

IN ENTERPRISE ZONE

21 Buckingham Ave Norwich

.19 Acres in MF Zone

FOR SALE

\$55,000

- ⇒ Acres: 0.19
- ⇒ Public Water & Sewer
- ⇒ Frontage: 50Ft.
- ⇒ Zone: MF
- ⇒ Taxes: \$995

Demographics	1 MILE	3 MILES	5 MILES
Total Population	13,165	35,961	52,557
Total Households	5,289	14,684	21,555
Average Household Income	\$71,956	\$82,025	\$86,574



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1.5 Multifamily District, MF.

1.5.1 Purpose. The MF district is a base zoning district. The purpose of the MF district is to establish a district in which the principal use of the land is for higher-density residential development, typically in multi-family buildings.

1.5.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the MF district:

NP

.1 No Permit Required

- .1 Community garden.
- .2 Cultivation of land.
- .3 Open space and passive recreation (e.g., walking trails, monuments).
- .4 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

.2 Zoning Permit Required, see section 7.2.

- .1 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.
- .2 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.
 - (ii) New electrical substations with 5 or less megawatt capacity.
 - (iii) Transmission towers of 35 feet or less in height.
- .3 Single-family dwellings, 1 per lot.
- .4 Two-family dwellings

S

.3 Requires Site Plan Review, see section 7.5.

- .1 Multifamily dwellings in accordance with section 6.4.
- .2 New construction of buildings greater than 10,000 square feet.
- .3 Active public recreation (e.g., baseball, soccer fields, recreation centers).

SP

.4 Requires Special Permit, see section 7.7.

- .1 Cemeteries.
- .2 Commercial kennels in accordance with section 6.15.
- .3 Commercial active recreation uses (e.g., golf courses, ski areas, campsites and riding academies). Minimum lot area: 10 acres.
- .4 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.
- .5 Government facilities.
- .6 High rise apartments and high-rise group buildings in accordance with section 6.4.
- .7 Hospitals and sanitariums in accordance with section 6.12.
- .8 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
- .9 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.
- .10 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.

1.5.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the MF district:

NP

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Home garden.

- .4 Home office / studio in accordance with section 6.1.
- .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.

Z

- .2 Zoning Permit Required, see section 7.2.
 - .1 Accessory residential buildings and personal use garages.
 - .2 Fences and walls in accordance with section 4.15.
 - .3 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than 2 times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided, that it shall be permitted to set up the sale on the day immediately preceding it and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
 - .4 Minor home occupation in accordance with section 6.1.
 - .5 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
 - .6 Signs in accordance with section 5.2.
 - .7 Solar and energy conservation equipment (less than 1 mW).
 - .8 Swimming pools in accordance with section 4.16.

S

- .3 Requires Site Plan Review, see section 7.5.
 - .1 Off-street parking with 21 or more spaces, in accordance with section 5.1.

SP

- .4 Requires Special Permit, see section 7.7.
 - .1 Accessory apartment in accordance with section 6.7.
 - .2 Bed and breakfast inn in accordance with section 6.8.
 - .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
 - .4 Group day care home.
 - .5 Major home occupation in accordance with section 6.1.

- 1.5.4 Additional requirements for accessory uses activities.
 - .1 No accessory buildings shall be used for residential purposes.
 - .2 Greenhouses, when permitted, shall not include a florist shop.
 - .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.
 - .4 Private garages for use of occupants of the principal building with space for not more than 3 motor vehicles on 1 lot.
 - .5 Parking of not more than one commercial motor vehicle provided that such vehicle is not more than 1½ ton capacity, and owned or operated by the owner or occupant of each principal building.

Business
Districts

Special
Districts

General
Requirements

Basic
Standards

Use
Requirements

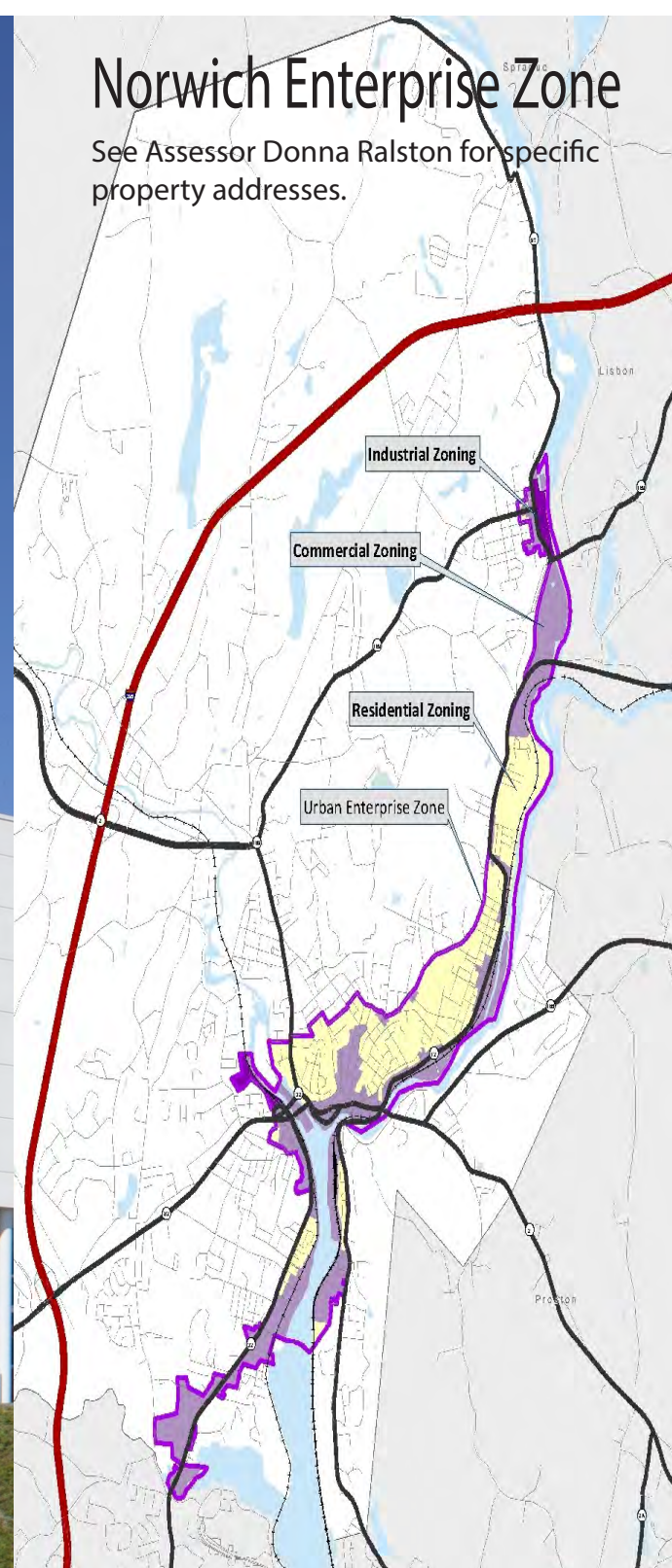
Procedures

Administration

Definitions

Norwich Enterprise Zone

See Assessor Donna Ralston for specific property addresses.



Other Resources:

Norwich Community Development Corporation

www.asknccdc.com

Connecticut Economic Resource Center

www.cerc.com

Southeastern Connecticut Enterprise Region

www.seCTer.org



City of Norwich Assessor's Office

100 Broadway, Norwich, CT 06360

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Norwich

Urban Enterprise Zone



Overview

The Urban Enterprise Zone was created in the City of Norwich in 1984 and expanded in 1994 in order to spur investment in targeted areas of the city.

The zone covers about 270 acres in the City. It includes large sections of Downtown, Thamesville and Greeneville, all of which were traditionally manufacturing districts.

The program provided a 7-year assessment deferral for improved property (new construction and rehabilitation) located within the zone, and Manufacturers anywhere in the City.

How it Works

When you make improvements on your current property, the current Assessed Value will increase.

The city offset's the tax increases on improved properties by deferring the increase over the 7 year program.

All Urban Enterprise Zone activities are administered by the Norwich Assessor's Office.

NOTE: If you are a manufacturer establishing operations anywhere within the City of Norwich, there are several other benefits available from the State of Connecticut. For more information visit: www.state.ct.us/ecd/entzone.index.htm

Eligibility

Any property owner within the Enterprise Zone boundaries that undertakes a new construction or improvement project is eligible, provided that:

In the case of rental properties any dwelling unit shall be rented to a person whose income is less than 200 percent of the median family income of the City; or,

In the case of any condominium conversions occurring after October 8, 1982, any unit shall be sold to a person whose income is less than 200 percent of the median family income of the City. (See Ordinance 7-91 for details.)

Application Process

Contact Assessors Office
Obtain "Eligibility" Certificate



Secure Building Permit



Apply for Inclusion in the
Enterprise Zone Program

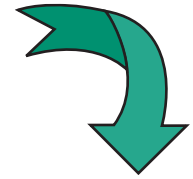


Arrange initial on-site
inspection with Assessor

Periodic inspections will be done through the project and upon the issuance of the Certificate of Occupancy a final inspection will be done and a final valuation & deferral amount will be determined.

What is the Value?

Your property improvements increase the value of your property



The City values well-maintained property, so they offer tax breaks

The Result? Avg. 50% off additional assessment over 7 years



Deferral Exemption Schedule

Year	Percentage of Increase Deferred
First	100%
Second	100%
Third	50%
Fourth	40%
Fifth	30%
Sixth	20%
Seventh	10%

The property owner must submit documentation to the Assessor that the Eligibility Criteria has been satisfied for each of the seven years of the benefit. .