

3 Cots Street & 265 Bridgeport Avenue Shelton Connecticut

GREAT OPPORTUNITY

TO BE PART OF SHELTON'S FABULOUS GROWTH



1.47 Acres of Land for Sale

- Located at the intersection of Cots Street and Bridgeport Avenue, directly across from the Route 8 entrance and exit ramp # 13.
- Zoned RBD
- Sales price upon request

Site is in a RBD zone which allows a multitude of uses including retail, office, convenience store, bank, laundry, restaurant, service station, auto dealership, and more.

To arrange a tour contact:
Bruce Wettstein, SIOR
203-226-7101 ext. 2, 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

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2016.



City of Shelton, Connecticut

Vision to See, Faith to Believe, Courage to Do...

Information on the Property Records for the Municipality of Shelton was last updated on 3/13/2019.

Parcel Information

Location:	3 COTS ST	Property Use:	Residential	Primary Use:	Residential
Unique ID:	92 18	Map Block Lot:	92 18	Acres:	0.63
490 Acres:	0.00	Zone:	CB-1	Volume / Page:	3001/0323
Developers Map / Lot:		Census:			

Value Information

	Appraised Value	Assessed Value
Land	58,900	41,220
Buildings	88,322	61,830
Detached Outbuildings	9,479	6,640
Total	157,961	109,690

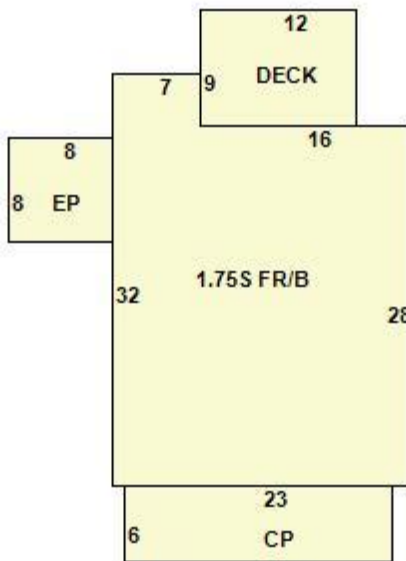
Owner's Information

Owner's Data

COTS STREET LLC
1 COTS STREET
SHELTON, CT 06484

Building 1

Photo Not Available



Building Use:	Single Family	Style:	Cape	Living Area:	1,176
Stories:	1.70	Construction:	Wood Frame	Year Built:	1928
Total Rooms:	6	Bedrooms:	3	Full Baths:	1
Half Baths:	0	Fireplaces:	0	Heating:	
Fuel:	Oil	Cooling Percent:	0	Basement Area:	672

Basement Finished Area:	0	Basement Garages:	0	Roof Material:	
Siding:	Alum/Vinyl Siding	Units:			

Special Features

Attached Components

Type:	Year Built:	Area:
Wood Deck	1996	108
1S Covered Porch	1928	126
1S Enclosed Porch	1928	64

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
1 Story Gar	1928	18.00	22.00	396

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
COTS STREET LLC	3001	0323	03/20/2009	Quit Claim	No	\$0
SHEEHY DONALD R JR & WILLIAM J	3001	0321	03/20/2009	Quit Claim	No	\$0
SHEEHY DONALD R JR ETALS	1408	0122	04/02/1997	Tax Certificate	No	\$0
SHEEHY DONALD R JR ETALS	1395	0232	01/13/1997	Administrators Deed	No	\$120,000
SKIPTUNAS ALBERT J &	0138	0260	10/22/1954		No	\$0

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City of Shelton, Connecticut

Vision to See, Faith to Believe, Courage to Do...

Information on the Property Records for the Municipality of Shelton was last updated on 3/13/2019.

Parcel Information

Location:	265 BRIDGEPORT AVE	Property Use:	Retail	Primary Use:	Mixed Use - Retail / Office
Unique ID:	92 19	Map Block Lot:	92 19	Acres:	0.67
490 Acres:	0.00	Zone:	CB-1	Volume / Page:	2480/0322
Developers Map / Lot:		Census:			

Value Information

	Appraised Value	Assessed Value
Land	120,300	84,210
Buildings	172,570	120,800
Detached Outbuildings	6,000	4,200
Total	299,689	209,210

Owner's Information

Owner's Data

SHEEHY DONALD R JR &
WILLIAM J
P O BOX 826
SHELTON, CT 06484

Building 1

Photo Not Available

Sketch Not Available

Category:	Retail	Use:	Mixed Use - Retail / Office	GLA:	1,384
Stories:	1.00	Construction:	Wood Frame	Year Built:	1982
Heating:		Fuel:		Cooling Percent:	0
Siding:	Wood Frame	Roof Material:	Arch Shingles	Beds/Units:	0

Special Features

Attached Components

Type:	Year Built:	Area:
Wood Deck	1982	168

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Paving	1982	0.00	0.00	4,000

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
SHEEHY DONALD R JR &	2480	0322	12/29/2004	Quit Claim	No	\$30,000
SHEEHY DONALD R JR &	0480	0027	10/07/1982		No	\$0

Information Published With Permission From The Assessor

CITY OF

SHELTON

CONNECTICUT



PLANNING AND ZONING REGULATIONS

21.5 **Central Business District:** The Central Business District is a class of district, encompassing a portion of the downtown area, and is in addition to and overlapping one or more of the other districts.

21.6 **Restricted Business District:** A Restricted Business District is a class of district encompassing areas of Bridgeport Avenue (Connecticut Route 714) and Old Bridgeport Avenue.

21.7 **River Front District:** A River Front District is a class of district established in accordance with Section 33 of these regulations.

21.8 **Aquifer Protection Area:** The Aquifer Protection Area (APA) is a class of district in addition to and overlapping one or more of the other districts. The boundaries of the Aquifer Protection Area encompasses all of the area consisting of stratified drift "aquifers" that are existing or designated as potential and important sources of public water supply, based on data established by the U.S. Geological Survey. Aquifer Protection Areas identified as APA-1, APA-2 and APA-3 as delineated on the Shelton Building Zone Map and approved by the Commissioner of Environmental Protection pursuant to 22a-354b to 22a354d of the Connecticut General Statutes, inclusive, are areas within which land uses or activities shall be required to comply with the regulations adopted by the Shelton Inland Wetlands Commission which are titled "City of Shelton, Municipal Regulations, Aquifer Protection Areas" with an effective date of 2/19/09. The purpose of identifying APA-1, APA-2 and APA-3 is to ensure the use of land, buildings and other structures and site development within said APA's are conducted in a manner that protects health and the usability of the groundwater supply resource and avoids degradation of the quality of the water.

wooded or shall be landscaped with evergreen trees planted to grow into a dense evergreen buffer strip within (5) years.

24.8.5 Office Park Districts: In any Office Park District (OPD), no part of the area required for setback from a Residence District Boundary line shall be used for off-street parking, loading or driveways. Along and adjacent to any Residence District Boundary line a landscaped buffer not less than 50 feet in width shall be preserved in its natural state if already wooded or shall be planted with evergreen trees sufficient in size, quantity and spacing to grow into a dense, evergreen buffer within no more than five (5) years. No part of the area required for setback from a street line shall be used for off-street loading and all off-street loading docks/areas shall be visually screened from view from any street. Up to 50% of any required street and/or property line setback may be used for off-street parking and/or driveways provided there is a green belt having a width of 30 feet along the street and 15 feet along any property line, landscaped with lawns and/or other appropriate plantings. Notwithstanding the setback requirements set forth in SCHEDULE B, parking decks and parking structures not exceeding a height of 18 feet, as measured from any point on the ground within 10 feet of the structure to the highest structural feature of the structure, may extend up to 20 feet into the area required for setback from any property line, other than a street line, provided said parking structure encroachment is appropriately landscaped along said property line.

24.8.6 Restricted Business Districts: In any Restricted Business District (RBD) no part of the area required for setback from a Residence District Boundary line shall be used for off-street parking or loading. Along and adjacent to any Residence District Boundary Line a landscaped buffer not less than 30 feet in width shall be preserved in its natural state if already wooded or shall be planted with evergreen trees sufficient in size, quantity and spacing to grow into a dense, evergreen buffer within no more than five (5) years. At the discretion of the Commission, said buffer may be reduced in width provided additional protection is provided in the form of an opaque screen wall and/or fence. No part of the area required for setback from a street line shall be used for off-street loading and all off-street loading docks/areas shall be visually screened from view from any street. Up to 60% of any required street and/or property line setback may be used for off-street parking and/or driveways provided there is a green belt having a width of 20 feet along the street and 10 feet along any property line, landscaped with lawns and/or other appropriate plantings. The Commission, however, may modify such greenbelt provisions for established, pre-existing site improvements in support of permitted use conversions. Notwithstanding the setback requirements set forth in SCHEDULE B, parking decks and parking structures not exceeding 14 feet, as measured from any point on the ground within 10 feet of the structure to the highest structural feature of the structure, may extend to within 10 feet of any property line, other than a street line or Residence District Boundary line, provided said parking structure encroachment is appropriately landscaped along said property line.

SCHEDULE A - PERMITTED USES

PERMITTED USES	DISTRICT CODES																			
	R-1A	R-1	R-2	R-3	R-4	R-5	CA-1	CA-2	CA-3	CB-1	CB-2	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD	RBD	
3A. Multi-family residential developments consisting of dwellings containing not less than four (4) nor more than twelve (12) dwelling units, provided that such development is re-approval only, in accordance with Par. 33.6.12	X	E	Xr	Xr	Xr	Xr	X	X	Xr	X	X	X	X	X	X	X	X	X	X	X
4. A professional office in a dwelling unit, subject to the standards of Section 45	P	P	P	P	P	P	P	P	P	P	P	P	Xr	Xr	P	P	Xr	X	X	X
5. A business office or customary home occupation in a dwelling unit, subject to the additional standards of Section 45	P	P	P	P	P	P	P	P	P	P	P	P	P	Xr	Xr	P	P	Xr	X	X
6. The letting of rooms and/or furnishing of board in a dwelling unit, subject to the additional standards of Section 45	P	P	P	P	P	P	P	P	P	P	P	P	P	Xr	Xr	P	P	Xr	X	X
6A. <u>Family Day Care Homes</u> serving not more than six (6) unrelated persons, as defined and registered pursuant to the Connecticut General Statutes	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X
6B. <u>Group Day Care Homes</u> and/or <u>Child Day Care Centers</u> when such use is conducted in a dwelling unit and subject to the additional standards and conditions set forth in Section 33	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X
6C. <u>Group Day Care Homes</u> and/or <u>Child Day Care Centers</u> when such use is not conducted in a dwelling unit and subject to the additional standards and conditions set forth in Section 33	X	X	X	X	X	X	E	E	E	X	X	E	E	E	X	X	X	X	X	X
6D. <u>Group Day Care Homes</u> and/or <u>Child Day Care Centers</u> when such use is not conducted in a dwelling unit and is situated in a Light Industrial LIP or an Office Park OP district for the purpose of serving the persons employed within those Districts, subject to the additional standards and conditions set forth in Section 33	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	E	E	X	X

SCHEDULE A - PERMITTED USES

PERMITTED USES	DISTRICT CODES																		
	R-1A	R-1	R-2	R-3	R-4	R-5	CA-1	CA-2	CA-3	CB-1	CB-2	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD	RBD
25. Stores and other buildings and structures where goods are sold or service is rendered at retail, when accessory and subordinate to a permitted use on the same premises.	X	X	X	X	X	X	Sr	Sr	Sr	Sr	Sr	S	E	E	P	P	E	X	X
25A. Moderate-impact, restricted retail establishments as defined in Section 5 having a gross floor area of not less than 10,000 sq ft each, subject to the additional standards of Paragraph 33.18	X	X	X	X	X	X	Sr	Sr	Sr	Sr	Sr	X	X	X	X	X	X	X	E
26A. Business and professional offices	X	X	X	X	X	X	S	S	S	S	S	E	E	E	E	E	E	E	E
26B. Professional Offices	E	E	E	S	S	S	S	S	S	S	S	E	E	E	E	E	E	E	E
26C. Professional Offices and Limited Business Offices occupying not more than 4,000 sq. ft. of total floor area	X	X	X	S	S	S	S	S	S	S	S	S	S	S	Xr	Xr	Xr	Xr	Xr
27. Office buildings for business and professional establishments, provided that not more than 20% of the net rentable space, up to a maximum of 5,000 square feet in any one building is occupied by those establishments rendering services to customers and clients on the premises	X	X	X	X	X	X	Sr	Sr	Sr	Sr	Sr	S	S	S	P	P	S	S	S
28. Banks and other financial institutions	X	X	X	X	X	X	S	S	S	S	S	E	E	E	E	E	X	E	E
29. Undertaker establishments	X	X	X	X	X	X	S	S	S	S	S	X	X	X	X	X	X	X	X
30. Indoor theatres and assembly halls	X	X	X	X	X	X	E	E	E	E	E	X	X	X	X	X	X	X	X
31. Self-service cleaning establishments or cleaning agency, including clothes pressing and cleaning with non-flammable liquids; laundry agency or self-service laundry not using steam	X	X	X	X	X	X	S	S	S	Sr	Pr	Xr	Xr	Xr	Xr	Xr	Xr	X	X
32. Laundry, cleaning and dyeing plants, not for retail	X	X	X	X	X	X	Xr	Xr	Xr	S	P	S	S	S	P	P	S	X	S
33. Hotels and motels	X	X	X	X	X	X	X	X	S	S	P	X	E	X	X	X	X	X	X
34. Restaurants and other food service establishments	X	X	X	X	X	X	Xr	Xr	Xr	S	S	X	Xr	Xr	Xr	Xr	X	X	X

SCHEDULE A - PERMITTED USES

PERMITTED USES	DISTRICT CODES																		
	R-1A	R-1	R-2	R-3	R-4	R-5	CA-1	CA-2	CA-3	CB-1	CB-2	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD	RBD
35. Restaurants and other food service establishments where customers are served only when seated at tables or counters and at least three quarters of the customer seats are located within an enclosed building, where food is served on porcelain dishes and by waiters and/or waitresses. Such may include a food take-out service incidental to the primary permitted use but shall not include establishments where customers are served primarily at take-out counters	X	X	X	X	X	X	S	S	S	Sr	S	X	E	E	P	P	X	X	S
36. Motor vehicle service stations; motor vehicle repair garages incl. automatic, truck, trailer & farm equip. repairing; estab. For motor vehicle washing; and estab. For the sale of new or used autos, trucks, trailers or farm equipment or the rental thereof	X	X	X	X	X	X	X	Xr	X	S	S	Xr	Xr	Xr	P	P	X	X	S
36A. Establishments for the sale of new/used autos, trucks, trailers or farm equip., including facilities for the washing, repairing, painting, upholstering and the leasing and rental thereof, when associated with and subordinate thereto, when such estab. are located on a lot having a min. area of 80,000 s.f. with frontage on and direct access to Bpt. Ave.	X	X	X	X	X	X	X	X	X	Xr	Xr	X	S	S	Xr	Xr	X	X	S
37. Motor vehicle service stations having a limited repairer's license issued by the State of Connecticut	X	X	X	X	X	X	X	S	X	Sr	Sr	Xr	Xr	Xr	Pr	Pr	Xr	X	X
38. Motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing when clearly accessory and subsidiary to a permitted use on the same premises	X	X	X	X	X	X	X	Xr	X	Sr	Sr	S	S	S	Pr	Pr	S	X	S
39A. Bowling alleys and billiard or pool halls	X	X	X	X	X	X	S	S	S	S	S	X	X	X	X	X	X	X	X
39B. Indoor Amusement Centers	X	X	X	X	X	X	X	X	X	E	E	X	X	X	X	X	X	X	X

SCHEDULE A - PERMITTED USES

PERMITTED USES	DISTRICT CODES																			
	R-1A	R-1	R-2	R-3	R-4	R-5	CA-1	CA-2	CA-3	CB-1	CB-2	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD	RBD	
39C. Indoor Amusement Centers and game rooms when clearly a subordinate secondary use as an adjunct to a directly related and permitted principal use on the same premises, owned and operated as an integral part of the principal use area and occupying not more than 5% of the total floor area allocated to said principal use.	X	X	X	X	X	X	E	E	E	E	E	E	E	E	E	E	E	E	X	E
40. Veterinary hospitals	X	X	X	X	X	X	E	E	X	E	E	X	X	X	X	X	X	X	X	X
41. Medical and dental clinics	X	X	X	X	X	X	S	S	S	S	S	X	X	X	X	X	X	X	E	X
42. Warehousing and wholesale businesses	X	X	X	X	X	X	Xr	Xr	Xr	S	S	X	X	X	P	P	X	X	X	X
42A. Accessory Warehousing and Storage as defined in 5.3 and subject to the limitations contained therein	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X
42B. Self-Storage Facilities subject to the approval of a Special Exception under the provisions in Section 33	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X	X	X
43. Storage of a reasonable quantity of retail merchandise and supplies necessary for the operation of a permitted use being conducted on the same premises	X	X	X	X	X	X	S	S	S	Sr	Sr	S	S	S	Pr	Pr	X	X	S	S
44. Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons	X	X	X	X	X	X	X	X	X	E	P	X	X	X	P	P	X	X	X	X
45. Building contractors businesses and storage yards	X	X	X	X	X	X	X	X	X	S	S	X	X	X	P	P	X	X	X	X
46. Lumber and building materials businesses and terminal	X	X	X	X	X	X	X	X	X	S	P	X	P	P	P	P	X	X	E	E
47. Freight and materials, trucking businesses and terminals	X	X	X	X	X	X	X	X	X	S	S	Xr	X	X	P	P	X	X	X	X
47A. Bus passenger terminals	X	X	X	X	X	X	X	X	X	S	S	Xr	S	S	P	P	X	X	S	S
48. Freight and materials, trucking businesses when accessory and subordinate to a permitted use on the same premises	X	X	X	X	X	X	X	X	X	Sr	Sr	S	S	S	Pr	Pr	S	X	S	S
49. Commercial boat houses, landings, docks and marinas	X	X	X	X	X	X	S	S	S	S	P	X	P	P	P	P	X	X	X	X

SCHEDULE A - PERMITTED USES

PERMITTED USES	DISTRICT CODES																		
	R-1A	R-1	R-2	R-3	R-4	R-5	CA-1	CA-2	CA-3	CB-1	CB-2	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD	RBD
50. Research laboratories	X	X	X	X	X	X	Xr	Xr	Xr	S	S	S	S	S	P	P	X	X	X
51. Research laboratories, provided there is no manufacture, processing or assembling of goods except as incidental to research	X	X	X	X	X	X	S	S	S	Sr	Sr	Sr	Sr	Sr	Pr	Pr	S	S	S
52. The manufacture, processing or assembling of goods, excluding the processing of asphalt and earth materials	X	X	X	X	X	X	Xr	Xr	Xr	Xr	Xr	S	S	S	P	P	S	X	S
52A. The manufacture, assembly, finishing, servicing and other activities related to the processing of goods, when associates with and when accessory and subordinate to a permitted use being conducted on the same premises and when located within an enclosed building and not exceeding 35% of the floor area of said building	X	X	X	X	X	X	Sr	Sr	Sr	Sr	Sr	Sr	Sr	Sr	Sr	Sr	Sr	Sr	S
53. The manufacture, processing or assembling of goods when accessory and subordinate to a permitted use being conducted on the same premises and when located within an enclosed building	X	X	X	X	X	X	S	S	S	S	S	Sr	Sr	Sr	Pr	Pr	S	X	S
54. Plants for the processing and distribution of milk and edible dairy products and packaging and distribution of beverages	X	X	X	X	X	X	X	X	X	S	P	Sr	Sr	Sr	Pr	Pr	X	X	S
55. Printing and publishing establishments	X	X	X	X	X	X	Xr	Xr	Xr	S	P	S	S	S	P	P	S	X	S
56. Printing and publishing establishments occupying not more than 5,000 square feet of floor area	X	X	X	X	X	X	S	S	S	Sr	Pr	Sr	Sr	Sr	Pr	Pr	Sr	X	S
57. Painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops, when occupying not more than 5,000 square feet of floor area	X	X	X	X	X	X	X	X	X	S	P	Sr	Sr	Sr	Pr	Pr	Sr	X	S
58. Painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops	X	X	X	X	X	X	X	X	X	Xr	Xr	S	S	S	P	P	S	X	S
59. Excavation of earth materials as provided in Section 32	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G

SCHEDULE B - STANDARDS

DISTRICT CODES

STANDARDS	CA-1	CA-2	CA-3	CB-1	CB-2	RBD
1. Min. lot area (in s.f.)	80,000	15,000	6,000	40,000	15,000	40,000
1a. Contiguous buildable area						
2. Min. lot area per d.u. (in s.f.)	80,000	15,000	3,600	40,000	15,000	40,000
2a. Min. lot area per one-bedroom d.u. (in s.f.)	N/A	N/A	N/A	N/A	N/A	N/A
3. Min. dimensions of square on lot	200'	80'	50'	150'	80'	200'
4. Min. lot frontage	175'	80'	50'	135'	80'	170'
5. Maximum number of stories for a building	3	3	none	3	3	3
6. Max. height of a building or story	40'	40'	40'	40'	40'	40'
7. Min. setback from street line	50'	40'	none	50'	40'	50'
8. Min. setback from rear line	50'	40'	12'	20'	20'	25'
9. Min. setback from side or other property	20'	12'	none	20'	12'	25'
10. Min. setback from Residence District boundary line	50'	40'	20'	50'	40'	50'
11. Max. lot coverage as % of lot area	25%	25%	75%	25%	35%	40%
11a. Max. lot coverage of accessory structure as a percent of lot area						
12. Max. total impervious lot coverage as a % of lot area	75%	85%	90%	80%	85%	75%
13. Max. floor area as a % of lot area	50%	50%	150%	50%	50%	80%
14. Min. floor area on ground floor for one-story dwelling (in s.f.)	900	900	900	900	900	900
15. Min. total floor area on all floors for split-level dwelling (in s.f.)	1,000	1,000	1,000	1,000	1,000	1,000
16. Min. floor area for two or more story dwelling (in s.f.)						
<u>Ground Floor</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>
Total Floor Area	1,100	1,100	1,100	1,100	1,100	1,100
17. Min. floor area for each d.u. (in s.f.)	550	550	550	550	550	600

N/A means Not Applicable



Traffic Count Map

1 Cots St, Shelton, Connecticut, 06484 4
1 Cots St, Shelton, Connecticut, 06484
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.30362
Longitude: -73.10118

