

FOR LEASE Office/Retail Spaces



29 Railroad Ave., Plainfield, CT

Steve Becker

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x202
860-444-6661

sbecker@pequotcommercial.com

- > Former C-Store space For Lease
- > 1,500sf—3,000sf available
- > Public Water / Sewer
- > Natural Gas heat
- > 70' Road Frontage
- > 12+/- Parking spaces
- > Handicap Accessible
- > Zone C-2 Commercial
- > 7,000 Daily average traffic
- > Central A/C

FOR LEASE

\$1,450/mo + expenses
(1,500sf)

\$2,900/mo + expenses
(3,000sf)



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	7,953	19,255	70,071
Total Households	3,076	7,576	27,894
Household Income \$0—\$30,000	17.75%	19.44%	19.09%
\$30,001-\$60,000	24.84%	25.07%	24.78%
\$60,001-\$100,000	30.89%	30.24%	26.68%
\$100,001+	26.53%	25.27%	29.44%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

SECTION 8 -Commercial Districts

- 8.1 Bulk Table (C-5 abolished 6-7-06) (TA-2006-06)
(C-1 & C-2 Requirements Modified 12/05) (CZ-2005-05)

The following table of bulk requirements shall be applicable to all lots and uses situated in C-1 and C-2.

	C-1	C-2
Minimum Lot Area (sq ft)	30,000 SF	20,000 SF
Minimum Lot Frontage	150 FT*	100 FT*
Minimum Front Yard Depth	30 FT	30 FT
Minimum Side Yard Width	25 FT	25 FT
Minimum Rear Yard Depth	25 FT	25 FT
Maximum Height	30 FT	30 FT

*Interior lots shall be served by an unobstructed 40' minimum width access strip or unobstructed R.O.W. leading to a public highway and shall be adequate to accommodate fire apparatus and/or other emergency equipment. The access strip shall serve a maximum of two (2) lots and shall be owned by one of the lots it serves. The access strip shall not be included in the minimum area requirements for any lot. (Amended 4/01/2010, TA-2010-02) (Amended 12/14/10, TA-2010-05)

- 8.1a C-2 Bulk requirements shall apply only in Commercial Districts served by municipal sewerage. Uses which opt for the C-2 bulk requirements shall connect to municipal sewerage.
- 8.11 Compliance (Amended 5/01/2008, TA-2008-02)

Whenever a structure is proposed for construction in any commercial district, a site development plan as defined in Section 19 of these regulations, shall be submitted to the Planning & Zoning Commission and said Commission shall act within the meanings of these regulations to insure that the proposed development is in compliance with all regulations governing it. The approved site development plan shall be signed by the Commission Chairman and recorded in the Town Clerk's office prior to issuance of zoning or building permits.

- 8.12 Buffer screening of commercial districts. (Added 8/01/2010)

Where any lot or part thereof in a commercial district adjoins a residential district, a landscaped buffer strip at least twenty-five (25) feet wide shall extend the length of such district boundaries seeded to grass and planted to trees and shrubs over six (6) feet in height and capable at all times of the year of satisfactorily obscuring the sight, sound and illumination of nonresidential uses from surrounding or adjacent residential uses as will safeguard the residential character of the adjoining properties. In lieu of trees and shrubs, the Commission may approve an ornamental or other fence. Said Commission may waive the requirements for all or part of such landscape strip or fence where topography, permanent natural features, public lands or lack of industrial development on adjacent properties accomplishes the purpose of separation and screening of a commercial district from residential districts. Failure to maintain such a strip, where required, shall constitute a violation of the provisions of these regulations.

8.13 Use of land for access and parking (Added 8/01/2010)

The use of land for access to or for off-street parking in connection with and adjacent to a Commercial and/or Industrial use shall be considered to be accessory to and part of such use except that this provision shall not be construed to prohibit access across a commercial district to a use lying in an industrial district.

8.2 Permitted uses in commercial districts

The following uses shall be deemed permitted uses in commercial districts C-1 and C-2. Those uses not enumerated herein shall be deemed prohibited in commercial districts unless specifically permitted elsewhere in these regulations.

- a. Boarding or rooming houses; tourist homes. DELETED (Z-2014-0413) (2/11/2014)
- b. Offices.
- c. Retail, dry goods, variety, food, hardware, stationery, liquor, tobacco, newsstands, retail dry cleaning & laundry facilities, shoe repair stores and pharmacies.
- d. Post offices.
- e. Banks.
- f. Clothing Stores.
- g. Home appliance stores.
- h. Jewelry stores.
- i. Beauty parlors and barbershops.
- j. (Deleted 9/01/07 TA-2007-04)
- k. Photographic studios.
- l. Restaurants and taverns.
- m. Bookstores.
- n. Print Shops.
- o. Hotels and motels.
- p. Parking lots.
- q. New and used car lots.
- r. Gasoline service stations.
- s. Theaters, except drive-in.
- t. Animal hospitals
- u. Funeral parlors.
- v. Self Service Storage Facility subject to the following conditions (9/01/07) (TA-2007-04):
 1. No commercial, wholesale or retail sales or miscellaneous garage sales,
 2. No outside storage,
 3. No operations of power tools, spray painting equipment, refrigerators, or similar equipment or appliances,
 4. No use that is noxious or offensive because of odors, dust, noise fumes or vibrations,
 5. No service, sales, repairs or fabrications of motor vehicles, trailers or other similar equipment, appliances or machinery,
 6. No storage of hazardous materials or flammable chemicals,
 7. If a travel aisle between storage units is provided, the aisle must be a minimum of 24 feet in width,

8. The facility must be completely enclosed by a 6 (six) foot (minimum) high fence of material to be determined at the sole discretion of the Commission. Additionally the site must appropriately landscaped to effectively screen the activity from neighboring uses.
9. Access to the facility is limited to normal business hours, as determined by the Commission.
- w. Massage parlors. The operation is expressly prohibited of any establishment as a massage salon, bath parlor, or any similar type business, where any physical contact with the recipient of such services is provided by a person of the opposite sex. This regulation shall not apply to a physician, surgeon, chiropractor, osteopath or physical therapist duly licensed by the State of Connecticut, or to a licensed nurse acting under the direct prescription and direction of any such physician, surgeon, chiropractor or osteopath. Also this regulation shall not apply to barber shops or beauty parlors in which massage is given to the scalp, the face, the neck or the shoulders. Any person who shall violate the provisions of this regulation shall, upon conviction thereof, be fined not more than one hundred dollars, and each day's operation shall constitute a separate offense.
- x. Fitness and Exercise Facilities. (approved October 8, 1985 effective October 27, 1985).
- y. Car wash, public sewer required. (Approved 5/8/90)
- z. Massage therapy as defined in Section 1.2 of these regulations, subject to the massage therapist presenting credentials which are satisfactory to the Commission at a regular meeting of the Planning and Zoning Commission. In addition, the massage therapist shall present to the Commission an affidavit sworn to by the applicant under oath stating that the applicant has not in the past and will not in the future operate a massage parlor. Upon presentation of the applicant's credentials and affidavit and if the Commission find the applicant's credentials to be satisfactory the Commission shall issue to the applicant a zoning permit. Any misrepresentations by the applicant in the affidavit or subsequent operation of a massage parlor shall result in immediate revocation of said zoning permit.
- aa. Any other commercial uses (except those for which a Special Permit is required) which are proven by the applicant to be substantially similar in nature and impact to uses listed above and approved by a majority vote of the Commission. (Approved 1/11/94 by P & Z)
- bb. Clothing Donation Bins – (Amended 4/01/16) (Z-2016-0849) See Section 15.8 General Requirements.

8.21 **Special Permit Uses** (See Section 12):

- a. Arcades. Arcades may, by special permit only be allowed in any commercial zone. Such use shall be subject to the applicable bulk and parking requirements of the zone in which it is located, and to the pertinent sections of Section 12 of these Regulations regarding special permit uses. (CZ-2006-04)(5-9-06)
- b. Shopping Centers. See Section 12.22 and all Commercial buildings having a footprint of 10,000 square feet or greater, or a gross floor area of 18,000 square feet or greater, along with all property and uses associated with the building.
- c. Group Day Care home, public sewer required (Section 1.2)
- d. Child Day Care Center, public sewer required (Section 1.2)
- e. (Deleted 9/01/07 TA-2007-04):
- f. Earth Excavation (Section 12.32)
- g. Convalescent Homes, public sewer required (Section 12.23) (Added 5/01/2009, TA-2009-01)
- h. Flea Markets (Section 12.29)

i. Boarding Houses ADDED (Z-2014-0413) (2/11/2014)

8.3 C-3 Design Commercial Development Zone (Deleted 6-01-2009, TA-2009-02)

8.4 C-4 Urban Commercial District (Deleted 6-01-2009, TA-2009-02)

8.5 C-5 Resort / Recreational Development District (Deleted 6-01-2009, TA-2009-02)

8.6 Wetlands

No building, structure, on-site sewage disposal system, grading, excavations or dumping of fill or other material shall be allowed within 100 feet of any wetland shown on the Official Wetlands Map of the Town unless a permit for such activity has been issued by the Plainfield Inland Wetlands and Watercourses Commission.

8.7 Clean-Up Services

All commercial facilities selling food items for consumption outside the immediate building must provide clean-up service daily for the lot plus any adjacent area which are obviously affected by litter from the business.

8.8 Highway Commercial District (Created 5-11-04)(Amended 2-14-06)

This Zoning District has been created for areas in the vicinity of the Route I-395 exits. This Zoning District may be applied to properties lying within 1200 feet of the intersection of an I-395 exit ramp and an approved Town or State Highway.

8.81 Bulk Table Requirements

The bulk table requirements for the HC District will correspond with the requirements for C-1 and C-2 districts depending on if the property is serviced by sanitary sewer, with the exception of maximum height. The maximum building height in the HC District is 50 FT.

8.82 Permitted Uses in the Highway Commercial District.

The following uses shall be deemed permitted uses in the Highway Commercial District. Those uses not enumerated shall be deemed prohibited unless specifically permitted elsewhere in C-1 and C-2 zones in these regulations.

a. All uses permitted in the C-1 and C-2 Commercial Districts.