

~ FOR LEASE ~



TOWER REALTY CORP.

FREESTANDING RETAIL/OFFICE BUILDING



**797 Federal Road
Brookfield, CT**

Lease Price: \$1,700 + Utilities

Come join Brookfield's new Town Center District! Freestanding building, ideal for any retail or office use!



- Size: +/- 884 Sq. Ft. with Full Basement
- Land: +/- 0.79 Acres
- Frontage: +/- 200 Ft. on Federal Road
- Zone: TCD (Town Center District)
- Heating: Electric
- Cooling: Wall A/C
- Utilities: City Water and Sewer



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**Town Of Brookfield
Zoning Regulations
TCD (Town Center District)**

242-505. Brookfield Town Center District (TCD) [revised 1/14/10, 10/4/12, 12/7/12, 4/17/13, 6/1/14, 7/21/17]

A. Purpose: [revised eff. 10/4/12]

This district encompasses the historical business center of the town. Many business establishments within the district have been in operation prior to the enactment of the Regulations, and physical conditions exist which limit their compliance with regulatory requirements and/or good planning principles. It is considered in the best economic interest of the town to foster business development of both new and existing establishments in a planned, integrated and orderly manner and in such a way as to compliment the historic character and traditions of the district.

In the future, the Four Corners will become a center of activity in Brookfield and a destination. It will be a “downtown” for Brookfield that is well defined visually and aesthetically, providing a positive experience for residents and visitors, with a distinctive identity that is well known throughout Brookfield and the region. Development will have complementary scale, character and density that will contribute to a sense of both history and vitality. It will offer places to live, work, shop, eat, find entertainment, and cultural enrichment. The area will provide a diversity of services that enhance the quality of life for residents, and invite travelers to stop. This will be complemented by access to the Still River as a scenic resource in the Four Corners. It will have complementary civic spaces, in the form of outdoor parks and plazas, and public community facilities. Most new development will result from infill and from reuse or redevelopment of existing sites. No new strip or large-scale single-use developments will be built.

The area will be easy to access and navigate by car, bicycle, transit, and on foot. There will be a variety of opportunities to travel by all these means along all roads within the Four Corners area including walking, biking, rail, and bus along with key connections among those means. Streets in the Four Corners will offer a balance among motor vehicle and pedestrian and bicycle traffic, with an enhanced streetscape that is pedestrian friendly and complementary to the character of the area. This will be accomplished through improvements such as landscaped sidewalks, aesthetic lighting, and areas to pause and relax, such as plazas with benches near public art and other public spaces. Traffic on Route 7 will flow at reasonable speeds through the area as a result of measures designed to encourage drivers to slow down, to improve safety and to minimize any degradation of the character of this special place.

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ZONING REGULATIONS

797 FEDERAL ROAD
BROOKFIELD, CT



Town Of Brookfield Zoning Regulations TCD (Town Center District)

B. Plan of Conservation and Development:

The Commission shall use the Plan of Conservation and Development as amended to include the Four Corners Revitalization Plan, approved by the Planning Commission, Town of Brookfield, as a guide in reviewing all applications for Design review approval within the district. In particular, the Commission shall consider and be guided by the various aspects of the Plan which may, in addition to other elements, identify: historic sites, irreplaceable site features, wetlands, utility concepts, bridges and walkways, service areas, common areas and open space, potential housing sites, access drives, vehicle and pedestrian circulation patterns, and common parking areas.

C. Common Service Areas: [rev eff. 4/17/13]

In order to provide for services to the district as a whole, certain areas within the district may be acquired by various business entities and held in common under a condominium association or similar entity. Such service areas may consist of access drives, parking areas, area lighting, utility facilities, walkways, seating, landscaped areas, etc.

D. Permitted Uses: [rev. eff. 4/17/13]

(1) **Table of Permitted Uses:**

The permitted uses established for the TCD district are as indicated in Table I, "Table of Permitted Uses appearing in section 242-501-I.

(2) **Residential Units:**

Residential apartment or condominium units may be permitted on floors other than the first floor of a mixed use structure. Each such residential unit shall not contain more than two bedrooms. Such dwelling units shall be excluded from the 26% cap under §242-404(D)(2)[d] of these regulations. (rev eff. 4/14/11, 12/7/12)

(3) **Square Footage Restriction:** [rev. 4/17/13]

Each new structure permitted within the district shall not exceed a footprint of twelve thousand (12,000) square feet.



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