

# FOR LEASE

## OFFICE/RETAIL SPACE

199 Old Hartford Rd., Colchester CT



- > One space available:
  - >> 840sf lower level, entrance in back
- > Located on corner of Upton Rd.
- > 8,400 Daily average traffic count
- > 228' Road frontage Old Hartford Rd and 299' Road frontage Upton Rd.
- > Public Water/Sewer
- > Solar energy state-of-the-art Heat & Air
- > Less than 1 mile to Route 2

Mark Pensa

**Pequot  
Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

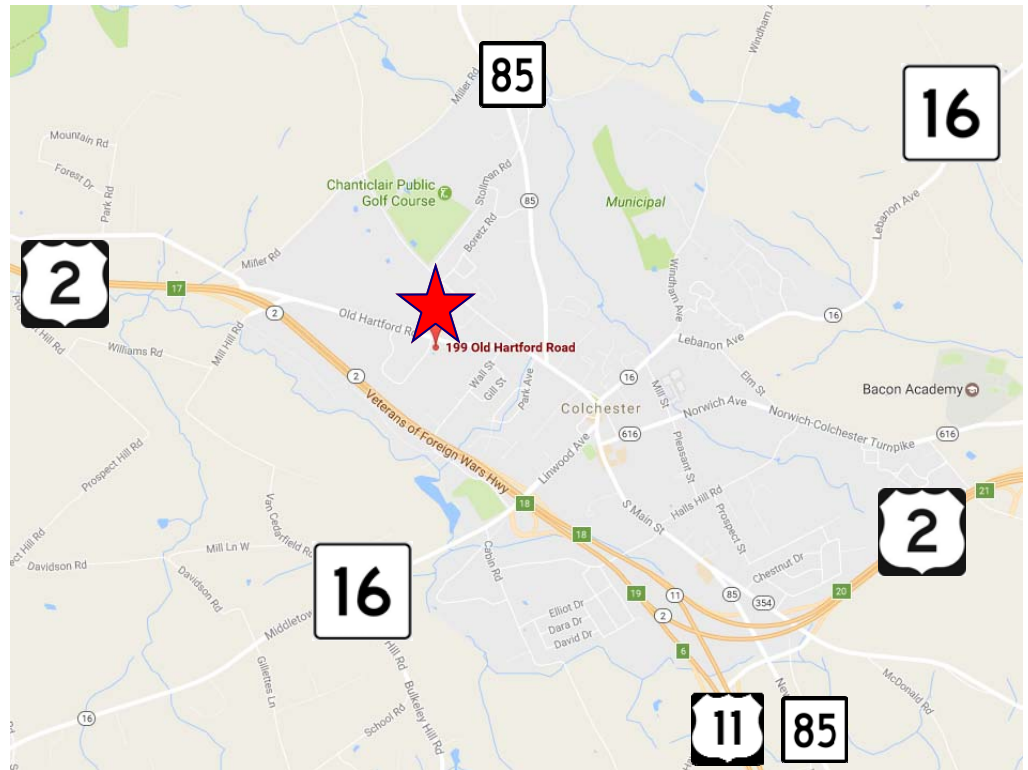
860-537-4292  
mpensa@pequotcommercial.com

FOR LEASE  
**\$12.75/sf NNN**

## Zone TC or WV

### Permitted Uses:

- Commercial development except auto related uses & associated accessory structures and uses;
- Office development except construction/ landscaping service that stores equipment & materials
- Service Development
- Religious & Educational Facilities
- Family Day Care
- Hotel/Motel...



| <u>DEMOGRAPHICS</u>                       | <u>3 MILE</u> | <u>5 MILE</u> | <u>10 MILE</u> |
|---|---------------|---------------|----------------|
| <b>Total Population</b>                   | 12,149        | 22,035        | 73,514         |
| <b>Total Households</b>                   | 4,699         | 8,379         | 28,399         |
| <b>Household Income:<br/>\$0—\$30,000</b> | 14.96%        | 11.07%        | 10.87%         |
| <b>\$30,001-\$60,000</b>                  | 14.72%        | 14.30%        | 15.99%         |
| <b>\$60,001-\$100,000</b>                 | 24.30%        | 22.91%        | 24.11%         |
| <b>\$100,001+</b>                         | 46.01%        | 51.71%        | 49.04%         |

## Zone TC or WV

### By Special Permit:

- Auto Gasoline station
- Auto Service/Repair...

## **5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)**

### **5.1 CHARACTER OF TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS**

It is the intent of this Section to encourage development in the Town Center that creates diverse development opportunities in a mixed use environment that allows for residential development as well as Commercial/Service Development and is less automobile dependent and more pedestrian friendly. Such development is intended to:

1. Enhance the historic character of Colchester by encouraging preservation of Buildings and context which make the Town unique.
2. Provide for work force, moderate income, elderly, and other housing needs.
3. Encourage a diverse mix of business, commercial, office, residential, institutional and entertainment uses for workers, visitors, and residents.
4. Encourage the use of contemporary development practices which address the context of the Town Center and Westchester Village.
5. Encourage pedestrian friendly environment and pedestrian-oriented commercial enterprises and consumer services that do not rely on automobile traffic to bring consumers into the area.
6. Permit uses that promote conversion of existing Buildings in a manner that maintains the visual character of surrounding areas and reflects the architectural scale of existing development within the district.
7. Minimize visual and functional conflicts between residential and non-residential uses within and abutting the district.
8. Employ design concepts that address modern stormwater management planning including rain gardens, pavement treatments and other measures to conserve land and appearance.
9. Promote Shared Parking, inter-lot access and other project features to conserve land and limit impact of development.
10. Allow for more compact development than may be permitted in other zoning districts to reduce the impacts of sprawl and traffic congestion.
11. Encourage live/work units.

### **5.2 APPLICABILITY AND ADMINISTRATION**

The site and design guideline criteria within this Section shall be applicable to any land use containing a standalone residential Building with two (2) or more Dwelling Units and all non-residential developments and mixed uses within the district. This includes any new Building construction; a change in Building use (adaptive reuse of an existing Building) or a significant alteration of an existing Building Facade; work which results in the increase of Floor Area through either an Addition to the principal

structure; addition of a new accessory structure, or significant change to an existing accessory structure; or any activity requiring a new curb cut or increased parking.

### 5.3 **USES PERMITTED**

The following uses shall be permitted in the TC or WV Districts subject to all applicable requirements of these Regulations:

1. Single-family, two-family or multi-family residential development and associated accessory structures and uses;
2. Commercial development except auto related uses (sales, service, repair, parts) and oil, propane sales/service;
3. Office development except construction/landscaping service that stores equipment and materials. Administrative offices of construction/landscaping operations are permitted.
4. Service Development;
5. Religious facilities and Educational Institutions;
6. Family day care homes, as defined by CGS Section 19a-77(a)(3) and licensed pursuant to CGS Section 19a-87b, are permitted in all Single-Family, Two-Family or Multi-Family Dwellings. Other day care and nursery school uses are permitted through the approval of a Special Permit.
7. Municipal facilities;
8. Hotel/Motel;
9. Mixed uses, provided that the ground floor of a mixed use Building (any combination of retail, office, and residential) shall be occupied by non-residential uses only. Parcels registered as historic can utilize rear sections of the ground floor for residential uses.

### 5.4 **DIMENSIONAL REQUIREMENTS**

1. Minimum Lot size: 10,000 square feet
2. Maximum height: Three (3) stories or forty (40) feet in height
3. Maximum residential Density shall be six (6) units per 40,000 square feet of Buildable Area for Duplexes and ten (10) units per 40,000 square feet of Buildable Area for Multi-Family Housing
4. Minimum Lot Frontage on a Street: Seventy-five (75) feet
5. No minimum Front Yard Setback.
6. Minimum side and rear Yard: No side or rear Yard is required between abutting Lots where both are used for commercial purposes. Where a Lot abuts a strictly residential use and not

a mixed or non-residential one, ten (10) feet shall be maintained, which Yard shall not be used for parking, loading or storage.

7. Maximum Building Coverage: Seventy-five percent (75%) of the Buildable Area.
8. Maximum Impervious Coverage: Ninety percent (90%) of the Buildable Area.

## 5.5 PERFORMANCE REQUIREMENTS

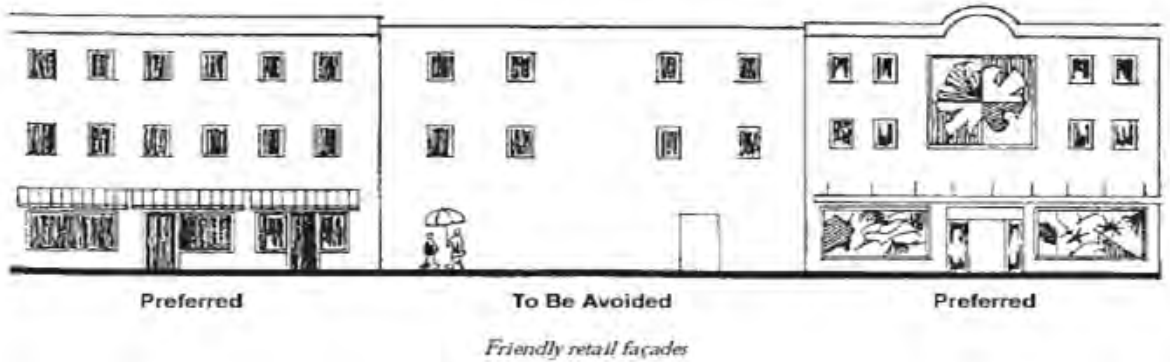
The following standards relate to features/approaches that must be addressed in permitting development within the TC. Some areas within the TC may be subject to additional review and requirements of the Colchester Historic District Commission. See Map of the HDC Overlay Zone for applicability.

1. Pedestrian and Bicycle Access – Provision for safe and convenient pedestrian access shall be incorporated into plans for new construction of Buildings, enlargement or substantial redevelopment/renovation and development of improved parking areas and should be designed in concert with landscaping plans as required. Site Plans in the Town Center District should provide for continuity from sidewalks in public Streets to all pedestrian entrances on the site, and walkability should be given primary importance over Road and other access criteria. New construction should improve pedestrian access to Buildings, sidewalks and parking areas and should be completed with consideration of pedestrian safety, handicapped access and visual quality. Where appropriate, applicants are encouraged to provide pedestrian and/or bicycle paths (or connection to the Airline Trail) connecting the site with abutting areas in order to promote pedestrian and bicycle circulation and safety in the Town Center. When parking is located in the rear, pedestrian access via a pedestrian-oriented alley or walkway through to the primary Street is encouraged.
2. Landscaping – Landscaping shall be incorporated into new and redeveloped properties in such a way as to create visual diversity and interest, to provide shade for pedestrian areas and to screen parking and loading areas. Landscape plans shall be prepared by a registered landscape architect and meet the specific guidelines as set forth herein. Landscape plans shall show the location, type, and size of all proposed plantings as well as enough of the surrounding context such that the Commission may determine the plan's appropriateness. A landscaping maintenance agreement may be required as a condition of approval.
3. Side Yard Treatment
  - A. Where the distance between structures on adjacent Lots is ten (10) feet or less, the side Yard shall be screened by a solid fence, wall or Landscape treatment of Evergreen plantings at a height not to exceed three (3) feet.
  - B. Where the distance between structures on adjacent Lots is greater than ten (10) feet, landscaping shall consist of a combination of materials sufficient to break up the view into the side Yard.

- C. Side Yards may, in the alternative, be established as pedestrian walkways to access parking areas to the rear of the Building. Such walkways shall be landscaped and lighted for safety.

## 5.6 DESIGN REGULATIONS

1. Orientation – Buildings shall be oriented predominantly parallel to the front Setback line to preserve a consistent Facade line with the Street. Slight rotations from parallel may be accepted, where the plans submitted are found to be consistent with the architectural design and character of the district. Primary Building entrances should be easily identified and be oriented to the Street. The primary entry should be clearly visible from the public Street which provides the Building’s main orientation.
2. Articulation – New and redeveloped Buildings should reinforce the character of the existing streetscape by creating visual interest and reinforcing pedestrian scale. The apparent bulk and large wall expanses of multi-story Buildings as well as single story Buildings of fifteen (15) feet height or more should be minimized by incorporating one or preferably a combination of the following:
  - Windows
  - Architectural details
  - Canopies
  - Overhangs
  - Indented or projected bays, where not in conflict with pedestrian paths
  - Change of building materials.
3. The top of such Buildings should display a distinct profile or outline incorporating such elements as a projecting parapet, cornice, upper level setback or pitched roofline. When immediately adjacent to a Building with such articulation, new and redeveloped Buildings should provide a treatment that is reflective of existing features, such as providing a consistent cornice line or complementary roof configuration where possible.
4. Large expanses of blank walls are prohibited for commercial and mixed use Buildings. The ground floor Facade along the primary Street shall have continuous storefront windows, with the exception of necessary piers, columns, pilasters, etc. Indented or projecting bays may be used to add variety, to the Facade for display purposes or to fulfill the transparency requirements noted in Section 5.6.5, provided they do not conflict with any pedestrian walks or circulation. Window openings at the ground floor Facade along the primary Street may extend from floor to ceiling, but shall not be more than thirty (30) inches above the finished floor, nor lower than adjacent door heads. Wall areas remaining below windows not extending to the floor shall be articulated by the use of architectural features, such as panels, siding, etc.



**Exhibit 4 – Streetscape Perspectives**

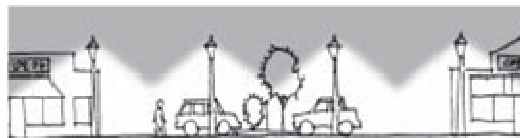
5. Transparency – For commercial and mixed use Buildings, a maximum of twenty-five percent (25%) of the Building Facade on the ground floor oriented to the street can be used for inside lighting, promotional materials or banners.
6. Doors and Entrances
  - A. Buildings must have a primary entrance facing a public Street or way and should be visually prominent.
  - B. In Buildings with multiple ground floor tenants, entries should provide a coordinated design theme, i.e., a common canopy, architectural projection or awning design.
7. Pedestrian Spaces and Comfort – For the purpose of providing a pedestrian friendly environment in the TC, new and redeveloped Buildings should provide for outdoor seating areas, scaled to the size and demands of the proposed use, where feasible. A mixed-use project with ground floor Restaurant may provide an area for outdoor dining which extends the indoor dining space for seasonal use. A ground floor use may provide a sidewalk bench where there is sufficient width.
8. Such pedestrian areas are best located when they take advantage of southern exposure and provide space that affords visual connectivity but is set back from major pedestrian flow and vehicular ways and is appropriate to the location.
9. Outdoor sales and display areas should be well organized and located against a Building so as not to impede pedestrian circulation if located on a public walk or way.
10. The following guidelines should be considered in the design and location of pedestrian spaces:
  - A. Buffering from major vehicular areas such as parking lots or main traffic ways
  - B. Lighting for nighttime comfort and safety
  - C. Appropriate Street furnishing, i.e., benches, trash receptacles

- D. A focal element where appropriate such as a water feature, special Landscape feature or public art installation
  - E. Decorative paving and seasonal planting
  - F. South facing locations
  - G. Visual connectivity, especially to important views such as an historic structure
  - H. Appropriate scale in relation to the development
  - I. Continuity of pedestrian sidewalks
11. Utilities – Underground utilities for new and redeveloped Buildings are required unless physically restricted or blocked by existing underground obstructions.
12. Lighting – Site lighting, security lighting and architectural/Landscape lighting should provide the user with illumination levels appropriate for the designed activity (i.e., parking, walking, outdoor dining space) while meeting minimum requirements of these Regulations. Illumination levels should also be reasonably uniform throughout the site and strive to minimize Glare. Lighting fixtures shall be of a style appropriate to the character of the district, and be consistent throughout the development.

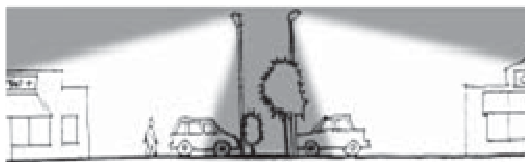
Adequate lighting levels shall be provided in all pedestrian areas, including Building entries, along walkways, parking areas, and other public areas. The following requirements must be met in lighting plans:

- A. An overlapping pattern of light at a height of about ten to fifteen (10-15) feet in lighted pedestrian areas and twenty to twenty-four (20-24) feet in parking areas.

**DO**



**DON'T**



**Exhibit 5 – Lighting Focus**

- B. Lighting at consistent Lumens with a gradual transition to unlighted areas. Highly contrasting pools of light and dark can be temporarily blinding and should be avoided.



- C. In each lighted area, design lighting levels that will allow pedestrians to identify a face fifteen (15) yards away (generally, a minimum of four (4) Foot-Candles). Adequate lighting reduces anonymity and gives pedestrians an opportunity to choose another route.
  - D. Confine site lighting to the project site as much as possible; use shields or other methods to eliminate Glare on adjacent properties.
  - E. Place light posts and standards so that they do not create hazards for pedestrians or vehicles.
  - F. Indicate specific lighting levels in each lighted area.
13. Quality of site furnishings – Provide for the following Site Plan elements:
- A. High-quality fixtures and materials in site furnishings and features, such as durable and easily maintained walls and paving.
  - B. Site features and furnishings that discourage vandalism. Furnishings that are easily removed or do not convey an image of misuse.
  - C. Safety materials, such as non-slip walkway surfaces.
  - D. Site furnishings shall be of a style appropriate to the character of the district, and be consistent throughout the development.

## 5.7 **WESTCHESTER VILLAGE DISTRICT**

This district is intended to recognize and encourage development and redevelopment of the commercial patterns at the intersection of RT 16 and 149. This district is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The district also recognizes and reflects the significant rural Commercial Use of the Village. Uses in this district will utilize the standards in Section 5.7 only and not the other requirements of Section 5.

The following standards apply to development in the Westchester Village District:

1. **Permitted Uses, subject** to all applicable requirements of these Regulations:
  - A. Single-family, two-family or multi-family residential development and associated accessory structures and uses.
2. **Special Permit Uses**

The following are eligible for Special Permit after consideration and approval from the Commission:

- A. Commercial development excepting auto related uses (sales, service, repair, parts) and oil, propane sales/service.
- B. Automobile gasoline stations

- C. Automobile service/repair
  - D. Marine dealership and repair
  - E. Office development except construction/landscaping services that store equipment and materials. Administrative offices of construction/landscaping operations are permitted.
  - F. Service Development
  - G. Religious facilities and Educational Institutions
  - H. Municipal facilities
  - I. Mixed uses, provided that the ground floor of a mixed use Building (any combination of retail, office, and residential) shall be occupied by non-residential uses only. Parcels registered as historic can utilize rear sections of the ground floor for residential uses.
3. Minimum Lot size – 40,000 square feet
  4. Maximum Height – Thirty (30) feet or two (2) stories
  5. Maximum residential Density – Four (4) Dwelling Units/acre unless serviced by centralized sewer/water that is shown to have capacity to support development proposed. If the capacity of water/sewer is demonstrated, the Density can exceed four (4) Dwelling Units/acre to a maximum of six (6) Dwelling Units/acre.
  6. Minimum Lot Frontage – Seventy-five (75) feet
  7. Minimum side and rear Yard – No side or rear Yard is required between abutting Lots where both are used for commercial purposes. Where a Lot abuts a strictly residential use and not a mixed or non-residential use, ten (10) foot yard shall be maintained, which Yard shall not be used for parking, loading or storage.
  8. Maximum Building Coverage – Thirty-five percent (35%) of the Buildable Area
  9. Maximum Impervious Coverage – Fifty percent (50%) of the Buildable Area
  10. Performance Requirements – The following standards relate to features/approaches that must be addressed in permitting development within the Westchester Village District.
    - A. Pedestrian and Bicycle Access – Provision for safe and convenient pedestrian access shall be incorporated into plans for new construction of Buildings, enlargement or substantial redevelopment/renovation and development of improved parking areas and should be designed in concert with landscaping plans as required.
    - B. Landscaping – Landscaping shall be incorporated into new and redeveloped properties in such a way as to create visual diversity and interest, to provide shade for pedestrian areas and to screen parking and loading areas. As the Westchester Village District is a

small location within a rural area, landscaping and the treatment of Open Space on all developed sites are important. Landscape plans shall be prepared by a registered landscape architect or may be accepted, where the plans submitted are found to be consistent with the intent of this Regulation and meet the specific guidelines as set forth herein. Landscape plans shall show the location, type, and size of all proposed plantings as well as enough of the surrounding context such that the Commission may determine the plan's appropriateness. A landscaping maintenance agreement may be required as a condition of approval.

C. Side Yard Treatment

1. Where the distance between structures on adjacent Lots is ten (10) feet or less, the side Yard shall be screened by a solid fence, wall or Landscape treatment of Evergreen plantings at a height not to exceed three (3) feet.
2. Where the distance between structures on adjacent Lots is greater than ten (10) feet, landscaping shall consist of a combination of materials sufficient to break up the view into the side Yard.
3. Side Yards may, in the alternative, be established as pedestrian walkways to access parking areas to the rear of the Building. Such walkways shall be landscaped and lighted for safety.

11. Design Regulations

- A. Articulation – New and redeveloped Buildings should reinforce the rural character of the existing streetscape by utilizing Open Spaces and landscaping.
- B. Parking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from Street view.
- C. Low impact development drainage and paving schemes are encouraged.