

~ FOR SALE ~

**1.87 INDUSTRIAL ACRES
FULLY APPROVED FOR 16,470 SQ. FT. BUILDING**



**6A Francis J. Clarke Circle,
Bethel, CT**

Sale Price: \$395,000

Ideal opportunity for developer or owner/occupant.
Fully approved for 16,470 sq. ft. industrial building.
Property has access to city water, sewer and
gas. Seller financing possible.

Land: +/- 1.87 Acres
Zone: IP
(See Attached Regulations)
Utilities: City Water, Sewer and Gas
Available
Parking: +/- 35 Spaces
Current Taxes: \$7,206 Yearly



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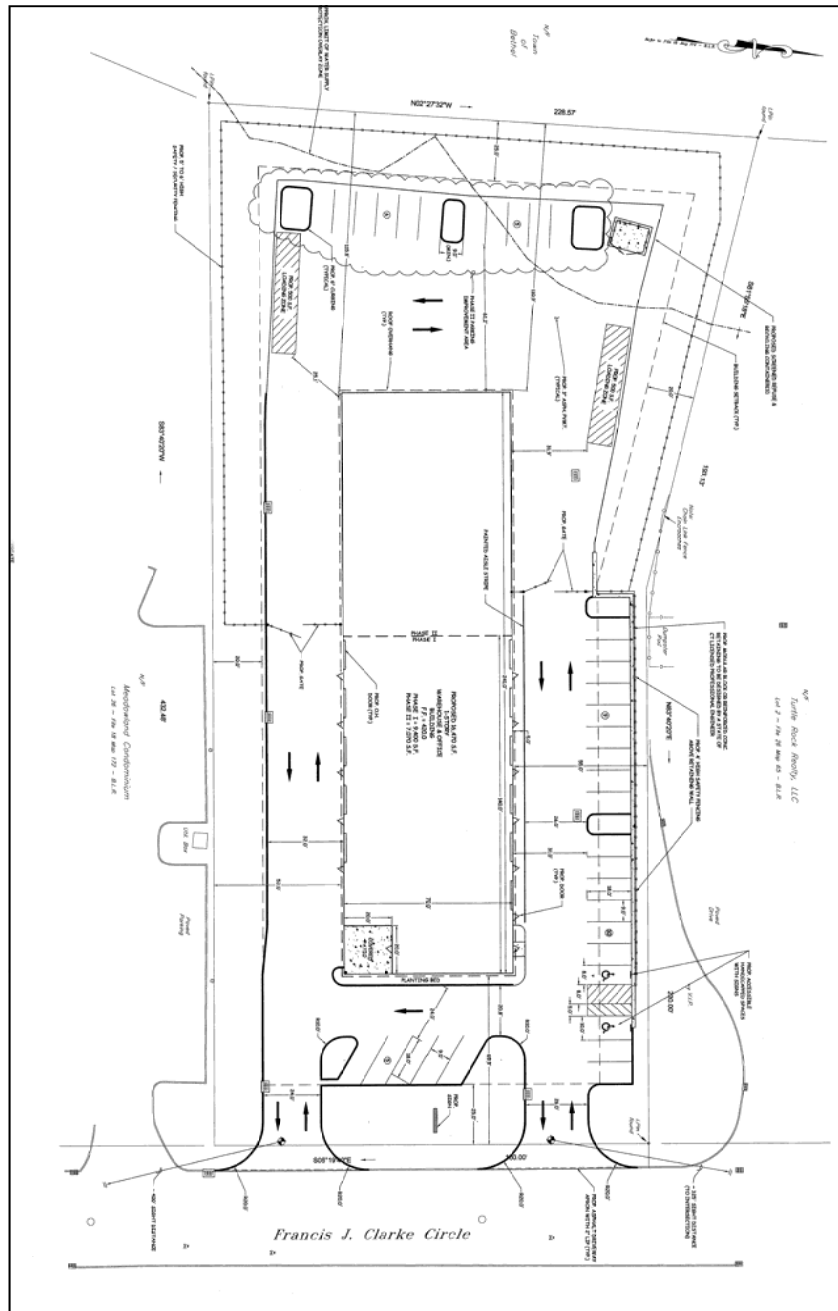
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ PROPOSED SITE PLAN ~

984 FEDERAL ROAD
BROOKFIELD, CT



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~ ZONING REGULATIONS ~

6A FRANCIS J. CLARKE CIRCLE
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SECTION 4.3. PERMITTED USES

Legend

P	Use is permitted in the zoning district.
SP	Use requires obtaining a Special Permit (PZC).
X	Use is <u>not</u> permitted in the zoning district.

A. RETAIL / WHOLESALE USES	VC	C	RT6	I	IP
1. Retail store with no areas for the service or consumption of food.	P	P	P	X	X
2. Retail store where any areas used for the service or consumption of food is 10 percent or less of the gross floor area and occupies less than 1,000 square feet.	P	P	P	X	X
3. Retail store where any areas used for the service or consumption of food exceeds 10 percent of the gross floor area or occupies 1,000 square feet or more.	SP	SP	SP	X	X
4. Outside storage or display of merchandise.	SP	SP	SP	X	X
5. Retail sale limited to commodities that are manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20% of the gross floor area of the building.	X	X	X	P	P
6. Retail sale limited to equipment, supplies and materials designed especially for use in agriculture, mining, industry, business, transportation, building and other construction, with the exception of commercial explosives.	X	X	X	P	X
7. Sale at wholesale of any commodity except live animals and commercial explosives.	X	X	X	P	P

B. OFFICE USES	VC	C	RT6	I	IP
1. General or business office.	P	P	P	P	P
2. Medical or dental office, clinic or laboratory.	P	P	P	P	P

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C. SERVICE USES	VC	C	RT6	I	IP
1. Personal service establishment (<i>see definition</i>), excluding tattoo parlor or massage therapy.	P	P	P	X	X
2. Service establishment (repair, rental and/or service) of any item which is allowed to be sold in the zone, except automobiles, trucks and trailers.	SP	P	P	P	SP
3. Self-service automatic laundry establishment provided: a. it shall not contain more than 35 washers and dryers in total. b. on-site washing may be provided as a service.	SP	SP	SP	SP	X
4. Dry cleaning establishment provided that: a. No petroleum derivative solvents are used as a general cleaning solvent (may be used for spotting only). b. No steam is discharged under pressure into the atmosphere. c. Such establishment does not dry clean clothes from collection stations or from other plants.	SP	SP	SP	X	X
5. Child day-care center.	SP	P	P	SP	SP
6. Adult day-care center.	SP	P	P	SP	SP
7. Animal hospital or veterinarian office.	SP	SP	SP	P	P
8. Pet grooming or pet training.	SP	SP	SP	P	X
9. Pet day-care facility or pet boarding facility.	X	X	X	P	P
10. Funeral home.	SP	SP	SP	X	X
11. School for training in special occupational skills where: a. enrollment may be open to the public or limited. b. The school may include dormitories for students and instructors.	X	X	SP	SP	SP

D. FINANCIAL INSTITUTION USES	VC	C	RT6	I	IP
1. Bank, credit union, or savings and loan association (state or federally chartered) excluding any drive-through facilities.	P	P	P	P	X
2. Bank, credit union, or savings and loan association (state or federally chartered) including any drive-through facilities.	SP	SP	SP	SP	X

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E. FOOD / HOSPITALITY USES	VC	C	RT6	I	IP
1. Sit-down restaurant.	SP	P	P	X	X
2. Sit-down restaurant accessory to a hotel, motel, or motor hotel use.	SP	SP	SP	SP	SP
3. Outdoor dining accessory to a sit-down restaurant, including the placement of seating and tables out of doors and food served thereat, subject to all of the following conditions: a. Such service shall be accessory to an indoor restaurant, b. The outdoor eating area shall be contiguous to the restaurant to which it is accessory, c. The outdoor eating area shall be clearly delineated by fences, walls, or plant materials, d. Such outdoor eating area must be 50 feet or more from the nearest boundary of any residential zone, e. Umbrellas may be used in the outdoor eating area to provide protection from the elements provided they are secured and weighted on the bottom and are closed when not in use. In no circumstances shall a tent or a canvas or plastic canopy be used, and f. The area designated for outdoor eating shall be included in calculations for required parking.	SP	SP	SP	SP	SP
4. Restaurant, fast food.	X	X	SP	X	X
5. Restaurant, other.	SP	SP	SP	SP	SP
6. Hotel, motel or motor hotel, which may include a sit-down restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center.	X	SP	SP	SP	SP
7. A catering establishment where food is prepared for delivery and consumption off the premises.	SP	SP	SP	SP	SP

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F. RECREATION USES	VC	C	RT6	I	IP
1. Interior recreation uses including but not limited to theater, billiard parlor, bowling alley.	SP	P	SP	SP	SP
2. Exterior recreational uses, including but not limited to baseball batting facility, miniature golf course, tennis facilities, ice skating facilities and golf driving ranges.	SP	SP	SP	SP	SP
3. Athletic club provided: a. All activities shall take place within an enclosed building. b. All activities shall be confined to members and guests and not be extended to the general public. c. Primary use shall be for participatory rather than spectator sports. d. Noise level shall be zero decibels ambient at any property line bordering residential property. e. Screening and landscaping shall be as required in Section 6.1. f. Parking may be based on data provided by the applicant documenting similar actual use and certified by appropriate public officials in jurisdiction of actual use. If this material is not presented, parking will equal one space per player (at full capacity of the facility), plus one space per employee.	SP	SP	SP	SP	SP
4. Park or playground areas operated by a governmental unit.	SP	SP	SP	SP	SP

G. INSTITUTIONAL USES	VC	C	RT6	I	IP
1. Government facilities	SP	SP	SP	SP	SP
2. Public services, including ambulance service, fire station, library, police station, post office and terminal for public vehicles (including repair or storage).	SP	SP	SP	SP	SP
3. Religious facility	SP	SP	SP	X	X
4. Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain).	SP	SP	SP	X	X
5. Museum.	SP	SP	SP	X	X

H. AGRICULTURAL / ANIMAL USES	VC	C	RT6	I	IP
1. Farming, forestry or horticulture.	X	P	P	P	P
2. Nurseries and the accessory sale of produce and plants provided the Commission shall approve areas for outside display.	X	X	X	P	X

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I. RESIDENTIAL USES	VC	C	RT6	I	IP
1. Residential use, in a structure for residential use only, with a density of up to 10 units per acre, provided the dwelling units shall meet the minimum floor area requirements of Section 5.5.E.	P	P	X	X	X
2. Apartment in the same structure with other permitted uses, provided that: a. The residential density shall not exceed 10 units per acre. b. All apartments meet the minimum floor area requirements of Subsection 5.5.E of the RM-O regulations regarding apartment dwellings. c. Apartments shall not be permitted on the same floor of a structure with other permitted uses. d. No other permitted use shall be allowed on a floor of a structure located at a higher level than a floor containing apartments. e. Apartments shall have adequate access to at least two separate entrances for emergency purposes.	P	P	X	X	X
[Effective 3/15/2012]					
3. Residential dwelling units (apartments, townhouses, or condominiums) provided that: a. Such residential dwelling units are accessory to a permitted use, and b. Such residential dwelling units are not located on the ground floor or below unless authorized by the Commission as part of the Special Permit, and c. The residential dwelling unit density does not exceed ten (10) units per acre.					
4. Residential dwelling units (apartments, townhouses, or condominiums) which are located 275 feet or more from the centerline of the frontage street, provided that: a. Such residential dwelling units are located on a lot which is at least five (5) acres in size. Adjacent lots in the same ownership may be combined to meet this criteria. Land which is located in a different zoning district may be included in calculating the size of the lot or combined lots. b. The lot or combined lots also contain permitted, non-residential uses located along the frontage street. The overall floor area of such non-residential uses must exceed 7,000 square feet per acre of the total land area of the lot or combined lots located within 275 feet of the centerline of the frontage street. Such non-residential uses may be partially located more than 275 feet from the centerline of the frontage street. c. The residential dwelling unit density does not exceed 10 units per acre. d. The land area which is used exclusively for such residential dwelling units and associated infrastructure may not be used to meet any other requirement of these regulations, and the land area of the lot is not used exclusively for such residential dwell-	X	X	SP	X	X

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<p>ing units and associated infrastructure may not be used to calculate the residential density in paragraph c.</p> <p>e. For purposes of this subsection (4) the term "frontage street" shall mean State Route 6 (Stony Hill Road) even if the lot or combined lots have frontage on other streets.</p>					
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J. ASSISTED LIVING USES	VC	C	RT6	I	IP
<p>1. Assisted living facility, congregate housing, continuing care retirement community, or a nursing facility provided that:</p> <p>a. The maximum number of dwelling units allowed shall be 20 bedrooms or bed equivalents per acre. (Efficiencies are counted as one bedroom.)</p> <p>b. The maximum height of the building shall not exceed 2.5 stories or 35 feet, whichever is less.</p> <p>c. The maximum allowable building coverage shall be 25%.</p> <p>d. The minimum number of parking spaces shall be as follows:</p> <p>i. 1.5 parking spaces per each non-assisted one-bedroom unit.</p> <p>ii. 2.0 parking spaces per each non-assisted two-bedroom unit.</p> <p>iii. 0.5 parking space for each assisted living unit.</p> <p>iv. 1.0 parking space for each employee during the largest shift.</p> <p>v. 1.0 visitor parking space for each 5 nursing home beds.</p>	SP	SP	SP	X	X

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K. AUTOMOTIVE REPAIR USES	VC	C	RT6	I	IP
<p>1. Gasoline filling station provided that:</p> <p>a. The building coverage of all structures (including any canopies) does not exceed 25% of the area of the lot.</p> <p>b. Services are limited to dispensing gasoline, oil, antifreeze, and automobile accessories, and other convenience retail products.</p> <p>c. All site lighting shall be extinguished floodlights at close of business or 11:00 p.m., whichever is earlier.</p>	X	SP	SP	SP	X
<p>2. Automobile wash and/or auto detailing establishment provided that:</p> <p>a. The primary function shall be limited to washing and/or polishing automobiles only.</p> <p>b. Secondary functions may only include retail sales of automobile accessories, oil, grease, antifreeze, tires and batteries and services related to the installation of the foregoing items.</p> <p>c. All operations shall be completely enclosed except for the drying of vehicles and the vacuuming of the interior of vehicles.</p> <p>d. All wastewater shall be discharged directly into the sewer.</p> <p>e. No automobiles, service trucks or trailers shall be displayed.</p> <p>f. Adequate parking is provided on-site for all customers and employees.</p>	X	SP	X	SP	X
<p>3. Motor vehicle service (limited repair license or general repair license) provided that:</p> <p>a. a public hearing has been held before the Zoning Board of Appeals as required by law.</p> <p>b. The building coverage of all structures (including any canopies) does not exceed 25% of the area of the lot.</p> <p>c. For a limited repair license, services are limited to those permitted under the license.</p> <p>d. For a general repair license, services are limited to those proposed by the applicant, permitted under the license, and approved by the Commission.</p> <p>e. Motor vehicle sales are not permitted.</p> <p>f. Adequate parking is provided on-site for all customers and employees.</p> <p>g. Adequate buffers are provided to adjacent properties.</p> <p>h. All site lighting shall be extinguished floodlights at close of business or 11:00 p.m., whichever is earlier.</p>	X	X	X	SP	X

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L. AUTOMOTIVE SALES USES	VC	C	RT6	I	IP
1. Automobile sales provided that:					
a. The primary function shall be the sales at retail of new or used automobiles.					
b. Secondary functions may only include retail sales of used automobiles, automobile accessories, fuel, oil, grease, antifreeze, tires and batteries and rend services to the extent of installing the foregoing items, making minor mechanical adjustments, rebuild or overhaul engines, repair bodies, repaint automobiles, reupholster automobiles, steam clean automobiles or motors and wash and polish automobiles.					
c. No trucks or trailers having a capacity of more than six tons (determined by the difference between the light weight and gross weight on the vehicle registration) shall be serviced or displayed.	X	SP	X	X	X
d. No recapping of tires or dismantling or cannibalization of vehicles shall occur.					
e. All display areas are screened from any adjacent residential district by a wall at least five feet high.					
f. Adequate parking is provided on-site for all inventory, customers and employees.					
g. Automobiles displayed outside a completely enclosed structure have individual signs only within such automobiles.					

M. STORAGE USES	VC	C	RT6	I	IP
1. Outside storage or display of material.	SP	SP	SP	X	X
2. Outside storage of material as an accessory use provided that:					
a. It shall be fully screened from any street, highway or residential district.					
b. No material shall be stored at a height greater than 50% of the height of the main building on the lot or 24 feet, whichever is less.	X	X	X	SP	SP
c. The area covered by such storage shall not exceed 25% of the area of building coverage of primary buildings for the use to which the storage is accessory except if authorized by the Commission at the time of site plan approval.					
3. Warehousing and/or storage of any commodity except live animals and commercial explosives.	X	X	X	SP	SP

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N. INDUSTRIAL USES	VC	C	RT6	I	IP
<p>1. Light industrial use such as manufacturing, fabricating, processing, assembling and testing, engineering development and marketing development of products and accessory uses (such as offices, sales rooms and storage for the wholesale distribution of items manufactured and/or assembled on the premises) provided that:</p> <ul style="list-style-type: none"> a. The use shall be totally contained within the structure. b. The uses shall comply with Section 4.6.D. c. There shall be no outside storage. d. Storage, warehouse uses and distribution centers are prohibited except as incidental to a permitted use (truck terminals are prohibited). 	X	X	X	P	P
<p>2. Manufacturing provided that:</p> <ul style="list-style-type: none"> a. uses meet the performance standards as set forth in Subsection 4.6.D. b. the manufacture, processing or fabrication of the commodities listed in Section 4.6.E is specifically not permitted unless such activity is: <ul style="list-style-type: none"> i. operated as an accessory use where the products are not manufactured as a final product for sale. ii. approved by the Commission as a Special Permit. iii. operated and maintained under the same ownership and on the same lot as the permitted uses. 	X	X	X	P	P
<p>3. Contractor yard for vehicles, equipment, materials and/or supplies which complies with all of the following conditions:</p> <ul style="list-style-type: none"> a. Is properly graded for drainage, surfaced with concrete, asphaltic concrete, asphalt, oil or any other dust-free surfacing and maintained in good condition, free of weeds, dust, trash and debris. b. Is provided with barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or by night, by the movement of vehicles, machinery, equipment or supplies. c. Is provided with entrances and exits so located as to minimize traffic congestion. d. Is provided with barriers of such type and so located that no part of parked vehicles will extend beyond the yard space or into the setback space from a zone lot line abutting a residential zone lot or separated therefrom by a street. e. Lighting facilities are so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic. 	X	X	X	P	X

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O. UTILITY / TRANSPORTATION USES	VC	C	RT6	I	IP
1. Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities.	SP	SP	SP	SP	SP
2. Electric substation provided that exposed transformers shall be shielded by an enclosing fence or wall at least six feet high and adequate to obstruct view, noise and passage of persons or materials.	SP	SP	SP	SP	SP
3. Parking and/or commercial storage of vehicles: need not be enclosed, provided that any part of such use conducted outside a completely enclosed structure shall comply with all specifications for maintenance hereinafter required for off-street parking spaces.	X	SP	SP	SP	SP
4. Railroad facilities, but not including shops.	SP	SP	X	SP	SP
5. Landing or takeoff area for rotorcraft, not including maintenance, repair, fueling or hangar facilities.	X	X	X	X	SP

~ LOCATION MAP ~

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