

# Mixed Use for Lease

(See Zoning Regulations)



## 11 Bath Street, Norwich, CT 06360

### 1st Floor:

1,305 SF, \$1,550 + Electricity

Reception Area, 3 Offices, Kitchen & 1/2 Bath

### 2nd Floor:

1,150 SF, \$1,300 + Electricity

1 Bedroom, 1 Full Bath, Kitchen, Office & Great Room

4 On-Site Parking Spaces • Central Air, Oil Heat & Public Water/Sewer



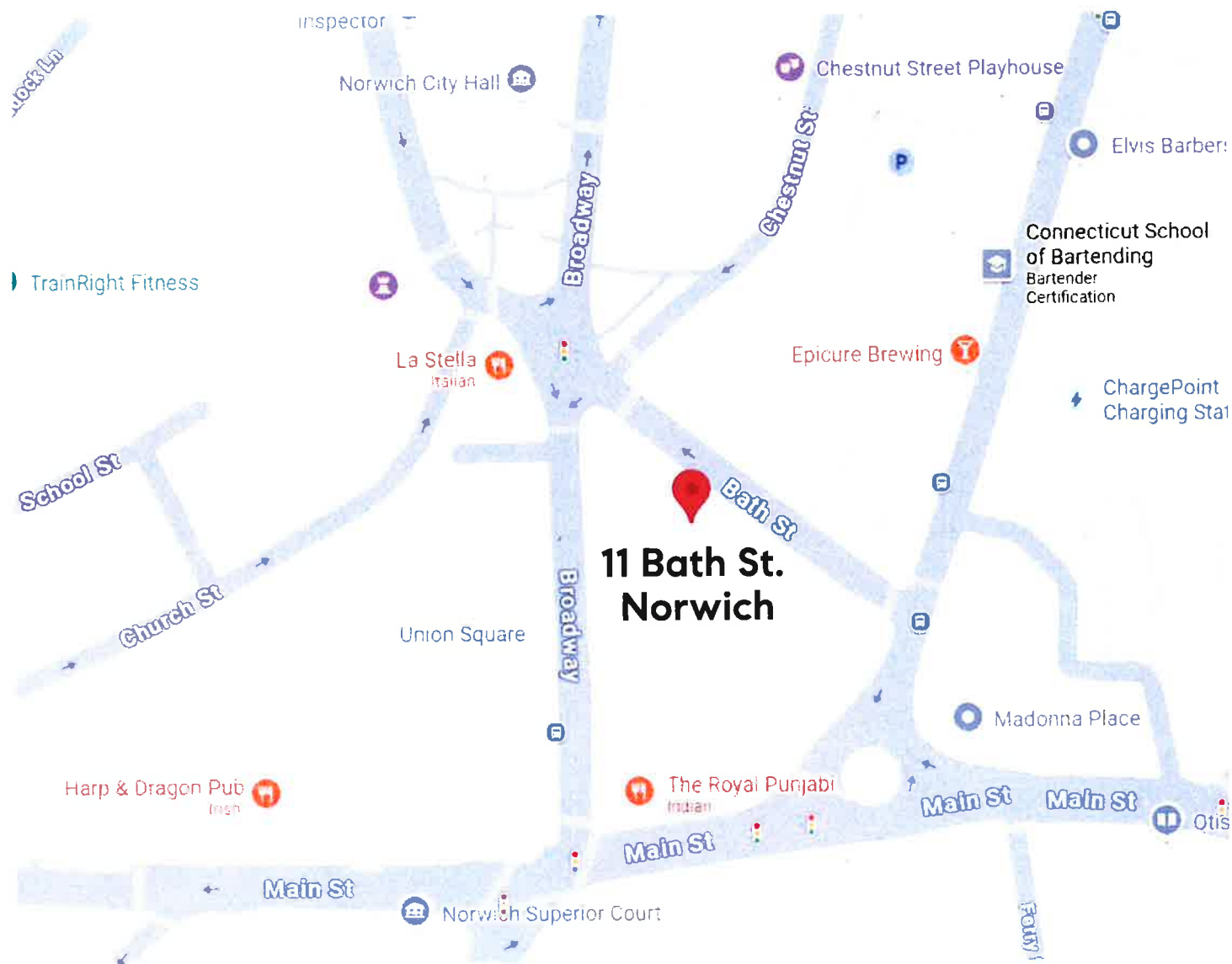
**Jeff Brewer**

5 Essex Square  
Essex, CT 06426

M: 860.510.9381

[jeff.brewer@compass.com](mailto:jeff.brewer@compass.com)

**COMPASS**



Centrally located in City's prime location in the midst of a major influx of new apartments. In sight of City Hall. Building is solid and in good condition as is the roof. Property recently granted a variance for multiple use. 1st floor is a 1,305 SF space that can be office, retail and other (see Zoning). Renovation is to suit can be done. 2nd floor is being renovated as a 1,150 SF 1 Bed, 1 Bath apartment with kitchen, office and great room. Multiple eateries are nearby including an excellent Italian/Pizza restaurant, a highly rated brew pub, several good ethnic restaurants, a marina and an Asian Market next door. 4 on-site parking spaces & Municipal parking nearby. Public transit to most of Norwich nearby.



**2.6 Chelsea Central District, CC.**

2.6.1 Purpose. The CC is a base zoning district. The purpose of the CC is to ensure that development within historic downtown Norwich complements and preserves the city's historic character, that it improves economic conditions, and promotes development that is consistent with the goals and objectives of the downtown plan of development and these regulations.

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

- NP** .1 No Permit Required
  - .1 Community garden.
  - .2 Docks, slips, piers pursuant to a permit issued by the Connecticut Department of Energy and Environmental Protection.
  - .3 Open space and passive recreation.
  - .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 Assembly halls (e.g., theaters, reception halls, convention centers)
  - .2 Bars, taverns, cafes.
  - .3 Business, corporate or financial office located on the second floor, or above.
  - .4 Clinic and medical offices.
  - .5 Clubs.
  - .6 Colleges, universities, educational institutions including private trade schools.
  - .7 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink)
  - .8 Cultural facility (e.g., museum, art gallery, library).
  - .9 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
  - .10 Docks, slips, piers.
  - .11 Financial institutions located on the second floor, or above; no drive-through windows.
  - .12 Government buildings and facilities (e.g., administrative offices, recreation center).
  - .13 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
  - .14 Mixed use buildings of up to 3 dwelling units, in accordance with section 6.5.
  - .15 Marina / yacht club.
  - .16 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.
  - .17 Outdoor vendors pursuant to the provisions of chapter 15 of the Norwich Code of Ordinances.
  - .18 Parks, open space, public recreation facilities.
  - .19 Public buildings and uses including city, state and federal.
  - .20 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.
  - .21 Restaurant / café / grill / bar; no drive-through window.
  - .22 Retail, including lobby space for financial institutions; no drive-through windows.
  - .23 Technology research and development (e.g., information technology, software).
  - .24 Visitor centers / information centers.
  - .25 Veterinary hospitals.
  - .26 Yacht clubs, marinas, boat rentals.

- S** .3 Requires Site Plan Review, see section 7.5.
  - .1 New construction of buildings greater than 5,000 square feet.
  - .2 Mixed use buildings of more than 4 and less than 20 dwelling units, in accordance with section 6.5.

- SP** .4 Requires Special Permit, see section 7.7.
  - .1 Advanced manufacturing.
  - .2 Business, corporate and professional offices located on the first floor.
  - .3 Data center.
  - .4 Financial institutions located on the first floor.
  - .5 Food manufacturing (e.g., commercial bakery, brewery).
  - .6 Garden apartment multi-family dwellings in accordance with section 6.4.
  - .7 High-rise multi-family dwellings in accordance with section 6.4.
  - .8 Hotel / inn, provided the length of stay shall not exceed one month, In accordance with Section 6.13.
  - .9 Mixed use buildings of more than 20 units, in accordance with section 6.5.
  - .10 Off-street parking lot or garage.
  - .11 Precision manufacturing.
  - .12 Research laboratories (e.g., chemical, pharmaceutical, medical).
  - .13 Transportation center (e.g., rail, bus, taxi station).
  - .14 Urban farm.

2.6.3 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 CC district:

- NP** .1 No Permit Required.
  - .1 Excavation, clearing and site disturbance of less than ½ acre.
  - .2 Family or Group child 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.
  - .6 Sale of alcoholic beverages in accordance with section 6.2.
  - .7 Employee amenities (e.g., clinic, commissary, recreation center, child care center)

- Z** .2 Zoning Permit Required, see section 7.2.
  - .1 Fences and walls in accordance with section 4.15.
  - .2 Minor home occupation in accordance with section 6.1.
  - .3 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.
  - .4 Signs in accordance with section 5.2.
  - .5 Solar and energy conservation equipment (less than 1 mW).
  - .6 Swimming pools in accordance with section 4.16.

- S** .3 Requires Site Plan Review, see section 7.5.
  - .1 Drive-through windows, as an accessory to a permitted use in accordance with section 6.16.
  - .2 Off street parking with 21 or more spaces, in accordance with section 5.1.

- SP** .4 Requires Special Permit, see section 7.7.
  - .1 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.

2.6.4 Site Design Considerations. Any change of use, use of any building condemned by the building or housing inspectors, or new construction shall require site plan approval from the Commission on the

Residential Districts



Special Districts

General Requirements

Basic Standards

Use Requirements

Procedures

Administration

Definitions

1

City Plan pursuant to section 7.4 of these regulations and compliance with all parking and other applicable zoning regulations. The Commission may waive the site plan review criteria and / or the filing of a site plan with the city clerk for any change in use and / or use of condemned buildings, provided said development entails renovations and / or conversion of an existing building and that the following criteria are met:

- .1 The Commission is of the opinion that the building facade improvements are consistent with and complement the historic character of the building. The Commission may request review by the state historic commission, design review board, city historian, or other qualified architectural historians of the proposed improvements to the facade.
- .2 The Commission may require that sidewalks be replaced in accordance with sidewalk specifications approved by the Commission and director of public works along the frontage on the street if the sidewalks are in poor condition.
- .3 Signage shall be provided in accordance with section 5.2 of these regulations.
- .4 Fencing and / or lighting shall be harmonious with the character of the surroundings as determined by the Commission to be in accordance with the historic integrity of the area.

3

2.6.5 Parking requirements. The Commission may waive parking requirements defined in section 5.1 for buildings in the CC under the following circumstances:

- .1 Adequate parking can be provided by nearby public or private parking lots.
- .2 Request is for a building rated 1 or 2 based on the historic rating system, that are to be renovated to reflect the historic character of the building. Waiver option can not apply to any additions to the structure.
- .3 The type of use proposed and determination of parking needs based on best available information (e.g., publications from the American Planning Association, or similar) indicates that additional parking is not needed.
- .4 The Commission shall consider the following criteria in determining whether adequate parking is provided within the area to meet the needs of the project:
  - .1 Peak demand times for parking use and its relationship to the potential of sharing parking.
  - .2 Provision of parking for employees.
  - .3 Availability of parking facilities outside of the immediate area in conjunction with public transit.

4

5

2.6.6 Additional Special Permit criteria for the Chelsea Central district. It is the intent of this section to encourage creative development that promotes the CC district as an economically viable entity and pedestrian-friendly center. The types of uses developed within the district will have a lasting impact on the future of the CC district and, therefore, it is necessary to promote development that will shape the district to reflect our heritage, become inviting to patrons, and cultivate the aesthetic value of the Chelsea central district as an entity. The following criteria are provided to ensure that the intent of these regulations is met:

- .1 The development will promote a pedestrian-friendly atmosphere by improving the streetscape.
- .2 The use will not aggravate parking conditions and traffic circulation.
- .3 The use will be consistent with the goals and objectives of the downtown plan of development.
- .4 The use will not adversely impact future development opportunities within the surrounding area and the CC district.
- .5 The use and improvements proposed to the building will complement the historic character of the area. Special consideration shall be given to the reuse of buildings that are rated 1 and 2 in the historic rating system.

6

7

8

9