

# FOR SALE

**Ideal Development  
Piece**



120 South Main St., Colchester

- > Former Colchester Chevrolet location *now* available.
- > 15,000+/-sf building; 11,000sf+/- main floor  
4,000sf+/- basement
- > 1.85 acres
- > Zoned R30A
- > 16,800 average daily traffic

For Sale  
\$1,350,000

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

Connecticut R.I.

## PEQUOT COMMERCIAL

*Eastern Connecticut and Western Rhode Island's preferred REALTORS*

Steve Becker

860-447-9570 x202

sbecker@pequotcommercial.com

# 120 South Main Street, Colchester

(Former Colchester Chevrolet)



Not to scale - for Marketing purposes only





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	9,397	22,235	73,232
<b>Total Households</b>	3,665	8,282	27,588
<b>Household Income \$0—\$30,000</b>	16.70%	10.98%	10.46%
<b>\$30,001-\$60,000</b>	18.53%	16.05%	18.03%
<b>\$60,001-\$100,000</b>	26.55%	22.53%	23.83%
<b>\$100,001+</b>	38.23%	50.45%	47.70%

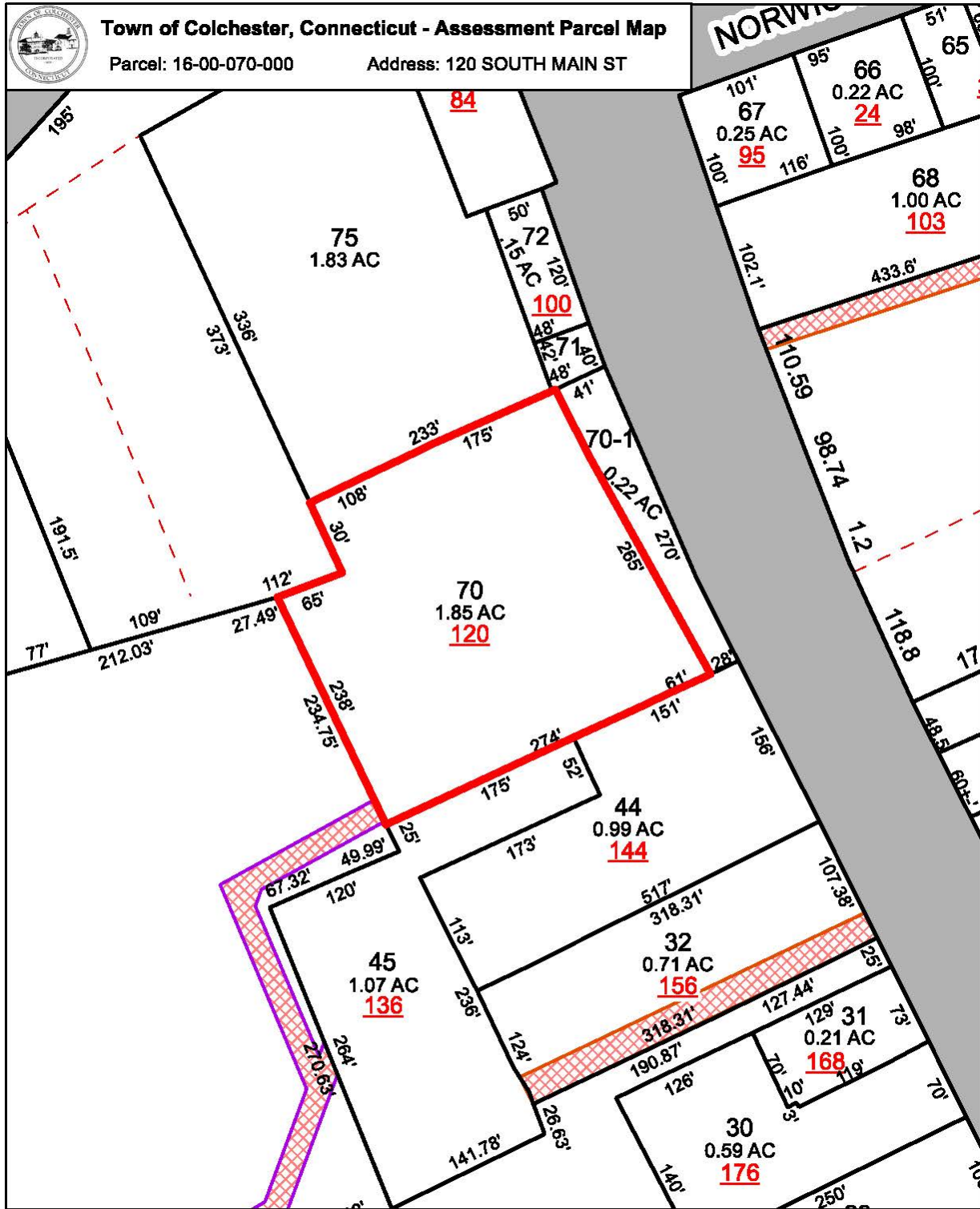
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### Town of Colchester, Connecticut - Assessment Parcel Map

Parcel: 16-00-070-000

Address: 120 SOUTH MAIN ST



Map Produced: June 2014 / Grand List: 2013  
Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Colchester and its mapping contractor assume no legal responsibility for the information contained herein.

## **SECTION 4D - R-30A SPECIAL URBAN RESIDENTIAL DISTRICTS**

**4D.1 PURPOSE.** These areas around Colchester Village and the Town Green contain many large, architecturally distinctive structures that contribute to the small town ambiance and historic character integral to the attractiveness of Colchester. The zone is designed to encourage uses which preserve and/or enhance the established small-town residential character.

**4D.2 PERMITTED USES.** The following uses are permitted by right in the R-30A Districts:

- 4D.2.1** Single-family detached dwelling.
- 4D.2.2** Two-family dwellings or accessory apartments.
- 4D.2.3** Town hall, library, museum and similar municipal or cultural facility of a non-commercial nature.
- 4D.2.4** Retail business such as, but not limited to, grocery, drug, apparel, variety, furniture, sporting goods; not to exceed 5,000 square feet of gross floor area in size.
- 4D.2.5** Business services, such as banks and other financial institutions, real estate and insurance offices, professional services and offices, such as doctors, lawyers, architects and engineers; not to exceed 5,000 square feet of gross floor area in size.
- 4D.2.6** Restaurants and eating and drinking establishments where most food and drink is intended to be consumed on the premises at tables, counters or bars; not to exceed 24 seats.
- 4D.2.7** Bed and Breakfast/Inn Operations.
- 4D.2.8** Personal services, such as, barber shops and beauty salons.
- 4D.2.9** Membership clubs.
- 4D.2.10** Home occupations.

### **4D.3 SPECIAL EXCEPTION USES IN R-30A DISTRICTS.**

- 4D.3.1** Public or private recreation facilities.
- 4D.3.2** Private recreation facilities of not more than 5,000 square feet in size and including no outside facilities.
- 4D.3.3** Educational institutions.
- 4D.3.4** Multi-family dwellings in existing buildings or in mixed use developments, subject to the provisions of Section 11.6 herein.
- 4D.3.5** Funeral home or mortuary, excluding a crematorium.
- 4D.3.6** Hospital, clinic, convalescent home or extended care facility.
- 4D.3.7** Elderly housing, subject to the provisions of Section 11.11 herein.
- 4D.3.8** Public utility structures, such as sewerage pump stations, power switching equipment, and water storage tanks that are designed and landscaped to blend with the natural surroundings, and provided no vehicle or equipment storage is involved.
- 4D.3.9** Retail business such as, but not limited to, grocery, drug, apparel, variety, furniture, sporting goods; not to exceed 10,000 square feet of gross floor area in size.
- 4D.3.10** Business services, such as banks and other financial institutions, real estate and insurance offices, professional services and offices, such as doctors, lawyers, architects and engineers; not to exceed 10,000 square feet of gross floor area in size.

- 4D.3.11** Restaurants and eating and drinking establishments where most food and drink is intended to be consumed on the premises at tables, counters or bars; not to exceed 60 seats.

**4D.4 DIMENSIONAL REQUIREMENTS IN R-30A DISTRICTS.**

- 4D.4.1** Minimum Lot Size: Same as required for R-30 Districts.
- 4D.4.2** Minimum Lot Frontage on a Street: 100 feet on arterial and collector streets and 75 feet on local and dead end streets.
- 4D.4.3** Minimum Front Yard Setback (from Property Line): 15 feet.
- 4D.4.4** Minimum Side Yard: 10 Feet.
- 4D.4.5** Minimum Rear Yard: 25 Feet.
- 4D.4.6** Maximum Building Height: 40 feet.
- 4D.4.7** Maximum Building Coverage: 25%
- 4D.4.8** Maximum Impervious Coverage: Impervious coverage within the R-30A District shall be as determined by the Zoning and Planning Commission after considering the impact on abutting uses, the character of the area, and the provision or availability of shared parking and/or access, the impact on the streetscape, and provisions made for stormwater recharge.
- 4D.4.9** Maximum Residential Density (Single-Family or Two-Family): 1.0 unit per acre of buildable area.
- 4D.4.10** The Density listed in Section 4D.4.9 shall not apply to subdivisions or resubdivisions of three (3) lots or less provided the lot to be subdivided was not part of a subdivision approved by the Commission subsequent to November 10, 1958. Further subdivision or resubdivision of any lot created as a result of this section shall thereafter be subject to the Density requirement of the zoning district in which the lot is located.

**4D.5 SPECIAL REGULATIONS IN R-30A DISTRICTS**

- 4D.5.1** The Commission may permit establishment of a flag lot as a Special Exception provided such lot complies with Section 13.21.
- 4D.5.2** The Commission may permit development on a flag lot as a Special Exception provided that the access way shall, as determined by the Commission, be adequate for the proposed use and potential future use.
- 4D.5.3** If the flag lot is being created at the same time as the application for development, the Special Exception applications may be combined.

*See Sections 4K and 4L for development flexibility options.*