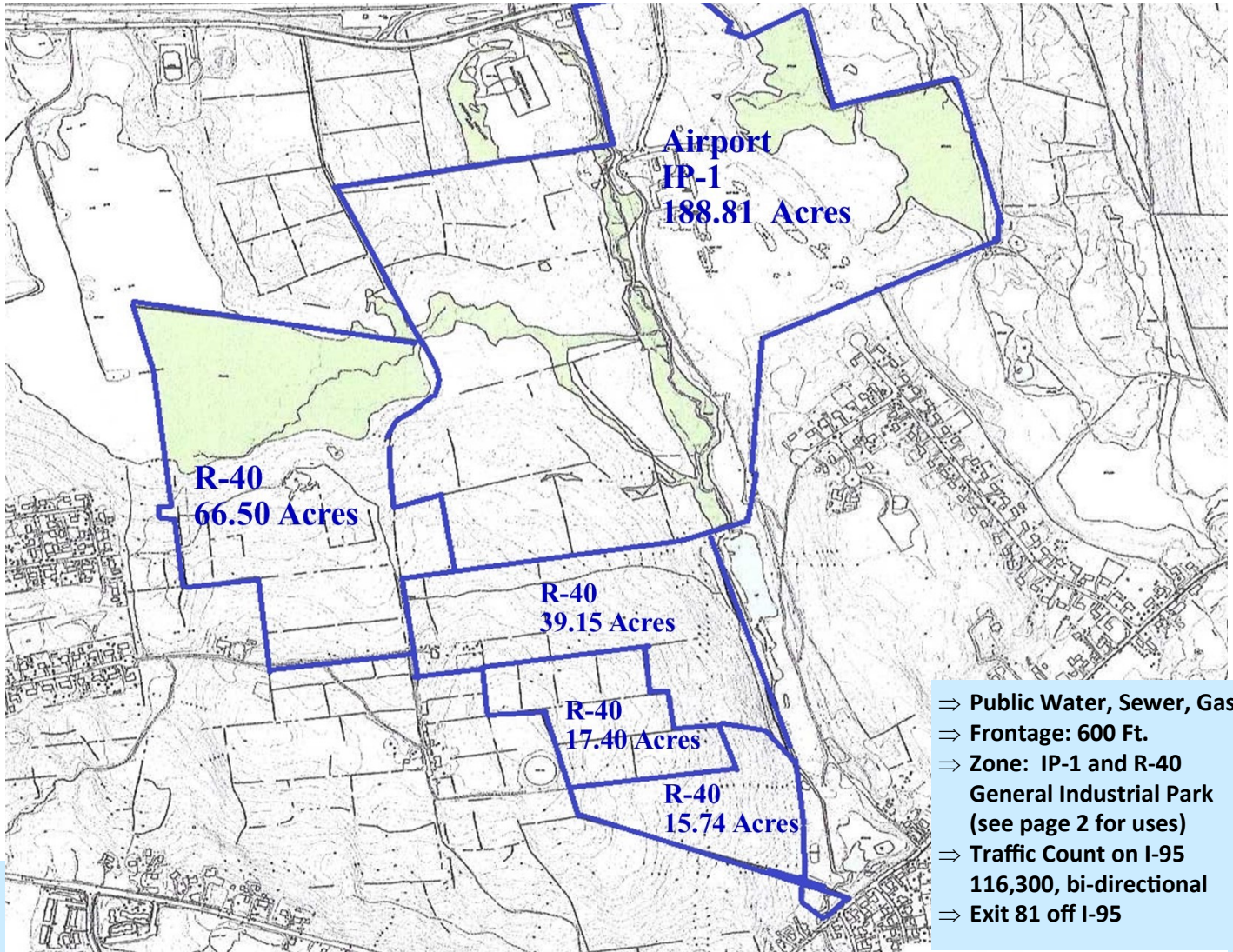


140 WATERFORD PARKWAY SOUTH, WATERFORD, CT

328-Acre Mixed Use Development Opportunity

Offered at \$8,000,000



The former Waterford Airport on 189 acres in the IP-zone and four additional contiguous lots on 139 acres in the R-40 zone are being offered as a master mixed-use development. With 600 feet of frontage on I-95, the site is directly across from a major retail destination that includes Lowes, Walmart Supercenter as well as other major national retailers. EB, Pfizer and the Coast Guard and Navy facilities are just minutes away in New London and Groton. The 328-acres are suitable for commercial, industrial, recreational, and residential uses with the town of Waterford open to an integrated set of uses that are compatible with those allowed by right as well as those allowed by special permit. Property is accessed from Waterford Parkway South which runs parallel to I-95 off exit 81 Cross Road (north and south).

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Mailing Address:
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860-887-5000 x7 Office
860-575-1855 Cell
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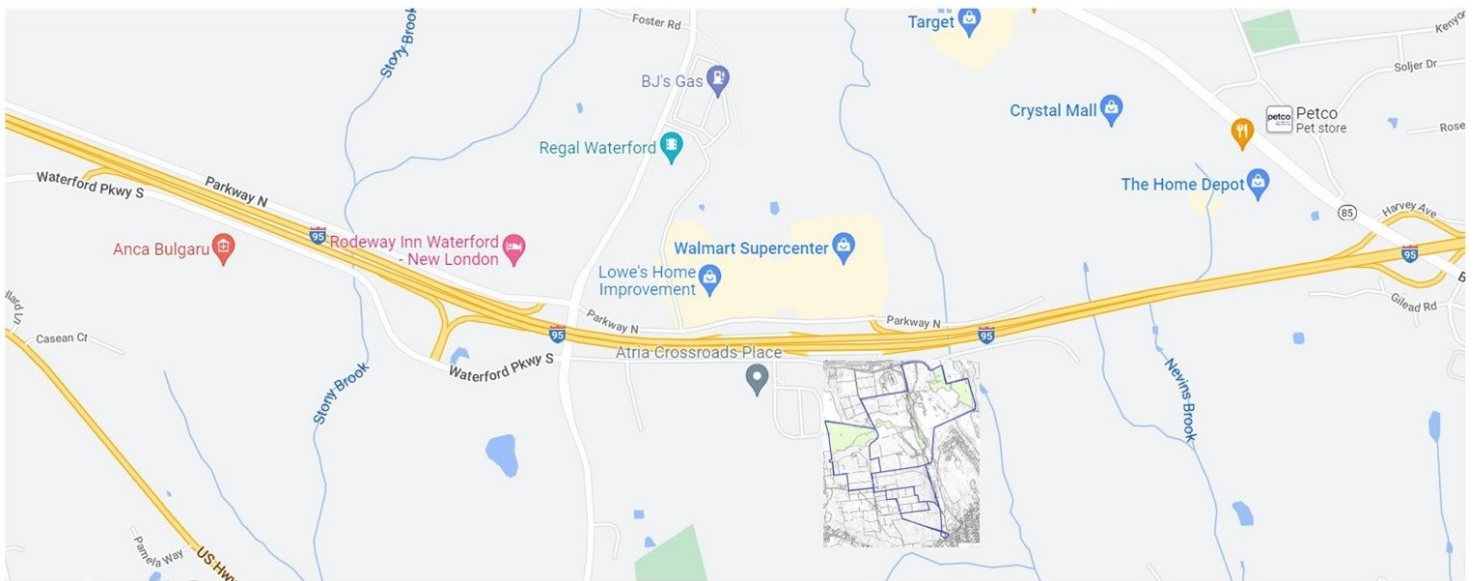
General Industrial Park 1 Zone

Allowed by Right:

- ⇒ Professional offices
- ⇒ Medical clinics
- ⇒ Research laboratories
- ⇒ Business offices
- ⇒ Manufacturing
- ⇒ Movie studio
- ⇒ Trade & technical schools
- ⇒ Warehousing / Freight
- ⇒ Wholesale establishments
- ⇒ Airport / heliport

Allowed by Special Permit:

- ⇒ Places of worship
- ⇒ Golf courses
- ⇒ Commercial sports venues / arenas
- ⇒ Restaurants
- ⇒ Motels / Hotels
- ⇒ Riding stables
- ⇒ Commercial green houses
- ⇒ Veterinary hospitals
- ⇒ Convalescent nursing homes
- ⇒ Assisted living facilities
- ⇒ Hospitals
- ⇒ Data Center
- ⇒ Battery Storage



Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,467	34,619	74,314
Total Households	1,134	13,693	29,297
Average Household Income	\$92,748	\$82,406	\$91,855

SECTION 13 - GENERAL INDUSTRIAL PARK ZONE (IP-1)

13.1 GENERAL

The minimum lot size in this district shall be 80,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district.

- 13.1.1 Printing and publishing establishments.
- 13.1.2 Professional offices, medical clinics, medical service laboratories, research laboratories and business offices. (Effective 11/28/95)
- 13.1.3 The manufacture, processing, or packaging of food, candy, pharmaceuticals, cosmetics, toiletries, pottery and ceramic products, furniture, clothing, electronic apparatus, woodworking, optical equipment, glass, hardware, tools and dies, toys, novelties, sporting goods, musical instruments, signs, and similar industries.
- 13.1.4 Stone polishing, engraving, cutting, or carving.
- 13.1.5 Sheet metal and light metal fabrication, including the manufacturing of light machinery.
- 13.1.6 Public utility buildings, substations, storage yards, and appurtenances.
- 13.1.7 Trucking and motor freight stations or terminals, moving, express, or hauling establishments, including the storage of vehicles; provided all material and equipment and vehicles are stored within a solid enclosure or provided with complete visual screening in a manner acceptable to the Commission and no material, equipment, or vehicles are located in front of the building line, as defined in Section 1 of these regulations.
- 13.1.8 Storage warehouses and wholesale establishments.
- 13.1.9 Studios for motion picture, recording, television, and radio production, including transmitters and other related equipment.
- 13.1.10 Trade and technical schools and facilities of higher learning.
- 13.1.11 Combined commercial, retail, and wholesale operations shall be permitted in the same structure, in those cases only where the products offered for sale on a retail or wholesale basis are the same.
- 13.1.12 Parks and playgrounds.
- 13.1.13 Accessory uses as defined in Section 1 herein.
- 13.1.14 Yacht clubs.
- 13.1.15 Boat docks, slips, piers, and wharves for yachts and pleasure boats or for boats for hire carrying passengers on excursion, pleasure, or fishing trips, or for vessels engaged in fishery or shell fishery.
- 13.1.16 A yard for building, storing, repairing, selling or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, rest- room and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the yard for fire trucks.
- 13.1.17 Boat and marine engine sales and display, yacht broker, marine insurance broker.
- 13.1.18 The rental of boats.
- 13.1.19 Retail sale or rental of boating, fishing, diving, and bathing supplies and equipment.
- 13.1.20 A sail or ship's chandlery.
- 13.1.21 Base operations for fishing and lobstering business, including as an accessory use of such business a store or market for the sale of fish, shellfish, and other related food products, excluding the commercial bulk processing of fish.

13.2 USES PERMITTED IN THE IP-1 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT (Amended 10/25/82, Effective 12/1/82)

The following uses may be permitted in the IP-1 District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 13.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground.
- 13.2.2 Places of worship and cemeteries.
- 13.2.3 Textile spinning, weaving, and dyeing.
- 13.2.4 Storage facilities, whether indoor or outdoor, which conform to the following provision and which shall be of a temporary nature for a period of one year, but which can be renewed on a yearly basis for a total existence of not more than five years.
 - a. No materials, merchandise, supplies, work in process, finished or semi-finished products, waste materials, commercial vehicles, construction, or earth-moving equipment shall be permitted to remain on any part of a lot used or permitted to be used for an industrial or commercial purpose outside of a building in such a way as to present an unsightly appearance when viewed from adjacent roads or properties. Such materials, merchandise, etc., must be kept in the rear or side yard and screened by landscaping or fencing which is in harmony with the principal structure and which has been approved by the Planning and Zoning Commission.
- 13.2.5 General aviation airports and their ancillary service facilities.
- 13.2.6 Golf courses and/or country clubs.
- 13.2.7 Swimming pools and swimming clubs.
- 13.2.8 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.
- 13.2.9 Health spas and gymnasiums.
- 13.2.10 Skating rinks.
- 13.2.11 Sports arenas.
- 13.2.12 Motels and hotels.
- 13.2.13 Restaurants. (Revised 08/15/94)
- 13.2.14 Riding stables, nurseries, and commercial greenhouses, provided such uses may only be established on a lot at least 120,000 square feet in size.
- 13.2.15 Shipping terminal or railroad freight terminal.
- 13.2.16 Animal hospitals, veterinary hospitals, and kennels.
- 13.2.17 Convalescent nursing home and places for assisted living; hospitals. (Revised: 8/19/08)
- 13.2.18 Products manufactured from concrete where all manufacturing and processing is inside a building and necessary outdoor storage is screened from public view. (Effective: 6/25/20)

13.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 200 feet frontage on a public street, and each lot shall be at least 250 feet in width at the building line.

13.4 MINIMUM SETBACKS

13.4.1 Front Yard - 95 feet, except for lots abutting frontage roads paralleling Interstate 95, the minimum front yard setback shall be 150 feet.

13.4.2 Side Yard - 40 feet.

13.4.3 Rear Yard - 75 feet.

13.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 30% of the total area of said lot.

13.6 MAXIMUM BUILDING HEIGHT (Revised: 6/25/20)

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 55 feet, except as provided in Section 3.6 of these regulations.

13.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

13.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

13.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

13.10 SITE PLAN APPROVAL

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

13.11 SPECIAL SITE DESIGN REQUIREMENTS

In addition to other applicable requirements of these regulations, each lot developed within this district shall also be required to comply with the following provisions:

- a. No parking area shall be located within 20 feet of a property line. The 20 foot strip remaining shall be turfed or seeded and planted with trees and/or shrubs as appropriate. Existing topography shall be disturbed to a minimum and trees preserved wherever possible. A parking area over 20,000 square feet in size shall contain planted islands located in such a way as to visually break up large expanses of paving and to assist in defining the circulation pattern therein. Such planted islands shall consist of at least five square feet of planted area for each 100 square feet of paved parking area. (Revised: 2/2/10)
- b. Where an Industrial Park District adjoins any residential or multi-family district, a buffer strip at least 40 feet wide shall be left naturally wooded or planted with not less than two rows of evergreen trees or landscaped in some other approved fashion so as to constitute complete visual screening. Such buffer strip shall contain no buildings, structures, or paved areas.
- c. Areas in rear and side yards used for loading and unloading platforms must be screened from adjacent roads and properties by landscaping or fencing. Areas in front yards used for loading and unloading shall be totally obscured from public view using complete visual screening year round. All screening for loading and unloading shall be designed in harmony with the principal structure and be approved by the Planning and Zoning Commission. (Revised: 6/25/20)

- d. No materials, merchandise, supplies, work in process, finished or semi-finished products, waste materials, commercial vehicles, construction, or earth-moving equipment shall be permitted to remain on any part of a lot used or permitted to be used for an industrial or commercial purpose outside of a building in such a way as to present an unsightly appearance when viewed from adjacent roads or properties. Such materials, merchandise, etc. must be kept in the rear or side yard and screened by landscaping or fencing which is in harmony with the principal structure and which has been approved by the Planning and Zoning Commission.

SECTION 5 - LOW DENSITY RESIDENTIAL DISTRICT (R-40)

5.1 GENERAL

The minimum lot size in this district shall be 40,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

- 5.1.1 One-family dwellings.
- 5.1.2 Farming, except piggeries and the raising of animals for the production of pelts, provided that no farming shall be permitted on any lot which is less than 120,000 square feet in size.

Roadside stands not over 200 square feet in size, only when used for the sale of farm products, shall be permitted only if such stand is accessory to a farm use existing on the lot on which said stand is located. All such stands shall be set back 15 feet from the front property line and shall be provided with at least three off-street parking spaces in addition to those parking spaces required to serve the other uses of the property. All of the products offered for sale at any stand established under this provision shall have been grown or produced on said property.
- 5.1.3 Public libraries, public schools, and places of worship, subject to the approval of a site plan under the provisions of Section 22 of these regulations.
- 5.1.4 Public or private parks and playgrounds, subject to the approval of a site plan under the provisions of Section 22 of these regulations.
- 5.1.5 **CUSTOMARY HOME OCCUPATIONS** as defined in Section 1 herein and subject to the provisions of Section 3.11 of these regulations.
- 5.1.6 **ACCESSORY USES** as defined in Section 1 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.
- 5.1.7 Accessory apartments in accordance with Section 3.36 of these Regulations.

5.2 USES PERMITTED IN THE R-40 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the R-40 District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 5.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.
- 5.2.2 Cemeteries.
- 5.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.
- 5.2.4 Municipal facilities including firehouses and parking lots serving firehouses.
- 5.2.5 Convalescent nursing home, places for assisted living, hospitals, medical clinics, or medical service laboratories. (Amended 8/19/08)
- 5.2.6 Riding stables, nurseries and commercial greenhouses, provided such are located on a lot at least 120,000 square feet in size.
- 5.2.7 Golf courses and country clubs.
- 5.2.8 Private educational institutions (Amended 8/19/08)
- 5.2.9 Age Restricted Housing, subject to the provisions of Section 3.17 of these Regulations. (Effective 10/01/2000).

- 5.2.10 Multi-Family Dwellings to accommodate housing for residents age 55 and older where the proposed development is funded, all or in part, through State or Federal Housing programs and built in accordance with the requirements of Section 18 of these regulations. (Effective Date: 8/1/2018)
- 5.2.11 Accessory dwelling units in accordance with Section 3.39 of these Regulations.(Effective 6/30/13)
- 5.2.12 Adaptive Reuse Development subject to the provisions of Section 18a of these Regulations. (Effective 9/1/14)

5.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 100 feet frontage on a public street, and each lot shall be at least 125 feet in width at the building line.

5.4 MINIMUM SETBACKS

- 5.4.1 Front Yard - 50 feet, except when lots front a State Highway, the minimum setback shall be 75 feet.
- 5.4.2 Side Yard - 25 feet.
- 5.4.3 Rear Yard - 50 feet.

5.5 BUILDING COVERAGE (amended 6/15/03)

The aggregate building coverage on any lot in this district shall not exceed 20% of the total area of said lot, except that the Commission may, by special permit, allow an increase in coverage for existing Nursing Homes up to 35% where such expansion is for the purpose of creating private rooms, there is no increase in beds, and all patient beds are accessible at ground level. Section 23.9.1 shall not apply in the case of an application for a building coverage exception.

5.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

5.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

5.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

5.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.