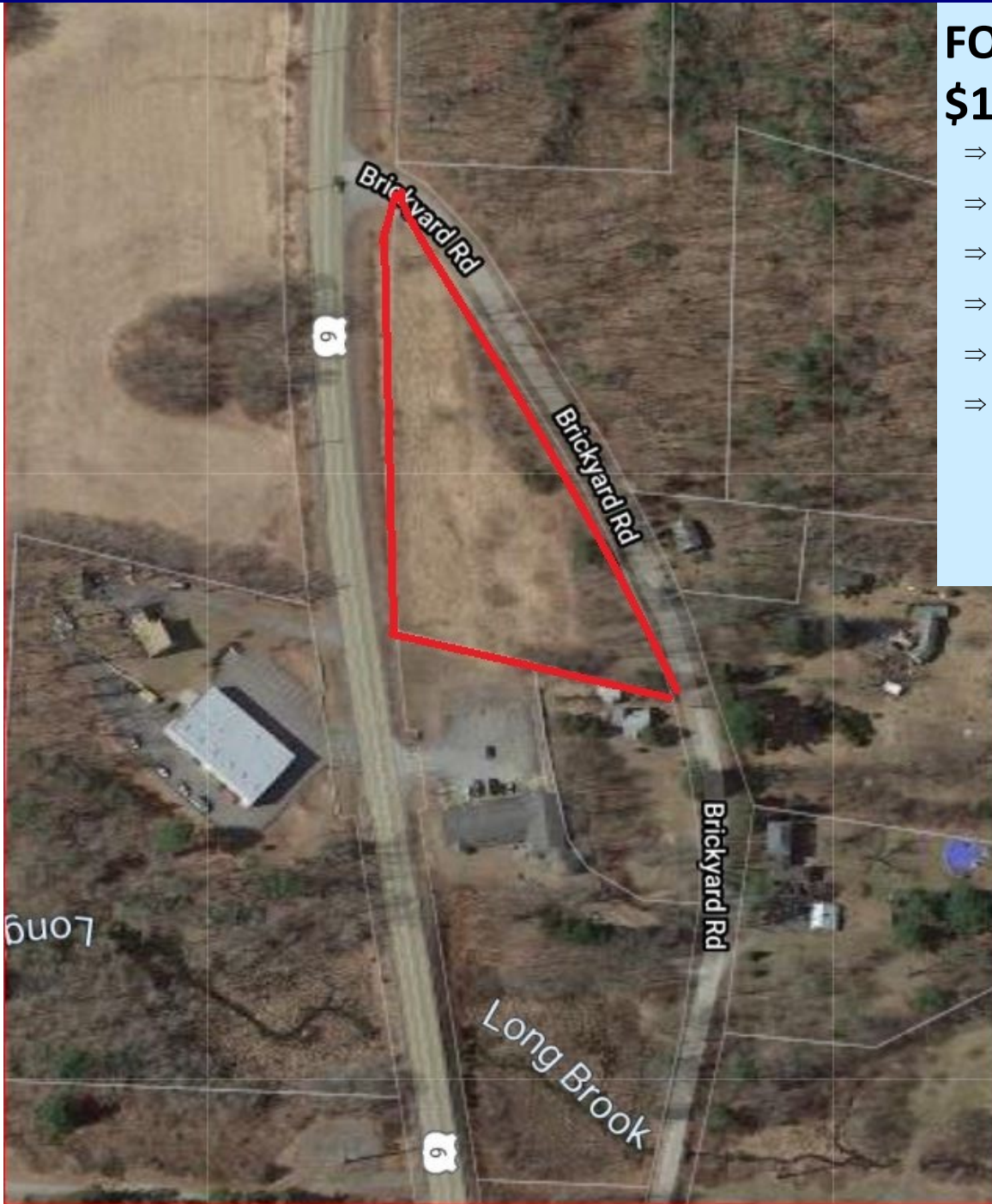


Providence Rd, Brooklyn Planned Commercial Zoned Land



FOR SALE
\$169,000

- ⇒ Acres: 2.34+/-
- ⇒ Public Water & Sewer
- ⇒ Frontage: 518 Ft.
- ⇒ Zone: PC
- ⇒ Taxes: 2050
- ⇒ Traffic Count: 14,700

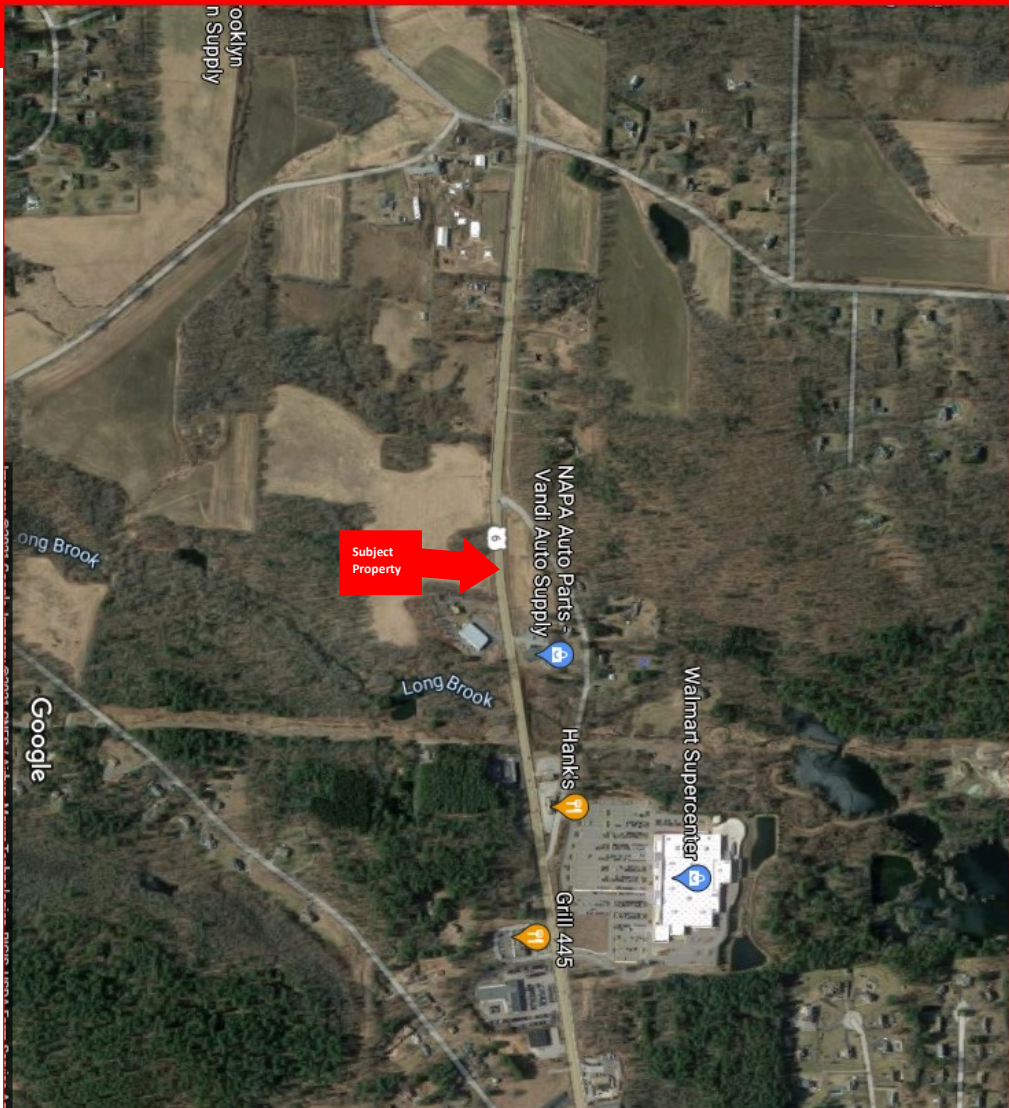
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

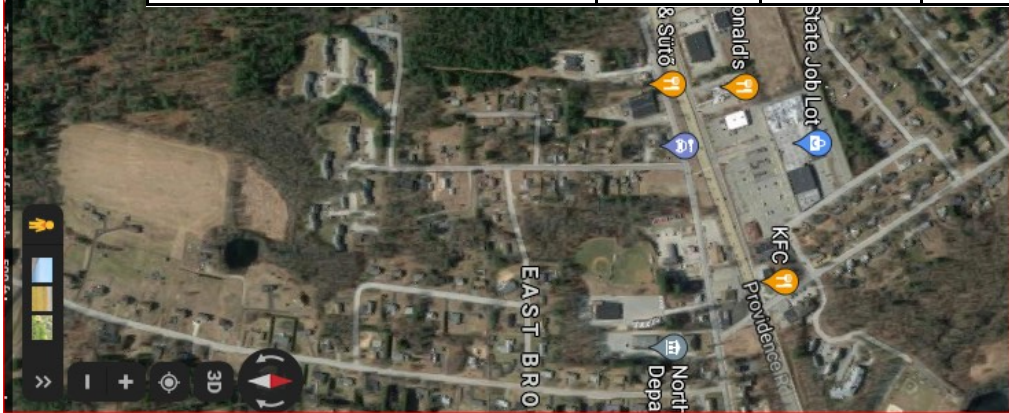
www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com



Demographics	2 MILE	5MILES	10MILES
Total Population	8,635	25,354	67,218
Total Households	3,210	9,670	25,962
Average Household Income	\$72,670	\$84,220	\$86,616



4.D. PLANNED COMMERCIAL ZONE

4.D.1. PURPOSE

The Planned Commercial (PC) Zone is intended to provide for those commercial uses which will accommodate the broad range of retail shopping, service and office space that will economically enhance the community while maintaining the sense of community and character of the Town of Brooklyn as outlined in the Town’s Plan of Conservation and Development.

4.D.2. PERMITTED PRINCIPAL USES

4.D.2.1. AGRICULTURAL-RELATED USES	
1. Farmers’ Markets in accordance with Sec. 6.L.4.	Zoning Permit (staff)
4.D.2.2. RESIDENTIAL-RELATED USES	
1. Not permitted	
4.D.2.3. BUSINESS-RELATED USES	
1. Retail Use	Special Permit (PZC)
2. Personal Services	Special Permit (PZC)
3. Restaurant, including fast food restaurant but not drive in restaurant	Special Permit (PZC)
4. Office – Business or Administrative	Special Permit (PZC)
5. Bank	Special Permit (PZC)
6. Licensed Health Service	Special Permit (PZC)
7. Banquet Hall and/or Caterer’s Establishment	Special Permit (PZC)
8. Hotel/Motel	Special Permit (PZC)
9. Child Day Care Center / Adult Day Care Center	Special Permit (PZC)
10. Health Club and/or Membership Club	Special Permit (PZC)
11. Automobile Sales	Special Permit (PZC)
12. Automotive Service Station	Special Permit (PZC)
13. Gas station	Special Permit (PZC)
14. Theater	Special Permit (PZC)
15. Indoor Sports and Recreation	Special Permit (PZC)
16. Itinerant Vendors in accordance with Sec. 6.L.2.	Zoning Permit (staff)
17. Seasonal Vendors in accordance with Sec. 6.L.3.	Special Permit (PZC)
18. Retail sale of cannabis by a Cannabis Retailer, or retail sale of cannabis and medical marijuana by a Hybrid Retailer, in accordance with Sec.6.S.	Special Permit (PZC)

4.D

BUSINESS ZONES

PLANNED COMMERCIAL ZONE

4.D.2.4. MIXED USES	
1. Not permitted.	
4.D.2.5. INDUSTRIAL-RELATED USES	
1. Public or Private Access to Industrial Zone Property	Special Permit (PZC)
4.D.2.6. INSTITUTIONAL-RELATED USES	
1. Municipal facilities for the Town of Brooklyn	Site Plan Review (PZC)
2. Education Center	Special Permit (PZC)
3. Community Center	Site Plan Review (PZC)
4.D.2.7. OTHER USES	
1. Utility facilities such as electrical substations, sewer pump stations, water tanks, and similar facilities whether as a principal use or an accessory use.	Special Permit (PZC)

While uses not listed are prohibited, the Commission recognizes that it is not always possible to list every conceivable use that might be considered appropriate in each zone.

Uses not listed as a permitted use in a zone that are related or equivalent to a listed use and meet the stated intent may be permitted subject to interpretation and approval by the Planning and Zoning Commission.

4.D.3. PERMITTED ACCESSORY STRUCTURES AND USES

4.D.3.1. ACCESSORY TO A BUSINESS	
1. Off-street parking facilities in accordance with Section 7.B.	Site Plan Review (PZC)
2. Signs in accordance with Section 7.A.	Zoning Permit (Staff)
3. Limited outdoor display of merchandise for Retail Stores may be permitted as provided in Section 4.D.6.3.	Site Plan Review (PZC)
4.D.3.2. ACCESSORY TO A DWELLING	
1. Home office in accordance with Section 6.A.2.	No Permit Required
2. Home Business in accordance with Section 6.A.3	Site Plan Review (PZC)
3. Family Day Care Home when accessory to an existing residence.	No Permit Required
4. Group Day Care Home when accessory to an existing residence.	Zoning Permit (Staff)
5. Home Enterprise in accordance with Section 6.A.4.	Special Permit (PZC)
4.D.3.3. ACCESSORY TO A FARM	
1. Not permitted.	
4.D.3.4. OTHER ACCESSORY STRUCTURES AND USES	
1. Donation bin accessory to an established business or institutional use when in accordance with Section 6.K.	Zoning Permit (Staff)
2. Small solar energy systems mounted flush to a roof in accordance with Section 6.N.	No Permit Required
3. Small solar energy systems installed other than flush to a roof in accordance with Section 6.N.	Site Plan Review (PZC)

4.D.4. AREA AND DIMENSIONAL STANDARDS

4.D.4.1. LOT STANDARDS

- | | |
|-------------------------|------------------|
| 1. Minimum Lot area | 30,000 SF |
| 2. Minimum Lot width | 100 feet |
| 3. Minimum Lot frontage | 100 feet |

4.D.4.2. SETBACK STANDARDS

- | | |
|--|--|
| 1. Minimum Front Yard Setback | |
| a. If no parking between building and street | 30 feet |
| b. If parking between building and street | 45 feet |
| 2. Minimum Side Yard Setback | 20 feet
(see Section 4.D.6.1) |
| 3. Minimum Rear Yard Setback | 20 feet |

4.D.4.3. BUILDING STANDARDS

- | | |
|--|--|
| 1. Maximum Building Height | |
| a. Any portion of a building within 200 feet of a residential property line or a residential zone | 2 story and 30 feet
(see Section 4.D.6.2) |
| b. Any portion of a building more than 200 feet from a residential property line or a residential zone | 3 story and 40 feet |

4.D.4.4. COVERAGE STANDARDS

- | | |
|------------------------|--------------------|
| 1. Building Coverage | Not limited |
| 2. Impervious Coverage | 65 percent |

4.D.4.5. POSSIBLE EXCEPTIONS

1. See Section 8.A for possible exceptions to these dimensional requirements

4.D.5. ADDITIONAL SPECIAL PERMIT CRITERIA

In addition to the Special Permit Criteria in Section 9.D, any activity requiring a Special Permit in the Planned Commercial Zone shall also be reviewed in relation to:

- a. the Route 6 Corridor Design Guidelines (available on the Town website), and
- b. the additional Special Permit considerations outlined in this Subsection.

The applicability of the following provisions shall be determined by the Commission on a site-specific basis, following consideration of conditions relevant to the development proposal and the Planned Commercial Zone. The applicant shall have the burden of demonstrating accordance with all Special Permit criteria.

As used in the remainder of this Subsection:

The word "shall" means that the relevant standard, criterion or action must be followed unless the applicant demonstrates that it would clearly be unreasonable or undesirable to do so.

The word "should" means that the relevant standard, criterion or action will generally be required, but the applicant may offer, and the Commission may approve, an alternative standard, criterion or action if the Commission finds that the alternative would better fulfill the overall goals set forth in these standards.

The word "may" means that the relevant standard, criterion or action is desirable and may be imposed by the Commission unless the applicant demonstrates that it would clearly be unreasonable or undesirable to do so.

1. **Building Design, Scale & Compatibility** – Whether a proposed development is in accordance with the following:
 - a. Facades should be articulated at a minimum every fifty (50) linear feet to reduce the scale and appearances of large retail buildings and provide visual interest that encourages a more pedestrian scale.
 - b. The proportions and relationships between doors, windows and other building elements shall be compatible with a pedestrian scale, rhythm, and character of the surrounding area.
 - c. Any buildings over 5,000 square feet shall have variation in roof form, building height and wall planes.
 - d. Large windowless or otherwise unarticulated spaces on street facades shall be avoided.
 - e. Linear “strip” development should incorporate variation in building height, building mass, roof forms and changes in wall planes in the architectural design to mitigate the linear effect of “strip” development. In some instances, a physical separation of one building into two or more buildings may be desirable.
 - f. Rooflines shall be varied with a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
 - g. All refuse collection/storage; utility systems, accessory storage and other similar structures shall be screened from public view.
2. **Building Form & Materials** - Whether a proposed development is in accordance with the following:
 - a. All building facades shall be treated with a similar architectural style, use of materials, and details as the front of the building.

4.D

BUSINESS ZONES

PLANNED COMMERCIAL ZONE

3. **Streetscape & Parking** - Whether a proposed development is in accordance with the following:
 - a. Continuous internal pedestrian walkways, no less than five (5) feet in width, should be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50 percent of their length.
 - b. Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
 - c. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.
 - d. Separate travel ways and/or grade separation should be included for each mode of transportation (pedestrian and vehicles) where feasible, especially where volumes and relative speeds merit this precaution.
 - e. Shared parking and common driveways are encouraged among adjacent buildings to take advantage of different peak periods and reduce underutilized parking during various times of the day.
 - f. Large parking lots shall be broken into smaller lots to reduce the size and visual impact of large expanses of asphalt.
 - g. Parking located adjacent to a public roadway shall be landscaped and include a sidewalk (if feasible) so to minimize the negative visual presented by the parking lot. (4.3.5)

4. **Access Management** - Whether a proposed development is in accordance with the following:
 - a. Proposed driveways, parking, utilities, and vehicular and pedestrian / bike access should be integrated with existing or planned driveways, parking, utilities, and vehicular and pedestrian / bike access on abutting properties to the extent that such connectivity is feasible from an engineering and environmental standpoint, and provided that access easements(s), if necessary, exist or have been acquired for such integration.
 - b. The Planning and Zoning Commission shall have the right to require the applicant to provide an access easement or easements to abutting land owners in a manner that will allow future integration of driveways, parking, utilities, and vehicular and pedestrian / bike access. Such access easement(s) shall be designed to accommodate combined lot development meeting the engineering and public safety standards of the Town as well as the goals and standards of Section 9.D. Such access easement(s) shall include provisions as necessary to equitably share maintenance costs among users and provisions for extension of related utilities, lighting, and streetscape improvements.
 - c. Where it can be demonstrated to the satisfaction of the Commission that access management measures have been incorporated into the site design, which have or will be served by a mutual access easement and other appropriate legal instruments, the maximum lot coverage with impervious surfaces may be increased by an additional 10%.

5. **Lighting** - Whether a proposed development is in accordance with the following:
 - a. Lighting fixtures shall be full cut-off and positioned, with respect to spatial design and fixture height, to give adequate uniformity of the illuminated area while not impacting adjacent buildings and properties, especially residential uses.
 - b. Pedestrian walkways and destination points shall be adequately lit for pedestrian safety illuminating changes in grade, path, intersections, and other areas along paths.
6. **Landscaping** - Whether a proposed development is in accordance with the following:
 - a. Landscaping shall incorporate low impact development strategies for storm water including the use of Bio-filters, or vegetated/grass swales at the edges of parking lots to collect, filter, and distribute storm water runoff from parking lots.
 - b. Landscaping shall be installed along blank walls and fences to soften the appearance of the material and provide a layering of vegetation.
 - c. Street trees shall be included along all street frontages of commercial development.

4.D.6. ADDITIONAL PROVISIONS

1. **Side Yard Setback** - - By Special Permit, the Commission may allow the required side yard setback to be reduced to zero feet (0') in the following situations:
 - a. when separate parcels are developed jointly,
 - b. when an existing building with no side yard is expanded, or
 - c. when the Commission finds that access is provided to the rear yard for use by fire trucks and equipment.
2. **Building Height** - By Special Permit, the Commission may allow a building height of up to three (3) stories and forty feet (40') within 200 feet of a residential property line or a residential zone if the Commission determines that adequate visual buffering will be provided, the proposed building height will not adversely affect the adjacent residential area, and the proposed building height is otherwise in general conformity with the intent of the regulations.
3. **Outdoor Display of Merchandise** - Limited outdoor display of merchandise for Retail Stores may be permitted provided a drawing shall be approved by the Commission by Site Plan Review identifying the location and limits of the display area and further provided:
 - a. Outdoor display of merchandise shall be located on the site of a permitted Retail Store.
 - b. The display of merchandise shall not obstruct the use of any sidewalk, parking area, driveway, or fire lane.
 - c. Items displayed are safe and stable with no risk of overturning due to wind or contact.
 - d. Display shall be representative of merchandise that is regularly sold as part of the business.
 - e. Items shall be displayed appropriately. For example, cardboard boxes and folding tables are not permitted as display racks.
 - f. For premises containing multiple establishments, the display of merchandise shall not interfere with the business activities of other establishments on the premises
4. **Waiver of Special Permit Requirement** - For the following types of development, the Commission may waive the requirement for Special Permit approval and authorize such development by Site Plan Review if it finds that such development is unlikely to have significant impacts.
 - a. An addition to an existing commercial structure, for a use listed in Section 4.D, which is 500 square feet or less in total ground floor area.
 - b. A new structure for commercial use listed in Section 4.D which is 500 square feet or less in total ground floor area.
 - c. The development is not significant and is not likely to have more than a negligible impact on traffic, the neighborhood, or the environment.

4.D

BUSINESS ZONES

PLANNED COMMERCIAL ZONE

5. **Informal Discussions** - Prior to submitting a formal application for a Zoning Permit or Special Permit, the applicant is encouraged to:
 - a. review the Planned Commercial, Route 6 Corridor Design Guidelines,
 - b. prepare a conceptual plan of the proposed project or use, and
 - c. discuss the proposal with the Town Staff and/or the Planning & Zoning Commission.

6. **Technical Reviews** – The Commission may engage consultants at the applicant’s expense to review applications in the PC Zone and provide written and/or oral findings and recommendations on the application including, but not limited to, the following:
 - a. outdoor lighting (including isometrics, fixture and pole style, characteristics and placement, adequacy for pedestrian and vehicular circulation and safety, potential for glare or excessive illumination on or off the site, and the use of lighting to enhance the building’s façade);
 - b. the adequacy of measures to screen mechanical equipment from public view (whether roof-, building-, or ground-mounted);
 - c. the adequacy of measures to screen dumpster and other refuse/recycling containers/areas;
 - d. the effectiveness of landscape buffer treatments, including plant materials/size at installation, fencing, walls, berms or other elements;
 - e. scale/form/massing/style of proposed buildings and other structures, including architectural elevations (all sides), with building-mounted signs, including the building’s colors and materials;
 - f. how the landscape architectural elements around the proposed building (s), parking lot (s), entrance drives, pervious surfaces, and pavement selections serve to enhance and complement the site’s aesthetics and function;
 - g. material composition, geometry, and location of proposed pedestrian sidewalks and walkways through vehicular circulation areas;
 - h. dimensions, style, height, color, location, lighting function, safety and material characteristics of all proposed signage.
 - i. Any questions or concerns raised by the commission.