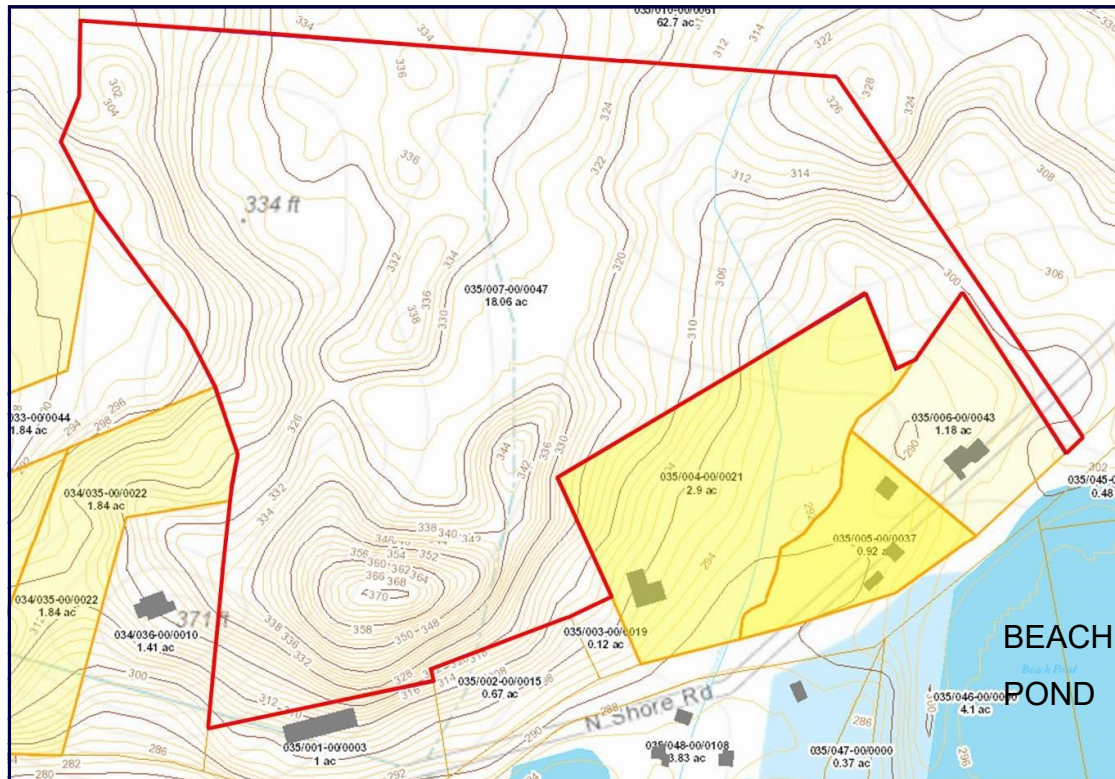


FOR SALE

Approved Gravel Bank



47 North Shore Road, Voluntown, CT 06384

FOR SALE

~~\$600,000~~

\$495,000

NORM PECK

**Pequot
Commercial**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax
npeck@pequotcommercial.com

- > 18+/- Acre
- > Zone RD - Rural District
- > Approved for Gravel Bank;
mostly fine sand. No crushing
or screening
- > 35' Road frontage
- > \$2,549 Taxes
- > Well and Septic required

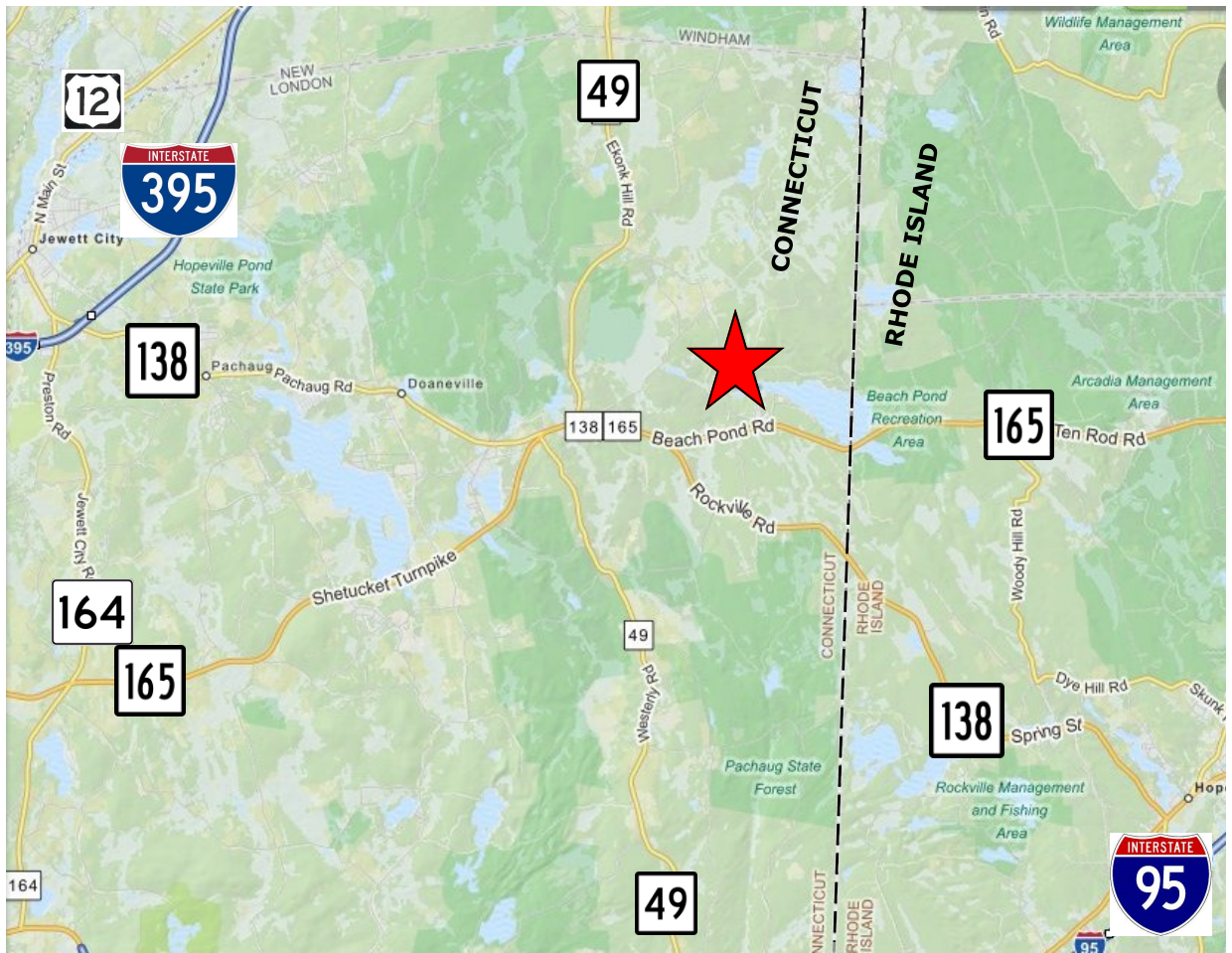
Zone RD - Rural District

Permitted uses: 1-2 Family, Place of Worship, Kennel,
Riding/Stables...

By Special Permit: Auto repair, Private School, Resort,
Campground, Sand & Gravel, Agricultural building...



Not to scale—for Marketing purposes only



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	5,460	46,119	431,002
Total Households	2,180	18,112	175,760
Household Income \$0—\$30,000	15.32%	16.24%	17.01%
 \$30,001-\$60,000	19.68%	20.11%	20.43%
 \$60,001-\$100,000	29.17%	26.00%	25.83%
 \$100,001+	35.83%	37.64%	36.74%

h) **Buildable Area:** Each lot shall contain a buildable area in a size and configuration to be suitable for the construction of the principal building/use, accessory uses and on-site water and sewer facilities. (07/09/10) (03/31/17)

SECTION 6: RURAL DISTRICT REGULATIONS

6.1 Permitted Uses. The following uses are permitted in this district only after issuance of a zoning permit from either the Zoning Enforcement Officer or Commission as required by Section 3.2.1 and Section 10.1 of these regulations. (7/1/98)

6.1.1 Single-family dwellings.

6.1.2 Two-family dwellings.

6.1.3 Agricultural and forestry activities.

6.1.4 Home businesses, as defined in Section 2.19 of these Regulations.

6.1.5 Religious, governmental or public utility uses.

6.1.6 Stand for the display and sale of fruits and vegetables, provided such stand shall be located at least twenty-five (25') feet from any property line and at least fifty (50') feet from any road intersection.

6.1.7 Accessory uses and buildings.

6.1.8 Kennels, provided that all dogs shall be kept in buildings or enclosures and such buildings and enclosures shall be located no closer than 200 feet from any property line.

6.1.9 Commercial riding academies, boarding and livery stables, provided the lot contains a minimum of five (5) acres.

6.1.10 (5/15/90) Cemeteries.

6.1.11 (7/1/98) **Family Day Care Home**, which is a private family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a twenty-four (24) hour period and where care is given on a regular basis. This activity shall comply with the State of Connecticut Department of Human Resources "Statutes and Regulations for Family Day Care", Connecticut general statutes Section 17-31q, as amended, as well as all other applicable federal, state, and local requirements.

6.2 Special Exceptions. The following uses may be permitted by the Commission subject to the provisions of Section 9 of these Regulations.

6.2.1 Automotive service and repair stations.

6.2.2 Antique shops.

6.2.3 Private schools.

6.2.4 Camping, recreation and sporting supply stores.

6.2.5 Hotels, motels and resorts for non-residential use at a maximum density of (two) rooms per acre (7/1/98).

6.2.6 Recreational camping grounds.

6.2.7 Temporary religious or entertainment gatherings, such as festivals, bazaars or fairs.

6.2.8 Sand and gravel removal and/or processing operations.

6.2.9 Amusement game arcades.

6.2.10 Specialized agricultural buildings.

6.2.11 (7/1/98) **Bed and Breakfast Inn**, which is defined as a owner-occupied dwelling, having six or less guest rooms, without separate kitchen facilities, in which overnight accommodations and meals are provided to travelers, for a fee and for not more than fifteen consecutive days. The operation shall be contained within the existing footprint of the building. In no case shall the floor area of guest rooms exceed 60% of the total floor area of the dwelling. Off-street parking required is calculated at two spaces for the owner-occupants and one additional space for each guest room. Signs are stipulated by Section 11.2. All health, building, fire and other applicable codes shall be complied with.

6.2.12 (7/1/98) **Group Day Care Home**, which is a facility which provides a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for part of the twenty-four (24) hours in one or more days a week, and meets the requirements of the State of Connecticut Department of Health Services "Public Health Code Regulations for Child Day Care Centers and Group day Care Homes", Section 19a-79-1 through 19a-79-8 inclusive, and Connecticut General statutes Sections 19a-77 through 19a-87 inclusive, as amended, and all other applicable federal, state, and local requirements.

6.2.13 (3/15/01) Telecommunication Towers.

6.2.14 (03/31/17) Salt Storage, provided it is not located within 250 ft. of a well utilized for public drinking water, within a Level A aquifer protection area, 100 year floodplain or within 100 feet of a wetlands or watercourse. Salt storage piles shall be completely covered by a roof or a weighted tarp, and stored on impervious surfaces in accordance with the recommendations of the Connecticut Department of Energy and Environmental Protection 2004 Connecticut Stormwater Quality Manual, and any amendments thereto. In all cases, an applicant must demonstrate that there will be no adverse impact to the environment or groundwater.

6.3 **Minimum Lot Size.** (7/10/85)(7/1/98)(7/9/10)(03/31/17)

6.3.1 Single-family dwelling: 80,000 square feet. Each lot shall contain a buildable area in a size and configuration suitable for the construction of the principal building/use, accessory uses and on-site water and sewer facilities. (03/31/17)

6.3.2 Two-family dwelling: 140,000 square feet. Each lot shall contain a buildable area in a size and configuration suitable for the construction of the principal building/use, accessory uses and on-site water and sewer facilities. (03/31/17)

6.3.3 All other uses: 80,000 square feet. Each lot shall contain a buildable area in a size and configuration suitable for the construction of the principal building/use, accessory uses and on-site water and sewer facilities. (03/31/17)

6.4 **Minimum Street Frontage and Lot Width.** (9/2/87)(7/1/98)(3/15/01)(7/9/10)

6.4.1 200 feet of frontage on a street.

6.4.2 200 feet of lot width at the required building setback line.

6.5 **Minimum Yards.** No building shall be located closer than fifty (50') feet from any street right-of-way or twenty-five (25') feet from any other property line.

6.6 **Maximum Lot Coverage by Buildings.** 15% (7/1/98)

6.7 **Maximum Residential Building Height.** (8/16/06) 35 feet above the first floor as defined by the State of Connecticut Building Code.

SECTION 7: MAJOR DEVELOPMENT DISTRICT REGULATIONS

7.1 **Application Procedures.** Application for a Major Development District shall constitute a request for a zone change and shall be in accordance with procedures outlined in Section 8-3 of the General Statutes.

7.1.1 The applicant shall, at a regular or special meeting of the Commission, present a site plan for the proposed district, which shall show in detail the following:

a. An outline map of the proposed district, certified by a registered land surveyor, landscape architect, or professional engineer, at a scale of not less than 1" = 200', showing the boundaries of the proposed district, the locations and names of all roads within 200 feet of the proposed district, and the names of all property owners within 200 feet of the proposed district.

b. A site plan prepared in accordance with Section 10 of these Regulations.

7.1.2 The Commission shall hold a public hearing on the proposed district within sixty-five (65) days of receipt of application and shall act on the proposal within sixty-five (65) days after the hearing, unless extensions of time as provided by Section 8-7d of the General Statutes are granted by the applicant.