate of the quantity of each toxic or hazardous material/waste, and approximately where on the applicant's or operator's property the material/waste will be located. A copy of said statement shall be transmitted by the Commission to the Monroe Police Department, the Fire Marshal, and the Fire Department Chiefs. Such materials/wastes to be identified shall be those defined in the Environmental Protection Agency Hazardous Waste Regulations published in the May 19, 1980, Federal Register (Part 261) as amended from time to time. All storage containers for any toxic or hazardous materials/wastes shall conform to specifications of the Federal Department of Transportation and Environmental Protection Agency, and shall each contain a warning label naming the contents and those that are hazardous/ toxic.

F. Explosion, Fire or Radiation Hazards

At any point in the zone, any exposure to explosion, fire or radiation hazards shall be safeguarded by all means available, and such safeguards shall be subject to the approval of the State and local Fire Marshals or appropriate authority. No operation in this zone shall be the cause of radio or television interference.

§4.3.3 Permitted Uses

See Article 10 – Schedules for “Schedule of Permitted Land Uses by Zoning District.”

§4.3.4 Prohibited Uses in Industrial District 3

A. Notwithstanding that any land use not specifically permitted is prohibited, the following uses are specifically prohibited in an I-3 District:

- (1) Gasoline service stations, service and repair garages, and automotive, boat, recreational vehicle, truck, and similar sales. Public display of any vehicle for sale is prohibited. "Boat" shall not include non-motorized boats up to sixteen (16) feet in length (e.g., canoes and kayaks).
- (2) Arcades (amusement centers with coin or token-operated games or any type of electronic payment for operation of games) as a principal use.

- (3) Adult-oriented businesses (including, but not limited to, adult bookstores, adult theaters, and massage parlors).
- (4) Mini-warehouses or self-storage facilities.
- (5) Nightclubs, taverns, social clubs, and similar uses where the primary purpose of the business is the serving of alcoholic beverages.
- (6) "Fast food" restaurants, where the majority of meals are not served by waitpersons to patrons at tables. Fast food restaurants are allowed only as part of a larger complex such as a food court in a shopping center.
- (7) Stand-alone "convenience" stores: quick-stop, high-turnover mini-markets.
- (8) Tattoo establishments.
- (9) Firearms sales, except as a minor accessory use, not to exceed five percent (5%) of the gross floor area.
- (10) On-site dry cleaning.

§4.3.5 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in all Industrial Districts, except as limited below, including:

- A. Recreational facilities for employees, which shall not be located in a front yard or any yard abutting a residential zone.
- B. Child Day Care Center in conjunction with a general or professional office use.
- C. Retail not exceeding 5% of the gross floor area of the principal business.
- D. Restaurants, including corporate cafeterias, serving the principal use occupants only and not open to the general public.
- E. Outdoor storage of materials related to industrial uses.
 - (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.

- (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
- (6) Outdoor storage areas shall be screened from adjoining properties and shall conform to landscaping and screening requirements of these Regulations.
- (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

F. Storage Silos in the I-3 District only, not to exceed sixty-five (65) feet in height, nor have a footprint exceeding ten (10) percent of the gross square footage of the principal building footprint that the silo is attached to. No signage, flags or lights shall be attached to the silo, except as may be required for safety purposes at the base of the silo. All such footprints shall include all enclosed overhangs.

§4.3.5 Lot Area and Bulk Requirements for All Industrial Districts

A. No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the minimum standards set forth below in the Schedule of Area and Bulk Requirements. Side yard setback requirements may be reduced at the discretion of the Commission in order to encourage clustering of industrial buildings where shared parking can be achieved for complimentary uses in accordance with provisions for shared parking provided in Article 6 of these Regulations. Site landscaping and screening shall be provided in accordance with the landscaping and screening provisions of Article 6 of these Regulations.

Schedule of Area and Bulk Requirements

| Lot Requirements | I-1 | I-2 | I-3 |
|---|-------------------|-------------------|----------------------|
| Minimum lot area | 1 acre | 3 acres | 10 acres |
| Minimum lot frontage | 120 feet | 200 feet | 200 feet |
| Minimum square* | 110 feet | 150 feet | 350 feet |
| Minimum front yard, public road | 50 feet | 50 feet | 150 feet |
| Minimum front yard, private commercial street | 25 feet | 50 feet | 50 feet** |
| Minimum yard | | | |
| For buildings at residential zone boundary | 50 feet | 100 feet | 100 feet |
| Rear and side yards | 25 feet | 25 feet | 50 feet** |
| Maximum height | 3 stories/40 feet | 3 stories/40 feet | 3 stories/55 feet*** |
| Building coverage | 25% | 25% | 25% |

*Note: Each lot shall be of such shape that the applicable square can be placed entirely within the lot lines, with one (1) side parallel to the street lot line.

**Note: The minimum yard for buildings and structures, or a portion thereof, exceeding a height of 40 feet shall be no less than the highest height of such buildings and structures, or portion thereof.

***Note: Maximum height of sixty-five (65) feet allowed for accessory storage silos in accordance with §4.3.8G of these Regulations.

- B.** Frontages for individual lots along an internal road in an industrial park development in an I-2 District and an I-3 District may be reduced by the Planning and Zoning Commission, upon written request with documented justification by an applicant, by an amount not to exceed twenty percent (20%) when deemed to be in the interest of the town and overall design. When considering such a request, the Commission shall take into account limitations imposed by topographic or geologic conditions, size and shape of property, effect upon integrity of overall design and impact upon future maintenance requirements of the town.

§4.3.6 Parking and Loading

Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements set forth in Article 6 of these Regulations.

- A.** No parking areas or internal driveways shall be located no less than fifty (50) feet from a public street, no less than twenty-five (25) feet from a property line, and no less than fifty (50) feet from any Residential District boundary in an I-1 District, nor less than one-hundred (100) feet from a Residential District boundary in an I-2 District and an I-3 District, except for the purpose of providing a driveway(s) or access aisle(s) to an adjacent property to allow for vehicular access and circulation between adjacent parcels. Internal driveways giving access to the street may cross required buffers only in the case where residential zone lines follow the centerline of the street or parallel the centerline of the street at the streetline.
- B.** Upon written request with documented justification by an applicant, including submission of an alternate landscape buffer plan, the Commission may allow surface parking areas or internal driveways to extend up to, but not more than fifty (50) feet into the required I-3 District buffer area. If the Commission determines that the alternate landscape buffer plan, above, exceeds the landscape buffer requirements provided in Article 6 of these Regulations and provides adequate protection to an adjoining residential zone, the requirements provided in Article 6 may be waived.
- C.** Adequate loading docks and loading space shall be provided to serve the uses of a building and shall be so separated from parking areas to the extent that maneuvering trucks will not cause hazards or inhibit the free and safe movement of passenger vehicles. In no case shall a loading area or access to a dumpster enclosure obstruct access to and from designated parking spaces.

§4.3.7 Utilities and Improvements

All site and public improvements, including water supply, sewage disposal, roads and drainage, shall conform to local and State regulations as applicable.

- A.** Complete plans, profiles, engineering drawings and data on improvements, including parking areas on private property, shall conform to recognized standards and the best modern practice and shall be subject to the acceptance by the Town Planner and Town Engineer.
- B.** Foundation and roof drains shall be connected to retention and/or detention facilities and/or appropriate storm water quality facilities, where appropriate.

§4.3.8 Signs

Signs in all Industrial Districts shall conform to and be limited by the provisions of Article 6 of these Regulations.