

FOR LEASE

Retail / Office



55 Williams Ave., Mystic, CT 06355

FOR LEASE

\$15/sf NNN

Norm Peck

Pequot Commercial

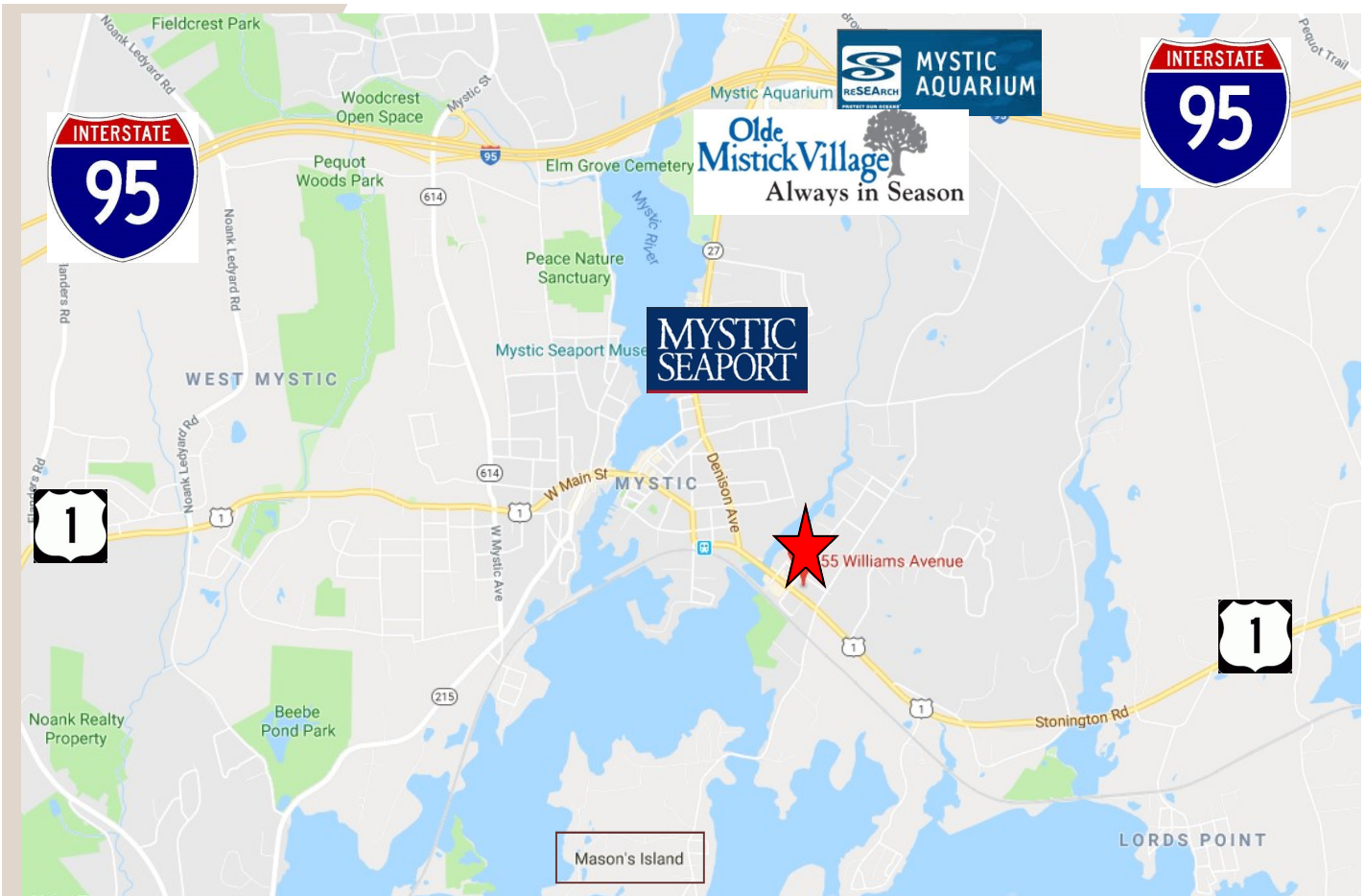
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133

860-444-6661 Fax

npeck@pequotcommercial.com

- ◇ 2,182 sf one story building for lease
- ◇ Good visibility with 12,800 ADT counts
- ◇ 27 Parking spaces
- ◇ Two overhead doors
- ◇ Public Water/Sewer; Propane
- ◇ Central A/C
- ◇ One garage bay also available
- ◇ Currently a successful restaurant



ZONE LS-5

Permitted Uses: Day Care, Office, Personal Services, Retail, Wholesale, Financial, Restaurant, Recreational...

By Special Permit: Community Center, Funeral home, Gas/service station, Laundry, Package Store, Boat Sales, Processing of Agricultural products, School, Wellness Center, Med Clinic, Mixed use...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	17,653	27,476	137,107
Total Households	8,411	12,751	58,886
Household Income \$0—\$30,000	14.42%	15.38%	20.09%
\$30,001-\$60,000	18.87%	20.20%	22.74%
\$60,001-\$100,000	23.66%	24.61%	25.39%
\$100,001+	43.05%	39.79%	31.77%

4.3 LOCAL SHOPPING (LS-5)

Purpose: This is a small lot business zone for built-up areas to provide a full range of services to residences in the area.

4.3.1 Permitted Uses.

4.3.1.1 Boarding/tourist homes of less than five (5) bedrooms.

4.3.1.2 Day care centers, Family day care homes.

4.3.1.3 Municipal facilities.

4.3.1.4 Office buildings less than 5,000 square feet.

4.3.1.5 Personal services. [ADOPTED JULY 30, 1991]

4.3.1.6 Public utilities, structures, and facilities.

4.3.1.7 Residential (Table). [ADOPTED MAY 24, 2006]

HOUSING TYPE	MAXIMUM DWELLING UNITS PER LOT	MINIMUM LOT AREA (SQ. FEET)
Single Family Residence	1	10,000
Duplex Residence	2	20,000
Triplex Residence	3	30,000

4.3.1.8 Retail/wholesale sales buildings less than 5,000 square feet. [AMENDED JULY 30, 1991]

4.3.1.9 Financial Institutions up to 5,000 square feet. [ADOPTED SEPTEMBER 7, 2004]

4.3.1.10 Restaurant, Retail. [ADOPTED JANUARY 3, 2006]

4.3.2 Accessory Uses.

4.3.2.1 Home Occupations, in accordance with Section 1.2.2.

4.3.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]

Stonington Zoning Regulations

Amended through February 1, 2018

4.3.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.

4.3.2.4 Recreational facilities, such as tennis/handball courts and pools, accessory to commercial uses. [ADOPTED JULY 30, 1991]

4.3.2.5 Storage of goods or supplies incidental to permitted uses.

4.3.2.6 Keeping of domestic animals as an accessory to a residential use. [AMENDED NOVEMBER 19, 2013]

NOTE: No commercial activity involving domestic animals is permitted.

With the exception of hens, no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:

.1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.

.2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.

.3 Keeping of hens in accordance with Section 2.17.

4.3.3 **Uses Allowed by Special Permit.**

4.3.3.1 Community center or library. [ADOPTED JULY 30, 1991]

4.3.3.2 Congregate Living Facility in accordance with Section 6.6.2.

4.3.3.3 Convalescent homes in accordance with provisions of Section 6.6.3.

4.3.3.4 Drive-in windows, limited to financial institutions and pharmacies, in accordance with Section 6.6.5 [AMENDED JANUARY 3, 2006]

4.3.3.5 Funeral homes, mortuaries.

4.3.3.6 Gas/auto service stations (See Section 8.10.5 – ZBA Review).

4.3.3.7 Hospitals. [ADOPTED JULY 30, 1991]

4.3.3.8 Hotels and motels, in accordance with Section 6.6.10.

Stonington Zoning Regulations

Amended through February 1, 2018

- 4.3.3.9 Housing for the elderly in accordance with Section 6.6.6.
- 4.3.3.10 Laundries and laundromats.
- 4.3.3.11 Liquor sales places for off-premises consumption.
- 4.3.3.12 Liquor sales places for consumption on-premises in accordance with provisions of Section 6.6.16.
- 4.3.3.13 Office buildings equal to or greater than 5,000 square feet.
- 4.3.3.14 Outdoor boat sales.
- 4.3.3.15 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.3.3.16 Processing of agricultural products. [ADOPTED JULY 30, 1991]
- 4.3.3.17 Recreational facilities, public or private.
- 4.3.3.18 Restaurants, in accordance with Section 6.6.16. [AMENDED JANUARY 3, 2006]
- 4.3.3.19 Retail/wholesale sales buildings equal to or greater than 5,000 square feet. [ADOPTED JULY 30, 1991]
- 4.3.3.20 Schools – public and private.
- 4.3.3.21 Special Wall Signs in accordance with Section 7.12.7.1.4. [AMENDED MAY 24, 2011]
- 4.3.3.22 Theaters. (except drive-ins)
- 4.3.3.23 Wellness Centers. [ADOPTED NOVEMBER 7, 2002]
- 4.3.3.24 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.3.3.25 Parking, dedicated off-site (receiver), in accordance with Section 7.10.2.4. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.3.3.26 Parking, reductions, in accordance with Section 7.10.2.3. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]

Stonington Zoning Regulations

Amended through February 1, 2018

- 4.3.3.27 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.3.3.28 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.3.3.29 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.3.3.30 Financial Institutions over 5,000 square feet. [ADOPTED AUGUST 2, 2005]
- 4.3.3.31 Medical Clinics. [ADOPTED AUGUST 2, 2005]
- 4.3.3.32 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.3.3.33 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.3.3.34 Residential Mixed Use in accordance with Section 6.6.21. [ADOPTED MAY 24, 2006]
- 4.3.3.35 Micro Brewery/Brewpub [ADOPTED JANUARY 5, 2016]
- 4.3.4 **Buffer Requirements.** [AMENDED JUNE 20, 2017]
 - 4.3.4.1 Fifteen (15) feet of screening for commercial use adjoining residential zone.
 - 4.3.4.2 In reviewing an application the Commission will evaluate buffers and screening of adjacent residential properties per section 6.5.1 and may require screening or landscaping.