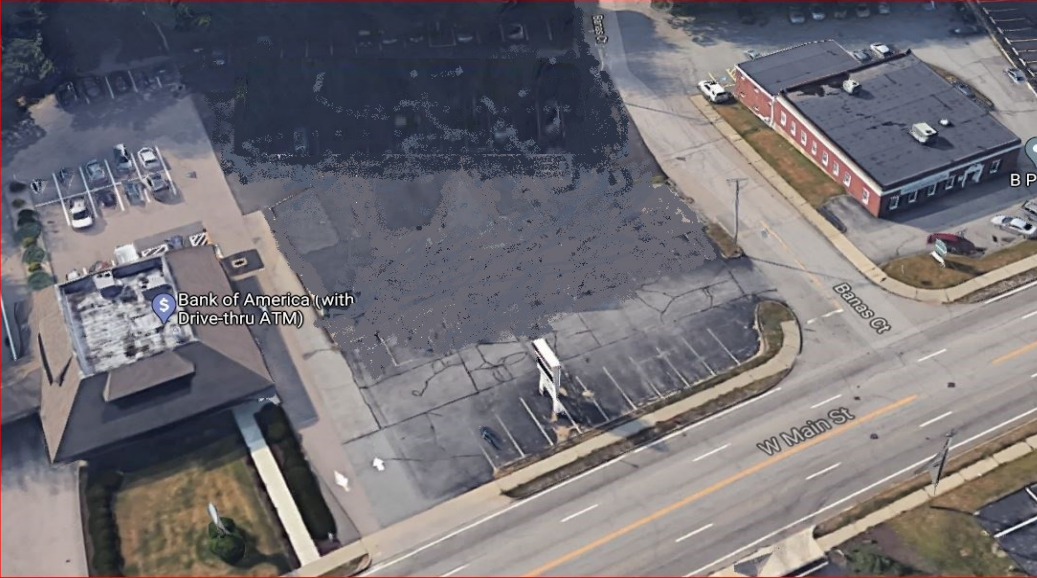


598 West Main, Norwich

.89 Acre General Commercial Zoned Vacant Lot



FOR SALE
\$469,000

- ⇒ Acres: 0.89
- ⇒ Off 395 Exit 11
- ⇒ Public Water & Sewer
- ⇒ Gas
- ⇒ Frontage: 148 FT Main, 214 FT Banas Crt
- ⇒ Zone: GC
- ⇒ Taxes: 6,040.74
- ⇒ Traffic Count: 17,100.
- ⇒ Nearby Retail : Shop Rite, TJ Maxx, People's Bank, Bank of America, Payless Shoes, Little Caesars, Moe's, Wendy's, KFC, Burger King, Dollar Tree, Rite Aid, Popeyes, Games X Change, Monroe Muffler, Grader Jewelers, 5 Guys, 99 Restaurant, Staples, Taco Bell, Chipotle...



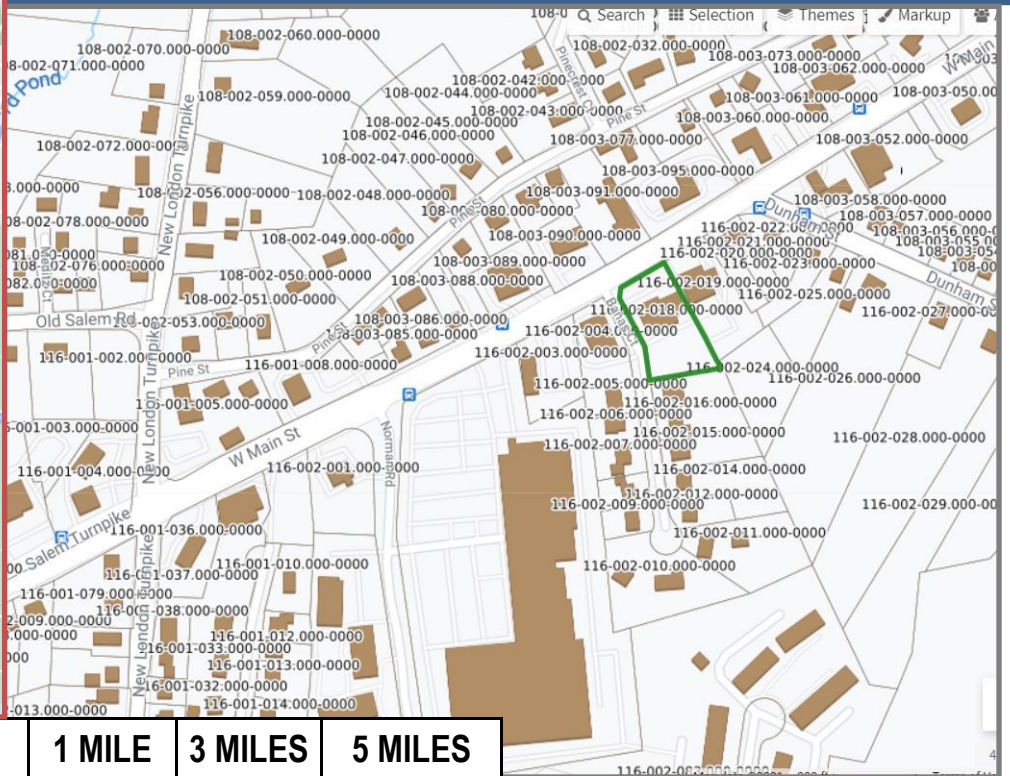
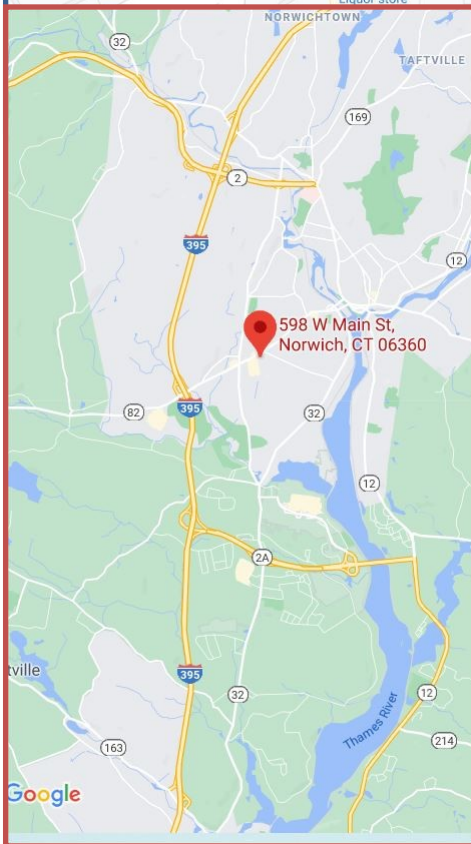
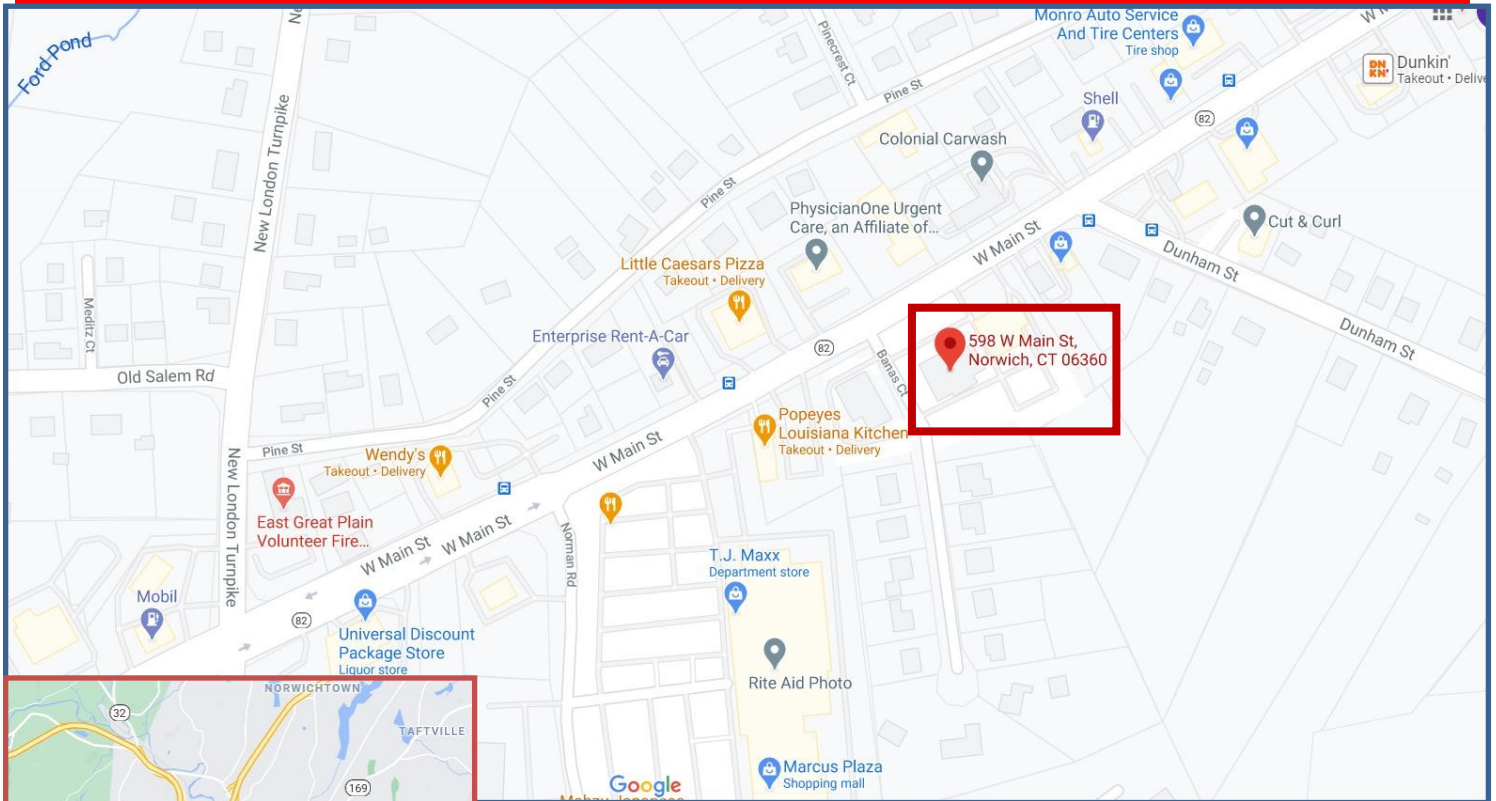
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REAL ESTATE BROKERAGE & DEVELOPMENT
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Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com

AREA MAPS



Demographics	1 MILE	3 MILES	5 MILES
Total Population	8,691	33,439	52,835
Total Households	3,489	13,459	20,831
Average Household Income	\$66,018	\$71,433	\$76,659

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
SIGNS								
Off-premises advertising signs		P				P	N	
Signs	A	A	A	A	A	A	A	A
STORAGE OCCUPANCIES								
Bulk storage of cement / concrete mixing plants						SP		
Motor Vehicle Repair Garages		SP					A	
Off-street parking facilities	A	A	A	SP	A	A	A	A
Off-street parking garage		SP	SP	SP				
Off-street parking facility, satellite	A	A						
Storage rental facility		P						
Warehousing and storage						P	P	
Waste processing facility						SP		
TRANSPORTATION								
Helipad								SP
Transportation center (e.g., rail, bus, taxi station)		P		SP	SP			
Trucking terminal						SP	SP	
UTILITY OCCUPANCIES								
Power plants							A	
Public utility lines, stations, facilities and buildings	P	P	P			P	P	
Public utility power plants						SP	P	
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	P	P	P	P
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	A	A	A	A
OTHER								
Rag or bag cleaning establishments						SP		
Stone and monument works						SP		
Urban Farm				SP		SP	SP	
Wholesale or distribution establishment		P						

Residential Districts

BUSINESS DISTRICTS

Special Districts

General Requirements

Basic Standards

Use Requirements

Procedures

Administration

Definitions

2.3 Neighborhood Commercial District, NC.

2.3.1 Purpose. The NC district is a base zoning district. The purpose of the NC district is to provide opportunities for small-scale business and mixed use development to service neighborhood needs.

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

NP

.1 No Permit Required

- .1 Community garden.
- .2 Open space and passive recreation.
- .3 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 Business, corporate, and professional offices.
- .2 Clinic and medical offices.
- .3 Clubs.
- .4 Cultural facility (e.g., museum, art gallery, library).
- .5 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
- .6 Family day care homes.
- .7 Financial institutions.
- .8 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
- .9 Mixed use buildings of up to 3 dwelling units, in accordance with section 6.5.
- .10 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
- .11 Off-track branch offices and teletracks.
- .12 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.
- .13 Restaurant / café / grill / bar; no drive-through window.
- .14 Retail stores.
- .15 Satellite parking lot as accessory to any hospital licensed pursuant to section 19a-490(b) Connecticut General Statutes, in accordance with Section 6.14.
- .16 Technology research and development (e.g., information technology, software).
- .17 Visitor centers / information centers.

S

.3 Requires Site Plan Review, see section 7.5.

- .1 Mixed use buildings of up to 20 dwelling units, in accordance with section 6.5.
- .2 New construction of buildings greater than 10,000 square feet.

SP

.4 Requires Special Permit, see section 7.7.

- .1 Advanced manufacturing.
- .2 Animal day care.
- .3 Assembly halls (e.g., theaters, reception halls, convention centers).
- .4 Child day care center.
- .5 Colleges, universities, educational institutions including private trade schools.
- .6 Commercial kennels in accordance with section 6.15.
- .7 Commercial active recreation (e.g., golf courses, ski areas, campsites and riding academies).
- .8 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink).
- .9 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.
- .10 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
- .11 Funeral homes.

BUSINESS
DISTRICTS

- .12 Garden apartment multi-family dwellings in accordance with section 6.4.
- .13 Government buildings and facilities (e.g., administrative offices, recreation center).
- .14 Hospitals and sanitariums in accordance with section 6.12.
- .15 Hotels / inns in accordance with section 6.13, with the provision that the length of stay shall not exceed one month in a period of 1 year.
- .16 Non-profit membership clubs and lodges.
- .17 Parks.
- .18 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
- .19 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.
- .20 Research laboratories (e.g., chemical, pharmaceutical, medical).
- .21 Funeral home.
- .22 Veterinary hospitals.
- .23 Winery in accordance with section 6.10.

2.3.3 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 NC 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 Fences and walls in accordance with section 4.15.
- .4 Home garden.
- .5 Home office / studio in accordance with section 6.1.
- .6 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.
- .7 Sale of alcoholic beverages in accordance with section 6.2.
- .8 Employee amenities (e.g., clinic, commissary, recreation center, day care)

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Accessory residential buildings and personal use garages.
- .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 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.