

LAND FOR SALE

RESIDENTIAL DEVELOPMENTAL

**FOR
SALE**

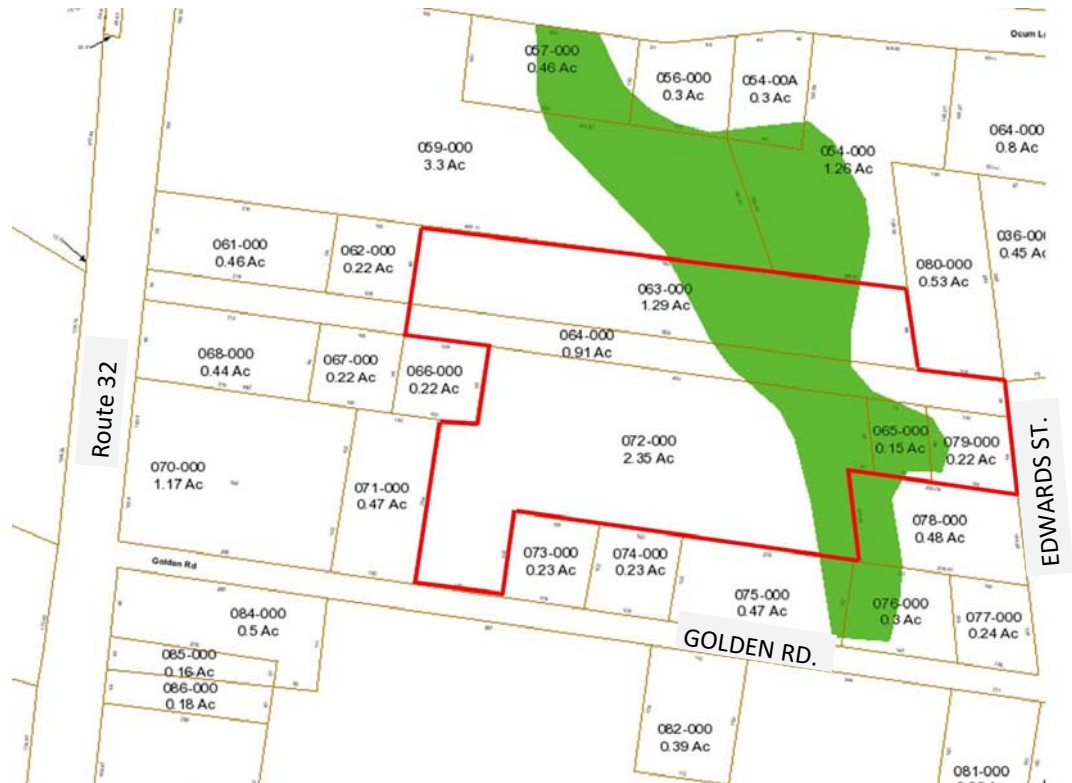
\$295,000

Norman Peck

**Pequot
Commercial**

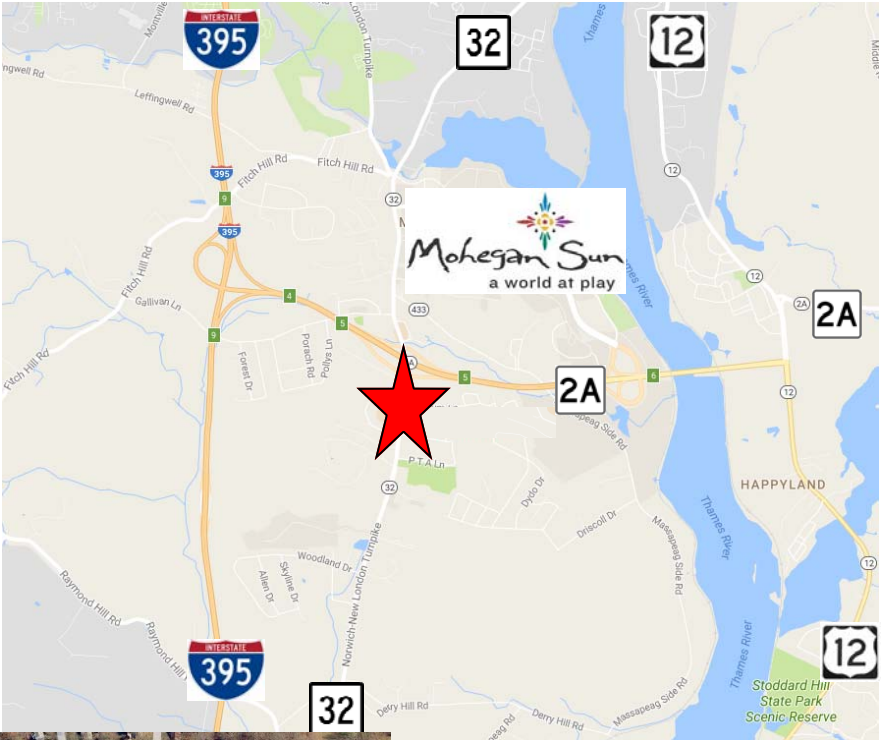
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

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



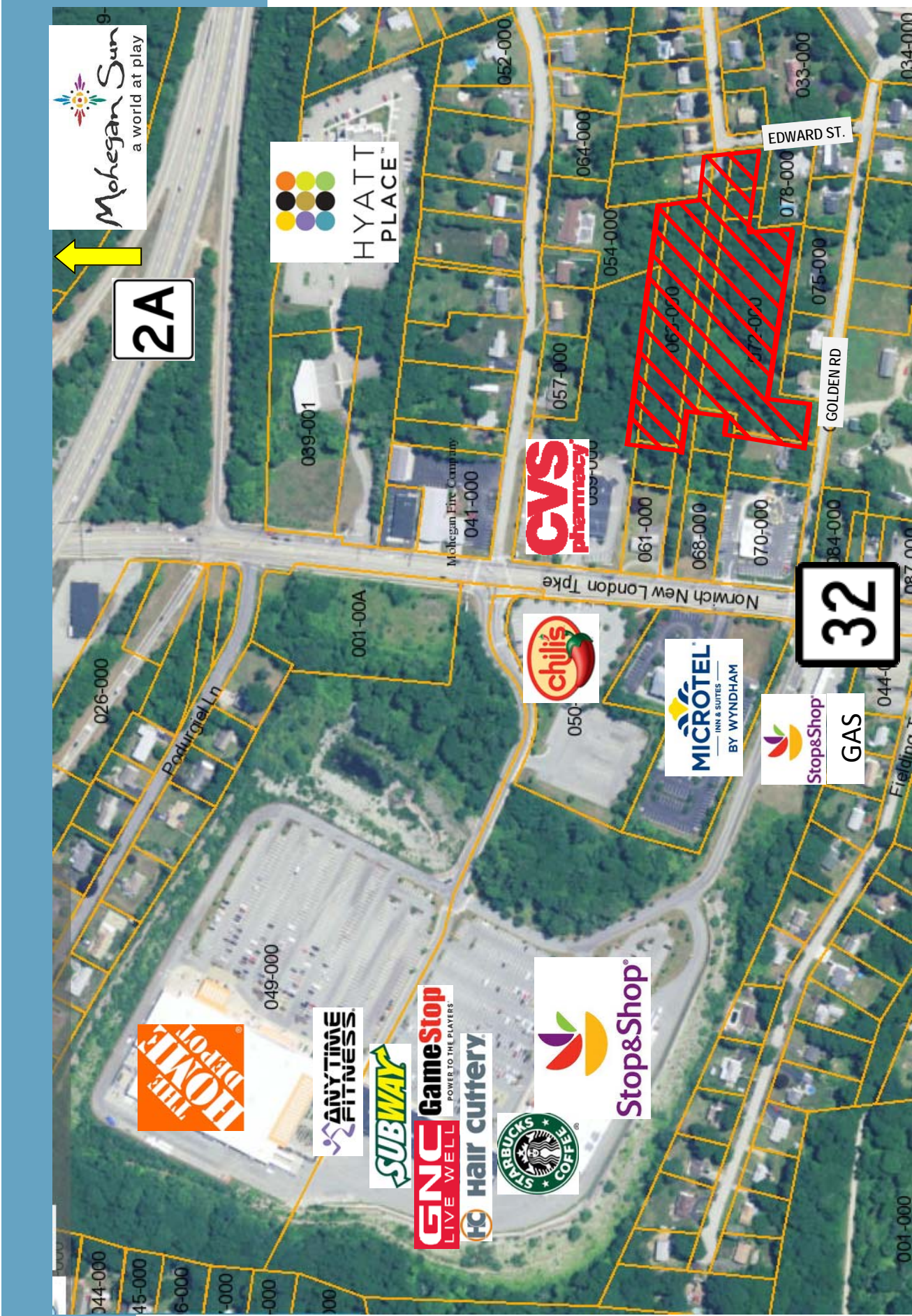
16 Golden Rd. & Edward St., Montville

- > Assemblage of 5 lots (same owner)
- > Ideal 4.92 acres (3.6± buildable acres) just off Route 32, behind CVS & McDonald's.
- > Close access to I-395 and Route 2
- > About 1 mile to Mohegan Sun
- > Zone R-20
- > 230' Road frontage
- > Nearby Montville Commons includes Stop & Shop, Home Depot, Chili's...
- > Public Water/Sewer avail.



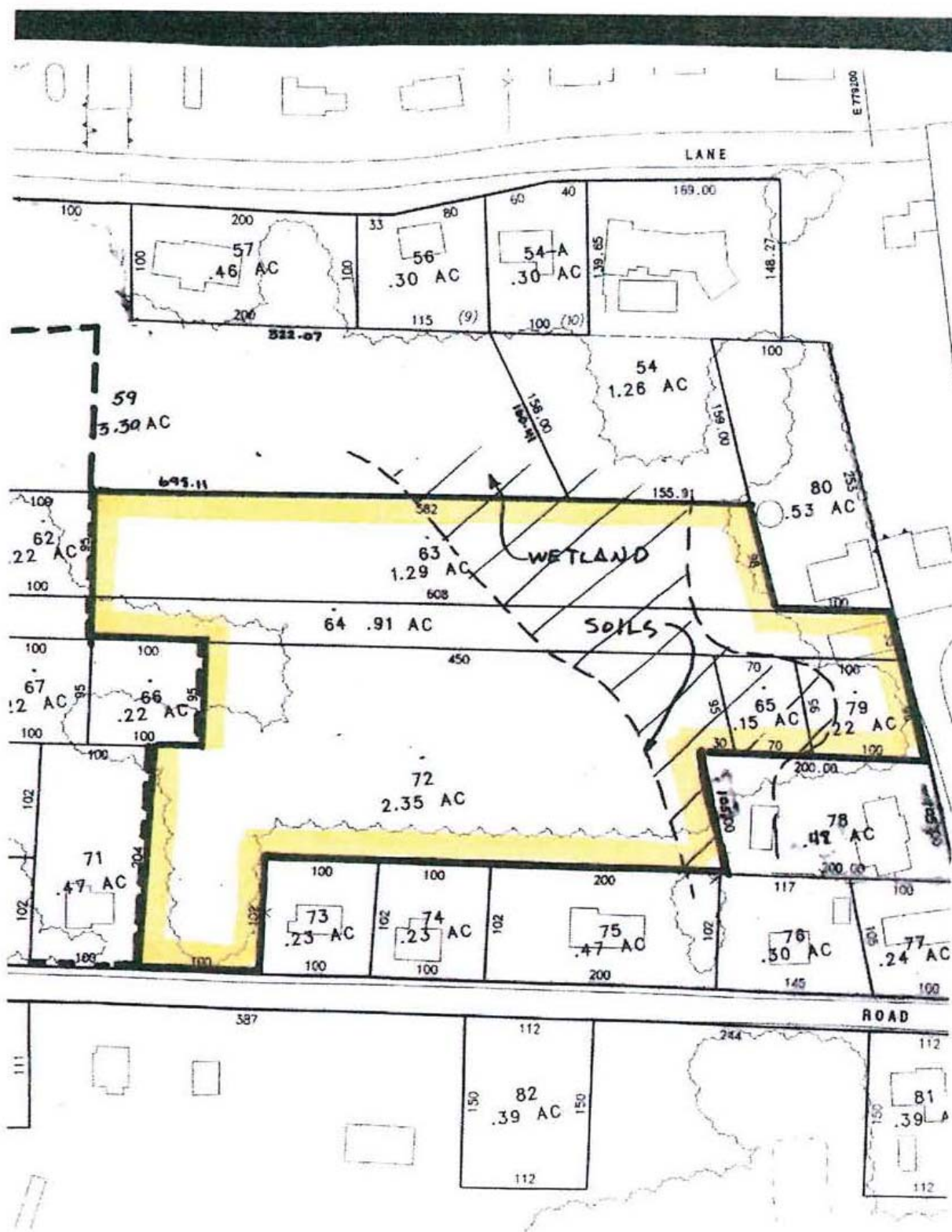
ZONE R-20
Permitted Uses: Single Family, Playground, Parking Lot, Day Care...
By Special Permit:
 - Cluster Development
 - Multi-Family
 - Elderly Housing
 - Convalescent Hospital
 - Place of Worship
 - Ambulance Facility
 - Community Center
 - Two Family
 - Cemetery
 - Age Restricted Housing...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	23,392	54,017	157,006
Total Households	9,268	21,742	62,730
Household Income \$0—\$30,000	19.63%	23.67%	22.76%
\$30,001-\$60,000	26.71%	25.71%	24.85%
\$60,001-\$100,000	25.66%	23.69%	24.28%
\$100,001+	28.00%	26.93%	28.11%



Not to Scale—for Marketing purposes only

SITE SKETCH



SECTION 9 - **R-20 DISTRICT**

9.1 PURPOSE

These areas comprise the urban portions of Montville. In addition to being served by existing or planned public utilities, these areas are close to governmental, commercial and transportation facilities. They are also close to or include areas of existing high-density residential developments.

9.2 **PERMITTED USES**

The following uses shall be permitted within this district:

- 9.2.1 Single-family dwelling
- 9.2.2 Parks and playgrounds
- 9.2.3 Public utility substation or equipment facility, utility right-of-way, railroads
- 9.2.4 Governmental offices, libraries, schools, police and fire protection facilities
- 9.2.5 **** DELETED 10/11/97 ****
- 9.2.6 Parking lots and garages
- 9.2.7 Nursery school and day care facility serving up to six (6) children
- 9.2.8 Accessory buildings and uses
- 9.2.9 Home occupation

9.3 **SPECIAL PERMITS**

The following uses may be permitted if approved by the Commission in accordance with the provisions of Section 17 of these Regulations.

- 9.3.1 Cluster Development
- 9.3.2 Multi-family dwellings
- 9.3.3 Elderly housing developments

- 9.3.4 Manufactured home parks--must comply with Section 17.10
- 9.3.5 Convalescent hospitals
- 9.3.6 Temporary gathering such as fairs or outings
- 9.3.7 Churches and other places of worship
- 9.3.8 Ambulance facilities
- 9.3.9 Community centers
- 9.3.10 Nursery school and day care facility serving more than six (6) children
- 9.3.11 **** DELETED 10/11/97 ****
- 9.3.12 Cemeteries
- 9.3.13 Two-family dwellings
- 9.3.14 Age Restricted Housing Community

9.4 MINIMUM LOT SIZE

The minimum lot size in this district is 20,000 square feet for single-family dwellings if the lot is served by public sewers. If the lot is not served by public sewers, minimum lot size is 40,000 square feet. Cluster developments shall conform with the provisions of Section 17 of these Regulations. For elderly housing developments, the minimum lot area shall be 4,000 square feet per dwelling unit. For manufactured home parks, the minimum lot area shall be 10,000 square feet per dwelling unit. For multi-family developments, the maximum density shall be one dwelling unit per 10,000 square feet of lot area.

9.5 MINIMUM LOT FRONTAGE

Each lot shall have at least 100 feet of frontage on a street.

9.6 MINIMUM SETBACKS

9.6.1	FRONT YARD	40 feet	MULTI-FAMILY	50 feet
9.6.2	SIDE YARD	15 feet	MULTI-FAMILY	40 feet
9.6.3	REAR YARD	40 feet	MULTI-FAMILY	40 feet

9.7 MAXIMUM BUILDING HEIGHT

No building shall exceed thirty-five (35') feet in height.

9.8 ENVIRONMENTAL PROTECTION

Any improvements proposed to be located within the wetlands buffer, as set by the Wetlands Commission, or have any impact on the wetlands shall require approval by the Wetlands Commission and meet the Health Code of the State of Connecticut. ****AMENDED EFFECTIVE 5/13/96****

9.9 OFF-STREET PARKING

Off-street parking shall be provided for each lot in this district in accordance with the provisions of Section 19 of these Regulations.

9.10 SIGNS

All signs in this district shall conform with the provisions of Section 20 of these Regulations