

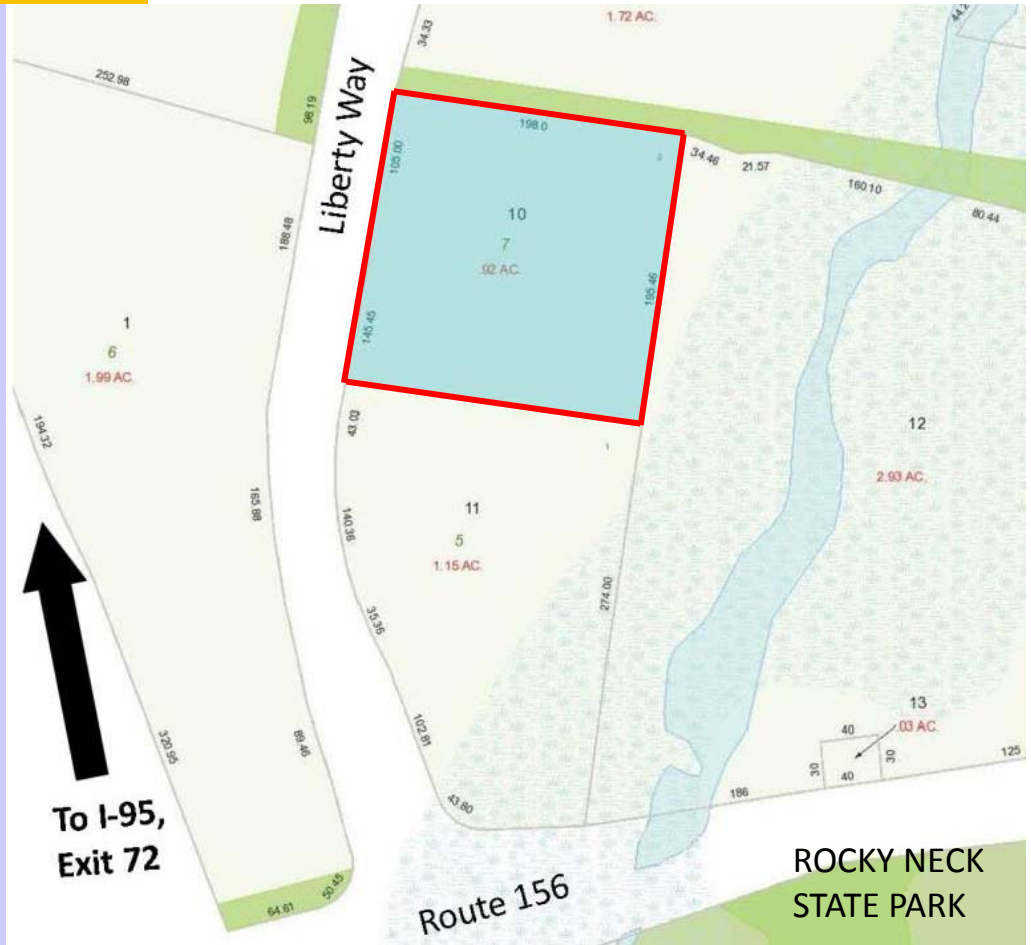
# COMMERCIAL / INDUSTRIAL LAND FOR SALE

## Pequot Commercial

**FOR  
SALE**

**\$250,000**

**7 Liberty Way  
Niantic  
(East Lyme)**



- > 0.92 acre level, dry and clear lot in Rock Neck Business Park
- > Town Water and Sewer available
- > 178' Road Frontage
- > 11,200 Daily Average Traffic Count at Route 156 intersection
- > LI Zone—Light Industrial and Commercial

**Norm Peck**

### **Pequot Commercial**

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Waterford, CT 06385

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#### PERMITTED USES

Manufacturing  
Truck Terminal  
Printing  
Warehouse  
Self Storage  
Nursery or Garden Center  
Office

#### BY SPECIAL PERMIT

◇ Deli	◇ Coffee Shop
◇ Cafeteria	◇ School
◇ R&D	◇ Indoor Rec.
◇ Health Spa	◇ Hotel
◇ Contractor	◇ Convalescent Home
◇ Retail Sales of items pro- duced on site	◇ Motor Vehicle or Heavy Equip. repair



## DIRECTIONS

I-95 Exit 72. At end of ramp, take left onto Route 156.

Take first left onto Liberty Way.

Lot on right.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	15,376	30,786	111,972
Total Households	5,897	12,416	43,821
Household Income \$0—\$30,000	14.48%	14.40%	19.75%
\$30,001-\$60,000	21.06%	19.02%	24.69%
\$60,001-\$100,000	25.44%	24.21%	22.99%
\$100,001+	39.02%	41.74%	31.57%



# SECTION 11

## **LI LIGHT INDUSTRIAL DISTRICTS**

**GENERAL DESCRIPTION AND PURPOSE** - A district suitable for heavy commercial and light manufacturing, oriented essentially to major transportation facilities. The purpose of this district is to provide areas for industrial and commercial uses in an open setting that will not have objectionable influences on adjacent residential and commercial districts.

II.1 **PERMITTED USES** - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.

II.1.1 Light Industrial or manufacturing uses which are not dangerous by reason of fire or explosion, nor injurious or detrimental to the neighborhood by reason of dust, odor, fumes, wastes, smoke, glare, noise, vibration or other noxious or objectionable feature as measured at the nearest property line.

II.1.2 Trucking terminal

II.1.3 Printing or publishing

II.1.4 Warehouse and wholesale storage; self-storage warehouses

II.1.5 Commercial nurseries, greenhouses and garden centers

II.1.6 Office complex

II.1.7 All related accessory uses customarily incidental to the above permitted uses.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

II.2 **SPECIAL PERMIT USES** - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit Requirements of Section 25.

II.2.1 Deli, coffee shop or cafeteria

II.2.2 Private training facilities, trade and technical schools and facilities of higher learning

II.2.3 Research, design and development facilities

II.2.4 Health spas and gymnasiums, sports facilities and other commercial indoor recreations.

II.2.5 Hotels

II.2.6 Contractor or trade service facilities

II.2.7 Convalescent homes

II.2.8 Motor Vehicle and heavy equipment Repairers Station

II.2.9 Office and retail sales of industrial services manufactured items and/or processed items that are produced/provided on site wherein such retail services are an accessory use and take place in the same structure.

11.2.10 Adult Use Establishments subject to the following conditions: no building or premises shall be used, erected or altered, which is arranged, intended or designed to be used as an Adult Use Establishment if any part of such building or premises is situated on any part of a lot within a nine hundred feet radius in any direction of any lot zoned or used for, or upon which is located any building used for:

- A. Any single family or multi-family residential use;
- B. Any public or private school, or other educational facility attended by persons under the age of eighteen (18);
- C. Any church or other religious facility or institutions;
- D. Any hospital, library or licensed child care facility;
- E. Any public park; or
- F. Any other Adult Use Establishment.

No adult use establishment shall be conducted in any manner that permits the observations from any public right-of-way of any material depicting, describing or relating to the adult use, except for signage per Section 18 of these regulations.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

### II.3 DIMENSIONAL REQUIREMENTS

- II.3.1 LOT SIZE - Within the LI Light Industrial District no lot shall be less than 40,000 square feet in area.
- II.3.2 FRONTAGE - Each lot shall have not less than 150 feet frontage.
- II.3.3 SETBACK - No building or structure shall be placed less than 25 feet from the street line or 20 feet from other lines. The 25 feet to be used for lawn, trees and sidewalks only.
- II.3.4 COVERAGE - The total area covered by all buildings and structures on a lot shall not exceed 40 percent of the lot area.
- II.3.5 OFF-STREET PARKING AND LOADING SPACE - Off-street parking and loading space shall be provided as required in Section 22 of these regulations.
- II.3.6 HEIGHT - No building or structure shall exceed 40 feet in height.
- II.3.7 BUFFER STRIP - A suitable landscaped buffer strip not less than 50 feet wide shall be provided along the property line where any LI Industrial District abuts any non-industrial district within the Town or any adjoining town.