

FOR SALE

SMALL RETAIL / OFFICE BUILDING



29 East Haddam Rd., Salem, CT

FOR SALE
\$211,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-460-9757
860-447-8839 ext 7203
NPeck@PropertiesCT.com

- Excellent condition of Small Retail / Office bldg. @ 384sf incl a front room and rear office
- Elec heat; Built without bathroom, septic system & well; Plans available for well, septic & bathroom addition.
- 6 Parking spaces (expandable)
- 10,5000 Average Daily Traffic Counts
- 1.86 acres total; 0.09+/- acres usable
- Zone B Business
- Taxes \$2,627
- Built 2018



ZONE B - COMMERCIAL

PERMITTED USES: Sale of bldg. materials, Wholesale distribution, Storage, Workshop, Blacksmith, Machine Shop, Daycare, Lumberyard, Nurseries, Greenhouse, Road Side Stand, Vet, School, Retail, Restaurant, Equipment sales, Auto Camper sales, R&D, Office, Auto repair, bank, childcare, gas station...





SECTION 5 - RURAL ZONE B (12/01/10)

5.1 GENERAL

The minimum lot size in this district shall be 120,000 square feet except as otherwise noted herein and the following are permitted uses within this district:

- 5.1.1 Single-family detached dwellings.
- 5.1.2 Two-family detached dwellings, provided each two-family dwelling is located on a lot, which is no less than 180,000 square feet in size and shall contain the Net Buildable Area stipulated in Section 5.6 of these regulations.(5/01/15)
- 5.1.3 Customary Home Occupations, as defined in Section 2.1, subject to the conditions of Section 3.7. (7/15/01)
- 5.1.4 Farming, agriculture, poultry or animal raising, forestry, truck or nursery gardening, greenhouses and nurseries, and dairy farming including, as an accessory use to a dairy farm, the processing, packaging, and sale of dairy products, provided there are no enclosed or sheltered facilities for consumption of products on the premises, and further provided such products are grown or made on the premises or on land under the same ownership and within the Town of Salem. (9/01/90)
- 5.1.5 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. (11/01/90)
- 5.1.6 Cemeteries established and operated by an ecclesiastical society, governmental unit, or cemetery association.
- 5.1.7 Public buildings owned and operated by the Town of Salem, except sewerage treatment facilities, power plants, and schools.
- 5.1.8 Buildings and uses owned and operated by a volunteer fire company.
- 5.1.9 Libraries, parks, and playgrounds. (3/01/84)

- 5.1.10 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.
- 5.1.11 Signs pertaining only to a use on the same premises, in accordance with the requirements of Section 13 of these Regulations.
- 5.1.12 Family Child Care Home or Group Child Care Home. (01/14/2025)
- 5.1.13 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)
- 5.1.14 Wireless Telecommunication Facilities that do not require a tower to be constructed in accordance with Section 29 of these Regulations. (5/02/00)
- 5.1.15 Nature preserves managed by a Land Trust that may permit public use for passive recreation. (9/01/02)
- 5.1.16 Residential driveway in accordance with Section 3.6.1 of these Regulations. (1/01/05)

5.2 SPECIAL EXCEPTIONS

The following uses may be permitted only as Special Exceptions within Rural Zone B, if approved by the Planning and Zoning Commission in accordance with the procedures and criteria established in Section 11 of these Regulations:

- 5.2.1 Veterinary hospitals and riding or boarding stables, provided 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)
- 5.2.2 A commercial golf facility, pursuant to the provisions of Section 4.2.18.4.A. and 4.B. of these Regulations, including a driving range and country club; a bowling alley; a pool or billiard parlor; a health spa; a tennis or squash club; a roller skating or ice skating rink; swimming pool or swimming club, provided that any of the uses listed herein are located on a lot of not less than five (5) acres and provided that no building is located within 100 feet of any front lot line nor within 150 feet of any side or rear lot line. (6/01/04)
- 5.2.3 A restricted landing area for aircraft as defined by Section 5.34 of the State Statutes and licensed by the State Commissioner of Transportation for use by the owner or occupant of the lot on which such area is located.

- 5.2.4 Excavations in accordance with the provisions of Section 14 of these Regulations.
- 5.2.5 Town-owned and operated refuse disposal facility for refuse generated within the Town only.
- 5.2.6 A private preserve used for hunting and/or fishing, or a private camp or retreat devoted to recreational uses. However, such uses shall exclude those whose chief activity is a gainful service or activity carried on as a business.
- 5.2.7 Child day care centers as defined in Section 19a-77 of the Connecticut General Statutes. (12/15/89) (2/01/91)
- 5.2.8 Churches and related accessory buildings and uses, except that no building may be used for temporary or permanent residency. (3/01/84)
- 5.2.9 Seasonal campgrounds. (9/18/84)
- 5.2.10 Lumber yards. (9/01/90)
- 5.2.11 Wireless Telecommunication Towers, Antennae, and Facilities not listed in Sections 5.1.13 or 5.1.14, and in accordance with the provisions of Section 29 of these Regulations. (5/02/00)
- 5.2.12 Common driveways, in accordance with Section 3.6.1 and Section 3.25 of these Regulations. (12/08/02) (12/01/10)
- 5.2.12 a Common driveways in accordance with Section 3.6.1 and Section 3.25 of these Regulations. (1/01/05)
- 5.2.13 Deleted 4/1/17. (Former reference to Senior Housing)
- 5.2.14 Bed and Breakfast Inn. (4/01/07)

5.3 MINIMUM FRONTAGE: LOT WIDTH

- a) Each lot within this zoning district shall have a minimum lot width of 200 feet at the building line and a minimum lot frontage of 200 feet on a street, except as otherwise provided in these Regulations.
- b) When new streets are constructed as part of an approved subdivision, minimum lot frontage may be reduced to fifty (50) feet for lots fronting on a cul-de-sac and to 150 feet for all other lots, providing each lot has a minimum width of 200 feet at the building line. (12/15/89)

5.4 MINIMUM SETBACKS

- 5.4.1 The following shall be minimum setbacks for all buildings within this district, except as provided in Section 5.4.2 or otherwise in these Regulations. (6/01/91) (4/10/00)

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

Side Yard – No building shall be erected closer than twenty-five (25) feet from any side lot line.

Rear Yard – No building shall be erected closer than fifty (50) feet from the rear lot line.

5.4.2 One residential accessory STORAGE building per lot may have the following reduced side yard and rear yard setbacks: (4/10/00)

Side Yard – No STORAGE building shall be erected closer than fifteen (15) feet from the side lot line.

Rear Yard – No STORAGE building shall be erected closer than twenty (20) feet from the rear lot line.

An accessory STORAGE building that abides by these reduced setbacks must meet the following standards:

- The STORAGE building shall not house animals or humans, store cars or trucks, or be used for a Home Occupation.
- The STORAGE building shall be freestanding; the peak of the roof shall be no higher than twelve (12) feet from the ground and the footprint shall be no larger than eighteen (18) feet by eighteen (18) feet.
- The front yard setback shall meet the requirements in Section 5.4.1.

5.5 DELETED (12/08/02)

5.6 NET BUILDABLE AREA – Any new lot created after December 1, 2003 shall have a minimum Net Buildable Area of at least 40,000 square feet for single-family houses, and 60,000 square feet for a two (2)-family detached dwelling unless the lot complies with the condition stipulated in Section 3.2.1. (10/01/13)