

FOR SALE—Office / Retail



FOR SALE

\$490,000

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*Located in heart of New London's
Automotive/Retail District*

- > Two one-story Retail/Office buildings;
- 3,873sf and 2,228sf
- > 0.64 Acres with 350' Road frontage
- > 12,600 ADT counts
- > Assessment \$521,080
- > Taxes \$20,791
- > City Water/Sewer / Natural Gas
- > Zone C-2 Commercial

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



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	48,741	77,534	145,132
Total Households	19,323	32,140	60,373
Household Income \$0—\$30,000	26.45%	22.78%	17.79%
\$30,001-\$60,000	25.11%	24.85%	22.79%
\$60,001-\$100,000	24.39%	26.35%	26.48%
\$100,001+	24.04%	26.03%	32.94%

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Section 520 C-2 - Limited Commercial District (Amended 04/20/10)

520.1 Purpose of District. To provide for limited commercial development located along major arterials. *(Amended 02/07/85)*

520.2 **Permitted Uses.** The following uses are permitted by right: *(Amended 04/20/10)*

- 1) Retail store operating between the hours of 6:00 am and 11:00 pm.
- 2) Service business, such as, but not limited to, barber shops, beauty parlors, tailors and dry cleaning stores, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, duplicating business operating between the hours of 6:00 am and 11:00 pm. Automotive service and/or repair are not included under this use
- 3) Restaurants (excluding those with beer/wine and/or liquor service) between the hours of 6:00 am and 11:00 pm.
- 4) Business, professional offices between the hours of 6:00 am and 11:00 pm.
- 5) Banks, without drive-thru windows, between the hours of 6:00 am and 11:00 pm. ATM's and night depositories are not subject to this time restriction.
- 6) Facilities for training in the martial arts, dancing, gymnastics, music, fashion design, or teaching the performing arts between the hours of 6:00 am and 11:00 pm.
- 7) Home Based Businesses in accordance with Article IV, Section 400.2 (2) and Article V, Section 500.2 (7). *(Amended 12/21/12)*

520.3 **Uses permitted subject to issuance of a Special Use Permit** by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation.

- 1) Retail stores operating between the hours of 11:00 pm and 6:00 am. *(Amended 04/20/10)*.
- 2) Theaters (except outdoor movie theaters).
- 3) Motor vehicles, including the sale of recreational vehicles and trailers and boat sales, with accessory repair facilities, provided all other requirements of Article V, Section 510.3 (5), herein are met. *(Amended 02/07/85)*
- 4) Automobile repair and motor vehicle service stations. *(Amended 12/06/84)*
- 5) Restaurants with beer/wine or liquor service or operating between the hours of 11:00 pm and 6:00 am. *(Amended 04/20/10)*

- 6) Dry cleaning establishments and laundromats when connected to City sewer system. *(Amended 10/09/87)*
- 7) Retail sale and accessory storage and display of garden materials, supplies, and plants, including nursery operations, provided that the outdoor storage or display of plants and material does not obstruct pedestrian flow or vehicular traffic and does not occur within five feet of a property line.
- 8) Hotels, motels, and conference facilities.
- 9) Commercial recreations, such as, but not limited to, tennis clubs, skating rinks, billiard parlors, bowling alleys, health clubs and uses normally accessory thereto (lockers, restaurants, retail sale of goods associated with the particular activity).
- 10) Taxi station.
- 11) Auto rental.
- 12) Radio, television and recording studio.
- 13) Arts and craft studios. *(Amended 04/20/10)*
- 14) Business and professional offices operating between the hours of 11:00 pm and 6:00 am. *(Amended 04/20/10)*
- 15) Fast food restaurants, provided that eating on the premises of the fast food restaurant shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structure. *(Amended 06/04/85)*
- 16) Amusement Center subject to the following conditions:
 - (a) It shall be located at least 1,500 feet from any school buildings, school playgrounds, and church buildings, and at least 500 feet from a residence. *(Amended 06/04/85)*
 - (b) It shall obtain a license from Police Department.
- 17) Parking facilities. *(Amended 06/04/85)*
- 18) Funeral parlors. *(Amended 02/10/86)*
- 19) Drinking establishments and night clubs. *(Amended 02/10/86)*

- 20) Commercial entertainment establishments catering primarily to persons below the legal age for drinking alcoholic beverages, subject to the following conditions:
- (a) The minimum area devoted to patron use shall be 1,000 square feet.
 - (b) A drop-off and pick-up location for vehicles near a well lighted entrance shall be provided.
 - (c) Off-street parking areas shall be illuminated.
 - (d) No such use shall be located closer than 500 feet to any similar establishment or to any establishment serving or selling alcoholic beverages, except that this provision shall not apply to restaurants which provide alcoholic beverages, only from a service bar. *(Amended 05/09/85)*
- 21) Taverns *(Amended 10/15/93)*
- 22) Wholesale businesses, warehouses, and distribution facilities. *(Amended 09/11/87)*
- 23) Self Service Storage Facility subject to the following conditions *(Amended 09/25/01)*:
- (a) No commercial, wholesale or retail sales or miscellaneous garage sales,
 - (b) No outside storage,
 - (c) No operations of power tools, spray painting equipment, refrigerators, or other similar equipment or appliances,
 - (d) No use that is noxious or offensive because of odors, dust, noise, fumes or vibrations,
 - (e) No service, sales, repairs or fabrications of motor vehicles, trailers or other similar equipment, appliances, or machinery,
 - (f) No storage of hazardous materials or flammable chemicals,
 - (g) If a travel isle between storage units is provided, the isle must be a minimum of 24 feet in width,
 - (h) The facility must be completely enclosed by fencing a minimum height of six (6), feet of material to be determined at the discretion of the Commission. Additionally, the site must be appropriately landscaped to effectively screen the activity from neighboring uses and comply with Section 614 C 13) of the City of New London's Zoning Regulations

- (i) The minimum required lot size is one acre or 40,000 square feet.
 - (j) Access to the facility is limited to normal hours of operation, as determined by the Commission.
 - (k) Parking shall be required per Section 614 B 1). The minimum number of parking spaces for employees shall be four (4).
- 24) Institutions for higher learning, business, vocational, and training schools, including colleges, universities, junior colleges, business, banking, business management, secretarial and office service schools, computer and data processing schools, art and drafting schools, barber, beauty, and cosmetology schools, commercial or non-commercial food preparation schools, photography schools, schools for training in the martial arts, dancing, gymnastics, and music, schools for fashion design: *(Amended 04/20/10)*
- (a) (RESERVED)
- 25) Child day care centers subject to the following requirements: *(Amended 7/25/07)*
- (a) The applicant shall have obtained all licenses, certifications, or approvals that may be required by Federal, State, or local law.
 - (b) For each child registered, there shall be a minimum of 35 square feet of floor space exclusive of halls, bathrooms, and kitchens.
 - (c) For each child enrolled there shall be provided not less than 75 square feet of usable exterior open space. The Planning and Zoning Commission may authorize the substitution of interior space available for recreation purposes if it determines that the aggregate space to be provided is adequate. Useable exterior open space known as Outdoor Play Space shall be provided on the same lot as the use it supports, except where specifically permitted elsewhere in these regulations.
 - (d) No permanently installed play equipment shall be located in any required front or side yard.
 - (e) Any outdoor play area shall be screened in a manner to ensure visual and auditory privacy to adjacent properties.
 - (f) Required Outdoor Play Space may be provided on sites other than the site they serve under certain circumstances after meeting all of the following requirements: *(Amended 07/25/07)*

- (1) The site must be located within 2640 feet (1/2 mile) along public pedestrian thoroughfares measured from property line to property line.
 - (2) The outdoor play space shall be located within a zone that allows child day care centers.
 - (3) In all cases, such outdoor play space shall conform to all of the provisions of the regulations of the district in which they are located. Parks, school yards, and parking areas will be exempt from screening but shall be fenced or otherwise protected for safety.
 - (4) Such outdoor play space shall be in the same ownership as the use to which they serve or if in separate ownership there shall be a written agreement between the parties that the outdoor play space shall be available to the use to which it is assigned. If the outdoor play space is a park, written permission shall be obtained from the City allowing usage.
 - (5) A Special Use Permit must be issued by the Planning & Zoning Commission.
- 26) Service business, such as, but not limited to, barber shops, beauty parlors, tailors and dry cleaning stores, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, duplicating business operating between the hours of 11:00 pm and 6:00 am. Automotive service and/or repair are not included under this use.
- 27) Banks operating between the hours of 11:00 pm and 6:00 am or with drive-thru windows. *(Amended 04/20/10).*
- 28) Residential uses in accordance with the density requirements and the lot and bulk requirements of the R-3 District in either stand-alone residential or mixed-use commercial/residential buildings. Residential uses shall not provide any frontage for vehicular ingress or egress to a major arterial road or highway, or provide any frontage that would diminish use of commercial properties on the major arterial roads or highways. *(Amended 09/19/17 per Docket No: KNL CV 17-6028696-S)*

520.4 Accessory Uses *(Amended 04/20/10)*

- 1) Public utility installations.
- 2) Off-street parking and loading.
- 3) Greenhouse.
- 4) Signs subject to the requirements of Article VI, Section 615.

- 5) Swimming pool, tennis courts, and related recreation facilities.
- 6) Fully enclosed storage.
- 8) Dumpster in rear yard only.
- 9) RESERVED
- 10) Accessory uses customary or incidental to a permitted use.

520.5 Lot and Bulk Requirements

- 1) Minimum lot area 20,000 square feet. *(Amended 06/04/85)*
- 2) Minimum yards and setbacks - no structure may be located closer than 25 feet to a property line or street right-of-way. *(Amended on 08/16/84)*
- 3) Maximum height - 40 feet, except the maximum height may be increased by special permit, provided that parking is created under, within, or on top of the structure, or the commission finds that the parking requirements are substantially exceeded in some other manner of off-street parking or as Section 608 A (3) may allow. *(Amended 09/15/14)*
- 4) Maximum lot coverage of principal and accessory building - 40 percent.

520.6 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations.