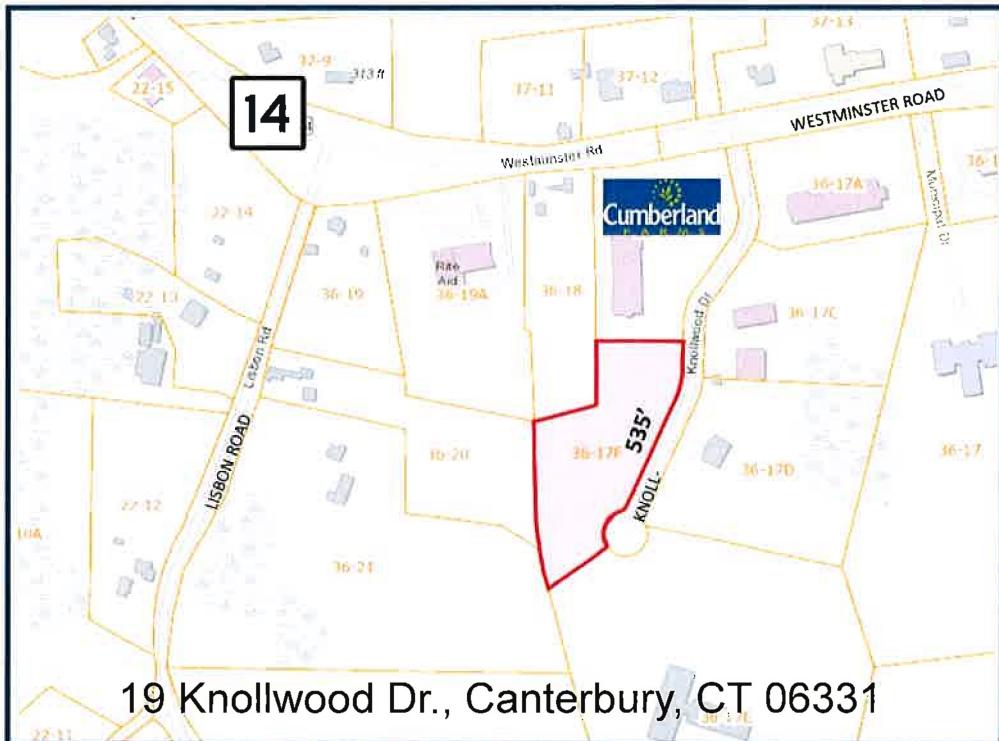


FOR SALE

COMMERCIAL LOT



FOR SALE

\$295,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London

Turnpike #13

Uncasville, CT 06382

860-460-9757 Cell

860-447-8839 ext 7203

NPeck@PropertiesCT.com

>> Level, lightly wooded commercial lot, next to retail plaza & Cumberland Farms

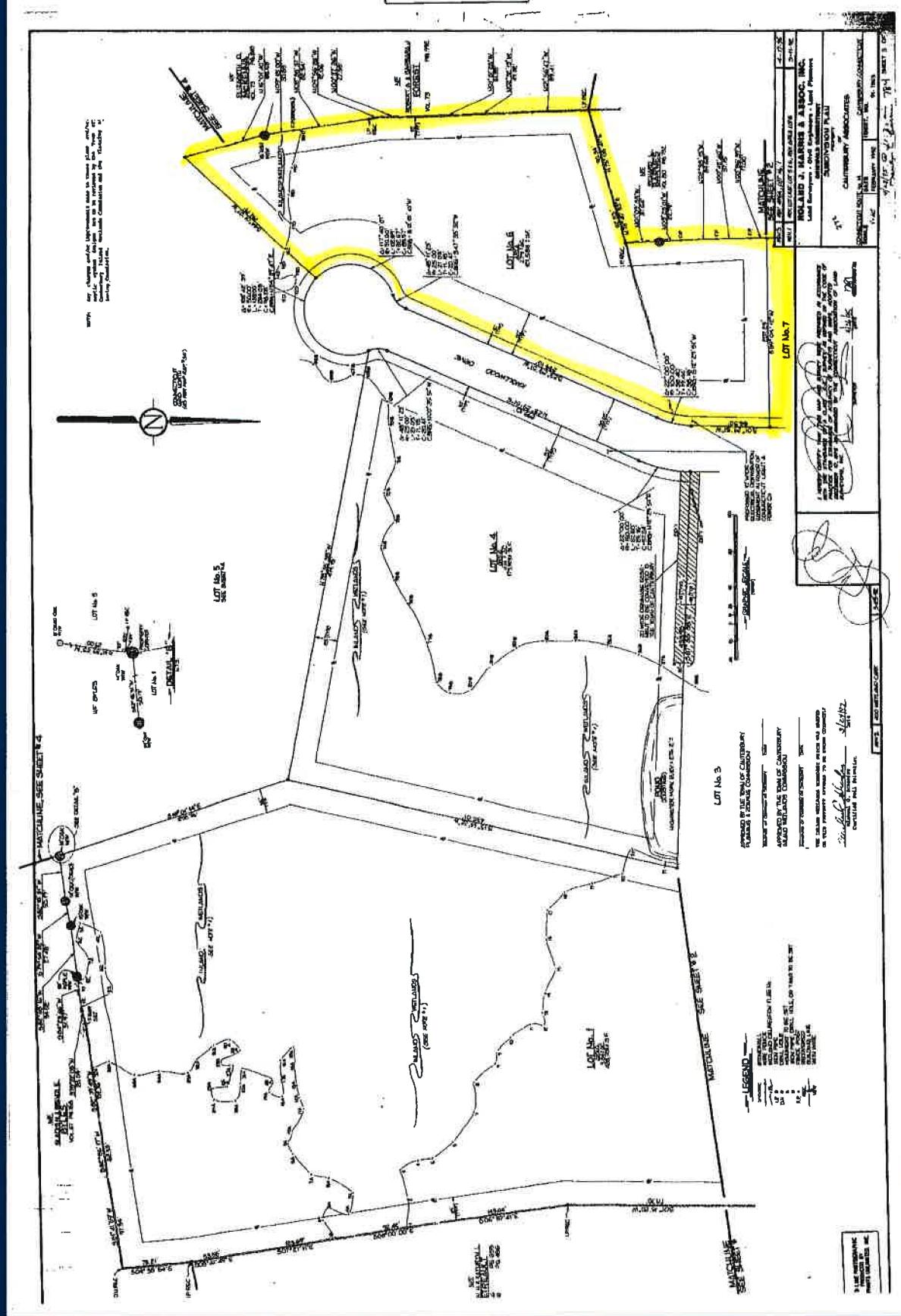
>> Well and Septic needed

>> 535' Road frontage on cul-de-sac

>> 2.79 Acres



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



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



Town of Canterbury, CT Zoning Regulations

6. VILLAGE COMMERCIAL DISTRICT

6.1. General

To encourage the development of commercial areas within the Town of Canterbury there is herein created the zonal designation of VILLAGE COMMERCIAL ("VC"). Areas of the Town may be rezoned to this designation subject to the requirements of this Section 6. Areas designated VC are intended to encourage the centralization of permitted commercial uses in said zone so as to provide for the orderly and controlled growth of the Town with due regard to traffic congestion, property values and environmental concerns.

6.2. Bulk Requirements

Minimum	Village Commercial District (VC)
Lot Area	1.38 Acres (60,000 square feet)
Contiguous Buildable Area	45,000 square feet
Width / Frontage	150 feet
Front Yard	25 feet
Side Yard (1)	25 feet
Rear Yard	25 feet
Maximum	
Height	35 feet
Building Size (per building)	20,000 square feet

1. Build to line. New buildings shall be a minimum of 25 feet and a maximum of 35 feet from a front lot line. Exceptions: for properties with 2 front lot lines, the front lot line shall be established along the State Highway.

6.3. Authorized Uses, No Permit Required:

6.3.1. Agricultural and forestry activity



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6.3.2. Open space and passive recreation

6.3.3. New uses that are in the same category as the old use, for example one form of retail to another, service to service, etc., provided no changes in the exterior of the building or site plan are requested or required or other changes exist that require a review by the Commission.

6.4. Authorized Uses, Site Plan Review by Commission Required:

6.4.1. Retail commercial establishments in which articles of merchandise are sold to the ultimate consumer for direct consumption and not for resale, including, but not limited to grocery store, drug store, hardware store, clothing store, tire store, farm equipment store, florist, plant store, meat markets. Also included are adult uses as specified in the definitions and regulated under section 9.4.

6.4.2. Service establishments involving the delivery or performance of a service for a consumer or customer, including, but not limited to banks and financial situations, insurance offices, personal service shops such as barbers, beauty parlors, shoe repair, garment repair, restaurant for on-site food consumption, electronic repair shops, car dealers, gasoline and repair stations. There are excluded from service establishments in a VC zone uses such as saw mills, lumber yards other than garden and home accessory shops, slaughterhouses.

6.4.3. Professional offices including, but not limited to medicine, dental, optometry, chiropody, legal, accounting, engineering, surveying, real estate, financial planning.

6.4.4. Indoor Commercial recreation including bowling alleys, tennis, squash, or racquetball courts, swimming pools, gyms, miniature golf, but excluding golf courses, riding rinks and game arcades.

6.4.5. Adult Uses

6.4.6. Hotels, Motels / Motor Courts



Town of Canterbury, CT Zoning Regulations

6.5. Authorized Uses, Special Exception required subject to Section 13, and site plan review in accordance with these regulations:

- 6.5.1. Religious, governmental, private school, and museums.
- 6.5.2. Multi-Use or Multi Occupancy Center as defined in Section 2.2 of these Regulations.
 - A. A Multi-Use or Multi Occupancy Center shall be on a lot of not less than two (2) acres on which is situated a building that may contain two (2) or more of the uses enumerated in section 6.4 and section 6.5 of these regulations.
 - B. A Multi-Use or Multi Occupancy Center shall have 250 feet of frontage on a public highway and access shall be via a State Highway. If the Commission determines there will be no negative effects, secondary access may be to a Town road. Proposed access roads that will feed the subject development may become a primary access point, provided they are designed and approved to handle such use.

6.5.3. Outdoor Commercial Recreation

6.5.4. Elderly Housing Developments (see section 6.6, below)

6.6. Elderly Housing Developments

The purpose of this subsection is to provide opportunities for the establishment of housing specifically designed and intended for use by the elderly in a VC zone with consideration of the special health, safety and general welfare needs of this element of the population. For the purposes of this section, housing for elderly persons is defined as dwelling units containing a minimum of kitchen, bathroom, and sleeping facilities for each unit. Persons using such housing shall be restricted to individuals and couples of which one is aged 55 years or older at the time they move in, or in the case of a Town elderly program, those persons as defined by State Statute. Non-qualifying (under 55) spouse surviving the death of the qualifying (over 55) spouse may continue to occupy the unit provided they jointly occupied it at the time of the death. Housing for the elderly



Town of Canterbury, CT Zoning Regulations

shall be permitted in a VC zone by special exception provided it meets the following conditions:

6.6.1. Special Bulk Requirements. The following bulk requirements are in addition to, or in lieu of the bulk requirements established in the zone.

Minimum	Elderly Housing Development
Lot Area	10 Acres
Lot Area Per Dwelling Unit	5,000 Square feet
Contiguous Buildable Area	As Required in the Zone
Width / Frontage	As Required in the Zone
Front Yard (1)	50 Feet
Side Yard	50 Feet
Rear Yard	50 Feet
Maximum	
Height	35 Feet
Ration of Building to Lot Area	30 Percent

6.6.2. Buildings may be clustered, but no building shall be located closer than twenty-five (25) feet to another building.

6.6.3. A building or buildings containing elderly housing may be of one or two stories provided the following standards are satisfied.

6.6.4. A single story building shall not contain more than 24 elderly units, but may contain recreation facilities as provided in section 6.5.17.

6.6.5. An elderly housing development may be in a two story building provided no building shall contain more than ten units.



Town of Canterbury, CT Zoning Regulations

6.6.6. Access roads serving the project shall be built to the standards of the Town Road Ordinance.

6.6.7. A minimum of one and one-half (1.5) off-street parking spaces shall be provided for each dwelling unit. Such areas shall be paved and curbed.

6.6.8. Adequate lighting of all parking areas shall be provided.

6.6.9. Ramps shall be provided to permit easy movement of wheelchairs and all codes relating to the handicapped shall be satisfied.

6.6.10. All units shall be connected to parking areas, recreation facilities and sidewalks by paved walkways wide enough to accommodate wheelchairs; they shall be a minimum of five (5) feet in width.

6.6.11. All main entrances shall be constructed wide enough to accommodate wheelchairs; they shall be a minimum of three (3) feet in width.

6.6.12. All main entrances shall maintain in a central location a register of the names and ages of all residents. Such register shall be open for inspection by the Zoning Enforcement Officer at any reasonable time. Age verification shall be by Birth Certificate or Baptismal Certificate.

6.6.13. All such projects shall be suitably landscaped, all disturbed areas graded and seeded and all required streets, driveways and walkways paved prior to occupancy.

6.6.14. All roads, walks, sidewalks, and parking areas within the development shall be maintained by the owner of the facility

6.6.15. A recreation building and facilities shall be provided.

6.6.16. All utilities shall be installed underground.



Town of Canterbury, CT Zoning Regulations

6.7. Authorized Uses: Mixed-use Development approved via Site Plan Review.

Residential units, located in a building above any use Authorized by Site Plan Review (Section 6.3), or Special Exception (Section 6.4) in the VC Zone, provided the following standards have been met.

6.7.1. Maximum number of Dwelling Units per Acre: two (2)

6.7.2. Density Factor. To promote housing diversity in mixed-use developments, the applicant shall use the Density Equivalence Factor when determining the maximum number of units allowed to the site.

Dwelling Unit Type	Density Equivalent Factor (DEF)
Studio - 2 bedroom	1.5
2 bedroom	1.25
3 bedroom	0.75
4 or more bedrooms	0.5

All units to be built to and remain in full compliance with the Dwelling Unit Equivalency Factor. Calculated Units that result in decimals are rounded down.

How to calculate the Density allowed using the Density Equivalency factor:

Base Acres X Base Density = Base Units	X	DEF of Proposed Units	=	1. Number of Units Al- lowed
7 Acres X 2 = 14	X	.5 (for 4 bedroom units)	=	7
7 Acres X 2 = 14	X	1.25 (for 2 Bedroom Units)	=	17



Town of Canterbury, CT Zoning Regulations

Base Acres X Base Density = Base Units	X	DEF of Proposed Units	=	1. Number of Units Al- lowed
		12 AC X 1.25 (2 Bedroom Units)		15
<u>7 Acres X 2 = 14</u>	X	2 X .75 (3 Bedroom Units)	=	1
		Total		16

6.7.3. Open Space: A dedicated undisturbed area of 3,000 square feet shall be reserved per dwelling unit. The Commission may allow this area to be improved for non-commercial recreational purposes.

6.7.4. Accessory Uses: Garages, occupant storage and service facilities are permitted as accessory uses.

6.7.5. The Commission may allow residential units in an accessory structure.

6.8. Design Objectives for all development in the VC District

For specific examples of desirable architectural and site plan design features, applicants are referred to "Design Guidelines, Town of Canterbury" included as an appendix in the rear of these regulations. In reviewing applications, the Planning and Zoning Commission shall take these design guidelines into consideration as well as the following criteria:

1. Logic of design
2. Exterior space utilization
3. Architectural character
4. Attractiveness
5. Material selection
6. Harmony and compatibility
7. Circulation - both vehicular and pedestrian
8. Other requirements
9. (a) All utilities shall be underground



Town of Canterbury, CT' Zoning Regulations

(b) Refuse containers shall be of the dumpster type and located on paved platforms, screened from view. Refuse material shall be the responsibility of the owner of the property.

6.9. Application Process

The application process and approval shall be in compliance with section 12 (for site plan review uses) or 13 (for special exception uses) of these regulations.

6.10. Minimum Area and Location for a New Village Commercial District

No Village Commercial District shall be permitted unless it meets the following requirements:

6.10.1. Located on a State owned highway with a minimum of 200 feet frontage.

6.10.2. Has a minimum of ten (10) acres of which a minimum of five (5) acres of the land must contain soils classified as either well drained or moderately well drained by the Soil Conservation Service of the U.S. Department of Agriculture.

6.10.3. Minimum requirement of ten (10) acres may be waived provided the parcel is abutting or directly across the street from an existing Village Commercial District and the parcel must have at least sixty-thousand square feet of contiguous area which is buildable, unless the land is to be merged with an existing VCD parcel.