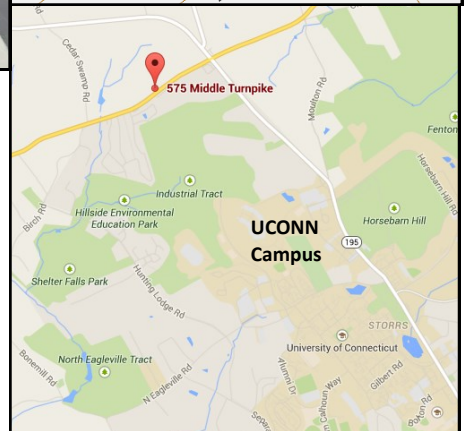
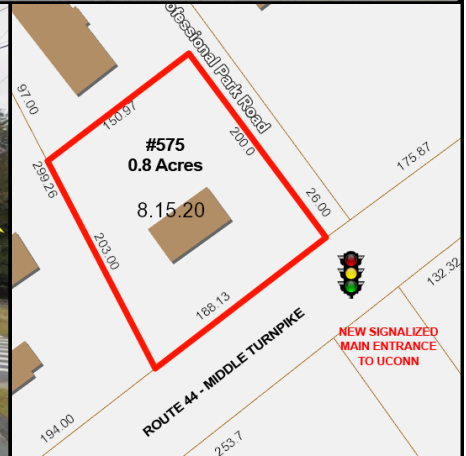


**FOR LEASE: 95,500/YR. NNN**

**575 Middle Tpk., STORRS (MANSFIELD), CT  
Retail Location on Route 44**



**FOR LEASE: 95,500/YR. NNN**

- ⇒ In Opportunity Zone
- ⇒ 0.8 Acre Parcel
- ⇒ Near Storrs Road (Route 195)
- ⇒ Near UCONN Campus
- ⇒ Former gas station (1,953 SF)
- ⇒ Prime retail location
- ⇒ Zone: PB3 - Planned Business
- ⇒ Taxes \$5,444
- ⇒ 188 Feet of Frontage
- ⇒ Traffic Count: 14,600
- ⇒ At signalized intersection of Professional Park Road into the new UCONN Technology Park (990,000 SF multi-story facility for R&D & meeting space)

**LYMAN**

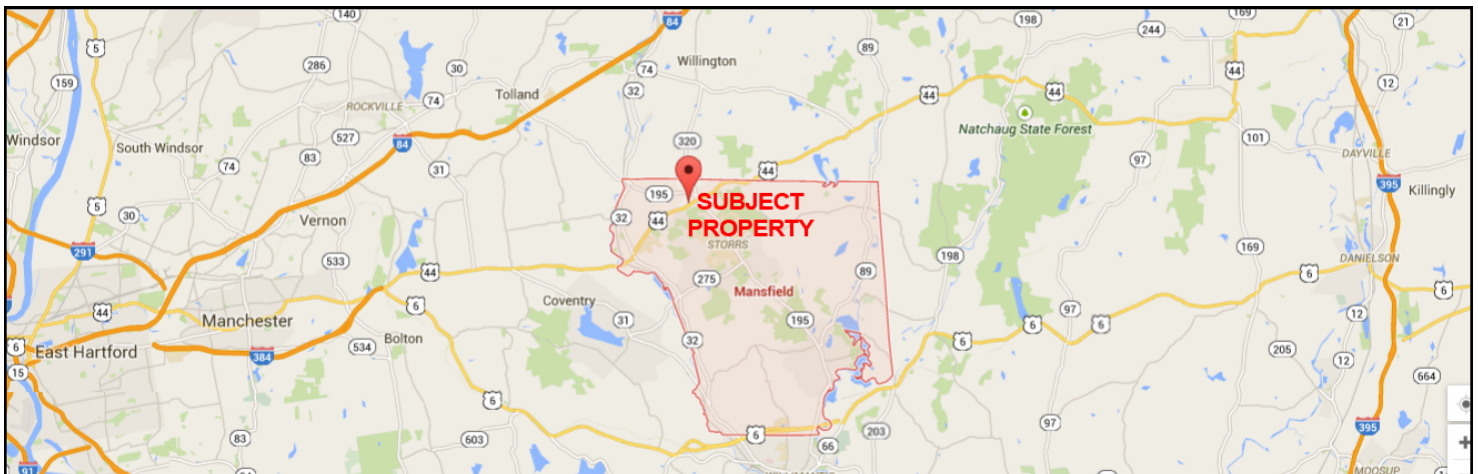
**REAL ESTATE BROKERAGE & DEVELOPMENT**  
[www.LymanRE.com](http://www.LymanRE.com)

**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	1 MILE	3 MILES	5 MILES
Total Population	2,000	22,394	37,210
Total Daytime Population	2,171	18,318	29,242
Average Household Income	\$47,988	\$69,947	\$86,505
Traffic Count: 8,200 on Middle Tnpk; 14,600 on Route 195			



All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.

Retail uses subject to the standards and requirements cited in Article 7, Section L.2.e

**f. Category F**

Commercial recreation facilities such as theaters, racquetball, tennis and physical fitness centers, and bowling alleys. All changes in use within this subsection require special permit approval.

**g. Category G**

Game arcades as a primary (more than 3 games) and not accessory use, subject to the standards and requirements cited in Article 7, Section L.2.g

**h. Category H**

Restaurants, subject to the standards and requirements cited in Article 7, Section L.2.k.1.a. No drive-through facility service shall be permitted.

**i. Category I**

Dry-cleaning establishments and laundromats, including self-service, provided the use is served by adequate public sewers

**j. Category J**

Hotels, motels, tourist homes.

**k. Category K**

Reserved.

**l. Category L**

Brewpub/Restaurant and Brewery uses provided the site is served by public water and sanitary sewer systems.

**m. Category M**

Chapels or other places of worship, providing seating is limited to no more than 120 persons.

**n. Category N**

Mixed-use projects consisting of one or more of the uses permitted in the Planned Business 2 zone and multi-family housing, provided the requirements of Article 10, Section B are met.

**3. Special Provisions for Changes in Use - Existing Shopping Centers - The provisions of Article 7, Section L.3 are applicable in the Planned Business 2 zone.**

**4. Accessory Delivery Services -The provisions of Article 7, Section L.4 are applicable in the Planned Business 2 zone.**

## **N. USES PERMITTED IN THE PLANNED BUSINESS 3 ZONE (ROUTE 195/ROUTE 44 FOUR CORNERS AREA)**

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**1. Intent**

The Planned Business-3 zone is situated in the “Four Corners” area of Town at or near the intersection of State Routes 44 and 195. This historically important crossroads area has provided in part commercial services to Mansfield residents and visitors for over 200 years. Due in part to the lack of public sewer and water services, many properties in this area have deteriorated over the past few decades and a number of

businesses have closed. Consistent with Mansfield's Plan of Conservation and Development, it is the Town's objective to revitalize the Four Corners area and Town officials are working to address existing infrastructure needs.

Due to current infrastructure deficiencies, the current listing of permitted uses in the Planned Business zone is limited. However, upon approval of commitments to provide public sewer and water services to this area, it is the intent of the Planning and Zoning Commission to review and, as appropriate, modify zone classifications and zone boundaries; the listing of permitted uses, maximum height and coverage requirements and all other associated land use regulations. In the interim, the Commission has established in Article 10, Section A, initial design criteria that will help establish a design framework for the planned revitalization and growth of this area.

## **2. General**

The uses listed or referenced below in Section N.2 in separate categories and associated site improvements are permitted in the Planned Business 3 zones provided:

- a. Any special requirements associated with a particular use are met;
- b. Applicable provisions of Article 10, Section A are met;
- c. Special Permit approval is obtained in accordance with the provisions of Article 5, Section B for any of the activities delineated in Article 7, Section A.2. Article 7, Sections A.3, A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements.

## **3. Categories of Permitted Uses in the Planned Business 3 Zone Requiring Special Permit Approval as per the provisions of Article 5, Section B:**

### **a. Category A**

1. Retail uses subject to the standards and requirements cited in Article 7, Section L.2.a.1
2. Banks

### **b. Category B**

1. Professional offices and personal services such as studios, beauty salons, barbers; photocopying services;
2. Repair services or business, including the repair of bicycles, radios, televisions, home appliances, office equipment, computers, watches, clocks, shoes and similar uses, and also the repair of internal combustion engines provided that the repair service or business does not engage in the retail sale of gasoline, does not utilize underground storage tanks, consists of no more than (3) repair bays, and occupies less than 2,000 square feet of space.

### **c. Category C**

State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article 7, Section D.

### **d. Category D**

Commercial printing or production accessory to an onsite retail business, subject to the standards and requirements cited in Article 7, Section L.2.d

### **e. Category E**

Retail uses subject to the standards and requirements cited in Article 7, Section L.2.e

# ARTICLE 10 ■ SPECIAL REGULATIONS

## A. DESIGN DEVELOPMENT DISTRICTS

### 1. General

Many of the Town's Zoning Regulations are designed to separate uses and limit principal developments to single detached structures on individual lots. The Design Development classifications and associated regulations are intended to encourage, under strict yet flexible control, the coordinated development of specialized and more intensive uses and groups of principal buildings and uses. Through the use of the Design Development District regulations, large tracts of land and groupings of adjacent lots can be efficiently developed as a single, comprehensively planned unit. Mixed-use projects and setback variations or waivers are examples of specialized provisions that may be authorized in some of the specific Design Development zones. The following classifications constitute the Town's Design Development Districts:

ARH	Age-Restricted Housing Zone
DMR	Design Multiple Residence Zone
SER-HO	South Eagleville Road Housing Opportunity Zone
PB-1	Planned Business-1 Zone
PB-2	Planned Business-2 Zone
PB-3	Planned Business-3 Zone
PB-4	Planned Business-4 Zone
PB-5	Planned Business-5 Zone
NB-1	Neighborhood Business-1 Zone
NB-2	Neighborhood Business-2 Zone
PO-1	Professional Office-1 Zone
I	Institutional Zone
PVCA	Pleasant Valley Commercial/Agriculture Zone
PVRA	Pleasant Valley Residence/Agriculture Zone
RD/LI	Research & Development/Limited Industrial Park

### 2. Procedure

#### a. Permitted Uses; General Application Requirements

Article 7 of these Regulations delineates the primary uses, which may be authorized within the various established Design Development Districts and specifies the type of approval, which shall be obtained. New developments and major expansions or changes of use require special permit or site plan approval of the Planning and Zoning Commission as per the application and approval requirements of Article 5, Section B and/or Article 5, Section A. Applicable performance standards (Article 6, Section B), dimensional requirements (Article 8), flood hazard provisions (Article 10, Section E), The Mansfield Sand and Gravel Ordinance (see Appendix), and other pertinent zoning requirements, including the special provisions of Article 10, Sections 4 and 5, shall be met. Developments shall also comply with applicable provisions of the Mansfield Subdivision Regulations and the Inland Wetlands and Watercourses Regulations.

- a. Multi-family dwellings in accordance with the standards contained in Article 10, Sections A and B.
  - b. Single Family and Twofamily dwellings provided all applicable provisions of Article 10, Section A are met.
  - c. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards are required of Article 10, Section T are met;
  - d. Other commercial agricultural operations (any agricultural or horticultural use that is not authorized by other provisions of these Regulations), provided special permit approval is obtained in accordance with Article 5, Section B;
  - e. State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article 7, Section D;
  - f. Accessory commercial uses, such as a laundry or recreational facility, conducted primarily for the convenience of residents of an approved residential project, provided the use is located within a building.
  - g. Farm Wineries, Farm Breweries and Farm Distilleries.
- 4. Uses Which May be Authorized in the Pleasant Valley Residence/Agriculture Zone by the Zoning Agent:**
- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article 10, Sections T are met;
  - b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.

## **L. USES PERMITTED IN THE PLANNED BUSINESS 1 ZONE (ROUTE 195/ROUTE 6 AREA)**

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### **1. General**

The uses listed below in Section L.2 in separate categories and associated site improvements are permitted in the Planned Business 1 zones, provided any special requirements associated with a particular use are met, provided applicable provisions of Article 10, Section A are met, and provided special permit approval is obtained in accordance with the provisions of Article 5, Section B for any of the activities delineated in Article 7, Section A.2. Article 7, Sections A.3, A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements.

### **2. Categories of permitted uses in the Planned Business 1 zone requiring special permit approval as per the provisions of Article 5, Section B:**

#### **a. Category A**

##### **1. Retail uses that comply with the following criteria:**

- the use results in a maximum of four separate stores, shops or businesses on the subject lot; and
- the use involves a maximum of two distinct or independent retail operations per store, shop or outdoor area
- any retail use selling food items also shall be considered and reviewed as a restaurant use if said use includes any seats or counter space or other provisions designed for food consumption within

the subject building or on the subject site. Review factors such as adequacy of sanitary systems and parking areas, traffic impacts and waste disposal/litter issues shall be particularly important considerations;

- any uses initiating or promoting on-premises or onsite food consumption or on-premises food preparation shall obtain Planning and Zoning Commission approval as per the procedures contained in Article 5, Section B.9. Depending on the nature of the food service use, special permit approval may be required by the Planning and Zoning Commission;
- except for Commission-authorized temporary uses associated with existing uses on a site, there shall be no transient uses of an outdoor area for food, produce or merchandise sales.

## **2. Banks**

### **b. Category B**

1. professional offices and personal services such as studios, beauty salons, barbers; photocopying services;
2. repair services or business, including the repair of bicycles, radios, televisions, home appliances, office equipment, computers, watches, clocks, shoes and similar uses, but excluding the repair of internal combustion engines;

### **c. Category C**

State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article 7, Section D.

### **d. Category D**

Commercial printing or production accessory to an onsite retail business, provided the following conditions are met:

- the floor area used for such printing or production shall be limited to 3,000 square feet;
- not more than 5 employees shall be engaged in such printing or production;
- only manually or electrically driven machinery shall be used;
- all goods prepared shall be sold to customers on the premises

### **e. Category E**

#### **1. Retail uses that comply with the following criteria:**

- The use results in five or more separate stores or shops or businesses on the subject lot; or
- The use involves more than two distinct or independent retail operations per store, shop or outdoor area. (For example: a marketing operation where more than two independent merchants utilize a particular area)
- any retail use selling food items also shall be considered and reviewed as a restaurant use if said use includes any seats or counter space or other provisions designed for food consumption within the subject building or on the subject site. Review factors such as adequacy of sanitary systems and parking areas, traffic impacts and waste disposal/litter issues shall be considered;
- any uses initiating or promoting on-premises or onsite food consumption or on-premises food preparation shall obtain Planning and Zoning Commission approval as per the procedures contained in Article 5, Section B.9. Depending on the nature of the food service use, special permit approval may be required by the Planning and Zoning Commission;

- Except for Commission-authorized temporary uses associated with existing uses on a site, there shall be no transient uses of an outdoor area for food, produce or merchandise sales.

**2. See Article 7, Section L.3. For special provisions for changes in use in existing shopping centers.**

**f. Category F**

Commercial recreation facilities such as theaters, racquetball, tennis and physical fitness centers; and bowling alleys. All changes in use within this subsection require special permit approval.

**g. Category G**

Game arcades as a primary (more than 3 games) and not accessory use, provided the following conditions are met:

1. there is adult supervision at all times;
2. the site:
  - a. is located at least 500 feet (measured in a straight line from the nearest property lines) from a lot utilized as a place of religious worship or as a school, or from a residential zone boundary line, or
  - b. is located within a shopping center containing five or more separate stores, shops or businesses that is at least 500 feet (measured in a straight line from the nearest property lines) from a lot utilized as a place of religious worship or as a school.

**h. Category H**

Reserved.

**i. Category I**

Brewpub/Restaurant and Brewery uses provided the site is served by public water and sanitary sewer systems.

**j. Category J**

1. Automotive sales
2. Automotive service stations and garages including the retail sale of automotive fuels
3. The sales, service and repair of motorcycles and small internal combustion engines such as lawn mowers, snowmobiles and chainsaws.

**k. Category K**

**1. Restaurants, provided the following conditions are met:**

- a. all structures and parking areas are a minimum of 100 feet from residential zone boundaries or 100 feet from the property lines of an existing residence on an adjacent lot. This setback requirement may be reduced if the applicant can demonstrate to the satisfaction of the PZC that the subject uses will be effectively buffered from adjacent properties by existing or proposed vegetation, topographic features, walls, fences or other measures.
- b. Drive-through facilities shall be permitted only if the following additional requirements are met:
  - (i) The restaurant has its primary access on an arterial road; and

- I. (ii) The drive-through facility is designed in accordance with Article 10, Section X of the Zoning Regulations.**Category L**

Dry cleaning establishments and laundromats including self-service, provided the use is served by adequate public sewers.

**m. Category M**

Hotels, motels, tourist homes.

**n. Category N**

Adult-oriented establishments as defined and independently regulated by Mansfield's "Ordinance Regulating Adult-Oriented Establishments."

**o. Category O**

Multi-family dwellings provided the requirements of Article 10, Section B are met and no site location shall be approved unless it fronts on an arterial road and takes access from an arterial road.

**p. Category P**

Mixed-use projects consisting of one or more of the non-residential uses permitted in the Planned Business 1 zone and multi-family dwellings, provided the residential uses meet the requirements of Category O.

**3. Special Provisions for Changes in Use in Existing Shopping Centers:**

To allow more flexibility for changes in use within existing larger shopping centers, additional retail uses and/or certain changes in use may be authorized by the issuance of a zoning permit, provided the conditions cited below are met. Proposed changes that do not comply with these conditions must obtain Planning and Zoning Commission approval as per requirements for establishing a new use.

- a. Uses that may be authorized within this category shall be limited to the following:
  1. retail uses
  2. banks
  3. restaurants under 5,000 square feet in size with no outdoor window or drive-through food service
  4. uses cited in Section M.2.b. (professional offices, personal services, repair services)
- b. The shopping center contains 5 or more separate stores, shops or businesses;
- c. The proposed changes result in no more than 2 additional stores, shops or businesses;
- d. The proposed changes will not result in an overall intensification of health or safety impacts;
- e. Any change in use involving the preparation and sale of food items shall require Planning and Zoning Commission approval.
- f. The proposed changes are not in conflict with any approval conditions associated with a particular property or shopping center (or where applicable with the provisions of Article 10, Section A);
- g. The proposed changes do not involve site or building modifications affecting the overall layout, design or the nature of existing site improvements (see Article 11, Section D);

**4. Accessory Delivery Services**

Provided the standards noted below are met, accessory delivery services for uses permitted in the Planned Business 1 zone may be authorized through the issuance of a Certificate of Compliance:

- a. The service utilizes no more than three (3) vehicles for delivery;