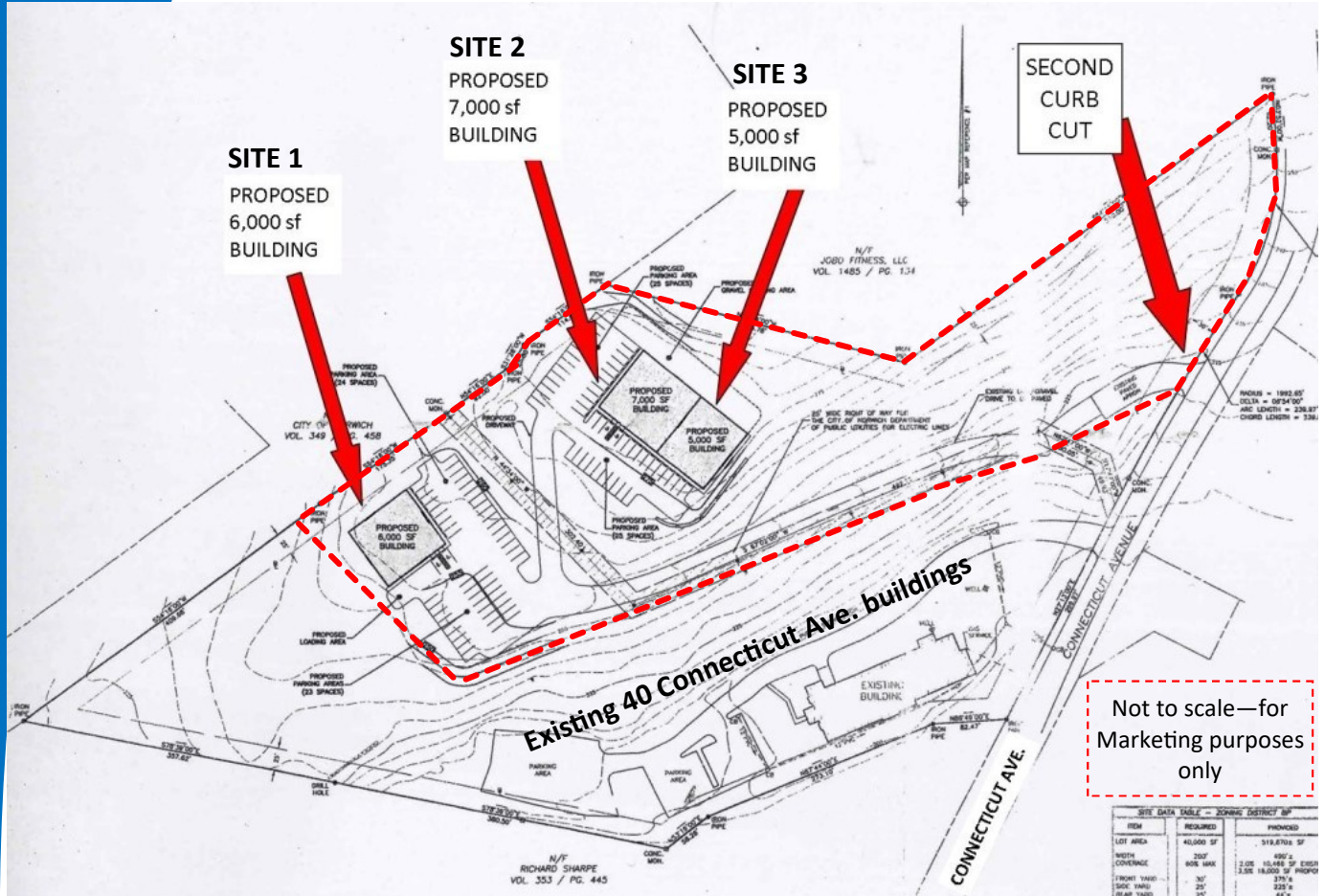


# FOR SALE

## Development Land in Norwich Business Park (subject to sub-division)



40 Connecticut Ave. (upper lot), Norwich, CT 06360

**FOR SALE**  
**\$250,000**

Steve Becker

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

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- ◇ Upper lot of 40 Connecticut Ave. offers 7+/- acres, approx. 3.5 buildable acres, subject to sub-division
- ◇ Has unpaved road to 3 building sites;
  - Site 1 up to 6,000sf bldg
  - Sites 2+3 up to 12,000sf bldg total
- ◇ City water/sewer/natural gas in street on CT Ave.
- ◇ Zone BP Business Park
- ◇ Entrance to upper lot is at Second Curb Cut



### **ZONE BP - BUSINESS PARK**

**Permitted Uses:** Bars, Cafes & Restaurants (no drive-thru), Gyms, OTB's, Visitor Centers, Offices, Government Facilities, Research Labs, Technology Research, Veterinary Hospitals, Hotels/Inns, Manufacturing, Foundry Casting Light-Weight Materials, Motor Vehicle Retail Sales, Warehouse & Storage, Public Utility Line Stations, Facilities & Bldgs and Power Plants, Solar Equipment...

**By Special Permit:** Assembly Halls, Colleges & Universities including Trade Schools, Clinic & Medical Offices, Saw or Planning Mill, Truck Terminal, Urban Farm...

<b>DEMOGRAPHICS</b>	<b>5 MILE</b>	<b>10 MILE</b>	<b>20 MILE</b>
<b>Total Population</b>	47,791	104,886	409,590
<b>Total Households</b>	20,357	43,660	164,613
<b>Household Income \$0—\$30,000</b>	21.65%	17.11%	17.50%
<b>\$30,001-\$60,000</b>	26.73%	23.94%	22.43%
<b>\$60,001-\$100,000</b>	25.22%	27.02%	26.22%
<b>\$100,001+</b>	26.40%	31.92%	33.84%

## 2.1 - Business Bulk Requirements.

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) <sup>A; G, H</sup>	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
NC	10,000	50	10	10	10	60	3
GC	10,000	50	20	10 <sup>B</sup>	20	25 <sup>F</sup>	3
PC <sup>E</sup>	120,000	400	65	50	25	30	3
CC	5,000	40	0	0	0	100	7 <sup>D</sup>
WD	25,000	100	20	10	20	25 <sup>C</sup>	7 <sup>D</sup>
PMR	40,000	200	40	25	20	30	3
BP	40,000	200	30	25	25	65	7
PDD	120,000 <sup>I</sup>	250 <sup>J</sup>	50 <sup>K</sup>	50 <sup>K</sup>	50 <sup>K</sup>	50 <sup>L</sup>	7 <sup>M</sup>

### TABLE NOTES

- A. Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of

transportation map of Route 82 reconstruction, supplemental to the maps mentioned in section 8.2, and which supplemental map is made part of this section as fully as if set out herein.

- B. In the GC (general commercial) district, 1 side yard of each lot may be omitted and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.
- C. Coverage may be expanded to a maximum of 70 percent if permanent public access to and along a waterfront in the form of an easement at least 10 feet wide is provided, and if such increase in lot coverage does not adversely affect the coastal resources as defined by CGS § 22a-93(7).
- D. Building height requirements may be waived provided the Commission is furnished with a favorable report by the Fire Marshal of the City of Norwich setting forth the firefighting feasibility of the proposed building.
- E. Any lot existing in a PC zone as of September 29, 2003, may be developed and built upon provided it meets the bulk requirements of a GC zone.
- F. Any lot in excess of 10 acres, maximum lot coverage may be increased to 40 percent.
- G. Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.
- H. Display of goods. In all commercial districts no goods, wares, or merchandise shall be displayed in the front yard setback.
- I. The Commission may permit lesser acreage with the provision that parcels are part of a planned subdivision and the total acreage for the entire area calculates to equal the number of lots multiplied by three (number of acres required per lot). The intent of the regulation is to afford the opportunity to develop areas that are more suitable for development as open space and to create a campus atmosphere as part of the project.
- J. The Commission may permit interior lots with no frontage on a street provided a dedicated easement for access is provided from an adjacent parcel using a shared driveway.
- K. The Commission may permit encroachment of the building into the minimum yard setback if the relocation necessary to preserve scenic views.
- L. Lot coverage shall include all structures, parking areas, driveways and similar improvements excluding decorative patios and garden areas, 50 percent maximum lot coverage allowed. Designated wetlands and areas exceeding 35 percent slope shall not be included in the lot size when determining lot coverage.
- M. Excludes architectural features such as spires and cupolas.

## 2.10 - Business Park District, BP.

- 2.10.1 Purpose. The BP is a base zoning district. The business park district has been established to provide for a rational and orderly development of industrial and other compatible land uses in areas where they might normally be excluded. It is intended that individual development occur as part of a comprehensive plan and that it be harmonious with surrounding or abutting residential, institutional or other public uses. It is further intended that an open and park-like character be created through good site planning, preservation of open space and natural features and appropriate landscaping. All development will be judged in the spirit of these criteria.
- 2.10.2 Minimum District Size. A business park district shall consist of a minimum size of 50 contiguous acres.
- 2.10.3 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the BP district:

- NP** .1 No Permit Required.
- .1 Community garden.
  - .2 Open space and passive recreation.
  - .3 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.
- Z** .2 Zoning Permit Required, see [section 7.2](#).
- .1 Advanced manufacturing.
  - .2 Boat and marine engine sales, display and repair, including sale of marine equipment or products.
  - .3 Business, corporate and professional offices.
  - .4 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
  - .5 Financial institutions.
  - .6 Foundry casting light-weight non-ferrous metal not causing noxious fumes or odor.
  - .7 Franchise new car dealerships with salesrooms and sales lots in conjunction therewith for the sale and exchange of new and used passenger motor vehicles, trucks, camping trailers, mobile homes and vehicle repairs.
  - .8 Government buildings and facilities (e.g., administrative offices, recreation center).
  - .9 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
  - .10 Hotels/inns in accordance with [section 6.13](#).

- .11 Manufacture, compounding, assembly, packing or treatment of such products as:
  - (i) Commercial signs, billboards, and other advertising structures.
  - (ii) Pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity.
  - (iii) Merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process.
  - (iv) Candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils.
  - (v) Glass and plastics manufacture.
  - (vi) Rubber products.
- .12 Metal fabricating plants, rolling mills, boiler works and drop forges.
- .13 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
- .14 Offices and clinics.
- .15 Off-track branch offices and teletracks.
- .16 Precision manufacturing.
- .17 Public buildings and uses including city, state and federal.
- .18 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
  - (i) Water, propane or natural gas tanks up to 50,000 gallons.
  - (ii) New electrical substations with 5 or less megawatt capacity.
  - (iii) Transmission towers of 35 feet or less in height.
- .19 Public utility power plants.
- .20 Research and development.
- .21 Research laboratories.
- .22 Restaurants.
- .23 Visitor centers/information centers.
- .24 Warehousing and storage.
- .25 Woodworking shop.



.3 Requires Site Plan Review, see section 7.5.



- .1 Clinic and medical offices.
- .2 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.
- .3 New construction of buildings greater than 10,000 square feet.

**SP** .4 Requires Special Permit, see section 7.7.

- .1 Colleges, universities, educational institutions including private trade schools.
- .2 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.
- .3 Saw or planing mill.
- .4 Trucking terminals, in accordance with section 6.18.
- .5 Urban farm.

2.10.4 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the BP district:

**NP** .1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
  - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
- .3 Sale of alcoholic beverages in accordance with section 6.2.
- .4 Employee amenities (e.g., clinic, commissary, recreation center, day care)

**Z** .2 Zoning Permit Required, see section 7.2.

- .1 Caretaker/watchman dwelling, limited to 1 dwelling unit accessory to an industrial use.
- .2 Fences and walls in accordance with section 4.15.
- .3 Off-street parking of up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .4 Retail sales in conjunction with products manufactured on the premises and/or products manufactured by the seller but stored on the premises.
- .5 Signs in accordance with section 5.2.
- .6 Solar and energy conservation equipment (less than 1 mW).

S

.3 Requires Site Plan Review, see section 7.5.

.1 Off-street parking with 21 or more spaces, in accordance with section 5.1.

SP

.4 Requires Special Permit, see section 7.7.

.1 Assembly halls (e.g., theaters, reception halls, convention centers).

- 2.10.5 Buildings or land may be used and buildings may be erected or altered for the manufacturing, warehousing, processing, storage, or assembling of products as long as such use is not dangerous by reason of fire or explosion hazard, and not injurious, noxious or detrimental to the community or neighborhood by reason of the emission of dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, or because of any other objectionable feature.
- 2.10.6 Landscaping. A continuous landscaped buffer strip on the site not less than 20 feet wide shall be provided along the boundary line of any rear yard, side yard or front yard, except where such a yard abuts a yard located in the same district, the landscaped buffer district may be reduced to 15 feet wide. Such landscape buffer strip shall be suitably seeded to grass and planted with appropriate landscaped material or left in its natural state and maintained in good appearance.