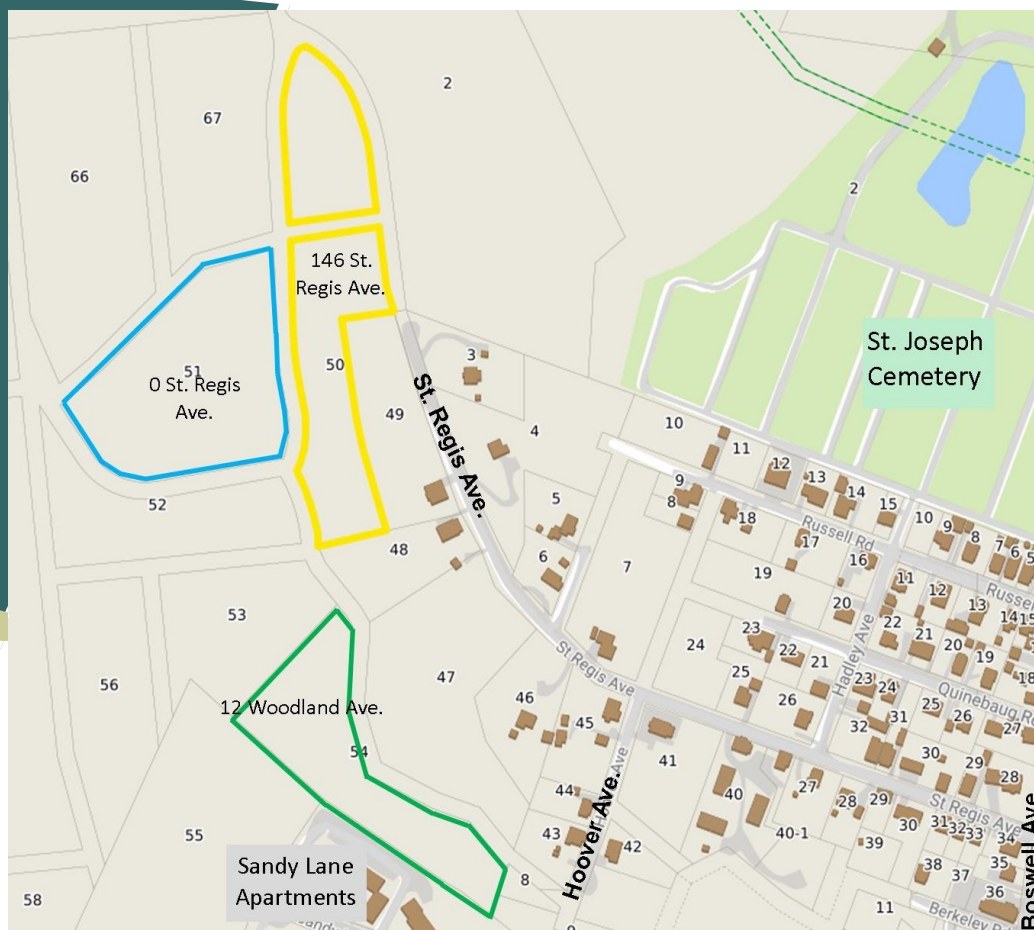


FOR SALE

RESIDENTIAL LAND FOR SALE



146 St. Regis Ave. 4.83 Acres

0 St. Regis Ave. 4.60 Acres

12 Woodland Ave. 2.96 Acres

12+/- Acres
FOR SALE
\$375,000

Mark Pensa

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-537-4292
mpensa@pequotcommercial.com

FOR SALE

Residential Developmental Land

ADDRESSES: 146 St. Regis Ave., Norwich CT with 4.83 acres
12 Woodland Ave., Norwich CT with 2.96 acres
0 St. Regis Ave., Norwich CT with 4.6 acres
12.39 acres TOTAL

UTILITIES: Public Water/Gas available down the street at 128 St. Regis Ave.
Possible Public Sewer

ZONING: R40

DIRECTIONS: I-395 Exit 18. Right onto Taftville-Occum Rd, turns into Norwich Ave., then turns into Boswell Ave—about 3 miles from I-395. Take right Onto St. Regis Ave. Go to very end of road.

DOCUMENTS: *Surveyor maps available.*

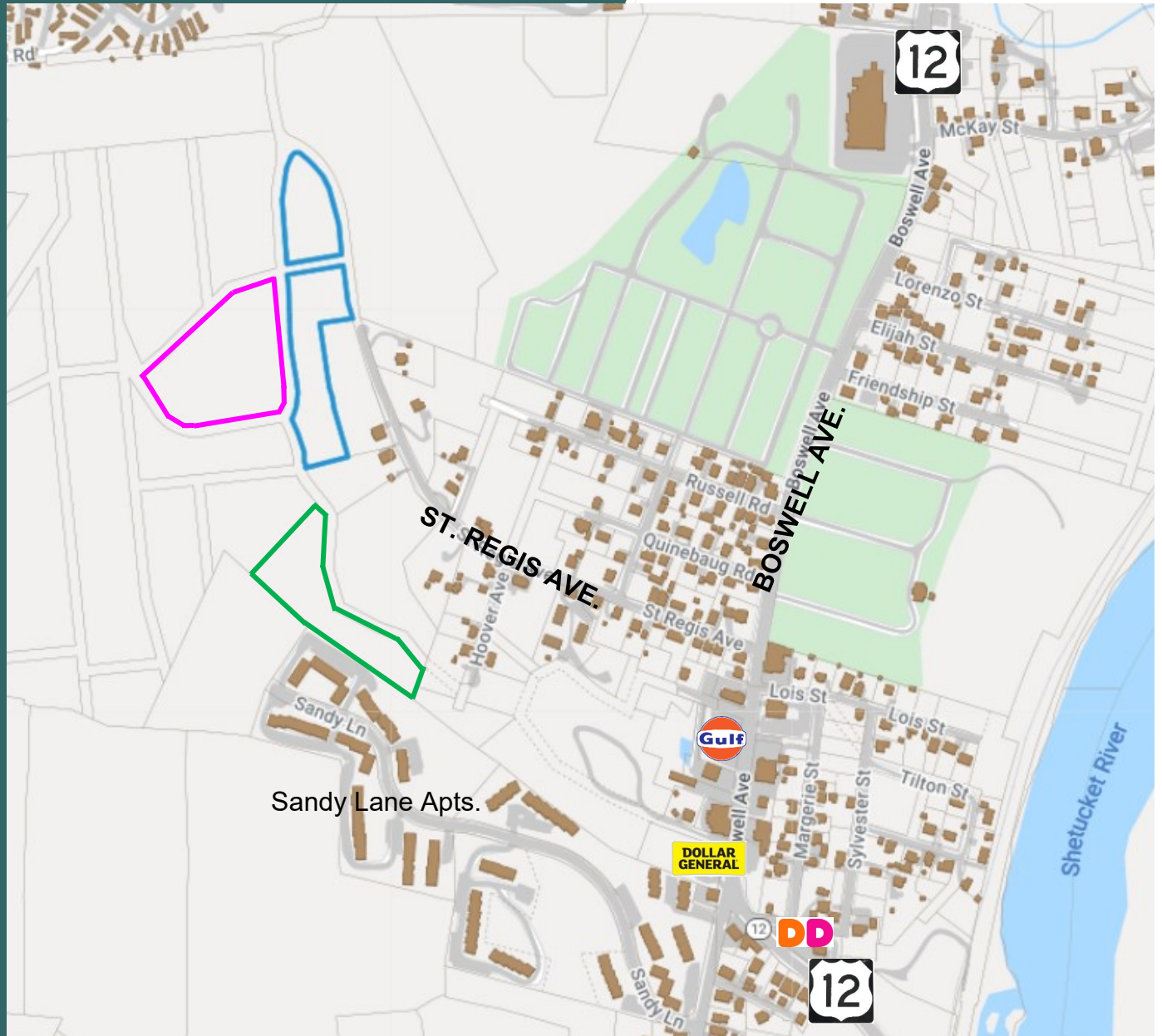
FOR SALE: \$375,000 for all three lots

COMMENTS: Located near Sandy Lane Apartments, Dollar General, Manny's Pizza, Automatic Car Wash, China Garden Restaurant, Dunkin Donuts, Vocatura Bakery, Hess Gas Station...

FOR MORE DETAILED INFORMATION CONTACT:

Mark Pensa
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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	35,027	48,885	104,902
Total Households	14,673	20,476	42,181
Household Income \$0—\$30,000	24.65%	23.28%	18.20%
 \$30,001-\$60,000	26.55%	24.85%	22.22%
 \$60,001-\$100,000	25.39%	26.12%	27.44%
 \$100,001+	23.42%	25.75%	32.13%



146 St. Regis Ave. 4.83 Acres

0 St. Regis Ave. 4.60 Acres

12 Woodland Ave. 2.96 Acres

CHAPTER 1 RESIDENTIAL DISTRICTS

1.1 Residential 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) ^{A; B}	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
R-80	80,000	200	60	40	60	10	2½ ^C
R-40	40,000	150	50	30	50	10	2½ ^C
R-20	20,000	100	30	15	30	20	2½ ^C
MF	10,000	60	25	10	25	25	3 ^D
ROS	5,000	50	N/A	N/A	N/A	10	1

TABLE NOTES

- Front yard for buildings on west side of Broadway. No building shall be erected on the westerly side of Broadway from Broad Street to Williams Street with a front yard of less than 65 feet.
- Front yard for buildings on east side of Broadway. No building shall be erected on the easterly side of Broadway from Broad Street to Williams Street with a front yard of less than 45 feet.
- Rear lots and variations on of dimensional requirements are permitted within these districts provided the requirements of section 4.3.12 of these regulations are met.
- Except that high-rise apartments and high-rise group buildings may be erected to a height of 7 stories in accordance with section 1.1 hereof.

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1.2 Summary of Residential Uses by Zoning District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
HOUSING ACTIVITIES					
Accessory apartments	SP	SP	SP	SP	
Conservation developments	SP	SP	SP		
High-rise apartments and high-rise group buildings				SP	
Multi-family housing				P	
Single-family dwelling	P	P	P	P	
Temporary farm worker dwellings	A	A			
Two-family dwellings				P	
ACTIVITIES ACCESSORY TO A DWELLING					
Buildings for housing livestock or poultry for domestic use	A	A	A	A	
Fences	A	A	A	A	
Garage or yard sales of household goods	A	A	A	A	
Greenhouse	A	A	A	A	
Home garden	A	A	A	A	
Keeping domestic animals	A	A	A	A	
Keeping grazing animals	A	A			
Private garages (use by occupants of principal building)	A	A	A	A	
Swimming pools	A	A	A	A	
HOME-BASED BUSINESS					
Bed and breakfast	SP	SP	SP	SP	
Family day care homes	A	A	A	A	
Group day care homes	SP	SP	SP	SP	

RESIDENTIAL DISTRICTS

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
Home office	A	A	A	A	
Major home occupation	SP	SP	SP	SP	
Minor home occupation	A	A	A	A	
Parking one commercial motor vehicle	A	A	A	A	
AGRICULTURAL ACTIVITIES					
Commercial kennels	SP	SP	SP	SP	
Community garden	P	P	P	P	
Cultivation of land	P	P	P	P	P
Farm buildings	A	A			P
Farming for commercial purposes	P	P	P	P	
Farm stand, bona fide farm operation	A	A			
Farm stand, home or community garden	A	A			
Home garden	A	A	A	A	
Winery	SP	SP			
INSTITUTIONAL ACTIVITIES					
Government facilities	SP	SP	SP	SP	SP
Public and private educational institutions	SP	SP	SP	SP	
Hospitals and sanitariums	SP	SP	SP	SP	
Convalescent, nursing and rehabilitation centers	SP	SP	SP	SP	
Cemeteries	SP	SP	SP	SP	
Philanthropic, educational, recreational, religious and eleemosynary use	SP	SP	SP	SP	
RECREATIONAL ACTIVITIES					
Active public recreation	P	P	P	P	SP
Commercial active recreation uses	SP	SP	SP	SP	
Docks and piers					P
Low-intensity recreation uses					P
Non-profit clubs	SP	SP			
Open space and passive recreation	P	P	P	P	P

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USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
INFRASTRUCTURE ACTIVITIES					
Excavation	A	A	A	A	A
Large public utility facilities	SP	SP	SP	SP	
Off-street parking	A	A	A	A	P
Public utility lines, stations, and buildings	P	P	P	P	P
Signs	A	A	A	A	A
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	SP
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	SP

TABLE LEGEND

BLANK

Not authorized

P

Principal Use

A

Accessory Use

SP

P or A; Special Permit Required

1.3 Residence Districts, R-80 and R-40.

1.3.1 Purpose. The R-80 and R-40 districts are base zoning districts. The purpose of the R-80 and R-40 districts is to establish a district in which the principal use of the land is for low-density residential and agricultural purposes and to encourage the continuance of residential and agricultural uses. To insure that residential development, not having access to public water and sewer, and when dependent on septic tanks for sewage disposal, will occur at sufficiently lower densities to provide for a healthy environment.

1.3.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the R-80 and R-40 districts:

NP**.1 No Permit Required**

- .1 Agricultural uses and farms.
- .2 Community garden.
- .3 Cultivation of land.
- .4 Open space and passive recreation (e.g., walking trails, monuments).
- .5 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 Farming for commercial purposes.
- .2 New construction of buildings and additions of up to 5,000 square feet. Buildings of 5,000 square feet or more require a site plan review, as listed below.
- .3 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.
- .4 Single-family dwellings, 1 per lot.

S**.3 Requires Site Plan Review, see section 7.5.**

- .1 New construction of buildings greater than 5,000 square feet.
- .2 Active public recreation (e.g., baseball, soccer fields, recreation centers).

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

- .1 Cemeteries.
- .2 Commercial kennels in accordance with section 6.15.
- .3 Commercial active recreation uses (e.g., golf courses, ski areas, campsites and riding academies). Minimum lot area: 10 acres.
- .4 Conservation development in accordance with Section 6.6.
- .5 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.
- .6 Government facilities.
- .7 Hospitals and sanitariums in accordance with section 6.12.
- .8 Non-profit membership clubs and lodges.
- .9 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
- .10 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.
- .11 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.
- .12 Winery in accordance with section 6.10.

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1.3.3 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 R-80 and R-40 districts:

NP

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Farm stand, accessory to a bona fide farm operation.
- .4 Home garden.
- .5 Home office / studio in accordance with section 6.1.
- .6 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household number may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans with no minimum lot area.
 - (ii) Grazing animals such as horses, cows, sheep and goats of no more than 2 animals per 130,000 square feet.

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Accessory residential buildings and personal use garages.
- .2 Farm buildings in accordance with section 1.3.4, below.
- .3 Farm stand, sale of items grown in personal or community garden.
- .4 Fences and walls in accordance with section 4.15.
- .5 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than two times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided, that it shall be permitted to set up the sale on the day immediately preceding it and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
- .6 Minor home occupation in accordance with section 6.1.
- .7 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .8 Signs in accordance with section 5.2.
- .9 Solar and energy conservation equipment (less than 1 mW).
- .10 Swimming pools in accordance with section 4.16.
- .11 Temporary farm worker dwellings in accordance with section 6.17.

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 Accessory apartment in accordance with section 6.7.
- .2 Bed and breakfast inn in accordance with section 6.8.
- .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
- .4 Group day care home.
- .5 Major home occupation in accordance with section 6.1.

1.3.4 Additional requirements for farm uses. Buildings used for the storage, processing and manufacture of agricultural products when incidental to a farm shall comply with the following:

- .1 No farm building shall be located less than 100 feet from any street line.
- .2 No farm building shall be located less than 150 feet from the nearest side or rear lot line.
- .3 Roadside stands for the sale of farm produce and products raised and / or produced on the farm provided they shall contain no more than 200 square feet in area, with not more than 2 signs aggregating 12 square feet in area advertising such produce or products. Such stands and signs shall be not less than 20 feet from any street line, and not less than 50 feet from any street intersections.

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- .4 Buildings used on a farm for the storage of any number of motor vehicles and equipment when such vehicles and equipment are used in connection with the operation of a farm. The repair of such vehicles is permitted within a building on a farm upon which such vehicles are so used.

1.3.5 Additional requirements for accessory residential uses activities.

- .1 Accessory buildings shall not be used for dwelling purposes, except where authorized in these regulations.
- .2 Greenhouses, when permitted, shall not include a florist shop.
- .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.
- .4 Private garages for use of occupants of the principal building with space for not more than 3 motor vehicles on 1 lot.
- .5 Parking of not more than 1 commercial motor vehicle provided that such vehicle is not more than 1½ ton capacity, and owned or operated by the owner or occupant of each principal building.