

# PRIME RETAIL/OFFICE SPACE FOR LEASE IN SALEM CT



**FOR LEASE**

**\$12/SF NNN**

**Available:  
1,500sf**

**24 Hartford Rd., Salem, CT 06420**

Quality and  
Economy for Lease



Professional  
space at busy  
Salem Four  
Corners



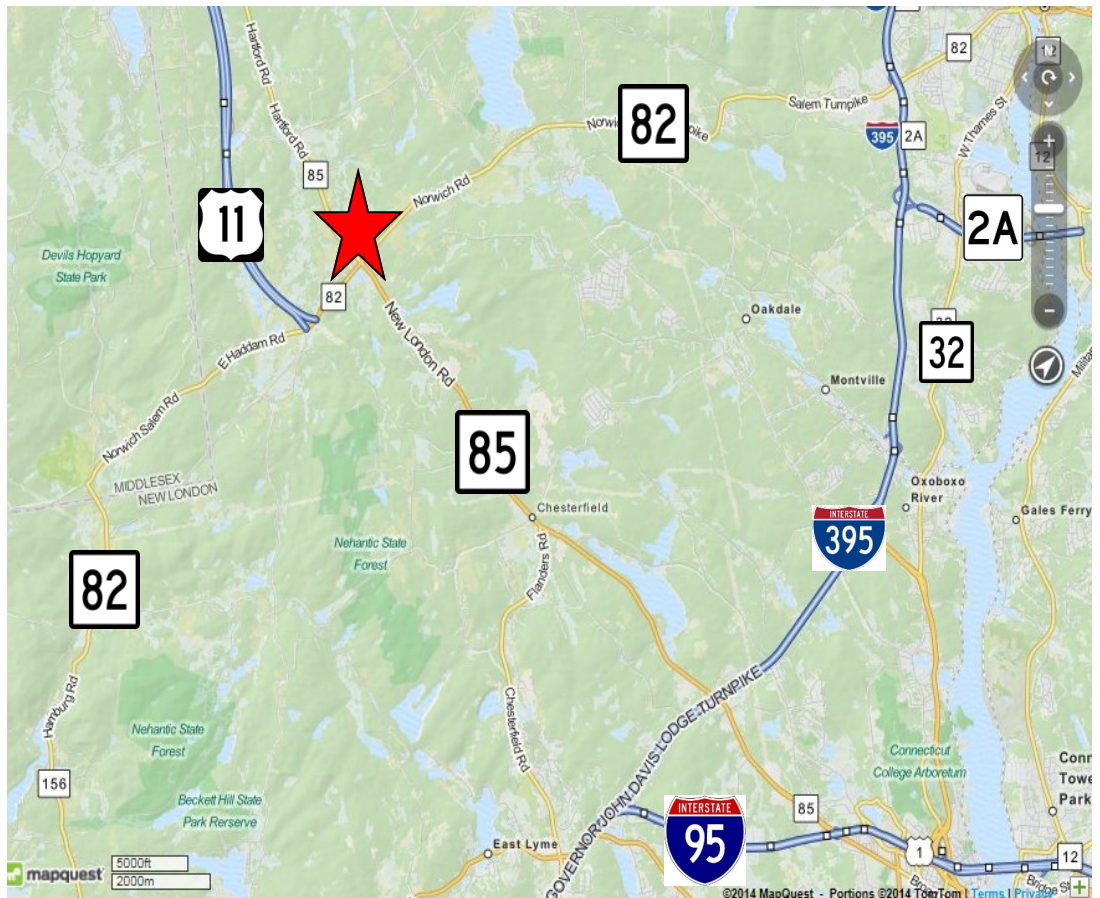
## PEQUOT COMMERCIAL

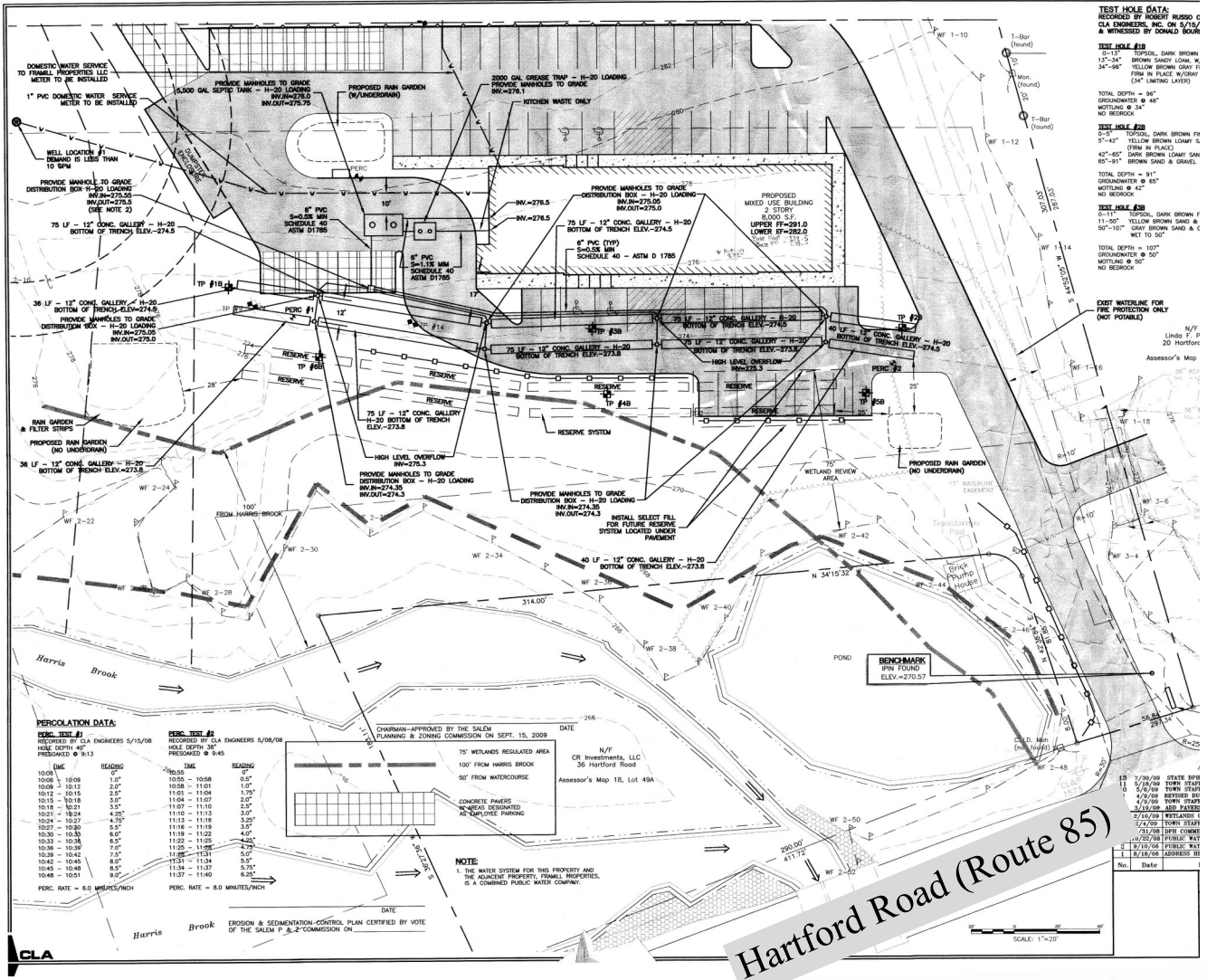
*Eastern Connecticut and Western Rhode Island's Preferred REALTORS*

John Jensen, SIOR  
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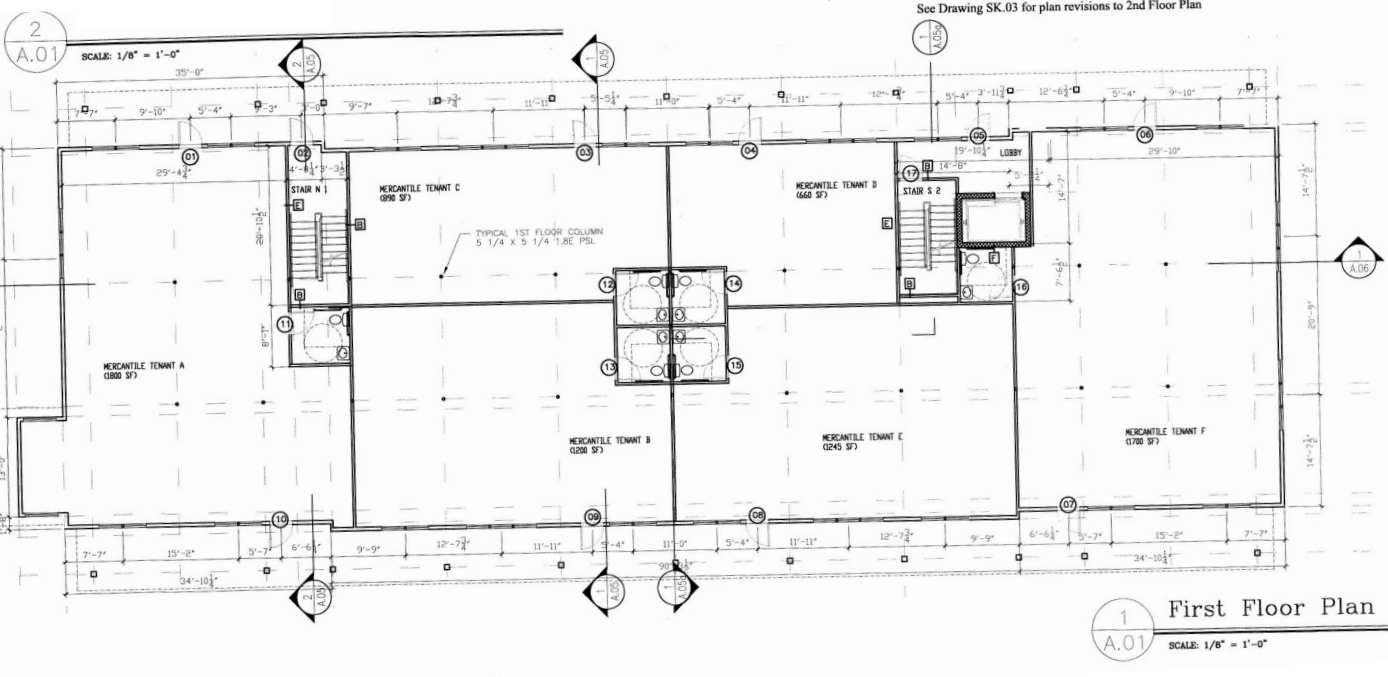


**Directions:**  
Route 85 to Salem  
Four Corners. NE of  
round about.





**Hartford Road (Route 85)**



## 7.1 GENERAL

The minimum lot size in this district shall be 40,000 square feet, except as otherwise noted herein, and the following are permitted uses within this district:

7.1.1 DELETED (8/01/87)

7.1.2 DELETED (8/01/97)

7.1.3 Customary Home Occupations as defined in Section 2.1 and subject to the conditions of Section 3.7. (7/15/01)

7.1.4 Farming, agriculture, poultry or animal raising, forestry, lumbering and lumber yards, truck or nursery gardening, greenhouses and nurseries, dairy farming, including the bottling or packaging of dairy products from milk produced on the premises, and the necessary buildings therefore.

7.1.5 Roadside stands for the sale of farm, greenhouse, and nursery products, provided such products are made or grown on the premises or on land under the same ownership and within the Town of Salem. Such stands shall not be larger than 200 square feet in the aggregate. There shall be no enclosed or sheltered facilities for the consumption of products on the premises. No such stand shall be closer than twenty-five (25) feet from the edge of the travel lanes of the abutting road. Sufficient space shall be available to allow the off-street parking of customer vehicles and their unobstructed visibility along the road when exiting the premises. Facilities for the consumption of products shall be no closer than fifty (50) feet from the travel lanes. (6/01/91)

7.1.6 Public buildings and schools owned and operated by the Town of Salem, except sewerage treatment facilities and power plants.

7.1.7 Buildings and uses owned and operated by a volunteer fire company.

7.1.8 Libraries, parks, and playgrounds. (3/01/84)

7.1.9 Veterinary hospitals and riding or boarding stables, provided that they are located on lots of not less than 120,000 square feet, and provided that buildings containing animals are situated at least 100 feet from any property line, and provided there are no outdoor enclosures for dogs. (12/29/86)

7.1.10 A private hospital or nursing home as defined in Section 19-32 of the State Statutes or a health care facility as defined in Section 19-73b of the State Statutes, except central service facilities, provided that total lot area is not less than 120,000 square feet and at least 5,000 square feet of lot area is provided for each

patient accommodation, and further provided that all buildings shall be at least 100 feet from every lot line. (12/01/10)

- 7.1.11 Private school.
- 7.1.12 Any retail business or retail service or repair shop, including the sale of alcoholic beverages.
- 7.1.13 A restaurant, except that no drive-up window service is permitted. (12/15/89)
- 7.1.14 Automobile, mobile homes and camping vehicles and farm equipment sales rooms, including outdoor sales areas.
- 7.1.15 Indoor theaters and playhouses.
- 7.1.16 Public parking areas.
- 7.1.17 Research laboratories, provided that there is no manufacture or processing of material except as incident to research and experiment. (12/15/89)
- 7.1.18 DELETED. (12/15/91)
- 7.1.19 Business or professional offices.
- 7.1.20 Automobile repair and garages, but not including a junk yard or open storage of abandoned automobiles or other junk. (12/15/91)
- 7.1.21 Banks.
- 7.1.22 Accessory uses customarily subordinate and incidental to uses conducted upon the same lot, provided any such accessory use shall not change the character of the primary use.
- 7.1.23 Signs pertaining only to a use on the same lot, in accordance with the requirements of Section 13 of these Regulations.
- 7.1.24 DELETED. (2/01/91)
- 7.1.25 DELETED (7/15/01)
- 7.1.26 (12/1/88) In any Business District, residential apartments are allowed by right in the same building with permitted non-residential uses under the following conditions:
  - a. The building shall contain at least 3,000 square feet of space on the first floor and the first floor shall be occupied exclusively by non-residential uses.

- b. Apartments shall have a minimum floor area of 650 square feet. No apartment shall have more than one (1) bedroom. Hallways outside the living area shall not be included in computing floor area of any apartment.
- c. If the building's first floor is larger than 10,000 square feet, no more than half of the second floor may be used for apartments.
- d. The Sanitarian shall certify in writing to the Commission that existing or proposed water supply and sewage disposal facilities on the lot are adequate for all existing and proposed uses of the lot.
- e. Parking shall be provided on the basis of two (2) spaces per apartment.

7.1.27 Wireless Telecommunication Facilities sixty-five (65) feet in height or less used for Police, Fire, Ambulance and other Emergency Dispatch; Municipal Uses for the Town of Salem; Amateur (HAM) Radio; Citizens Band Radio; existing Commercial Radio Towers or Radio Dispatch Services for local business. (5/02/00)

7.1.28 Wireless Telecommunication Facilities that do not require a tower to be constructed, in accordance with Section 29 of these Regulations. (5/02/00)

7.1.29 Age-Restricted Residential Development (ARD) in accordance with the provisions of Section 26A, 11 & 11A of these Regulations. (11/01/04) (4/1/17)

A. Minimum Parcel Size – Age-Restricted Residential Development (ARD): As stipulated by Section 26 of these regulations. (11/01/04) (4/01/17)

7.1A SPECIAL EXCEPTIONS (2/01/91)

The following uses may be permitted only as a Special Exception within a Business Zone if approved by the Commission in accordance with the procedures and criteria established in Section 11 of these Regulations:

7.1A.1 Child day care centers, as defined in Section 19a-77 of the Connecticut General Statutes.

7.1A.2 Funeral home or mortuary. (12/15/91)

7.1A.3 Automobile gas stations. (12/15/91)

7.1A.4 Wireless Telecommunication Towers, Antennae, and Facilities not listed in Sections 7.1.27 or 7.1.28 and in accordance with the provisions of Section 29 of these Regulations. (5/02/00)

7.1A.5 Shopping centers. (7/15/01)

7.1A.6 Deleted 4/1/17. (Former reference to Senior Housing).

- 7.1A.7 Congregate/Assisted Living Facilities in accordance with the provisions of Section 27 of these Regulations. (6/01/04)
- 7.1A.8 Nursing Home Facilities in accordance with Section 28 of these Regulations. (6/01/04)
- 7.1A.9 Retail establishments, including food service establishments, which include drive-up window service, provided site design conforms to the following, in addition to Section 11A Site Plan Requirements: (1/15/06) (12/01/07) (12/01/10)
- a) Incorporate wall plane projections or recesses so that no uninterrupted length of any façade exceeds one hundred (100) feet. (12/01/07)
  - b) Incorporate display windows, awnings or other such features to create visual interest on a ground floor facade facing a public street. (12/01/07)
  - c) Recess windows and include visually prominent sills, shutters or other forms of framing. (12/01/07)
  - d) All building facades visible from a public street should be designed with windows and other architectural elements so that no visible elevations look like the back of a building. (12/01/07)
  - e) Variations in rooflines should be used to add interest and complement the character of the town. (12/01/07)
  - f) Siting should not have a negative impact to views from any public street with regards to the placement of dumpsters, loading docks, roof-mounted mechanical units, antennas, etc. (12/01/07)
  - g) Landscaping, with native plantings of sufficient size and quantity to enhance the site and to buffer any adjacent residential zones or uses, should be used. (12/01/07)
  - h) Color scheme, design and signage must be compatible with an historic New England village appearance. (12/01/07)
  - i) Traffic circulation shall have no negative impact on traffic flow or safety. See Section 11.4.3 and Sections 11A.1, 11A.1.2, 11A.1.3, 11A.5.4, 11A.5.5, 11A.5.6, and 11A.5.13. (12/01/07)
- 7.1A.10 Bed and Breakfast Inn. (4/01/07)

## 7.2 MINIMUM FRONTAGE

Each lot used in accordance with Section 7.1 herein shall have a minimum frontage of 150 feet on a street.

### 7.3 MINIMUM SETBACKS

The following shall be minimum setbacks for all buildings within this district, except where otherwise provided in these Regulations:

Front Yard - No building shall be erected closer than fifty (50) feet from the front lot line.

Side Yard - There shall be a minimum side yard of twenty-five (25) feet provided between any building and a side lot line.

Rear Yard - There shall be a minimum rear yard of fifty (50) feet provided between any building and the rear lot line.

### 7.4 MAXIMUM LOT COVERAGE

The aggregate building area of all buildings and other structures on any lot shall not exceed 50% of the total lot area.

### 7.5 DELETED (6/01/91)

### 7.6 PARKING AND TRUCK LOADING

Off-street parking and truck loading facilities shall be provided in accordance with the requirements of Section 10 of these Regulations.

### 7.7 SITE PLAN REQUIREMENT

No building, structure, parking lot, storage area, except those serving residential and/or agricultural uses, shall be used, constructed, moved, or enlarged until a site plan has been submitted to the Planning and Zoning Commission in accordance with the requirements of Section 11A of these Regulations and such plan has been approved by said Commission.