

FOR LEASE

RETAIL / OFFICE



FOR LEASE
\$2,100/mo
Plus utilities

47 Main St., Old Mystic, CT 06372

Judy Walsh
jwalsh@pequotcommercial.com

Heather Gianacoplos
heatherg@pequotcommercial.com

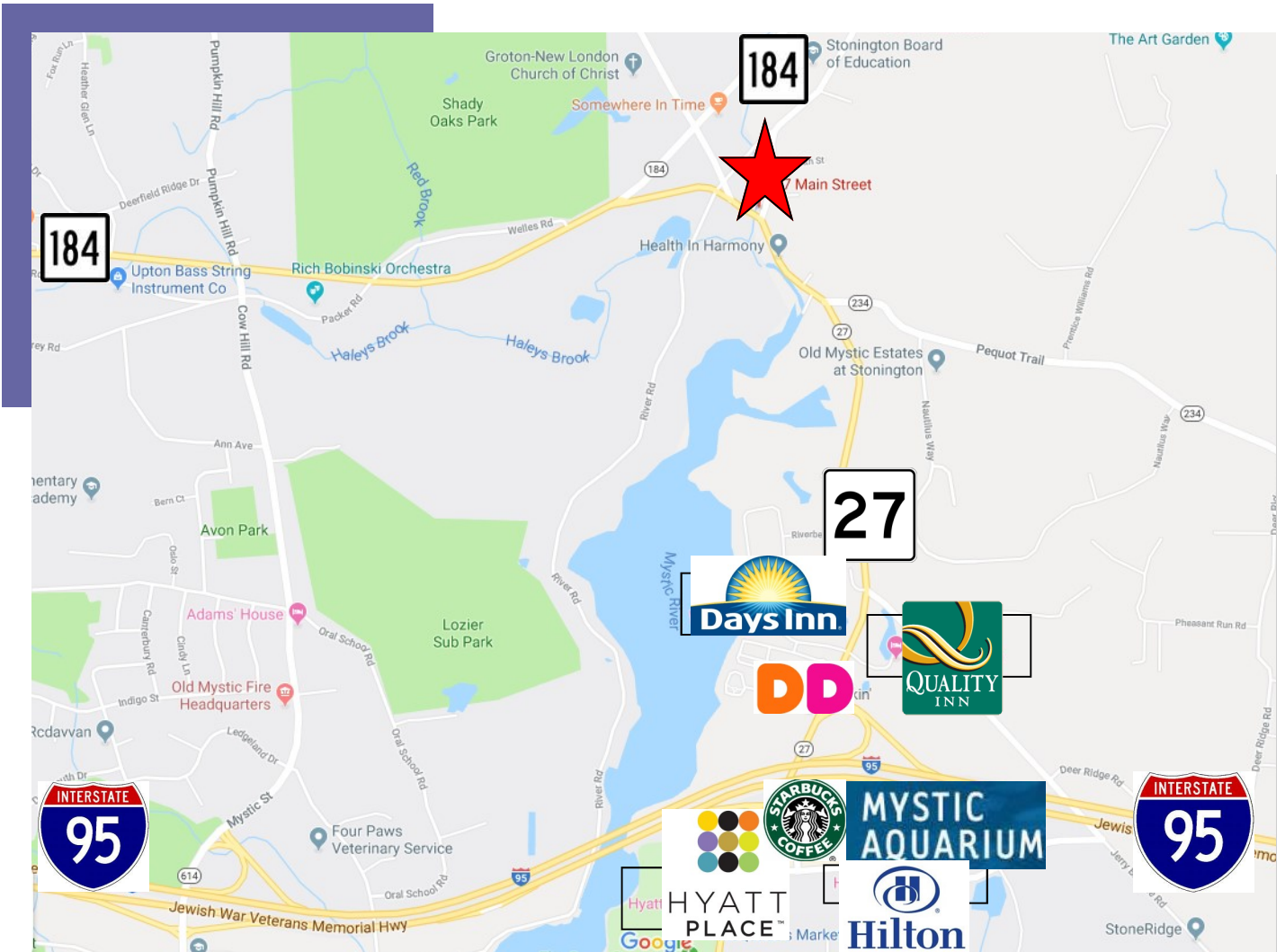
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- » 1st floor 1,919sf next to Post Office
- » Great location for General Store, Take-out restaurant, Office, Personal Services, Retail...
- » Six parking spaces; Opportunity to use church parking across the street
- » Close to a mile to I-95
- » City Water/Sewer

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



ZONE CS-5

Permitted Uses: Office, Personal Services, Retail, Financial Institutions...

By Special Permit: Schools, Medical Clinics, Laundries & Laundromats, Liquor sale places for off-premises consumption...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	14,633	30,001	145,783
Total Households	6,163	12,746	60,558
Household Income \$0—\$30,000	11.63%	13.89%	20.05%
\$30,001-\$60,000	17.26%	17.92%	21.74%
\$60,001-\$100,000	25.94%	24.49%	24.42%
\$100,001+	45.16%	43.70%	33.80%



Additional Off-Street parking across the street at the church.



4.2 CONVENIENCE SHOPPING (CS-5) [ADOPTED AUGUST 9, 1979]

Purpose: This zone provides small lot restricted business zones in built up areas. Uses reflect only those needs that service local residences for limited retail and service activities.

4.2.1 Permitted Uses.

- 4.2.1.1 Boarding/tourist homes of less than five (5) bedrooms.
- 4.2.1.2 Municipal facilities. [ADOPTED JULY 30, 1991]
- 4.2.1.3 Office buildings less than 5,000 square feet gross floor area. [ADOPTED OCTOBER 20, 2020]
- 4.2.1.4 Personal services. [ADOPTED JULY 30, 1991]
- 4.2.1.5 Public utilities.
- 4.2.1.6 Residential (Table). [ADOPTED JULY 30, 1991; AMENDED MAY 24, 2006]

HOUSING TYPE	MAXIMUM DWELLING UNITS PER LOT	MINIMUM LOT AREA (SQUARE FEET)
Single Family Residence	1	10,000
Duplex Residence	2	20,000
Triplex Residence	3	30,000

- 4.2.1.7 Sales: retail/wholesale buildings less than 5,000 square feet gross floor area. [AMENDED JULY 30, 1991; AMENDED OCTOBER 20, 2020]
- 4.2.1.8 Financial Institutions up to 5,000 square feet gross floor area. [ADOPTED SEPTEMBER 7, 2004; AMENDED OCTOBER 20, 2020]

4.2.2 Accessory Uses.

- 4.2.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.2.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.2.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.

Stonington Zoning Regulations

Amended through January 1, 2021

4.2.2.4 Recreational facilities, such as tennis/handball courts and pools, accessory to commercial use. [ADOPTED JULY 30, 1991]

4.2.2.5 Storage of goods or supplies incidental to permitted uses.

4.2.2.6 Keeping of domestic animals as an accessory to a residential use. [AMENDED NOVEMBER 19, 2013]

NOTE: No commercial activity involving domestic animals is permitted.

With the exception of hens, no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:

- .1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.
- .2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.
- .3 Keeping of hens in accordance with Section 2.17.

4.2.2.7 Accessory Dwelling Units in accordance with Section 7.1. [ADOPTED DECEMBER 18, 2018]

4.2.3 Uses Allowed by Special Permit.

4.2.3.1 Community center or library. [ADOPTED JULY 30, 1991]

4.2.3.2 Congregate Living Facility in accordance with Section 6.6.2.

4.2.3.3 Drive-in windows, limited to financial institutions and pharmacies, in accordance with Section 6.6.5 [AMENDED JANUARY 3, 2006]

4.2.3.4 Hospitals and clinics.

4.2.3.5 Housing for the elderly in accordance with provisions of Section 6.6.6.

4.2.3.6 Laundries and Laundromats.

4.2.3.7 Liquor sale places for off-premises consumption.

4.2.3.8 Offices in buildings greater than 5,000 square feet gross floor area. [AMENDED OCTOBER 20, 2020]

Stonington Zoning Regulations
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- 4.2.3.9 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.2.3.10 Processing agricultural products. [ADOPTED JULY 30, 1991]
- 4.2.3.11 Recreational facilities, public or private.
- 4.2.3.12 Retail/wholesale sales buildings equal to or greater than 5,000 square feet gross floor area. [ADOPTED JULY 30, 1991; AMENDED OCTOBER 20, 2020]
- 4.2.3.13 Schools – public and private.
- 4.2.3.14 Special Wall Signs in accordance with Section 7.12.7.1.4. [AMENDED MAY 24, 2011]
- 4.2.3.15 Parking, reductions, in accordance with Section 7.10.2.3. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.2.3.16 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.2.3.17 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.2.3.18 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.2.3.19 Financial Institutions over 5,000 square feet gross floor area. [ADOPTED AUGUST 2, 2005; AMENDED OCTOBER 20, 2020]
- 4.2.3.20 Medical Clinics. [ADOPTED AUGUST 2, 2005]
- 4.2.3.21 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.2.3.22 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.2.3.23 Major Retaining Walls in Building Setbacks [ADOPTED SEPTEMBER 15, 2020]

Stonington Zoning Regulations
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4.2.4 Buffer Requirements.

- 4.2.4.1 15 feet with five (5) feet of screening for a commercial use adjoining single-family and/or attached housing use.
- 4.2.4.2 20 feet with five (5) feet of screening for a commercial use and attached housing adjoining residential zone.
- 4.2.4.3 15 feet with five (5) feet of screening for food take-out and liquor sales adjoining residential use or zone.