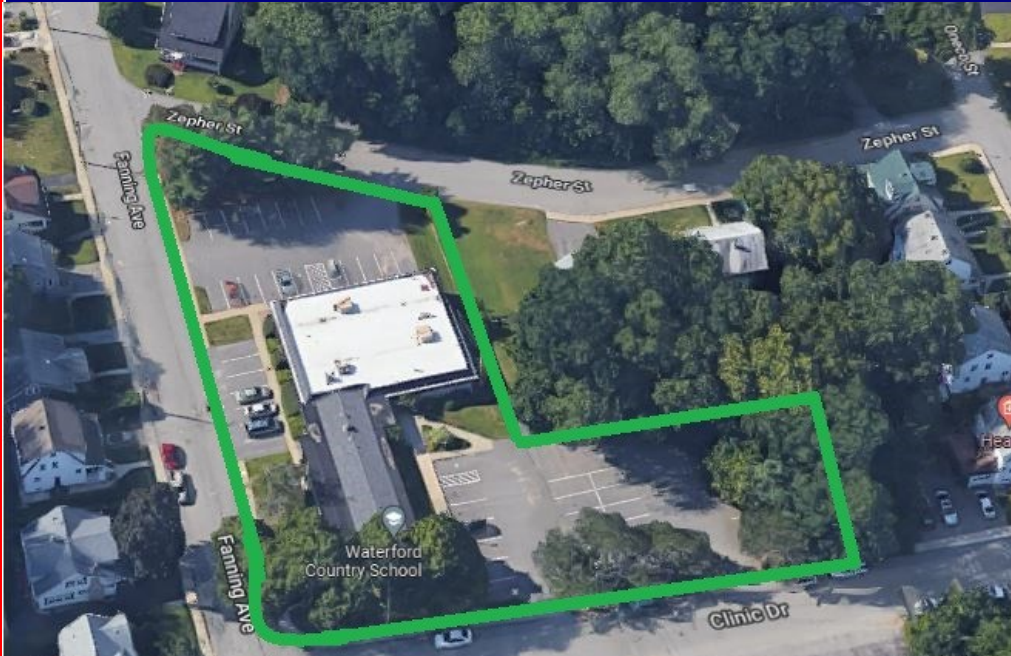


# 78 Fanning Ave, Norwich

## 7,135 SF Building on 1.18 AC in NC Zone



**FOR SALE**  
**\$575,000**

- ⇒ 7,135 SF
- ⇒ Acres: 1.18
- ⇒ HVAC Rooftop Gas
- ⇒ Public Water & Sewer
- ⇒ Frontage: 278' on Fanning, 273' on Clinic
- ⇒ Zone: NC
- ⇒ Taxes: 17,214
- ⇒ Average Utility Costs \$2.69/SF (gas elec water sewer)
- ⇒ Year Built: 1959
- ⇒ Exterior freshly painted
- ⇒ Roof replaced in 2010
- ⇒ Possible Uses: Medical, Office, Mixed Use, Restaurant, Education, Rehab Center, Apartments



# LYMAN

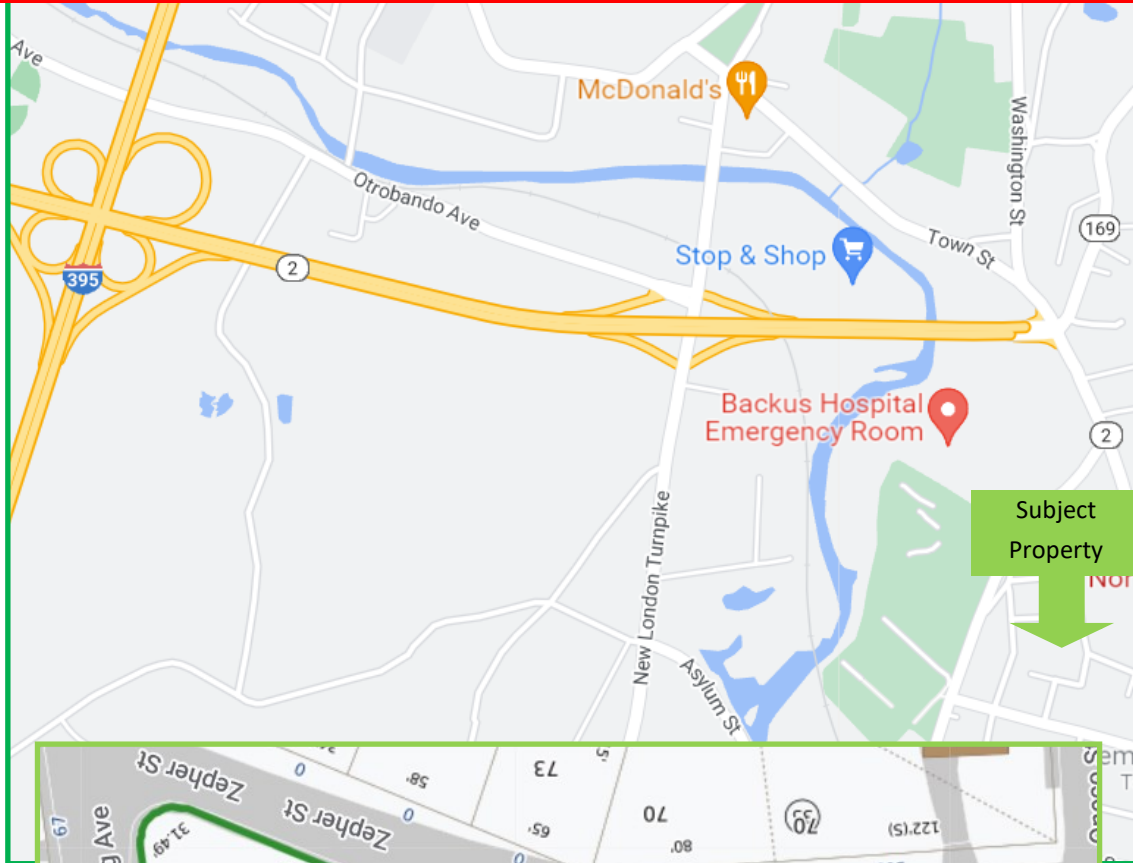
**REAL ESTATE BROKERAGE & DEVELOPMENT**

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**RON LYMAN**

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## Area & Assesor's Maps & Demographics



Demographics	1 MILE	3 MILES	5 MILES
Total Population	11,969	34,827	51,426
Total Households	4,816	14,040	20,323
Average Household Income	\$71,268	\$79,168	\$82,547

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.



M. Excludes architectural features such as spires and cupolas.

## 2.2 Summary of Business Uses by District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

### TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
<b>ASSEMBLY OCCUPANCIES</b>								
Assembly halls (e.g., theaters, reception halls, convention centers)	SP	P	P	P	SP		SP	
Bars, Cafes and Restaurants (with no drive-thru facilities)	P	P	P	P	P		P	SP
Clubs	P	P	P	P				
Commercial entertainment center	SP	P	P	P	SP			
Cultural facility (e.g., museums, art galleries, libraries)	P	P	P	P				
Employee amenities (e.g., commissary, recreation)	A	A	A	A	A	A	A	A
Funeral homes	SP	SP						
Gyms, fitness and personal training centers	P	P	P	P	P		P	P
Off-track branch offices and teletracks	P	P	P				P	
Visitor centers / information centers	P	P	P	P	P	P	P	P
<b>BUSINESS OCCUPANCIES</b>								
Business, corporate and professional offices	P	P	P	P/SP	SP	P	P	P
Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop)	P	P	P	P	P			
Financial institutions	P	P	P	P/SP			P	
Government buildings and facilities (e.g., administrative offices, recreation center).	SP	P	P	P	P	P	P	SP
Research laboratories (e.g., chemical, pharmaceutical, medical).	SP	SP	SP	SP		P	P	
Technology research and development (e.g., information technology, software).	P	P	P	P		P	P	P
Veterinary hospitals	SP	P	P	P			P	

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
<b>BOATING</b>								
Boatyard (e.g., building, storing, repairing, selling, servicing boats)					P			
Boat sales (i.e., display and repair, including sale of marine equipment or products)		P			P			
Docks, slips, piers		P		P	P			
Marina / yacht clubs		P		P	P			
<b>EDUCATION</b>								
Colleges, universities, educational institutions, including private trade schools	SP	P	P	P		SP	SP	SP
<b>INSTITUTIONAL OCCUPANCIES</b>								
Clinic and medical offices	P	P	P	P			SP	
Convalescent, nursing and rehabilitation centers	SP							
Hospitals		SP						
<b>RESIDENTIAL OCCUPANCIES</b>								
Caretaker / watchman dwelling						A	A	
Garden apartment multi-family dwellings	SP	SP		SP	SP			
High-rise multi-family dwellings				SP	SP			
Hotels / inns	SP	P	P	SP	SP		P	P
Mixed use buildings	P	P/SP	P/SP	P/SP	P/SP			
<b>FACTORY OCCUPANCIES</b>								
Advanced manufacturing	SP	SP		SP		P	P	
Blacksmith shop or machine shop						SP		
Foundry casting light-weight non-ferrous metal						P	P	
Manufacturing of alcohol, plastics, and chemicals excluding sulphuric, nitric and hydrochloric acid, rubber products, bricks, cement products, tile and terracotta, asphalt products, pulp, paper, cardboard, or building board						SP		
Manufacturing of glass and plastics						SP	P	
Metal fabricating plants, rolling mills, boiler works and drop forges						SP	P	
Manufacturing and maintenance of commercial signs, billboards, and other advertising structures.						P	P	

Residential Districts

Business Districts

Special Districts

General Requirements

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USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Manufacturing of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity						P	P	
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process						P	P	
Manufacturing, compounding, processing, or packing of such products as candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils						P	P	
Precision manufacturing						P	P	
Saw or planing mill						SP	SP	
Woodworking shop,						P	P	
<b>PARKS</b>								
Community gardens	P	P	P	P	P	P	P	P
Open space and passive recreation	P	P	P	P	P	P	P	P
<b>MERCANTILE OCCUPANCIES</b>								
Adult bookstores and theaters						SP		
Car wash facility		P						
Motor vehicle fueling stations (NOTE: Repair is a storage occupancy)		SP	SP					
Motor vehicle retail (e.g., passenger cars, recreation vehicles and mobile homes)		P						
Motor vehicle retail (i.e., new passenger cars)							P	
Outdoor vendors				P				
Retail	P	P	P	P	P/SP	A		SP
Retail / wholesale distribution centers								SP
<b>SIGNS</b>								
Off-premises advertising signs		P				P	N	

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Signs	A	A	A	A	A	A	A	A
<b>STORAGE OCCUPANCIES</b>								
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	SP					
Warehousing and storage						P	P	
Waste processing facility						SP		
<b>TRANSPORTATION</b>								
Helipad								SP
Transportation center (e.g., rail, bus, taxi station)		P		SP	SP			
Trucking terminal						SP	SP	
<b>UTILITY OCCUPANCIES</b>								
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
<b>OTHER</b>								
Rag or bag cleaning establishments						SP		
Stone and monument works						SP		
Urban Farm				SP		SP	SP	
Wholesale or distribution establishment		P						

Residential Districts

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**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 5,000 square feet. Buildings of 5,000 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 5,000 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.
- .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 Home garden.
  - .4 Home office / studio in accordance with section 6.1.
  - .5 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.
  - .6 Sale of alcoholic beverages in accordance with section 6.2.
  - .7 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 Fences and walls in accordance with section 4.15.
  - .3 Minor home occupation in accordance with section 6.1.
  - .4 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.
  - .5 Signs in accordance with section 5.2.
  - .6 Solar and energy conservation equipment (less than 1 mW).
  - .7 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.
  - .5 Drive-through windows, as accessory to a permitted use in accordance with section 6.16.

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- 2.3.4 Special landscaping requirements for new construction. A landscaped buffer strip at least 5 feet wide, seeded to grass and planted with evergreen trees and shrubs shall be placed along the boundary line of the front yard, when buildings are not built to, or within 5 feet of, the front property line.
- 2.3.5 Additional requirements for accessory uses activities.
  - .1 No accessory buildings shall be used for residential purposes.
  - .2 Tool house, greenhouse not including a florist shop or garden structures, except building for housing livestock or poultry.
  - .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.

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