

LAND FOR SALE

110 Woodrow Avenue, Southport, CT



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PREMIER DEVELOPMENT OPPORTUNITY

High Profile Site

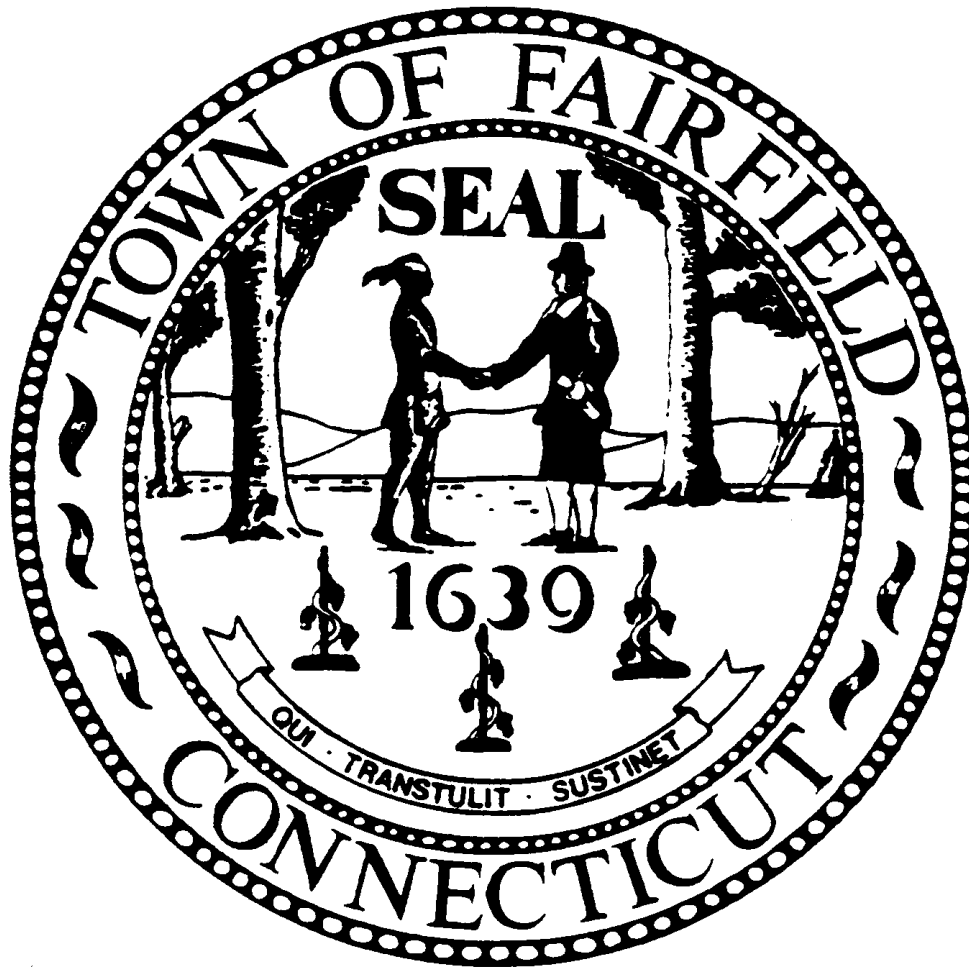
- In close proximity to the soon to be completed 92k SF resort style Maplewood Senior Living Community.
- Walking distance to the Southport Train station and all Post Road amenities.
- Zone: DCD (Designed Commercial District)
- Lot size: .32 acres
- Building Plans: Includes approved plans for a 5,700 SF office bldg. Other uses allowed including retail and residential.

DEMOGRAPHICS		
Radius	Population	Avg. HH Income
1 Mile	5,894	\$193,597
3 Miles	38,648	\$191,990
5 Miles	106,231	\$154,381



Location: Convenient to directly off the I-95 exit ramp at Exit 19.

ZONING REGULATIONS



TOWN PLAN AND ZONING COMMISSION

Adopted August 26, 1925

Amended to May 23, 2017

Effective dates of various sections are shown in Appendix B

- 12.3.28.1 Homes for the aged, rest homes, chronic and convalescent nursing homes
- 12.3.28.2 Day nurseries
- 12.3.28.3 Public utility substations and water pumping stations
- 12.3.28.4 Gasoline filling stations; automobile repair facilities, including automobile, trailer and farm equipment repairing; painting and upholstery; establishments for motor vehicle washing; establishments for the sale of new or used automobiles or the rental thereof.

12.4 Designed Commercial District

The purpose of this zone is to provide for retail uses as well as business and professional offices.

Permitted Uses in Designed Commercial District

- 12.4.1 Buildings, uses and facilities of the Town
- 12.4.2 Railroad rights-of-way and passenger stations including customary accessory services therein, but not including switching, freight yards, terminals or storage sidings
- 12.4.3 Business and professional offices
- 12.4.4 Financial institutions
- 12.4.5 Medical and dental clinics
- 12.4.6 Indoor theater and assembly halls
- 12.4.7 Hotels and motels
- 12.4.8 Indoor recreational facilities
- 12.4.9 Retail service stores for cleaning and pressing laundry, including dry cleaning.
- 12.4.10 Self-service laundry, provided there shall be no use of inflammable liquids or steam.
- 12.4.11 Undertaker's establishments

- 12.4.12 Veterinary hospitals
- 12.4.13 Printing and publishing establishments occupying not more than 5,000 square feet of floor area
- 12.4.14 Bakeries, catering establishments and confectionery stores
- 12.4.15 Restaurants and food service (including non-table service restaurants and catering)
- 12.4.16 Drive-through restaurants, provided that a stacking area having a shape of not less than ten (10) feet by one hundred fifty (150) feet per window is provided.
- 12.4.17 Restaurants and other food service establishments where customers are served only when seated at tables or counters and at least three-quarters of the customer seats are located within an enclosed building. Such uses may include food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles.
- 12.4.18 Residential uses provided it shall not be located on a ground floor and not to exceed more than 50 percent of the total floor area of the building, and not to exceed more than 70 percent of the total floor area of the building, when located within the Commerce Drive Area Designed District, and no building of mixed residential business shall contain more than two stories devoted to residential use. Each dwelling unit must have a minimum floor area of 750 square feet, except that with respect to dwelling units to be occupied exclusively by elderly families, as defined in Section 31.0 or dwelling units classified as affordable housing as defined in Section 31.0, minimum floor area for such units shall be consistent with the requirements of State and Federal programs for elderly and affordable housing.
- 12.4.19 Notwithstanding the above provision with regard to total floor area, residential use may occupy up to $66 \frac{2}{3}$ percent of the total floor area of the building provided that those units in excess of 50 percent of the area of the building are contracted with the Town of Fairfield or its designated agent as “affordable housing” as defined in Section 31.0.
- 12.4.20 Building, uses and facilities of the State of Connecticut, Federal Government or other governmental agencies, which buildings shall not include institutions of a correctional nature or for the insane
- 12.4.21 Off-street parking
- 12.4.22 Schools, colleges and universities

12.4.23 Churches and other places of worship, parish halls, museums and charitable institutions

12.4.24 Barber shops and beauty parlors

12.4.25 Package stores for the sale, and establishments for the service, of alcoholic liquors, beer, ale or wine

12.4.26 Stores and other buildings and structures where goods are sold or service is rendered primarily at retail

12.4.27 The manufacture, processing or assembly of goods:

1. When accessory and subordinate to a permitted use which is being conducted on the same premises;
2. When located within an enclosed building;
3. When such process does not occupy more than one-third of the floor area of the premises containing and occupied by the permitted uses; and
4. When such manufacture, processing or assembly does not involve the use of machinery or equipment requiring more than a total of five horsepower.

12.4.28 The following uses are permitted subject to securing a Special Exception in accordance with Section 27.0 of the Zoning Regulations.

12.4.28.1 Membership clubs

12.4.28.2 Homes for the aged, rest homes, chronic and convalescent nursing homes

12.4.28.3 Day nurseries

12.4.28.4 Public utility substations and water pumping stations

12.4.28.5 Gasoline filling stations: automobile repair facilities, including automobile, trailer and farm equipment repairing; painting and upholstery; establishments for motor vehicle washing; establishments for the sale of new or used automobiles or the rental thereof.

12.4.28.6 Assisted living Facilities

12.4.28.7 Dog Day Care: Use may include Commercial Dog Day Care provided that there is no overnight kenneling: not occupied by