

# FOR SALE RETAIL / OFFICE



7 Governor Winthrop Blvd, Suite #2, New London, CT 06320

**FOR SALE**

**\$695,000.00**

**John Jensen, SIOR**

**Pequot Commercial**

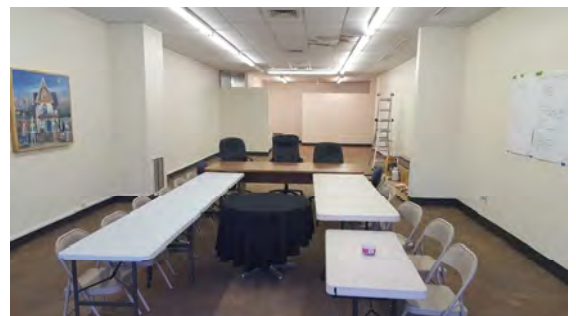
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- » 8,200+/- sf space in heart of New London's Business District, corner of Eugene O'Neill Dr.
- » Handicap Accessible
- » Ample off-street parking
- » 9,600 Average daily traffic counts on Eugene O'Neill  
2,700 Average daily traffic counts on Gov. Winthrop
- » Zone CBD-2  
Commercial
- » Public Water/Sewer  
/Natural Gas





**ZONE CBD-2 COMMERCIAL**

Permitted Uses: Offices and Retail such as Barber Shop, Beauty Salon, Shoe Repair, Art Galleries, Tattoo Parlors...

By Special Permit: Arts & Crat Studio, Education such as Training Schools, Vocational, Business, Banking, Secretarial...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	57,992	76,516	145,250
<b>Total Households</b>	23,705	31,540	60,449
<b>Household Income \$0—\$30,000</b>	26.46%	23.11%	17.69%
<b>\$30,001-\$60,000</b>	25.94%	24.83%	22.68%
<b>\$60,001-\$100,000</b>	25.74%	26.18%	26.57%
<b>\$100,001+</b>	21.87%	25.89%	33.07%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

**Section 535 CBD-2 - Central Business District**

**(AMENDED 9/30/08)**

535.1 Purpose of District. To provide for and encourage a variety of retail businesses, business and professional offices, service businesses, entertainment and cultural establishments and related activities such as parking and pedestrian spaces in a manner that minimizes potential conflict between uses but supports a pedestrian friendly, human scale of development that does not compete with the focus of activity in the CBD-1 District.

535.2 Permitted Uses. The following uses are permitted by right:

- 1) Retail stores operating between the hours of 6:00 am and 11:00 pm.
- 2) Service business, such as, but not limited to, barber shops, beauty parlors, tailors and dry cleaning stores, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, duplicating business operating between the hours of 6:00 am and 11:00 pm. Automotive service and/or repair are not permitted
- 3) Restaurants operating between the hours of 6:00 am and 11:00 pm.
- 4) Business or professional offices operating between the hours of 6:00 am and 11:00 pm.
- 5) Banks excluding drive-thru windows operating between the hours of 6:00 am and 11:00 pm.
- 6) Art galleries operating between the hours of 6:00 am and 11: 00 pm.
- 7) Facilities for training in the martial arts, dancing, gymnastics, music, fashion design, or teaching the performing arts operating between the hours of 6:00 am and 11:00 pm.
- 8) Single-family, two-family, or multi-family residential dwellings (excluding units located on street level floors), subject to the density requirements of the R-3 Zone. *(Amended 12/15/08)*
- 9) Tattoo Parlors/ Tattoo Facilities subject to the following requirements: *(Amended 03/31/09)*
  - (a) Shall ensure compliance with Connecticut General Statutes Section 19a-92a & 19a-92a-1 (as may be amended);
  - (b) Shall ensure compliance with any & all local ordinances & health codes as maybe amended;
  - (c) Hours of operation are limited to 6:00 a.m. to 11:00 p.m.;

10) Home Based Businesses in accordance with Article IV, Section 400.2 (2) and Article V, Section 500.2 (7). *(Amended 12/21/12)*

535.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation:

- 1) Banks excluding drive-thru windows operating between the hours of 11:00 pm and 6:00 am.
- 2) Business or professional offices operating between the hours of 11:00 pm and 6:00 am.
- 3) Newspaper printing.
- 4) Small Scale Artisan, Art, and Craft Workshop – The small scale production of artisan works, art, and craft works such as stained glass, ceramics, art work, etc. that involve hand manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products through the use of computers, hand tools, and/or domestic mechanical equipment and the incidental direct sale of only those goods so produced or processed provided that:
  - (a) The production and/or processing area shall be fully concealed from any street and at least 20 percent of the gross ground floor area shall be devoted to retail sale.
  - (b) The use shall be free of nuisance characteristics and will have no adverse affect on neighboring uses.
  - (c) The Planning and Zoning Commission may limit the hours of operation of this use when it determines that the protection of the public health, safety, or welfare of the public, in general, or the immediate neighborhood, in particular may warrant such a limitation.
- 5) Libraries and museums.
- 6) Arts and crafts studios.
- 7) Transportation terminal including ticket sales, waiting area, restaurants, newspaper, and candy shops.
- 8) Places of worship.
- 9) Hotels, motels, and conference facilities.

- 10) Institutions for higher learning, business, vocational, and training schools, including colleges, universities, junior colleges, business, banking, business management, secretarial and office schools, art and drafting schools:
  - a) The curriculum shall satisfy the requirements of the Connecticut State Department of Education.
- 11) Theaters.
- 12) Drinking establishments and nightclubs.
- 13) Taverns.
- 14) Public parking lots and garages, provided that:
  - (a) There is no automotive service or repair;
  - (b) The use will not increase traffic congestion in the streets abutting the property.
  - (c) Some combination of wall/fencing and/or landscaping (with) in a five-foot buffer strip shall be maintained along all areas where a parking lot fronts a public street. All plant materials shall be of a sufficient size at time of planting to provide an immediately functional visual buffer and planted at a density that will result in relatively full coverage of the buffer strip at plant maturity. Trees shall be 3½ inches caliper dbh at time of planting. Landscaping elements shall only include those that grow or are maintained at a low height ( less than three feet) and shall include a combination of formal evergreen hedges and trees (one tree per fifty-five feet of street frontage) unless an alternative is determined by the Commission to be more appropriate.
- 15) Billiard parlors, bowling alleys, and skating rinks.
- 16) Radio, television, or recording studios.
- 17) Funeral Parlors.
- 18) Fast food restaurant, without drive-thru windows provided that eating on the premises shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structure.
- 19) Bed & Breakfast Inns in accordance with the requirements of Article IV, Section 400.3 (10).
- 20) Tourist Homes in accordance with the requirements of Article IV, 420.3 13).

- 21) Business Records Document Storage Facility.
- 22) Retail stores operating between the hours of 11:00 pm and 6:00 am.
- 23) Service business, such as, but not limited to, barber shops, beauty parlors, tailors and dry cleaning stores, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, duplicating business operating between the hours of 11:00 pm and 6:00 am. Automotive service and/or repair are not permitted.
- 24) Restaurants either with beer, wine or liquor service operating between the hours of 11:00 pm and 6:00 am.
- 25) Art galleries operating between the hours of 11:00 pm and 6:00 am.
- 26) Facilities for training in the martial arts, dancing, gymnastics, music, fashion design, or teaching the performing arts operating between the hours of 11:00 pm and 6:00 am.
- 27) Brew-pub (smaller than 10,000 square feet of gross floor area) provided that:
- 28) There is no outdoor entertainment with electrically amplified music.
- 29) Live/work units provided that, in addition to the general Special Permit criteria of Section 810 B, the following criteria are met:
  - (a) The resident owner of the business certifies annually to the Zoning Enforcement Officer that only he/she and other members of his/her household are living in the space.
  - (b) The conducted manufacturing, art making use or business takes place subject to a valid business license associated with the premises.
  - (c) The live-work manufacturing, art making use or business office activity may employ up to two persons who do not reside in the live-work space.
  - (d) At least fifty percent (50%) of the floor area within each live-work unit shall be designated, reserved, and used as work space for the permitted manufacturing, art making use or business office activity.
  - (e) Sixty-percent (60%) of the street-facing façade between two-feet (2') and eight (8) feet above the sidewalk shall be transparent.
  - (f) The transparent areas of the facades shall be designed and maintained to allow unobstructed views from the outside into the structure or into display windows that have a minimum thirty-inch (30") depth.

- (g) The Planning and Zoning Commission may limit the hours of operation of the manufacturing, art making use or business office activity when it determines that the protection of the public health, safety, or welfare of the public, in general, or the immediate neighborhood, in particular may warrant such a limitation.
- 30) Single or two-family residential use at street level when the building can be historically documented to have been, or where an analysis by a licensed architect or comparable professional acceptable to the Planning and Zoning Commission can certify that, the building was originally constructed and used for residential purpose, at the street level, to the satisfaction of the Planning and Zoning Commission after a referral to the Historic District Commission for comment which shall be made thirty-five days prior to the commission making a decision on a Special Permit application made under this section. The Commission shall give due consideration to any written report made regarding said referral *(Amended 12/15/08)*.
- 31) Retail sale of cannabis to consumers for off-premises use as a cannabis hybrid retailer or a cannabis retailer. Use is subject to section 623 (Regulations Concerning Retail Sale of Cannabis to Consumers for off-premises consumption) of these regulations. *(Amended 06/06/22)*

535.4 Accessory Uses.

- 1) Accessory uses customary or incidental to a permitted use.
- 2) Outdoor entertainment that includes electrical sound amplification is not an allowed accessory use in this zone.
- 3) Keeping of animals according to Section 622 A. *(Amended 08/10/12)*

535.5 Lot and Bulk Requirements

- 1) Minimum yards or setbacks:
  - (a) Front - none.
  - (b) Side yards - if the side of a lot in the CBD-2 district abuts upon the side of a lot in an R district, there shall be a side yard of not less than the side yard required in the abutting R District. In all other cases a side yard for a commercial building shall not be required, but if provided, shall not be less than six feet in width.

- (c) Rear yard – if the rear of a lot in the CBD-2 district abuts upon the R district, there shall be a rear yard of not less than 15 percent of the depth of the lot, but such a rear yard need not exceed 20 feet. In all other cases a rear yard is not required, except if one is provided it shall not be less than eight in depth. In the case of a corner lot abutting a non-residential district on both streets, both interior property lines shall be considered to be side lot lines. (Note: this avoids the need for a rear yard on a corner lot in a CBD-2 district, which would disrupt the continuity of frontage.)
- 2) Maximum height - The prevailing height of the adjoining street block, as it may be determined by the Planning and Zoning Commission, shall not be exceeded by more than one-story or eighteen-feet (18’), whichever is greater. The Commission may waive this requirement for buildings that the Commission determines to be of unusual design excellence. In making this determination the Commission may seek the advise of a professional architect licensed to practice in the State of Connecticut (the fee for whose services may be charged to the applicant as provided for by City Ordinance), This determination shall also address compliance with the following criteria:
    - (a) The massing, roof design, and remainder of the design of the exterior of the building shall adequately incorporate and address and Design Review Guidelines for the CBD districts or any similar document that may be adopted by the Commission.
    - (b) The exterior of the building shall reflect the use of material of an enduring quality.
    - (c) The creation of parking under, within, or on top of the building, or the Commission finds that the parking requirements are substantially exceeded in another acceptable manner.
    - (d) The facades of the street level floors fronting City owned roads shall be reserved for use by non-office commercial uses.
  - 3) Maximum Front Yard Setback - New buildings shall have a maximum five-foot setback from the front property line or a zero set back from the prevailing building line as this may be determined by the Planning and Zoning Commission.
  - 4) Lot Frontage Coverage - New buildings shall be designed to cover at least 60 percent of the lot frontage, however, in the case where the prevailing lot frontage coverage (as determined by the Planning and Zoning Commission) is more than 60% that degree of coverage shall be required. If the prevailing lot frontage coverage is less than 60%, then the Commission may, if it determines that the purpose of this zoning district is furthered, allow the lot frontage coverage to be as low as the prevailing lot frontage coverage.



### 535.6 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided for each lot within the district in accordance with the provisions of Article VI, Section 614 of these regulations.

### 535.7 Facade Review

Any new facade or change in the facade of an existing building shall be reviewed by the Commission for evaluation of architecture and design. The Commission shall refer a copy of any facade plan to the Design Review Board of the Historic District Commission, and the Planning

and Zoning Commission shall give due consideration to any report filed with it by said Committee prior to rendering a decision on the facade plan. If no report is received from said Committee within thirty-five (35) days of the referral, it shall be presumed that the Committee has no objection to the facade plan. *(Amended 02/10/86)*

### 535.8 Permanent Facade Extensions

Facade extensions on ground or upper floors are permitted subject to issuance of a special permit by the Planning and Zoning Commission. Extending certain building fronts into the right-of-way is desirable from a design viewpoint as it enhances the pedestrian environment by injecting interest and animation to the streetscape. From a private viewpoint, it increases square footage of stores in a manner, which maximizes exposure of their products. Because many buildings along major thoroughfares are of historic or architectural significance, extension of facades may not be appropriate. However, many opportunities do exist in which facade extensions would be desirable.

The extensions could exist in a variety of physical forms but must adhere to the following general criteria:

- 1) Granting of a right of encroachment by the City Council.
- 2) Detailed review of the design treatment of the building and its impact on the block face is required.
- 3) The extensions must be at least 75 percent transparent.
- 4) Displays must be pedestrian focused.
- 5) The entire facade is renovated as part of any extension.
- 6) No more than 35 percent of a block face is available for extensions.
- 7) All extensions are illuminated during evening hours until midnight.

- 8) No extensions are permitted on certified historic buildings unless concurrence of the State Historic Preservation Officer is obtained.
- 9) Access to underground utilities must be considered in the design.

Several types of extensions are possible and are enumerated below to serve as guidelines for property owners, the Planning and Zoning Commission and Zoning Official:

- 1) **Display Windows:** Ground floor extensions into the right-of-way for purposes of display of goods. Extensions limited to 1 1/2 to 2 feet and taking the form of a bay window or similar projection. Should be primarily transparent except for window mullions and support and be illuminated. Goods displayed should be presented in a highly attractive manner to add color and interest to the street scene. Could also be developed at second floor level.
- 2) **Display Kiosks:** Free standing structure adjacent to store and displaying goods contained in store. The requirements for transparency, illumination and retail presentation outlined for the display windows are applicable here.
- 3) **Ground Level Storefront Extension:** Extensions should be developed at grade with materials at least 75 percent transparent excluding the roof element. Pedestrian's view of the activities within is to be maximized and visual competition between the new extension and the original building should be minimized.
- 4) **Upper Level Extension:** This form of extension is not appropriate for certified historic buildings. The extension must be carefully scaled to the facade of the building from which it originates. The extension could be cantilevered from its host building or supported by columns and terminated below any cornice work or, if none exists, that of adjacent buildings. Again, maximum transparency on all side surfaces to permit views out and in is a key objective. Evening lighting is important to producing interest to the street scene. This type of extension is feasible for streets where the narrow sidewalk width does not permit ground level extensions.

#### 535.9 Approval of Buildings with Mixed Residential and Commercial Uses

Buildings with mixed residential and commercial uses are allowed upon the issuance of a Special Permit subject to the following requirements:

- (a) Separate entrances and exits shall be provided for residential and non-residential portions of the building.

#### 535.10 Approval of New Construction

Any construction of new principal buildings or any of the following changes which comprise more than 10% of the gross floor area of the existing principal building: new accessory buildings, additions to accessory buildings, major additions to existing buildings are allowed only by Special Permit. Additions to buildings made after the effective date of this regulation change shall be considered on a cumulative basis towards the 10% threshold requiring a Special Permit under this regulation.