

FOR SALE
Prime Investment Property



253 State St., New London, CT 06320

FOR SALE

\$349,000

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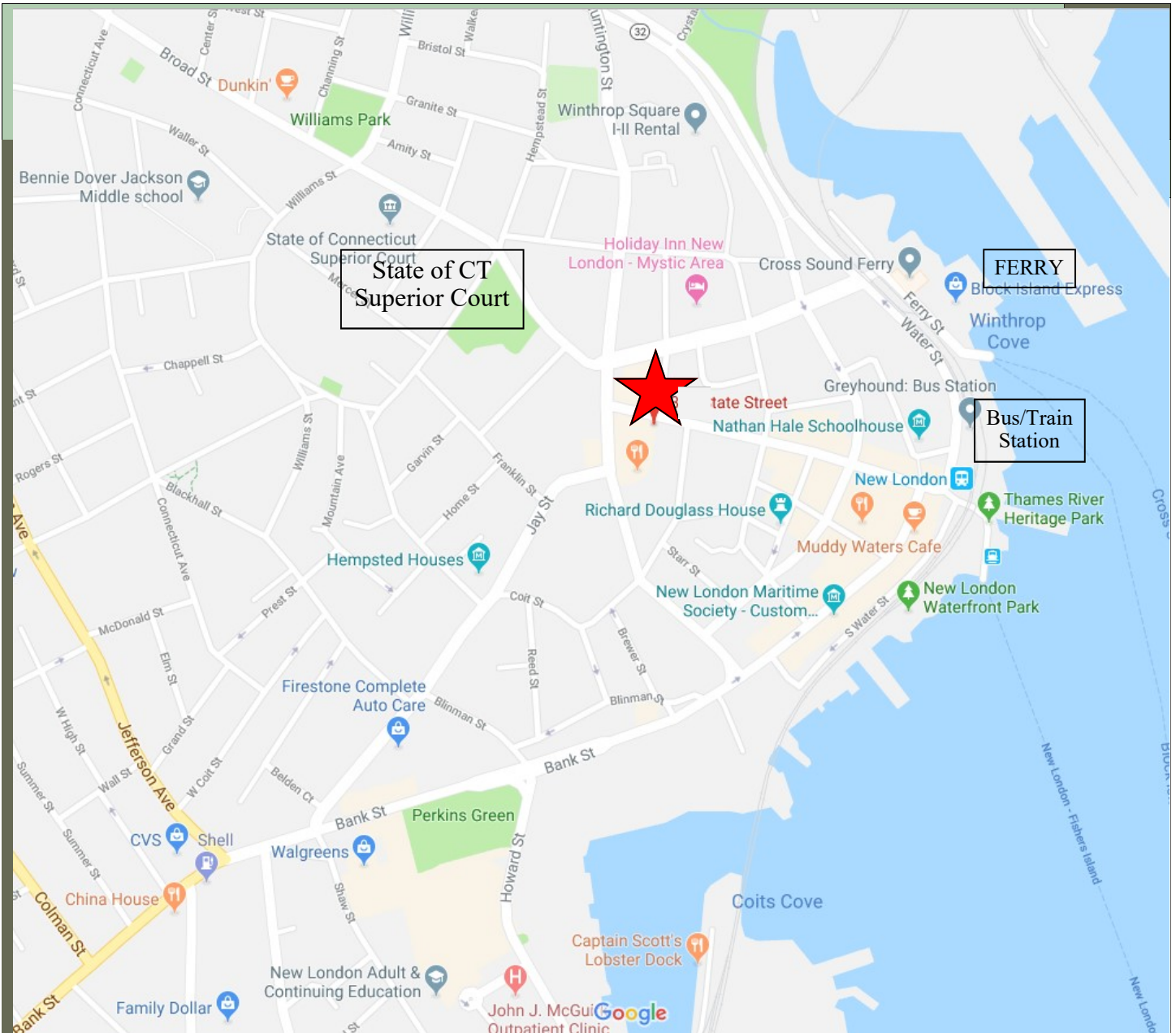
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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

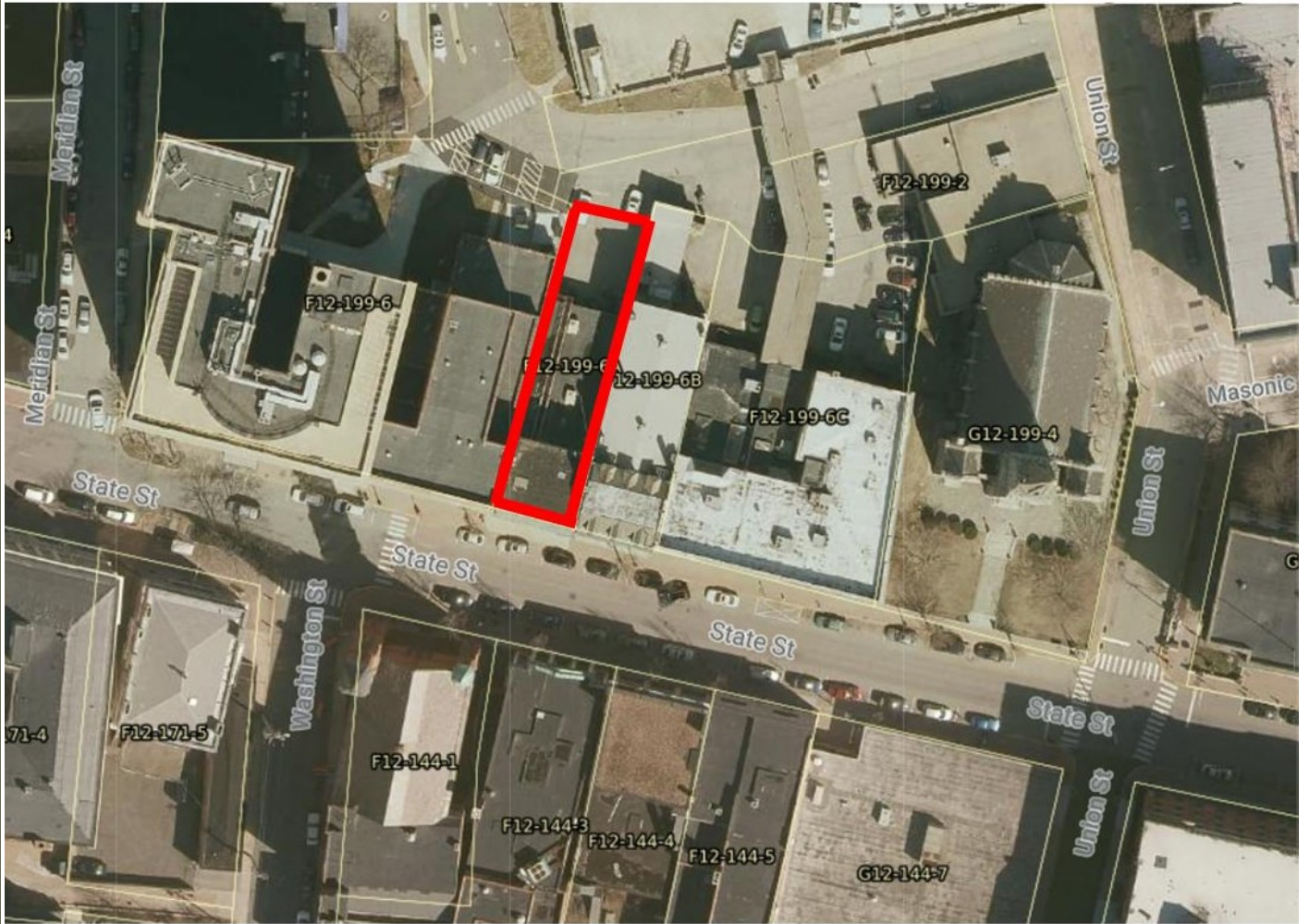
860-447-9570
860-444-6661 Fax

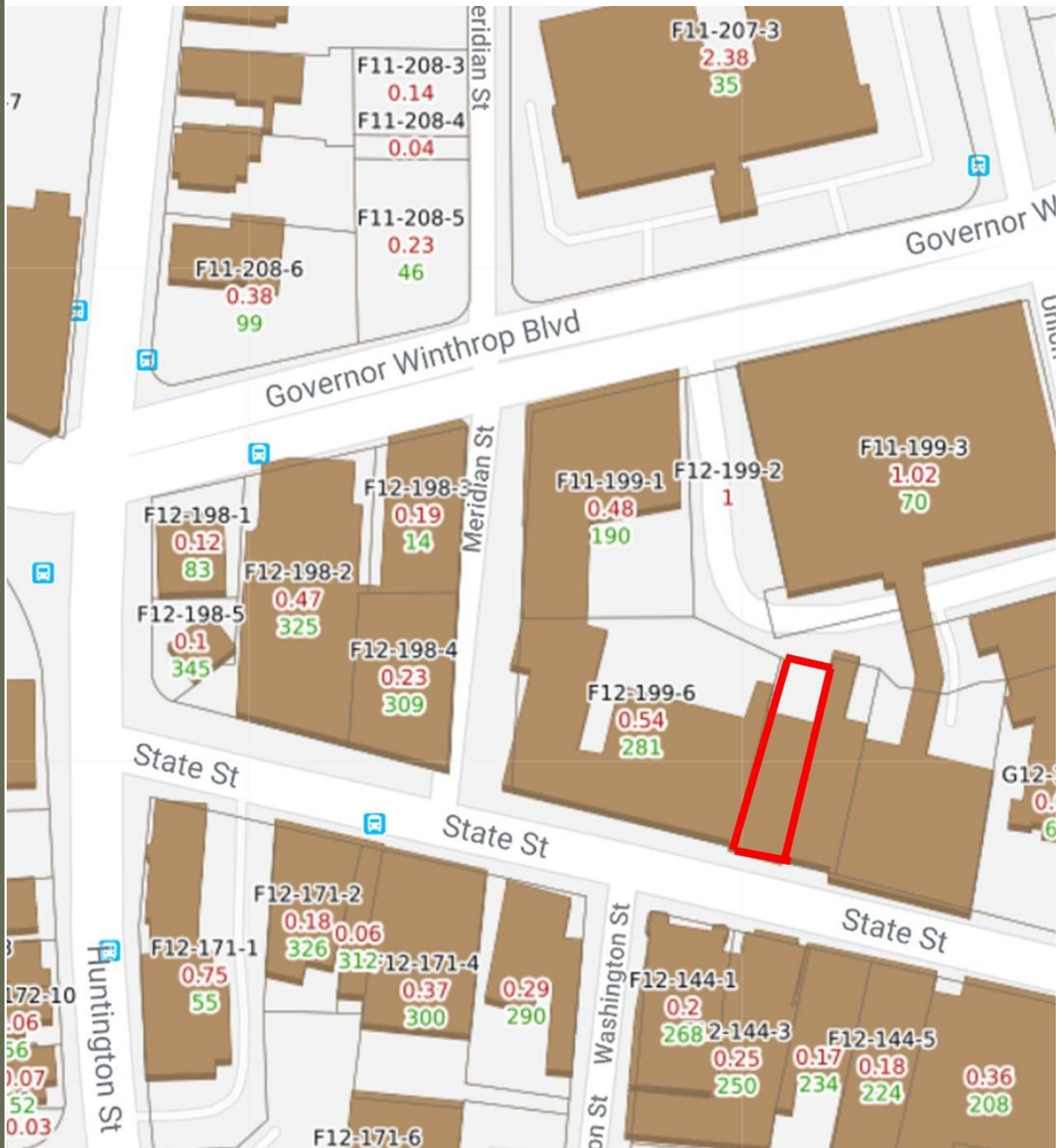
- The Barrows Building includes:
 - > 4,000sf Useable basement
 - > 4,000sf First floor—Retail, Office...
 - > 1,400sf residential, each of 2nd & 3rd floors
- Public Water/Sewer/Gas
- Zone CBD-1
- Parking on-street; some off-street in rear
- Taxes \$4,433
- Walking distance to:
 - Public transportation
 - Shopping
 - Garde Arts Center
 - Public Library
 - Restaurants
 - Courthouse



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	57,252	76,516	146,132
Total Households	23,410	31,540	60,834
Household Income \$0—\$30,000	26.66%	23.11%	17.68%
\$30,001-\$60,000	26.05%	24.83%	22.63%
\$60,001-\$100,000	25.86%	26.18%	26.51%
\$100,001+	21.42%	25.89%	33.17%

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





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Section 530 CBD – 1 Central Business District*(Amended 09/30/08)*

530.1 Purpose of District. To provide for and encourage a variety of retail businesses, business and professional offices, service businesses, entertainment and cultural establishments and related activities such as parking and pedestrian spaces, all designed to serve the City and the region; to encourage the concentration of retail and service uses to achieve continuity of frontage devoted to such purposes which will strengthen and complement one another; further, it is a purpose of this district to protect the major public investment made and to be made toward revitalization of the central business area, a vital part of the City's tax base, by conserving the value of land and buildings.

530.2 Permitted Uses. The following uses are permitted by right: *(Amended)*

- 1) Retail stores operating between the hours of 6:00 am and 11:00 pm. *(Amended 07/26/06)*
- 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 permitted *(Amended 07/26/06)*
- 3) Restaurants operating between the hours of 6:00 am and 11:00 pm. *(Amended 07/26/06)*
- 4) RESERVED *(Amended 09/30/08)*
- 5) Business or professional offices not located on the street level floor(s) of a building operating between the hours of 6:00 am and 11:00 pm. *(Amended 09/30/08)*
- 6) Banks excluding drive-thru windows operating between the hours of 6:00 am and 11:00 pm. *(Amended 8/23/05) (Amended 07/26/06)*
- 7) Art galleries operating between the hours of 6:00 am and 11: 00 pm. *(Amended 07/26/06)*
- 8) Facilities for training in the martial arts, dancing, gymnastics, music, fashion design, or teaching the performing arts operating between the hours of 6:00 am and 11:00 pm. *(Amended 07/26/06)*
- 9) Tattoo Parlors/ Tattoo Facilities subject to the following requirements: *(Amended 03/31/09)*
 - (d) Shall ensure compliance with Connecticut General Statutes Section 19a-92a & 19a-92a-1 (as may be amended);

- (e) Shall ensure compliance with any & all local ordinances & health codes as maybe amended;
- (f) Hours of operation are limited to 6:00 a.m. to 11:00 p.m.;

10) Home Based Businesses in accordance with Article IV, Section 400.2 (2) and Article V, Section 500.2 (7). *(Amended 12/21/12)*

530.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation: *(Amended 07/26/06)*

- 1) RESERVED. (Note: this use is redundant with use number 39) *(Amended 09/30/08)*
- 2) Business, professional, or governmental offices located on the street level floor(s) of a building. *(Amended 8/23/05)*
- 3) Newspaper printing. *(Amended 8/23/05)*
- 4) Small Scale Artisan, Art, and Craft Workshop – The small scale (no more than 2500 sq. ft. of floor area) production of artisan works, art, and craft works such as stained glass, ceramics, art work, etc. that involve hand manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products through the use of computers, hand tools, and/or domestic mechanical equipment and the incidental direct sale of only those goods so produced or processed provided that:
 - (a) The production and/or processing area shall be fully concealed from any street and at least 20 percent of the gross ground floor area shall be devoted to retail sale.
 - (b) The use shall be free of nuisance characteristics and will have no adverse affect on neighboring uses.
 - (c) The Planning and Zoning Commission may limit the hours of operation of this use when it determines that the protection of the public health, safety, or welfare of the public, in general, or the immediate neighborhood, in particular may warrant such a limitation.
- 5) Libraries and museums. *(Amended 8/23/05)*
- 6) Arts and crafts studios. *(Amended 8/23/05)*
- 7) RESERVED. *(Amended 8/23/05)*
- 8) Transportation terminal including ticket sales, waiting area, restaurants, newspaper, and candy shops.

- 9) Multiple dwellings provided that no dwelling unit shall be permitted to front on or have direct access at street level along any public street and no more than 50% of the gross floor area of any floor(s) at street level shall be designated for residential use.
(Amended 10/10/18)
- 10) Amusement Center.
- 11) Places of worship. *(Amended 8/23/05)*
- 12) Hotels, motels, and conference facilities.
- 13) Institutions for higher learning, business, vocational, and training schools, including colleges, universities, junior colleges, business, banking, business management, secretarial and office schools, art and drafting schools: *(Amended 8/23/05)*
 - (a) The curriculum shall satisfy the requirements of the Connecticut State Department of Education.
- 14) Theaters. *(Amended 8/23/05)*
- 15) Drinking establishments and nightclubs. *(Amended 02/10/86)*
- 16) Juice Bars, subject to the following conditions:
 - (a) During juice bar hours, no alcoholic beverages will be served or allowed outside of the barroom. The barroom will be off limits to minors unless all alcoholic beverages are locked away in approved, locked storage.
 - (b) A clearly visible sign will be placed at all entries to the juice barroom that states "Open as a Juice Barroom - No Alcoholic Beverages Allowed Beyond This Point." The lettering on the signs will be at least 1 1/2" in height.
 - (c) Security personnel must be placed at all times at all entries to the barroom.
 - (d) The New London Police Chief shall be notified by telephone 24 hours before the day that the juice bar is in operation.
 - (e) The applicant shall submit a drawing of the floor plan of the premises to include:
 - 1) The location of and dimensions of all rooms, walls, windows, doors, hallways, dance floors, bars, tables, chairs, stages, dining areas, kitchens, lavatories, patios, storage areas, entrance and exits. All of these features shall be labeled.

- 2) A plan for the control over alcoholic beverages leaving the barroom such as: signs, security personnel, etc.
 - (f) There shall be only one access point from the barroom to the juice barroom
 - (g) The minimum floor area dedicated to patron use shall be 1,000 square feet.
 - (h) All customers entering the establishment shall be required to provide legal proof of their age. (Section 530.2.20 amended on 10/15/93)
 - (i) The hours of operation shall not be any later than 12:00 a.m. (midnight) on Friday and Saturday and 11:00 p.m. on the remaining days of the week.
 - (j) The owner or operator shall register and maintain the appropriate contact information with the New London Police Department.
 - (k) The maximum gross floor area of the establishment shall not exceed 4,000 square feet.
- 18) Taverns (*Amended on 10/15/93*)
- 19) Public lots and garages, provided that: (*Amended 8/23/05*)
- (a) There is no automotive service or repair;
 - (b) The use will not increase traffic congestion in the streets abutting the property.
 - (c) Some combination of wall/fencing and/or landscaping (with) in a five-foot buffer strip shall be maintained along all areas where a parking lot fronts a public street. All plant materials shall be of a sufficient size at time of planting to provide an immediately functional visual buffer and planted at a density that will result in relatively full coverage of the buffer strip at plant maturity. Trees shall be 3½ inches caliper dbh at time of planting. Landscaping elements shall only include those that grow or are maintained at a low height (less than three feet) and shall include a combination of formal evergreen hedges and trees (one tree per fifty-five feet of street frontage) unless an alternative is determined by the Commission to be more appropriate
- 20) Billiard parlors, bowling alleys, and skating rinks. (*Amended 02/10/86*)
- 21) Radio, television, or recording studios.
- 22) RESERVED. (*Amended 08/23/05*)
- 23) Funeral Parlors.

- 24) Fast food restaurant, without drive-thru windows provided that eating on the premises shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structure. *(Amended 08/23/05)*
- 25) RESERVED. *(Amended 08/23/05)*
- 26) RESERVED. *(Amended 08/23/05)*
- 27) RESERVED. *(Amended 08/23/05)*
- 28) Adult Entertainment Uses such as but not limited to: Adult Bookstore, Adult Motion Picture Theater, Adult Mini Motion Picture Theater, Adult Motion Picture Arcade, and Adult Entertainment Cabaret. *(Amended 07/11/88)*
- (a) Purpose and Intent. Regulate uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby having deleterious effect upon adjacent areas. Special regulation of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a clustering of these uses in any one location. *(Amended 07/11/88)*
- (b) Restrictions. Adult entertainment uses shall be subject to the following restrictions:
- (1) No such adult entertainment use shall be allowed within 1,000 feet of another existing adult entertainment use.
 - (2) No such adult entertainment use shall be located within 500 feet of either the R1, R-1A, R-3, or R-4 residential zoning districts.
 - (3) No such adult entertainment use shall be located within 500 feet of a pre-existing public or private school, recognized public place of worship or public library.
 - (4) No such adult entertainment use shall be located in any zoning district except the CBD-1 zoned area.

For the purposes of this section, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building containing or proposing to contain an adult entertainment use to the nearest boundary of the premises of a public place or worship, public or private school, public library, or to

the nearest boundary of an R-1, R-1A, R-2, R-3, or R-4 residential district as designated by the Zoning Regulations of the City. *(Amended 07/11/88)*

(c) Registration. The owner of a building or premises, his agent for the purpose of managing, controlling, or collecting rents, or any other person managing or controlling a building or premises, any part of which contains an adult entertainment use shall register with the Zoning Officer of the City of New London the following information:

- (1) The address of the premises.
- (2) The name of the owner of the premises and names of the beneficial owners if the property is in a land trust.
- (3) The address of the owner and the beneficial owners.
- (4) The name of the business or the establishment subject to the provisions of this section.
- (5) The name(s) of the owner, beneficial owner or the major stock holders of the business or the establishment subject to the provisions of this Section.
- (6) The address of those persons named in paragraph (5).
- (7) The date of initiation of adult entertainment use.
- (8) The nature of the adult entertainment use.
- (9) If the premises or building is leased, a copy of said lease must be attached.

It is unlawful for the owner or person in control of any property to establish or operate thereon or to permit any person to establish or operate an adult entertainment use without first having properly registered and received certification of approved registration.

The owner, manager, or agent of the registered adult entertainment use shall display a copy of the registration form approved by the Zoning Officer in a conspicuous place on the premises.

(d) Exterior Display. No Adult Entertainment Use shall be conducted in any manner that permits the observation of any-material depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas", from any public way or from any property not registered as an Adult Entertainment Use. The

provision shall apply to any display, decoration, sign, show window, or other opening.
(Amended 0/11/88)

- 29) RESERVED. (Amended 08/16/06)
- 30) RESERVED. (Amended 08/23/05)
- 31) Bed & Breakfast Inns in accordance with the requirements of Article IV, Section 400.3 10. (Amended 01/07/03)
- 32) Tourist Homes in accordance with the requirements of Article IV, 420.3 13) (Amended 02/20/03)
- 33) Business Records Document Storage Facility (Amended 06/07/06)
- 34) Retail stores operating between the hours of 11:00 pm and 6:00 am. (Amended 07/26/06)
- 35) 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 permitted. (Amended 07/26/06)
- 36) Restaurants either with beer, wine or liquor service operating between the hours of 11:00 pm and 6:00 am. (Amended 07/26/06)
- 37) RESERVED (Amended 09/30/08)
- 38) Business, professional or governmental offices not located on the street level floor (s) of a building operating between the hours of 11:00 pm and 6:00 am. (Amended 07/26/06)
- 39) Banks excluding drive-thru windows operating between the hours of 11:00 pm and 6:00 am. (Amended 07/26/06)
- 40) Art galleries operating between the hours of 11:00 pm and 6:00 am. (Amended 07/26/06)
- 41) Facilities for training in the martial arts, dancing, gymnastics, music, fashion design, or teaching the performing arts operating between the hours of 11:00 pm and 6:00 am. (Amended 07/26/06)
- 42) Brew-pub (smaller than 10,000 square feet of gross floor area) provided that: (Amended 02/01/08)
 - (a) There is no outdoor entertainment with electrically amplified music.

- 43) Single or two-family residential use at street level when the building can be historically documented to have been, or where an analysis by a licensed architect or comparable professional acceptable to the Planning and Zoning Commission can certify that, the building was originally constructed and used for residential purpose, at the street level, to the satisfaction of the Planning and Zoning Commission after a referral to the Historic District Commission for comment which shall be made thirty-five days prior to the commission making a decision on a Special Permit application made under this section.

The Commission shall give due consideration to any written report made regarding said referral. (*Amended 03/01/08*)

- 44) Live/work units provided that, in addition to the general Special Permit criteria of Section 810 B, the following criteria are met:
- (a) The resident owner of the business certifies annually to the Zoning Enforcement Officer that only he/she and other members of his/her household are living in the space.
 - (b) The conducted manufacturing, art making use or business takes place subject to a valid business license associated with the premises.
 - (c) The live-work manufacturing, art making use or business office activity may employ up to two persons who do not reside in the live-work space.
 - (d) At least fifty percent (50%) of the floor area within each live-work unit shall be designated, reserved, and used as work space for the permitted manufacturing, art making use or business office activity.
 - (e) Sixty-percent (60%) of the street-facing façade between two-feet (2') and eight (8) feet above the sidewalk shall be transparent.
 - (f) The transparent areas of the facades shall be designed and maintained to allow unobstructed views from the outside into the structure or into display windows that have a minimum thirty-inch (30") depth.
 - (g) The Planning and Zoning Commission may limit the hours of operation of the manufacturing, art making use or business office activity when it determines that the protection of the public health, safety, or welfare of the public, in general, or the immediate neighborhood, in particular may warrant such a limitation.

530.4 Accessory Uses

- 1) Accessory uses customary or incidental to a permitted use.
- 2) Child Day Care Center subject to the requirements of Section 420.3.6 herein and the following conditions: (Amended 08/23/05)
 - (a) The Child Day Care Center should be for the exclusive use of the children of persons employed on the same premises where the child day care center is located.
 - (b) The site shall have a land area of not less than 40,000 square feet.
 - (c) The site building shall have a gross floor area of not less than 30,000 square feet. (Amended 08/15/02)
- 3) Outdoor entertainment that includes electrical sound amplification is not an allowed accessory use in this zone.
- 4) Keeping of animals according to Section 622 A. (Amended 08/10/12)

530.5 Lot and Bulk Requirements

- 1) RESERVED (Amended 09/30/08)
- 2) Minimum yards or setbacks:
 - (a) Front - none.
 - (b) Side yards - if the side of a lot in the CBD-1 district abuts upon the side of a lot in an R district, there shall be a side yard of not less than the side yard required in the abutting R District. In all other cases a side yard for a commercial building shall not be required, but if provided, shall not be less than six feet in width.
 - (c) Rear yard - if the rear of a lot in the CBD-1 district abuts upon the R district, there shall be a rear yard of not less than 15 percent of the depth of the lot, but such a rear yard need not exceed 20 feet. In all other cases a rear yard is not required, except if one is provided it shall not be less than eight in depth. In the case of a corner lot abutting a non-residential district on both streets, both interior property lines shall be considered to be side lot lines. (Note: this avoids the need for a rear yard on a corner lot in a CBD-1 district, which would disrupt the continuity of frontage.)

- 3) Maximum height -The prevailing height of the adjoining street block, as it may be determined by the Planning and Zoning Commission, shall not be exceeded by more than one-story or eighteen-feet (18').
- 5) RESERVED (*Amended 09/30/08*)
- 6) RESERVED (*Amended 09/30/08*)
- 7) RESERVED (*Amended 09/30/08*)
- 8) Maximum Front Yard Setback – New Building shall have a maximum five- foot setback from the front property line or a zero setback from the prevailing line as this may be determined by the Planning and Zoning Commission.
- 9) Lot Frontage Coverage - New buildings shall be designed to cover at least 75 percent of the lot frontage, however, in the case where the prevailing lot frontage coverage (as determined by the Planning and Zoning Commission) is more than 75% that degree of coverage shall be required. If the prevailing lot frontage coverage is less than 75%, then the Commission may, if it determines that the purpose of this zoning district is furthered, allow the lot frontage coverage to be as low as the prevailing lot frontage coverage

530.6 Off-Street Parking and Loading

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

530.7 Facade Review

The Commission for evaluation of architecture and design shall review any new facade or change in the facade of an existing building. The Commission shall refer a copy of any facade plan to the Design Review Board of the Historic District Commission, and the Planning and Zoning Commission shall give due consideration to any report filed with it by said Committee prior to rendering a decision on the facade plan. If no report is received from said Committee within thirty-five (35) days of the referral, it shall be presumed that the Committee has no objection to the facade plan. (*Amended 02/10/86*)

530.8 Permanent Facade Extensions

Facade extensions on ground or upper floors are permitted subject to issuance of a special permit by the Planning and Zoning Commission. Extending certain building fronts into the right-of-way is desirable from a design viewpoint as it enhances the pedestrian environment by injecting interest and animation to the streetscape. From a private viewpoint, it increases square footage of stores in a manner, which maximizes exposure of their products. Because many buildings along major thoroughfares are of historic or architectural significance, extension of facades may not be appropriate. However, many opportunities do exist in which facade extensions would be desirable.

The extensions could exist in a variety of physical forms but must adhere to the following general criteria:

- 1) Granting of a right of encroachment by the City Council.
- 2) Detailed review of the design treatment of the building and its impact on the block face is required.
- 3) The extensions must be at least 75 percent transparent.
- 4) Displays must be pedestrian focused.
- 5) The entire facade is renovated as part of any extension.
- 6) No more than 35 percent of a block face is available for extensions.
- 7) All extensions are illuminated during evening hours until midnight.
- 8) No extensions are permitted on certified historic buildings unless concurrence of the State Historic Preservation Officer is obtained.
- 9) Access to underground utilities must be considered in the design.

Several types of extensions are possible and are enumerated below to serve as guidelines for property owners, the Planning and Zoning Commission and Zoning Official:

- 1) Display Windows: Ground floor extensions into the right-of-way for purposes of display of goods. Extensions limited to 1 1/2 to 2 feet and taking the form of a bay window or similar projection. Should be primarily transparent except for window mullions and support and be illuminated. Goods displayed should be presented in a highly attractive manner to add color and interest to the street scene. Could also be developed at second floor level.
- 2) Display Kiosks: Free standing structure adjacent to store and displaying goods contained in store. The requirements for transparency, illumination and retail presentation outlined for the display windows are applicable here.
- 3) Ground Level Storefront Extension: Extensions should be developed at grade with materials at least 75 percent transparent excluding the roof element. Pedestrian's view of the activities within is to be maximized and visual competition between the new extension and the original building should be minimized.

- 4) Upper Level Extension: This form of extension is not appropriate for certified historic buildings. The extension must be carefully scaled to the facade of the building from which it originates. The extension could be cantilevered from its host building or supported by columns and terminated below any cornice work or, if none exists, that of adjacent buildings. Again, maximum transparency on all side surfaces to permit views out and in is a key objective. Evening lighting is important to producing interest to the street scene. This type of extension is feasible for streets where the narrow sidewalk width does not permit ground level extensions.

530.9 Conversion of an existing building to residential dwelling. *(Amended 8/23/05)*

As a means of preserving existing sound buildings, especially historically or architecturally significant structures, as well as to encourage population in the central business area and provide an additional housing resource, subject to the issuance of a Special Permit, conversion of existing buildings that do not meet minimum lot size requirements for residential use or additional residential units is permitted, provided that:

- (a) The building is in existence on the effective date of this regulation.
- (b) The minimum floor area of a dwelling unit not containing a separate bedroom shall be 400 square feet.
- (c) The minimum floor area of a one bedroom dwelling unit shall be 600 square feet.
- (d) Off-street parking space shall be provided in accordance with requirements of Article VI, Section 614 of this regulation, and such space shall be located within 500 feet of the premises.
- (e) No residential unit is located on the street level floor(s) unless a Special permit under 530.2 (43) has been obtained.

530.10 Approval of Buildings with Mixed Residential and Commercial Uses *(Amended 08/23/05)*

Buildings with mixed residential and commercial uses are allowed upon the issuance of a Special Permit subject to the following requirements:

- (a) Separate entrances and exits shall be provided for residential and non-residential portions of the building.

530.11 Approval of New Construction *(Amended 8/23/05)*

Any construction of new principal buildings or any of the following changes which comprise more than 10% of the gross floor area of the existing principal building: new accessory buildings, additions to accessory buildings, major additions to existing buildings are allowed only by Special Permit. Additions to buildings made after the effective date of this regulation change shall be considered on a cumulative basis towards the 10% threshold requiring a Special Permit under this regulation.