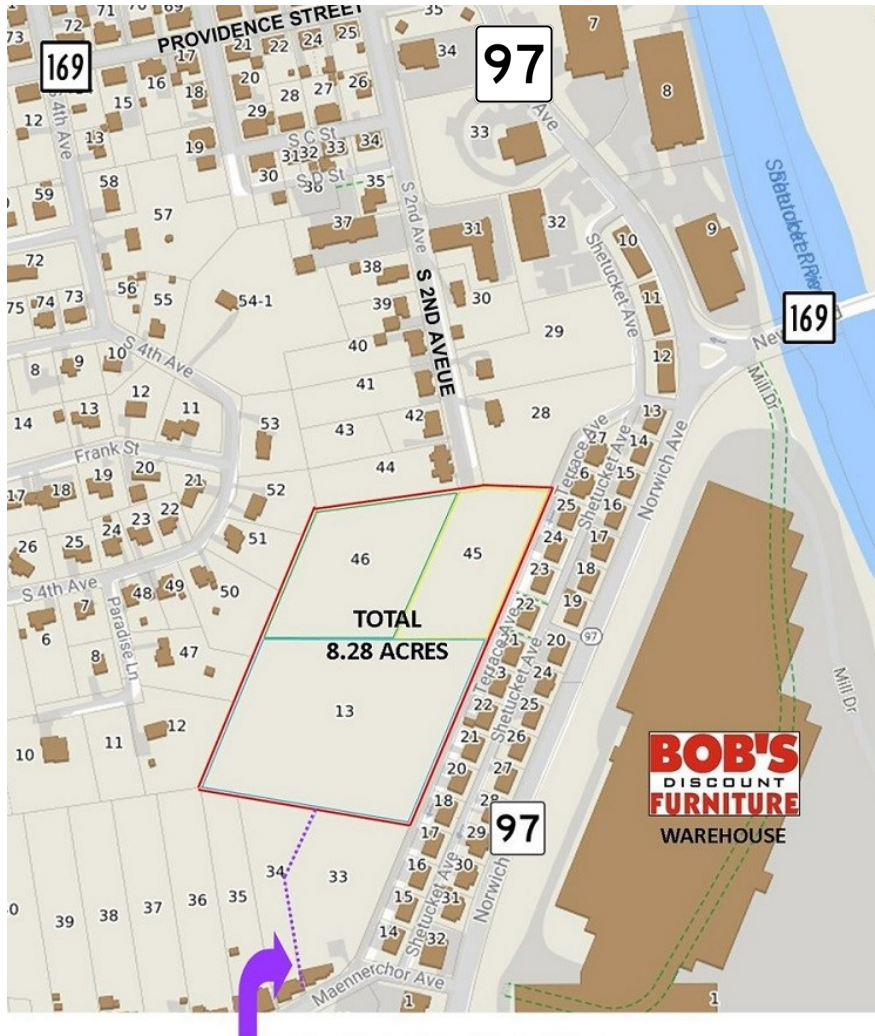


Developmental Apt/Multi Family Land **FOR SALE**



THREE PARCELS

40 Terrace Ave.

142 S 2nd Ave.

59 S 4th Ave.

TOTAL
8.23 Acres
(8+/- Useable)

FOR SALE

\$495,000

EASEMENT TO MAENNERCHOR AVE.

- ♦ Ideal for Apartments + Multi-Family
- ♦ Pre-approved for 76 units
- ♦ Public Water/Sewer/Gas available
- ♦ Zone MF
- ♦ Surveyor maps available
- ♦ Located at end of cul-de-sac
- ♦ Easy access to Route 12
- ♦ Has easement to Maennerchor Ave.
- ♦ New Luxury condo/apt nearby

Mark Pensa

**Pequot
Commercial**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-537-4292

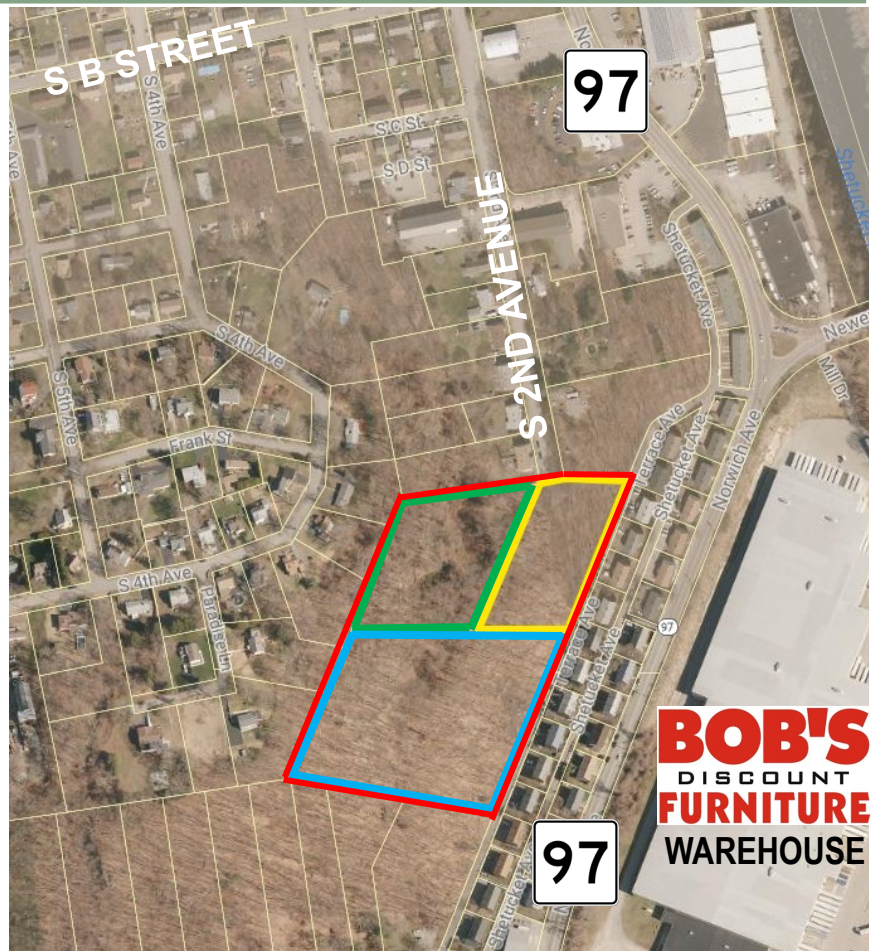
mpensa@pequotcommercial.com

142 S 2nd Ave.
Acres 1.62

59 S 4th Ave.
Acres 2.17

40 Terrace Ave.
Acres 4.49

TOTAL Acres 8.28



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	25,374	52,181	103,948
Total Households	10,937	22,141	42,617
Household Income \$0 - \$30,000	26.50%	24.02%	18.80%
\$30,001-\$60,000	28.18%	25.30%	22.92%
\$60,001-\$100,000	23.76%	26.41%	27.68%
\$100,001+	21.55%	24.27%	30.60%

1.5 Multifamily District, MF.

1.5.1 Purpose. The MF district is a base zoning district. The purpose of the MF district is to establish a district in which the principal use of the land is for higher-density residential development, typically in multi-family buildings.

1.5.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the MF district:

NP

- .1 No Permit Required
 - .1 Community garden.
 - .2 Cultivation of land.
 - .3 Open space and passive recreation (e.g., walking trails, monuments).
 - .4 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 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.
 - .2 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.
 - .3 Single-family dwellings, 1 per lot.
 - .4 Two-family dwellings

S

- .3 Requires Site Plan Review, see section 7.5.
 - .1 Multifamily dwellings in accordance with section 6.4.
 - .2 New construction of buildings greater than 5,000 square feet.
 - .3 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 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.
 - .5 Government facilities.
 - .6 High rise apartments and high-rise group buildings in accordance with section 6.4.
 - .7 Hospitals and sanitariums in accordance with section 6.12.
 - .8 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
 - .9 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.
 - .10 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.

1.5.3 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 MF district:

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 Home garden.
 - .4 Home office / studio in accordance with section 6.1.

- .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
- (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.

Z

- .2 Zoning Permit Required, see section 7.2.
- .1 Accessory residential buildings and personal use garages.
- .2 Fences and walls in accordance with section 4.15.
- .3 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than 2 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.
- .4 Minor home occupation in accordance with section 6.1.
- .5 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.
- .6 Signs in accordance with section 5.2.
- .7 Solar and energy conservation equipment (less than 1 mW).
- .8 Swimming pools in accordance with section 4.16.

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.

- 1.5.4 Additional requirements for accessory uses activities.
- .1 No accessory buildings shall be used for residential purposes.
- .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 one 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.

Business
DistrictsSpecial
DistrictsGeneral
RequirementsBasic
StandardsUse
Requirements

Procedures

Administration

Definitions