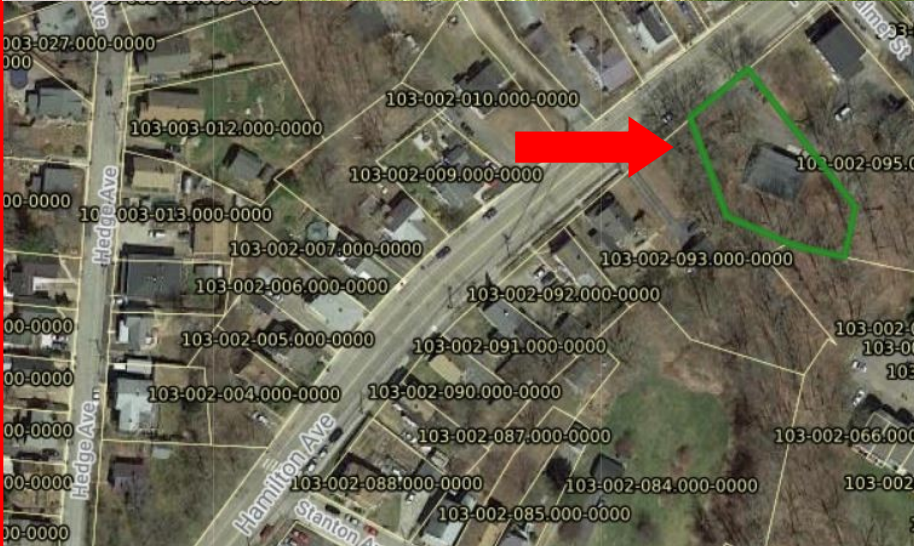


77 Hamilton Ave, Norwich Industrial/Office/ Flex Space



\$149,000.

- 1,976 SF 1st floor
- 1,976 SF unfinished basement
- Loading Platform
- Zoned MF
- .35 Acres
- 16 foot wall height
- Gas Heat



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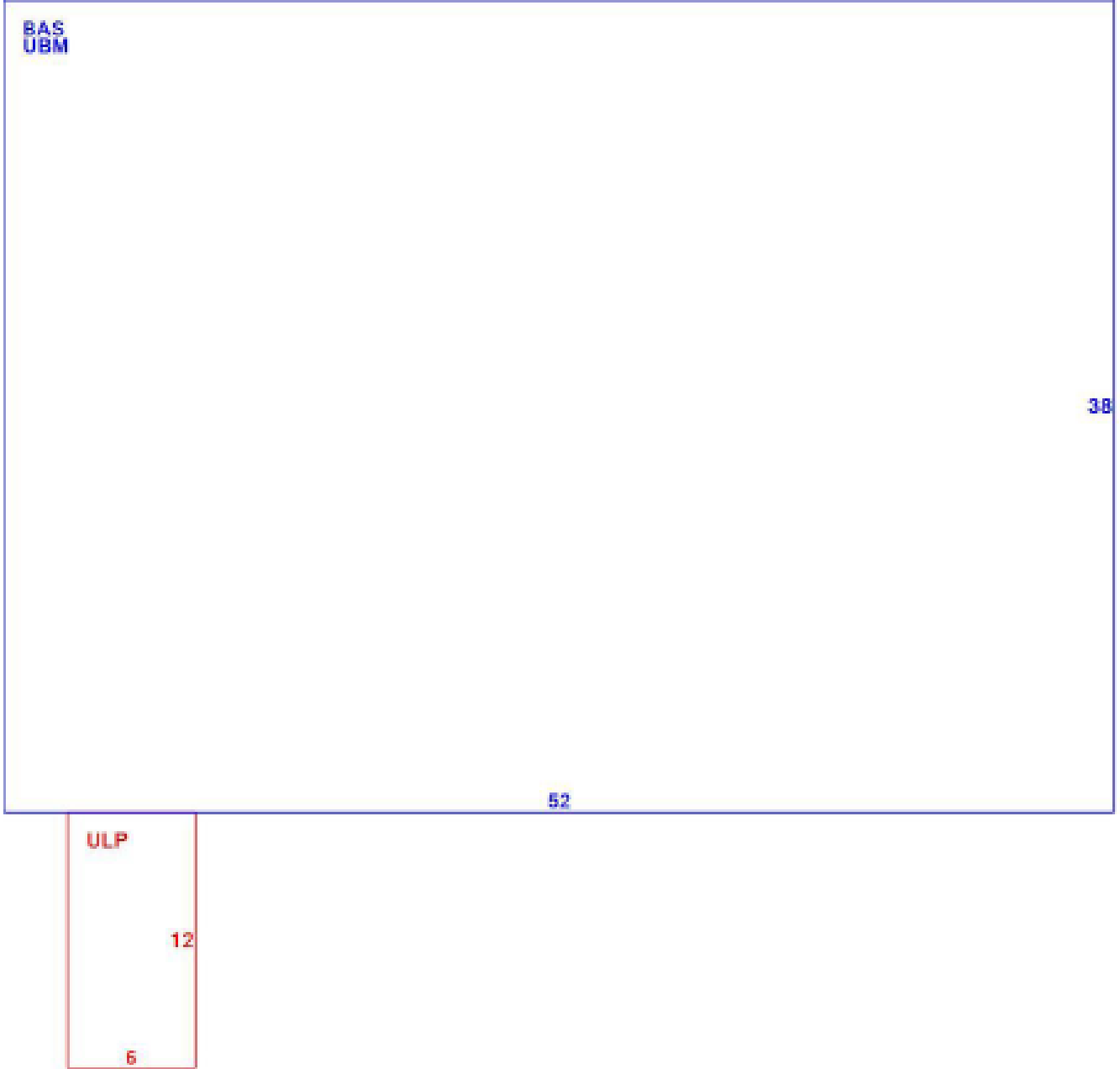
Main Office:

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Westbrook, CT 06498

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FLOOR PLAN



CHAPTER 1 RESIDENTIAL DISTRICTS

1.1 Residential Bulk Requirements

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQ. FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) ^{A, B}	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
R-80	80,000	200	60	40	60	10	2½ ^C
R-40	40,000	150	50	30	50	10	2½ ^C
R-20	20,000	100	30	15	30	20	2½ ^C
MF	10,000	60	25	10	25	25	3 ^D
ROS	5,000	50	N/A	N/A	N/A	10	1

TABLE NOTES

- A. Front yard for buildings on west side of Broadway. No building shall be erected on the westerly side of Broadway from Broad Street to Williams Street with a front yard of less than 65 feet.
- B. Front yard for buildings on east side of Broadway. No building shall be erected on the easterly side of Broadway from Broad Street to Williams Street with a front yard of less than 45 feet.
- C. Rear lots and variations on of dimensional requirements are permitted within these districts provided the requirements of section 4.3.12 of these regulations are met.
- D. Except that high-rise apartments and high-rise group buildings may be erected to a height of 7 stories in accordance with section 1.1 hereof.

Business Districts

Special Districts

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1.2 Summary of Residential Uses by Zoning 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				
	R-80	R-40	R-20	MF	ROS
HOUSING ACTIVITIES					
Accessory apartments	SP	SP	SP	SP	
Conservation developments	SP	SP	SP		
High-rise apartments and high-rise group buildings				SP	
Multi-family housing				P	
Single-family dwelling	P	P	P	P	
Temporary farm worker dwellings	A	A			
Two-family dwellings				P	
ACTIVITIES ACCESSORY TO A DWELLING					
Buildings for housing livestock or poultry for domestic use	A	A	A	A	
Fences	A	A	A	A	
Garage or yard sales of household goods	A	A	A	A	
Greenhouse	A	A	A	A	
Home garden	A	A	A	A	
Keeping domestic animals	A	A	A	A	
Keeping grazing animals	A	A			
Private garages (use by occupants of principal building)	A	A	A	A	
Swimming pools	A	A	A	A	
HOME-BASED BUSINESS					
Bed and breakfast	SP	SP	SP	SP	
Family day care homes	A	A	A	A	
Group day care homes	SP	SP	SP	SP	

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RESIDENTIAL DISTRICTS

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
Home office	A	A	A	A	
Major home occupation	SP	SP	SP	SP	
Minor home occupation	A	A	A	A	
Parking one commercial motor vehicle	A	A	A	A	
AGRICULTURAL ACTIVITIES					
Commercial kennels	SP	SP	SP	SP	
Community garden	P	P	P	P	
Cultivation of land	P	P	P	P	P
Farm buildings	A	A			P
Farming for commercial purposes	P	P	P	P	
Farm stand, bona fide farm operation	A	A			
Farm stand, home or community garden	A	A			
Home garden	A	A	A	A	
Winery	SP	SP			
INSTITUTIONAL ACTIVITIES					
Government facilities	SP	SP	SP	SP	SP
Public and private educational institutions	SP	SP	SP	SP	
Hospitals and sanitariums	SP	SP	SP	SP	
Convalescent, nursing and rehabilitation centers	SP	SP	SP	SP	
Cemeteries	SP	SP	SP	SP	
Philanthropic, educational, recreational, religious and eleemosynary use	SP	SP	SP	SP	
RECREATIONAL ACTIVITIES					
Active public recreation	P	P	P	P	SP
Commercial active recreation uses	SP	SP	SP	SP	
Docks and piers					P
Low-intensity recreation uses					P
Non-profit clubs	SP	SP			
Open space and passive recreation	P	P	P	P	P

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USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
INFRASTRUCTURE ACTIVITIES					
Excavation	A	A	A	A	A
Large public utility facilities	SP	SP	SP	SP	
Off-street parking	A	A	A	A	P
Public utility lines, stations, and buildings	P	P	P	P	P
Signs	A	A	A	A	A
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	SP
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	SP

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TABLE LEGEND

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

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