FOR SALE $157,900

760 Main St, Willimantic

.17 Acre Lot in Downtown Business District B1

- ⇒ Acres: 0.17
- ⇒ Public Water , Sewer & Gas
- ⇒ Frontage: 57 Ft.
- ⇒ Zone: BI
- ⇒ Taxes: $4,523
- ⇒ Traffic Count: 12,500
- ⇒ Allowed Uses: Retail, Office, Light Industrial, Auto, Auto Flex Space. See attached Regs.

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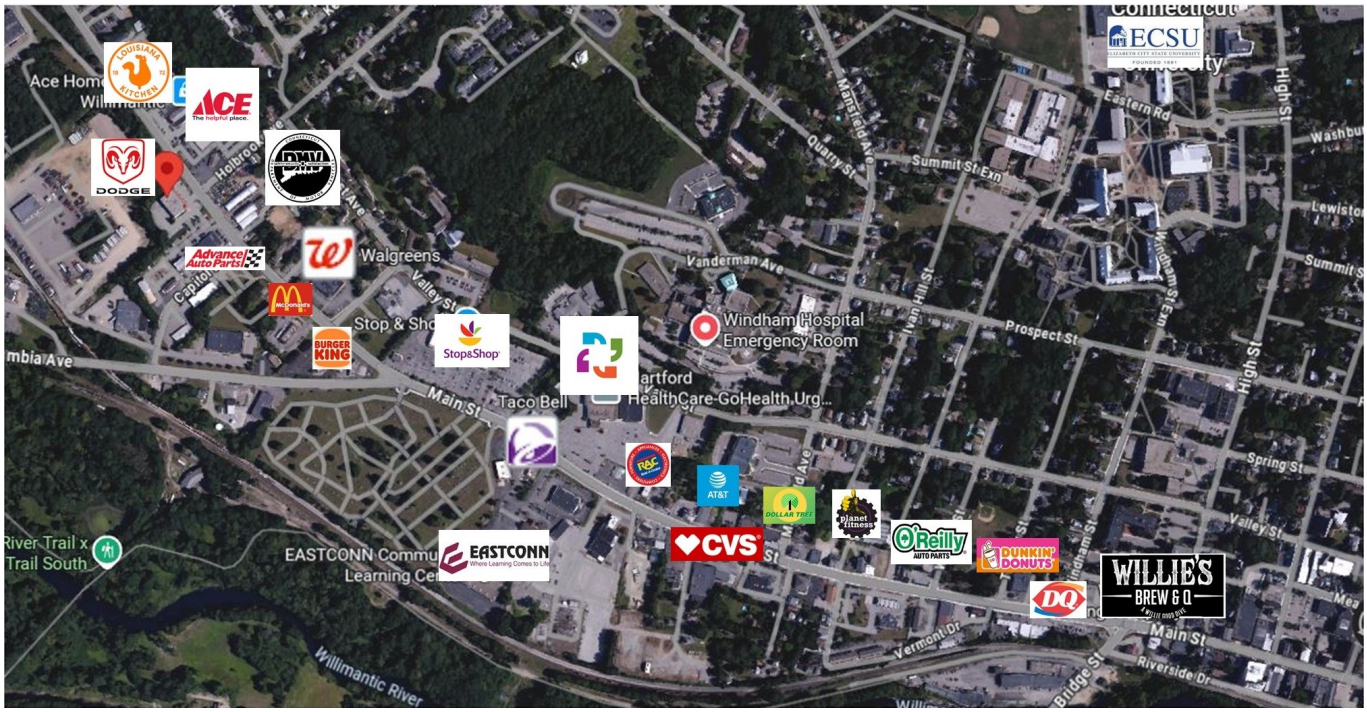
5/1/2026



Demographics	1 MILE	3 MILES	5 MILES
Total Population	12,193	26,742	36,322
Total Households	4,369	9,865	13,695
Average Household Income	$64,211	$71,037	$86,969

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.

ARTICLE III

SECTION 31 - DOWNTOWN BUSINESS DISTRICT B-1 (entire section revised 7/14/11)

31.1 PURPOSE AND INTENT: The purpose and intent of this District is to encourage and permit a high-density urban environment catering to retail businesses with an emphasis on arts and entertainment, and with a pedestrian orientation.

31.2. PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes:

31.2.1. Businesses selling goods at retail and the storage of a reasonable quantity of merchandise inventory.

31.2.2. Restaurants, and other food service establishments, where customers are served only when seated at tables or counters.

31.2.3. Businesses providing personal and professional services including, but not limited to, banking and other financial services, insurance, hair care, legal, medical and dental.

31.2.4. Museums, public and private schools, membership clubs, recreation facilities.

31.2.5. Temporary carnivals or community fairs.

31.2.6. Customary accessory uses.

31.2.7. Municipal uses.

31.3. OTHER USES: Not withstanding any other provisions in these regulations to the contrary, the following uses are permitted exclusively in the B1 and B1A Districts and are not to be considered permitted by right in any other district:

31.3.1. Alcoholic beverages for consumption on the premises under a restaurant permit or dinner theater permit, and subject to Section 73 of these regulations.

31.3.2. Restaurants primarily serving food for takeout.

31.3.3. Out-door seating area, the operating hours shall be based on proximity and use of neighboring properties determined by the Zoning Enforcement Officer; outside amplified sound shall be prohibited from 12:00 AM to 10:00 AM

31.3.4. Art galleries, art studios.

31.3.5. Indoor theaters, entertainment venues, night clubs, and assembly halls.

31.3.6. Off-street parking facilities and parking lots setback a minimum of 15' of any property line abutting Main St.

31.3.7. Dwelling units in any existing building that is listed as contributing to the historic character of the National Registers' Main Street Historic District

a) may be located on the ground floor no closer than 30' from the building facade of the primary street

b) no more than 75% of the total dwelling units in the building shall be a minimum of 450-650 square feet.

31.3.8. Dwelling units located in any existing building that is not listed as contributing to the historic character of the National Registers' Main Street Historic District

a) shall have a mix of unit sizes:

- no more than 60% of the units shall be studio or one bedroom units at 500-650 square feet or greater, ADA compliant units may be a minimum of 450 square feet.
- at least 30% of the units shall be 650 square feet or greater, as studio, one or two bedroom units,
- if more than 10 units in the building, 10% of the units shall be 850 square feet or greater,

b) may be located on the ground floor no closer than 30' from the building facade of the primary street

31.3.9. Customary accessory uses.

31.4. SPECIAL USES: Under certain conditions, the Commission will permit the following uses by Special Permit in accordance with Section 62 of these Regulations, unless existing, then Section 61 shall apply.

31.4.1. Hotels.

31.4.2. Dry cleaners or Laundromats except as an accessory use to a building's dwelling units.

31.4.3. Sale of alcoholic beverages with a cafe permit subject to Section 73 of these regulations.

31.4.4. Dwelling units located in any newly constructed building

a) shall have a mix of unit sizes:

- no more than 60% of the units shall be studio or one bedroom units at 500-650 square feet or greater, ADA compliant units may be a minimum of 450 square feet.
- at least 30% of the units shall be 650 square feet or greater, as studio, one or two bedroom units,
- if more than 10 units in building, 10% of the units shall be 850 square feet or greater,

b) may be located on the ground floor no closer than 50' from the building facade of the primary street

c) the building shall be consistent with the historic character as outlined in the Design Guidelines Windham Business B1 District.

d) If an historic building must be demolished, new construction shall be consistent with the Design Guidelines Windham Business B1 District to fit in with other buildings that resemble the architectural period prior to 1920, then dwelling sizes may follow standards outlined in Section 31.3.7 above.

31.4.5. Park owned and operated by a non-profit 501(c)3.

31.4.6. Other business uses of a similar nature provided they are not expressly prohibited in Section 31.5 or any other section of these Regulations and further that such uses are in keeping with the intent of the B-1 Downtown Business District.

31.5. PROHIBITED USES: The above permitted uses shall not be construed to include the following uses, and no land, building or other structure shall be used for any of the following purposes:

31.5.1. Gasoline filling stations; vehicular repair, painting, upholstering and washing facilities; sale or leasing of new or used vehicles, junk yards, fuel storage or fuel distribution.

31.5.2. Manufacturing or industrial uses; warehousing; freight and materials; trucking businesses and terminals; building contractors' plants or storage yards; metal or woodworking shops employing more than one persons; stone yard or monument works; veterinary hospitals; convalescent hospitals; commercial kennels and feed grain sales and storage.

31.5.3. Businesses that require permanent on-street space along Main Street.

31.5.4. Restaurant drive-thru.

31.5.5. Churches and other places of worship.

31.5.6. Adult businesses as defined in the Windham Zoning Regulations are prohibited in this District.

31.6. LOT AREA AND FRONTAGE: There is no minimum lot size or minimum frontage.

31.7. SETBACKS: The following are the required setbacks:

31.7.1. Front setback: no minimum; the maximum setback is 10 feet.

31.7.2. Side and rear setback: 10 feet (continued next page).

a) Where there is a permanent right of way no less than 10 feet wide, located between buildings on abutting lots and passing the distance of the buildings along and over the property line, the side and/or rear setback requirements along that property line shall be five (5) feet. In this event, the distance between these buildings shall not be greater than fifteen (15) feet. Said right of way must provide for free and unobstructed access the length of the buildings, and inure to the benefit of both properties. The right of way must be in written and legal form, duly executed and recorded, as a condition of the issuance of any certificate of zoning compliance in connection with the subject buildings and properties.

b) Where buildings share a common wall along the boundary line of abutting properties, no side or rear yard minimum setback is required along that wall. However, for new construction, or for substantial reconstruction, of a building containing or proposing to contain such a common wall, the setback shall be as set forth above unless there is, for the benefit of the properties sharing the wall, a permanent lateral support agreement establishing the rights and obligations of the parties to maintain and repair the said common wall. Such agreement shall be in written and legal form,

duly executed and recorded, as a condition of the issuance of any certificate of zoning compliance in connection with the subject buildings and properties.

31.8. HEIGHT: No building or other structure shall exceed a height of five stories, or fifty (50) feet; all buildings shall be a minimum of two stories.

31.9. COVERAGE AND BULK: The aggregate lot coverage of all buildings and other structures on any lot shall not exceed ninety (90) percent of the area of the lot. No building footprint can exceed 10,000 sq. ft.

31.10. STANDARDS: The development standards of Section 74 of these regulations shall be met; in addition, the development, or renovation, must maintain and enhance the character and historic value of the B-1 Business District as further described in the Design Guidelines of Windham Business (B-1) District .

31.11. SPECIAL REGULATIONS:

31.11.1. Changes to the exterior of any building in this District require a Certificate of Zoning Compliance including, but not limited to new business signs, windows, doors, brickwork, and trim.

a) Sign permit. All new or changes to existing signs requires a Certificate of Zoning Compliance. Section 3 of the Design Guidelines of Windham Business (B-1) District explains the requirements of the permitted signs.

b) Building renovations. Any material changes to the exterior, including any signage visible from the outside of the building, shall be subject to review by way of an application for a site development plan. The plan shall propose, for approval, a design of sufficient character that is appropriate and compatible with surrounding buildings and uses within the district. See Section 2 of the Design Guidelines of Windham Business (B-1) District.

31.11.2. All buildings in the B-1 District shall be exempt from the off-street parking and loading facility requirements of Section 71, except that any ancillary parking, which exists and is available to the property, shall be preserved and maintained.

31.11.3. No parking facility, parking lot, loading area or outdoor storage space shall be located between the street line and the building line of the facade facing the principal street upon which the lot fronts. Where a lot fronts on more than one street, the Commission shall determine which street is the principal street. The Commission may waive this requirement upon the demonstration by the applicant that an alternate site development plan in greater harmony with adjacent land uses and the intent of this district is thereby achieved.