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BUILDINGS FOR SALE OR LEASE 159-163 Middletown Avenue, New Haven, CT

To arrange a tour contact: Silvester Garza | 203-226-7101 Ext 8 silvester@vidalwettenstein.com

Scott Zakos | 203-226-7101 Ext 4 scott@vidalwettenstein.com



NIDAL/WETTENSTEIN, LLC

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719 Post Road East, Westport, CT 06880 www.vidalwettenstein.com

FABULOUS OPPORTUNITY FOR REDEVLOPMENT

Total of 1.20 acre. Properties are adjacent to each other & must be sold together.

- The property owner will consider selling the business with licensing and equipment if the buyer wants it.
- 13,000-15,000 cars drive daily right off exit 8 of I-91.
- Billboard on the property
- Heavy industrial
- Parking if for roughly 80 cars (on both properties)
- No environmental reports available.

Location:

Convenient to exit 8, I-91 Traffic count approx. 13,000-15,000 cars per day Superb visibility on Middletown Avenue





NIDAL/WETTENSTEIN, LLC

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FABULOUS OPPORTUNITY FOR REDEVLOPMENT

Total of 1.20 acre. Properties are adjacent to each other & must be sold together.

PROPERTY DETAILS 159 Middletown Avenue

Building Area: 2,000± SF

Land Area: .20 acre

Zoning: IH Heavy Industrial

Ceiling Height: 14±

Flood Insurance: No

Overhead: 2 overhead doors

Electric: 220 amps

Heating: Propane

Water: City - Septic, sewer hook-up in the street

Taxes: \$6,045. (159 Middletown Ave)

Sale Price: \$1,100,000.00 Owner financing available Lease Price: \$12,000. gross per month

PROPERTY DETAILS 163 Middletown Avenue

Building Area: 1,980± SF

Land Area: 1 acre

Zoning: IH Heavy Industrial

Ceiling Height: 10±

Flood Insurance: No

Overhead: 3 overhead doors

Electric: 220 amps

Heating: Gas, new furnace installed

Water: City - Septic, sewer hook-up in the street

Taxes: \$8,665. (163 Middletown Ave)

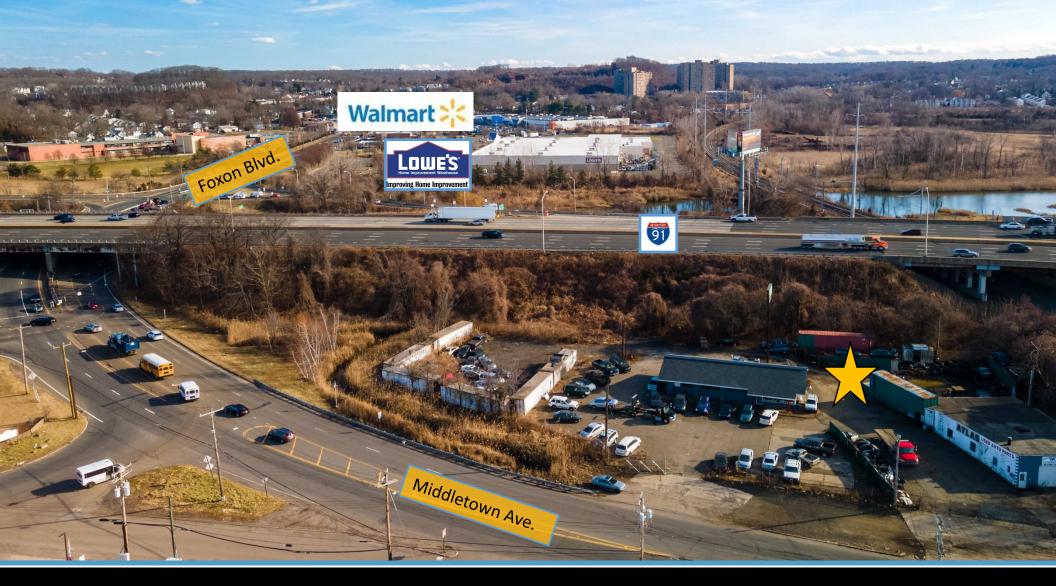
Sale Price: \$1,100,000.00 Owner financing available Lease Price: \$12,000. gross per month



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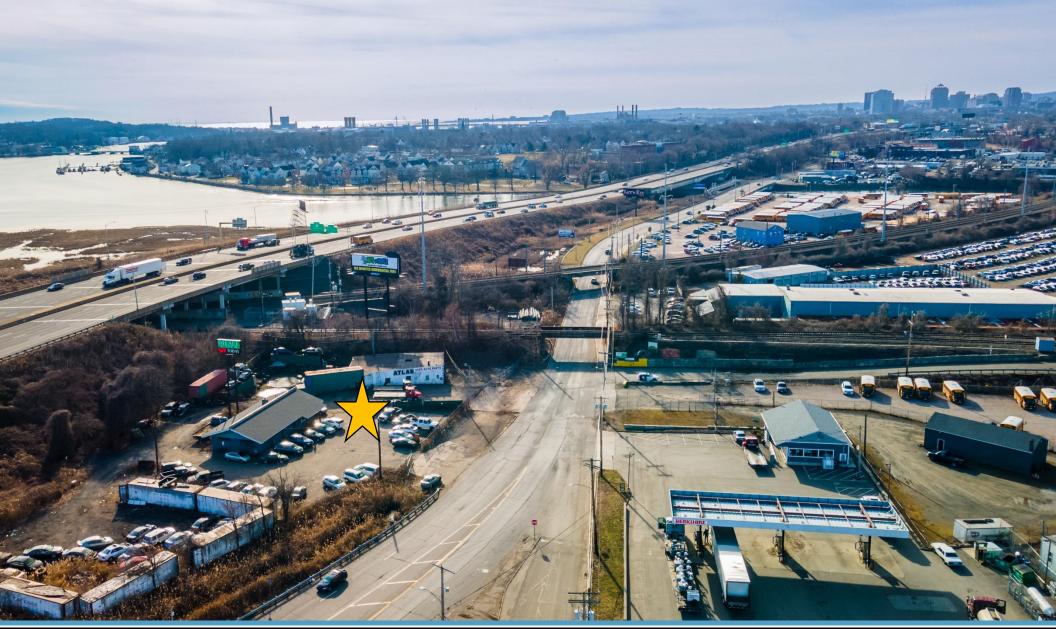




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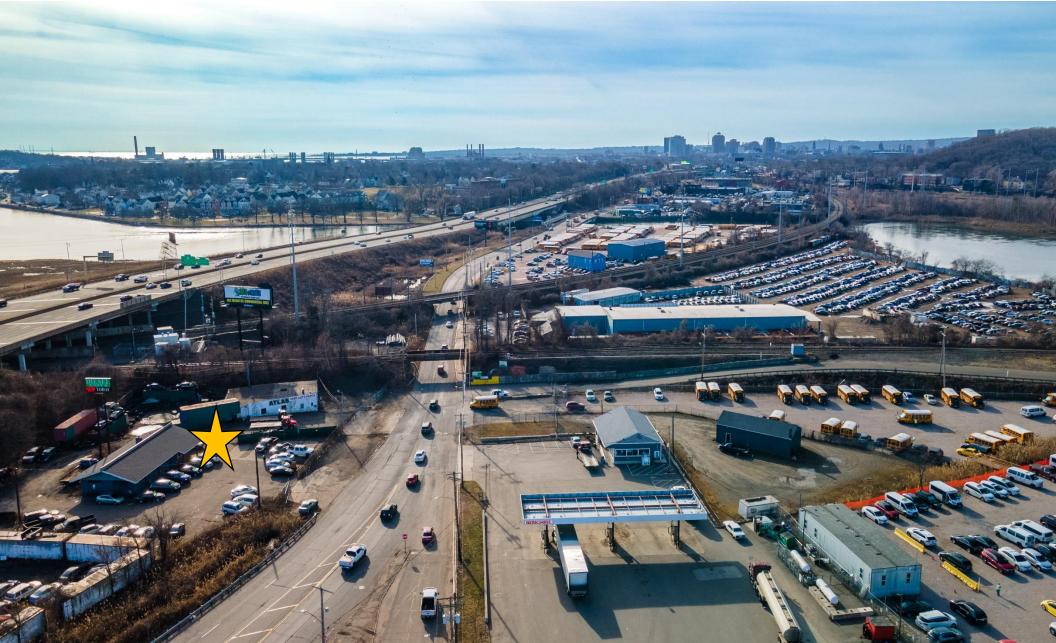




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163 MIDDLETOWN AV

Location	163 MIDDLETOWN AV	Mblu	128/ 1036/ 00100/ /
Acct#	128 1036 00100	Owner	ATLAS AUTO SALES LLC
Assessment	\$236,320	Appraisal	\$337,600
PID	6004	Building Count	1

Current Value

Appraisal				
Valuation Year	Improvements	Land	Total	
2021	\$176,200	\$161,400	\$337,600	
	Assessment			
Valuation Year Improvements Land Total				
2021	\$123,340	\$112,980	\$236,320	

Owner of Record

Owner	ATLAS AUTO SALES LLC	Sale Price	\$270,000
Co-Owner		Certificate	
Address	163 MIDDLETOWN AV	Book & Page	9588/0046
	NEW HAVEN, CT 06513	Sale Date	06/20/2017
		Instrument	00

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
ATLAS AUTO SALES LLC	\$270,000		9588/0046	00	06/20/2017	
CCAR LLC	\$200,000		5906/0260	3	07/30/2001	
JONES INVESTORS I LIMITED PARTNERSHIP	\$0		3536/0107		09/26/1986	

Building Information

Building 1 : Section 1

Year Built:	1974
Living Area:	1,980
Replacement Cost:	\$214,465
Building Percent Good:	65
Replacement Cost	
Less Depreciation:	\$139,400

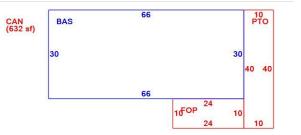
Building Attributes				
Field	Description			
Style:	Service Garage			
Model	Svc Sta/Gar			
Grade	Average			
Stories:	1			
Occupancy	1.00			
Exterior Wall 1	Concr/Cinder			
Exterior Wall 2	Brick			
Roof Structure	Gable/Hip			
Roof Cover	Asphalt			
Interior Wall 1	Minim/Masonry			
Interior Wall 2				
Interior Floor 1	Concr-Finished			
Interior Floor 2				
Heating Fuel	Oil/Gas			
Heating Type	FA/HW/ST			
АС Туре	None			
Struct Class				
Bldg Use	SVC SHP/GA MDL-95			
Total Rooms				
Total Bedrms	00			
Total Baths	0			
NBHD Code				
1st Floor Use:	3320			
Heat/AC	NONE			
Frame Type	MASONRY			
Baths/Plumbing	AVERAGE			
Ceiling/Wall	CEIL & MIN WL			
Rooms/Prtns	AVERAGE			
Wall Height	10.00			
% Comn Wall				

Building Photo



(https://images.vgsi.com/photos/NewHavenCTPhotos//\00\04\44\44.JPG)

Building Layout



(ParcelSketch.ashx?pid=6004&bid=18353)

	<u>Legend</u>		
Code	Description	Gross Area	Living Area
BAS	First Floor	1,980	1,980
CAN	Canopy	632	0
FOP	Open Porch	240	0
РТО	Patio	400	0
		3,252	1,980

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Land Line Valuation

Use Code	3320	Size (Acres)	0.99
Description	SVC SHP/GA MDL-95	Frontage	0
Zone	IH	Depth	0
Neighborhood	MID1	Assessed Value	\$112,980
Alt Land Appr	No	Appraised Value	\$161,400
Category			

Outbuildings

	Outbuildings					<u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
PAV2	PAVING-CONC			4600.00 S.F.	\$11,700	\$8,190	1
PAV1	PAVING-ASPHALT			10900.00 S.F.	\$22,300	\$15,610	1
FN3	FENCE-6' CHAIN			450.00 L.F.	\$2,800	\$1,960	1

Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2021	\$176,200	\$161,400	\$337,600		
2020	\$161,100	\$124,100	\$285,200		
2019	\$161,100	\$124,100	\$285,200		

Assessment					
Valuation Year	Improvements	Land	Total		
2021	\$123,340	\$112,980	\$236,320		
2020	\$112,770	\$86,870	\$199,640		
2019	\$112,770	\$86,870	\$199,640		

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159 MIDDLETOWN AV

Location	159 MIDDLETOWN AV	Mblu	128/ 1036/ 00200/ /
Acct#	128 1036 00200	Owner	ATLAS AUTO RECYCLING INC
Assessment	\$164,640	Appraisal	\$235,200
PID	6006	Building Count	1

Current Value

Appraisal											
Valuation Year Improvements Land Total											
2021	\$114,000	\$121,200	\$235,200								
Assessment											
Valuation Year	Improvements	Land	Total								
2021	\$79,80	0 \$84,840	\$164,640								

Owner of Record

Owner Co-Owner	ATLAS AUTO RECYCLING INC	Sale Price Certificate	\$160,000
Address	159 MIDDLETOWN AV	Book & Page	6690/0304
	NEW HAVEN, CT 06511	Sale Date	02/03/2004
		Instrument	00

Ownership History

Ownership History										
Owner Sale Price Certificate Book & Page Instrument Sa										
ATLAS AUTO RECYCLING INC	\$160,000		6690/0304	00	02/03/2004					
DELUCIA ANTHONY	\$160,000		4810/0020	00	12/05/1994					
UNKNOWN	\$0		3346/0043		09/20/1985					

Building Information

Building 1 : Section 1

Year Built:	1963
Living Area:	2,000
Replacement Cost:	\$205,602
Building Percent Good:	55
Replacement Cost	
Less Depreciation:	\$113,100

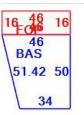
	Building Attributes						
Field	Description						
Style:	Service Garage						
Model	Svc Sta/Gar						
Grade	Average						
Stories:	1						
Occupancy	1.00						
Exterior Wall 1	Concr/Cinder						
Exterior Wall 2							
Roof Structure	Flat						
Roof Cover	T&G/Rubber						
Interior Wall 1	Minim/Masonry						
Interior Wall 2							
Interior Floor 1	Concr-Finished						
Interior Floor 2							
Heating Fuel	Oil/Gas						
Heating Type	Hot Air-no Duc						
АС Туре	None						
Struct Class							
Bldg Use	SVC SHP/GA MDL-95						
Total Rooms							
Total Bedrms	00						
Total Baths	0						
NBHD Code							
1st Floor Use:	3320						
Heat/AC	NONE						
Frame Type	MASONRY						
Baths/Plumbing	AVERAGE						
Ceiling/Wall	CEIL & MIN WL						
Rooms/Prtns	AVERAGE						
Wall Height	14.00						
% Comn Wall							

Building Photo



(https://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\44\45.JPG)

Building Layout



(ParcelSketch.ashx?pid=6006&bid=18354)

	Building Sub-Areas	(sq ft)	<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,000	2,000
FOP	Open Porch	736	0
		2,736	2,000

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 3320 0.20 Size (Acres) Description SVC SHP/GA MDL-95 Frontage 0 Zone IH Depth 0 Neighborhood MID1 Assessed Value \$84,840 Alt Land Appr Appraised Value \$121,200 No Category

Outbuildings

	Outbuildings Le										
Code	Description	Sub Code	Size	Value	Assessed Value	Bldg #					
PAV1	PAVING-ASPHALT			700.00 S.F.	\$900	\$630	1				

Valuation History

Appraisal										
Valuation Year	Improvements	Land	Total							
2021	\$114,000	\$121,200	\$235,200							
2020	\$106,100	\$93,200	\$199,300							
2019	\$106,100	\$93,200	\$199,300							

Assessment										
Valuation Year	Improvements	Land	Total							
2021	\$79,800	\$84,840	\$164,640							
2020	\$74,270	\$65,240	\$139,510							
2019	\$74,270	\$65,240	\$139,510							

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Land Line Valuation

Use	2	BA	BA-	CGD	BA-	BC	BD	BD-	BD-	BD-	BE	IL	IM	IH	Parking	Loading
			1		2			1	2	3						
A.	Residential Uses															
	1. Dwelling units in multi-	R	R	R	R	SP	R	R	R	R	х	NA	x	х	с	у
	family dwellings located															
	above first stories of															
	structures at a maximum															
	density of one unit per															
	1000 sq. ft. of gross floor															
	area of entire building															
	and limited to gross floor															

areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New

Haven shall not be subject to the above density limitation

Key: R - Permittec In case of co	-		-			-		-							
Use	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ін	Parking	Loading
2. Dwelling units in mu family dwellings locate on first stories only in combination with upper story residential use (if applicable) at a maxim density of one unit per 1000 sq. ft. of gross flo area of entire building and limited to gross flo areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreement involving the City of Ne Haven shall not be subject to the above density limitation	d er f um oor oor e t	SP	SP	<u></u> R/SP	SP	SP	SP	SP	SP	×	NA	×	x	C	у

e	BA	A BA-	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loadin ₍₅)
 3. Dwelling units in existing structures of at least 50,000 sq. ft. gross floor area and no less than two stories in height built prior to 1963, at a maximum density of one unit per 1000 sq. ft. of existing gross floor area and limited to gross floor areas as defined in the New Haven Zoning Ordinance except that a maximum five percent increase in building gross floor area for non- habitable areas of interior circulation (i.e., elevators, stairwells and common hallways) is permitted regardless of site floor to area ratio. Commercial Use in such structures or on such properties limited to those permitted in both the IL District by right or Special Permit and either in BA, BA-1, BD-2 or BD-3 Districts by right, Special Exception or Special Permit and excluding all uses listed in Sections M. (Automotive) and O. (Construction and Related 	NA		NA	2 NA	NA	NA	1 NA	NA	NA	NA	SP	NA	NA	C	

Use		BA	ВА- 1	CGD	BA- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ін	Parking	Loading
	4. Custodial care facilities (See § 19)	SE	SE	SE	SE	x	SE	SE	R	x	х	х	X	X	See Section 19	У
	5. Live-Work Loft Residences Pursuant To Article III Section 18A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	See Section 18A(a) (3)	У
	6. Live-Work Unit—(Post 1963 and new structures) (See definition)	x	x	X	SP	×	x	X	x	SP	x	X	x	X	See Section 18A(a) (3)	У
	7. Assisted Living (see definition), Elderly and Disabled Housing	R	R	R	R	X	R	R	R	R	x	x	x	x	с	у
В.	Transient Lodging															
	Rooming or boarding house.	R	x	SP	х	x	R	x	x	x	х	x	х	х	b	none
	Hotel, Bed Breakfast or Tourist Home, 12 or fewer guest rooms	R	R	SP	R	SP	R	R	R	R	Х	x	x	x	a	у
	Hotel, Bed Breakfast or Tourist Home, 13 or more guest rooms	R	x	SP	SP	SE	R	R	R	R	х	х	x	x	а	у
	Motel.	R	x	х	х	SE	R	х	х	х	х	x	x	x	a	у
C.	Sale of Food, Drink & Pharmaceuticals															
	STORE SELLING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS:															

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
	Bakery (Wholesale bakery, see § 42 S. Heavy Commercial).	R	R	R	R	х	R	R	R	R	R	R	x	x	n	x
	Pharmacy or Cosmetic store, including sale of goods and services customarily incidental thereto.	R	R	R	R	SE	R	R	R	R	R	R	Х	R	n	x
	Convenience store	R	SP	SP	x	SP	R	R	R	R	R	x	R	R	n	x
	Food specialty store, including but not limited to following lines: Eggs, fish, meat (excluding slaughtering and eviscerating), poultry (excluding slaughtering), fruits, nuts, candy, teas, coffee, confection, dairy products, health foods, vegetables.	R	R	R	R	SE	R	R	R	R	X	R	×	×	n	x
	Grocery, Delicatessen, Supermarket or other store carrying a variety of food and related goods.	R	R	R	R	SE	R	R	R	R	х	R	x	x	n	
	Package Alcoholic liquor, subject to § 42.1. provisions.	R	SE	SE	SE	x	R	R	R	R	R	R	х	R	n	x
	Poultry market, including slaughtering of poultry for sale on the premises (for other slaughtering, see § 42 T.).	SE	SE	X	x	Х	SE	x	x	x	Х	Х	Х	Х	n	x
									<u> </u>	<u> </u>						

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable	
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.	

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
	Barber shop, beauty shop, reducing salon.	R	SE	R	R	SE	R	R	R	R	х	R	x	x	n	у
	Laundry, cleaner, dyer, clothing storage establishment (all, including pick-up station), or self-service laundromat, all performing services entirely for retail trade on premises. (For wholesale cleaning, laundering, dyeing, diaper service see § 42 S).	R	SE	R	SE	SE	R	R	R	R	×	R	X	×	n	X
	Health clubs, gyms, personal training, with associated classes	R	R	R	R	x	R	R	R	R	х	R	x	x	n	x
	Tailor, dressmaker, shoe shine or shoe repair shop.	R	R	R	R	x	R	R	R	R	х	х	x	x	n	x
	Repair shop for repairs or adjustments to appliances, watches, locks and similar items.	R	R	R	R	x	R	R	R	R	R	x	x	x	n	x
	Photographic studio.	R	R	R	R	x	R	R	R	R	х	х	x	x	n	у
	Travel agency, travel ticket office.	R	R	R	R	x	R	R	R	R	R	x	x	x	n	у
	Vocational, trade or business school.	R	SE	SE	SE	x	R	R	R	R	R	R	x	x	r	у
	Driving school	R	SE	SE	SE	x	x	x	х	R	х	x	x	x	r	у
	Funeral home.	R	SE	SE	х	x	R	R	R	x	Х	х	x	x	р	у

	Key: R - Permitted As- In case of conflic	-		-					-							
Use		BA	BA- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
	Gun and weapons repair, firearms training.	SE	х	х	х	x	SE	x	х	x	SE	SE	х	SE	n	у
	Firing range.	x	x	х	х	x	x	x	х	x	x	SE	x	SE	n	у
	Pawn shop or swap shop (may include second- hand goods, precious metals purchase or resale), provided no location is within 1,500 feet from the outside entrance to another such use.	SE	SE	SE	X	x	SE	X	X	X	X	X	X	X	n	У
E.	Eating, Drinking Places & Entertainment															
	ESTABLISHMENTS SELLING FOOD OR BEVERAGES FOR IMMEDIATE CONSUMPTION ON OR OFF PREMISES, INCLUDING ESTABLISHMENT WHERE LIVE ENTERTAINMENT IS A PRINCIPAL OR ACCESSORY USE.															
	FOR PURPOSES OF THIS ZONING ORDINANCE A CHANGE FROM ONE CLASSIFICATION OF EATING, DRINKING OR ENTERTAINMENT ESTABLISHMENT TO ANOTHER SHALL BE CONSIDERED A NEW USE.															

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Jse	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	IH	Parking	Loading
EATING AND DRINKING PLACES															
Establishment selling food for immediate consumption on or off premises.	R	R	R	R	SE	R	R	R	R	R	R	SP	R	q	x
Restaurant, as defined in Article I, Section 1, selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	SE	SE	R	SE	SE	R	R	R	R	SE	R	SP	R	p	x
Other establishmentselling or servingalcoholic beverages forimmediate consumptionon or off premises,including accessoryentertainment, orpermitting immediateconsumption of alcoholicbeverages on or offpremises, includingaccessory entertainment.	SE	SE	SE	SE	SE	R	SE	SE	R	SE	R	SP	R	p	x

		1	1							1					1	1
Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ін	Parking	Loadin ₍₅)
	for consumption emises—More et from any	R	X	SE	Х	x	R	Х	Х	Х	R	Х	Х	R	р	x
Drive-in esta selling food immediate o on or off pre Within 250 f residential u	for consumption emises— eet of any	SE	X	x	X	x	X	X	X	X	SE	Х	Х	SE	р	x
ADULT ENTE ESTABLISHM	ERTAINMENT 1ENTS															
Adult cabare 1,500 feet fr adult cabare same structu use as defin this ordinan	om another et, bar in the ure, or adult ed in § 42.3 of	X	X	x	x	x	X	X	Х	X	Х	Х	Х	X	р	x
1,500 feet fr adult cabare same struct	et, bar in the ure, or adult ed in § 42.3 of															
With Liquor	Service.	x	x	х	х	x	SE	х	х	х	SE	SE	х	SE	р	x
No Liquor Se	ervice.	x	x	х		x	SE	х	х	х	SE	SE	x	SE	р	x
F. Vending Ma	chines															

	Key: R - Permitted As- In case of conflic	-		-			-		-							
Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ін	Parking	Loading
>	Vending machine selling food or personal articles or services, so placed that it is not beyond any street or building line, not within any required yard, and does not interfere with pedestrian or vehicular traffic.	R	X	R	SE	SE	SE	SE	SE	SE	R	R	x	R	NA	NA
	Pedestrian-accessible automatic teller machines (ATM) located in fully enclosed buildings or structures	R	R	R	R	R	R	R	R	R	R	R	R	R	NA	NA
G.	General Merchandise and Clothing															
	STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:															
	Apparel, including all apparel specialties.	R	R	R	R	x	R	R	R	R	x	x	x	x	n	x
	Department store (includes sale of specific items mentioned elsewhere in table, if customarily sold in store).	R	R	R	R	X	R	R	R	R	X	x	X	X	n	x
	Variety store (including sale of specific items mentioned in this table, if customarily sold in store).	R	R	R	R	x	R	R	R	R	x	x	x	x	n	x
Н.	Personal Goods															

In case of conflict									, 				· ·		
Jse	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
SPECIALTY STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LINES:															
Books, News Tobacco, Gifts, Cards, Art supplies, Stationery, Pets, Toys, Coins, Flowers, Jewelry, Leather goods, Luggage, Novelties, Sporting goods, Bicycles, Stamps, Hobbies, Art Work, Photo supplies, Music, Musical Instruments, Optical goods, Religious articles.	R	R	R	R	SE	R	R	R	R	X	X	X	X	n	x
Gun shops and accessory goods sales including ammunition, subject to § 42.4 zoning ordinance, provisions.	Х	Х	x	x	x	SE	x	x	×	SE	SE	Х	SE	n	x
. Home Goods and Furnishings															
STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:															
China, glass, pottery.	R	R	R	R	x	R	R	R	R	x	R	х	x	n	x

In case of conflic	t betv	veen t	his Tab	le 3 an	id the	text c	of the 2	Zoning	g Ordir	nance	, the t	text sl	hall p	revail.	
Jse	BA	BA- 1	CGD	BA- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loadin
Antiques and second hand goods, excluding motor vehicles/parts, and excluding materials held only for discard or reprocessing.	R	R	R	R	x	R	R	R	R	х	R	Х	х	n	x
Fabrics, curtains, linens knitting & upholstery supplies.	R	R	R	R	x	R	R	R	R	х	R	x	x	n	x
Furniture, floor covering, appliances.	R	R	R	R	x	R	R	R	R	x	R	x	x	n	x
Farm & garden supplies, includes greenhouse, nursery.	R	R	R	R	X	x	R	X	R	R	R	x	x	n	x
Hardware, paint, wallpaper.	R	R	R	R	x	R	R	R	R	x	R	x	x	n	x
SPECIALTY HOME GOODS & SKILLED TRADES WITH A COMBINATION OF ON PREMISES FABRICATION AND SALES, AS FOLLOWS:															
Art work, art supplies, baskets, books, candles, curtains, dresses, fabrics, furniture, gifts, glass, jewelry, linens, musical instruments, optical goods, pottery, photography, printing, sporting goods, stationary, toys, upholstery.	R	R	R	R	R	R	R	R	R	R	SP	SP	SP	S	x

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	IH	Parking	Loading
	Music, Film and Recording Studio	SP	SP	R	SP	x	SP	SP	SP	SP	R	SP	SP	SP	S	x
J.	Financial Services															
	Bank or other credit agency.	R	R	R	R	x	R	R	R	R	R	R	x	x	n	у
	Broker investment company.	R	R	R	R	x	R	R	R	R	R	R	x	x	0	у
	Insurance company or agency.	R	R	R	R	x	R	R	R	R	R	R	x	x	0	у
	Renumeration, money order, notary establishments	SE	SE	SE	x	x	SE	SE	SE	R	SE	x	x	x	n	у
	Check cashing or payday loan establishments	SP	SP	SP	х	x	SP	SP	SP	х	SP	x	x	x	n	у
К.	Office															
	OFFICE—NO STORAGE OF A STOCK IN TRADE (EXCEPT SAMPLES) OR HEAVY MATERIALS OR EQUIPMENT, & NO COMMODITIES SALE ON PREMISES, AS FOLLOWS:															
	General, charitable, philanthropic, other professional.	R	R	R	R	x	R	R	R	R	х	R	x	x	0	у
	Radio or television stations studio and/or offices only.	R	R	R	R	x	R	R	R	R	R	R	x	x	0	У
	Utility, including exchange.	R	SP	SP	SE	SE	R	R	R	R	R	R	x	x	0	у

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	IH	Parking	Loading
	Wholesale or distribution.	R	SP	SP	SP	x	R	R	R	x	R	R	x	x	0	у
L.	Amusements															
	ESTABLISHMENT SO ARRANGED THAT LIGHTS, NOISE, VIBRATION, AND ALL OTHER POSSIBLE DISTURBING ASPECTS CONNECTED WITH ITS OPERATION ARE ENCLOSED, SCREENED OR OTHERWISE CONTROLLED TO THE EXTENT THAT THE OPERATION OF THE ESTABLISHMENT WILL NOT UNDULY INTERFERE WITH THE USE AND ENJOYMENT OF STREETS OR PROPERTIES IN THE SURROUNDING AREA, AS FOLLOWS:															
	Adult businesses, including adult bookstores, Adult theaters, adult entertainment centers, massage parlors, saunas, subject to § 42.3 provisions.	x	x	x	x	x	×	x	x	X	R	R	×	R	n	x
	Assembly hall.	SE	SP	SP	SP	x	SE	SE	SE	SE	SE	SP	x	x	р	у
	Bowling alley, billiard or pool hall, indoor amusement center.	SE	SE	R	SE	x	SE	SE	Х	SE	SE	SE	x	x	q	у
	Fair, carnival.	SE	SP	SP	SP	X	x	X	х	x	x	SE	x	SE	q	у

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	IH	Parking	Loading
	Game machines as an accessory use, subject to § 42.2 provisions.	R	R	R	R	SE	R	R	R	R	R	R	x	R	NA	NA
	Game rooms, subject to § 42.2 provisions.	SE	SE	SE	SE	x	SE	х	SE	SE	SE	SE	x	SE	q	у
	Miniature golf, golf driving range.	SE	x	SE	х	х	х	х	х	х	х	SE	x	х	q	у
	Music or dancing school.	R	x	R	R	x	R	R	х	R	х	R	x	х	r	у
	Public access park (passive or action recreation), open space or community garden	R	R	R	R	R	R	R	R	R	R	R	R	R	NA	NA
	Social club, athletic club, lodge, veterans or fraternal organization, recreation facilities and community centers.	SE	SP	R	SP	x	SE	SE	SE	SE	SE	SE	х	Х	q	у
	State sponsored off-track betting facilities and teletrak facilities, teletheater or other legalized wagering systems, facilities & services.	x	Х	x	x	x	SE	Х	X	X	Х	Х	Х	SE	q	У
	Theater, excluding drive- in, 250 or fewer seats.	R	R	R	R	х	R	R	х	R	х	х	x	х	р	у
	Theater, excluding drive- in, 251 or more seats.	R	SP	R	SP	x	R	SE	х	R	х	x	x	x	р	у
	Trampoline center.	SE	x	SE	х	x	x	x	х	x	х	R	x	x	q	у
м.	Automotive															

Jse	BA	BA-	CGD	ВА- 2	BC	BD	BD-	BD- 2	BD-	BE	IL	IM	ін	Parking	Loading
ESTABLISHMENT CONFORMING TO STATE OF CONNECTICUT REGULATIONS AND § 45, AS FOLLOWS:				2				2							
Sale of automotive accessories, parts, tires, batteries, other supplies.	R	x	R	X	x	R	R	x	x	R	R	x	R	See 45(b)	See 45(b)
Gasoline station, as defined by Ch. 250, C.G.S.	SE	x	SE	х	x	SE	SE	SE	SE	SE	SE	x	SE	See 45.B	See 45(b)
Car wash (a/k/a auto laundry).	SE	x	Р	х	x	x	x	х	x	x	x	x	х	See 45(b)	See 45(b)
Motorcycles: Sale or rental with inventory, repair.	x	x	SE	x	x	x	х	х	х	х	R	x	x	See 45(b)	See 45(b)
Automobiles, automobile trailers, and trucks.															
1. Repair of such vehicles, no full body paint spraying or body and fender work except replacement.	R	×	x	x	x	SE	x	x	x	R	R	X	R	See 45(b)	See 45(b)
2. Repair of such vehicles, including full body paint spraying and all body and fender work.	SE	×	x		x	SE	x	x	x	SE	R	×	R	See 45(b)	See 45(b)
3. Rental of such vehicles with inventory. Inventory within structure shall be permitted by special exception.	R	×	X	x	x	R	x	SE	SE	R	R	×	R	See 45(b)	See 45(b)

Use		BA	BA- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	н	Parking	Loading
	4. Sale of such vehicles with inventory when used, where incidental to operation of a gas station or repair garage, and where no more than five used vehicles for sale are kept on premises at one time.	SE	×	X	X	x	SE	Х	Х	X	R	R	×	R	See 45(b)	See 45(b)
	5. Sale of such vehicles with inventory when used, with no limit on quantity of vehicles.	x	x	x	x	x	x	x	x	x	x	R	x	R	See 45(b)	See 45(b)
	6. Sale of such vehicles with inventory when new:															
	a. Automobiles.	x	x	x	x	x	х	x	x	x	x	x	х	x	See 45(b)	See 45(b)
	b. Automobile trailers or trucks.	x	X	x	x	x	x	x	x	x	R	R	x	R	See 45(b)	See 45(b)
	Sale or rental of any vehicle described above, with no inventory of such vehicles kept on premises, but with incidental show models and demonstrator vehicles permitted in case of sales.	R	X	X	X	×	R	R	SE	SE	R	R	R	X	n	У
N.	Marine															
	Marina, yacht club with up to four slips.	x	x	x	x	R	x	x	x	x	x	x	SP	x	u	у

									-	1						1
Use		BA	ВА- 1	CGD	ВА- 2	вс	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ін	Parking	Loading
	Marina, yacht club with more than four slips.	x	x	х	х	SP	x	x	x	x	x	x	SP	x	u	
	Fishing, fish sales (including shellfish).	x	x	х	х	SP	x	x	x	x	R	x	R	x	n	x
	Sale of boats, boat parts & accessories, fishing equipment, boat fuel & ice, & similar supplies.	×	x	x	х	SP	x	x	X	x	R	R	R	R	n	x
	Boat rental or charter, boat sightseeing.	x	x	х	х	SP	x	x	x	x	R	x	R	R	q	у
	Boat building, repair, service and storage:															
	100 foot length or less.	x	x	x	х	SP	x	x	x	x	x	R	R	R	s	x
	Over 100 foot length.	x	x	x	х	SP	x	х	х	х	SE	R	SP	R	s	x
	Deep-sea shipping facility or Seaplane base.	x	x	х	х	x	x	x	x	x	SE	R	x	R	S	x
	Salvage or dredging company.	х	x	х	х	х	x	х	x	х	х	х	х	R	S	x
0.	Construction & Related Goods & Services															

Jse	BA	BA-	CGD	ВА- 2	BC	BD	BD-	BD- 2	BD- 3	BE	IL	IM	н	Parking	Loading
Home improvement company, interior decorator, upholsterer, furniture repairer, general contractor, special trade contractor or worker, building materials, sign making, fuel or ice, with all storage of goods, materials & equipment (other than off-street parking and loading of vehicles) and all processing and manufacturing kept within a completely enclosed building(s) & the entire establishment occupies 2,000 square feet or less of net floor area.	R	R	R	R	x	R	R	X	R	R	R	R	R	S	See § 45
Same uses as above, with no limit as to floor area or enclosure, except as specified in § 46 & § 47(c).	Х	x	X	X	X	x	X	X	x	R	SP	SP	R	S	x
Off-site Construction Staging Area:															
Less than 1,000 SF total area.	R	SP	SP	х	SP	SP	SP	SP	R	SP	SP	R	NA	NA	
1,000 SF or more total.	SP	x	x	х	SP	SP	SP	SP	SP	SP	SP	x	SP	NA	NA

	Key: R - Permitted As- In case of conflic	-		-					-							
Use	2	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
	Monument sales establishment, with incidental processing to order (excluding shaping of stones & similar processes).	R	SE	SE	SE	x	X	Х	Х	Х	R	R		R	S	x
	Monument sales establishment or monument works, with no limit as to processes.	x	x	x	x	x	x	x	x	x	x	R	x	R	S	x
Ρ.	Business Goods															
	ESTABLISHMENT SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS:															
	Office equipment and supplies.	R	R	R	R	x	R	R	х	R	R	R	SP	х	n	x
	Business machines or scales.	R	R	R	R	X	R	R	х	R	R	R	SP	х	n	x
	Restaurant or bar supply.	R	R	R	R	x	R	R	х	R	R	R	SP	x	n	x
	Dental, hospital, beauty, barber, store or lab supply.	R	R	R	R	X	R	R	R	R	R	R	SP	x	n	x
Q.	Business & Miscellaneous Personal & Public Services															
	Off premises signs, as regulated by § 44.1:															
	Mini-panel.	SE	x	x	SE	SE	SE	SE	SE	SE	SE	SE	x	SE	NA	NA

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
	Poster, Bulletin or Spectacular.	R	x	х	х	x	x	x	х	х	R	R	x	R	NA	NA
	On premises signs, as regulated by § 44.	R	R	R	R	R	R	R	х	R	R	R	x	R	NA	NA
	Ambulance service.	R	SP	SP	SP	x	R	x	R	R	R	R	x	R	s	у
	Cat Café	x	х	R	SE	x	х	x	x	х	х	х	x	x	NA	NA
	Caterer.	R	R	R	R	x	R	R	R	R	R	R	x	x	s	x
	Cold storage facility renting only individual lockers for home customer storage of food. (For other cold storage facilities, see § 42 S. Heavy Commercial.)	R	X	x	x	X	R	X	X	X	R	R	X	R	S	x
	Conference Center	x	x	SP ³	x	SP	SP	x	SP	SP	х	х	x	x	р	у
	Convention Center	x	х	SP ³	x	x	SP	x	SP	SP	х	х	x	x	р	у
	Commercial kennel or other establishment, where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within 500 feet of any residentially zoned property.	SE	X	x	x	X	x	X	X	X	x	SE	X	SE	S	x
	Delivery service establishment, vehicles limited to one ton capacity (also see § 42 S. Heavy Commercial).	R	x	x	SE	Х	R	x	x	x	R	R	Х	R	S	x

Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	IH	Parking	Loading
	Employment agency.	R	x	R	SE	x	R	R	R	R	R	R	х	R	0	у
	Internal building cleaning, window cleaning.	R	R	R	R	x	R	SE	SE	R	R	R	x	R	S	у
	News distribution enterprise.	R	х	х	х	x	R	х	х	х	R	R	х	R	S	x
	Printing, engraving, or other reproduction services, limited to 2,000 square feet net floor area.	R	R	R	R	Х	R	SE	R	R	R	R	R	R	S	none
	Printing, engraving, or other reproduction services with no limit as to floor area.	x	x	Х	X	x	R	x	R	R	R	R	R	R	S	x
	Public or private pumping station	R	R	SE	R	R	R	R	R	R	R	R	R	R	S	у
	Research or testing laboratory, including research and/or development laboratories which are High Technology Uses, limited to 2,000 S.F. net floor area used for laboratory purposes	x	X	R	SE	R	R	R	R	R	R	R	R	R	S	none
	Research or testing laboratory with no floor area limit, including research and/or development laboratories which are High Technology Uses	x	Х	x	X	SP	SP	SP	SP	R	R	R	R	R	S	x

	Key: R - Permitted As- In case of conflic	-		-			-		-							
Use		BA	BA- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
	Other High Technology Uses, High Technology Services and High Technology Equipment Design and Fabrication (see definitions)	X	X	R	SP	R	R	R	R	R	R	R	R	R	S	у
	Self storage facility.	x	x	х	SP	R	R	R	R	R	R	R	R	R	i	у
	Special workplace daycare Family Daycare Home, Group Daycare Home, and Child Daycare Center.	R	R	R	R	SE	R	R	R	R	R	R	R	R	i	У
	Uniform sales or rental establishment.	R	R	R	R	x	R	R	R	R	R	R	x	R	s	x
	Vending machine operator or repairer.	R	SE	SE	х	x	R	x	х	х	R	R	x	R	S	×
	Veterinarian, pet daycare and pet groomer (excluding establishment where care, breeding or sale of animals is the enterprise's main purpose and/or where animals are boarded overnight) with all facilities within fully enclosed building(s).	R	R	R	R	x	R	SE	X	R	R	R	x	x	m	У
R.	Transportation															

In case of conflict		1			1		1		-						1
Use	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
On or off-site parking lot or parking structure for employees, customers, or visitors for any business or industrial use, or commercial parking lot or parking structure, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table.	R	R	R	R	R	R	R	R	R	R	R	R	R	NA	NA
 On or off-site parking lot or parking structure containing between 26 and 200 parking spaces for employees, customers, or visitors for any business or industrial use, or commercial parking lot or parking structure, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table. 	R	ŞΡ	SP ²	SP	ŞP	R	R	R	R	R	R	R	R	NA	NA

Use	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
On or off-site parking lot or parking structure capable of containing 200 or more parking spaces for employees, customers, or visitors for any business or industrial use, or any commercial parking lot or parking structure capable of containing 200 or more parking spaces, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table.	<u>Ş</u> ₽	X	SP ²	X ²	<u></u> <i>S</i> P	ŞΡ	ŞΡ	ŞР	ŞΡ	ŞΡ	ŞP	ŞP	ŞP	NA	NA
Intercity passenger station or terminal, Railroad passenger station, or Heliport.	x	x	x	x	x	R	x	R	SP	R	R	x	SE	S	у
Storage of commercial vehicles (where not an accessory use to another permitted use).	×	x	x	X	X	x	X	x	x	R	R	x	R	NA	NA
Taxi dispatching station (no vehicle storage).	R	х	x	х	х	R	R	R	R	R	R	х	х	S	у
Taxi terminal.	x	x	х	x	x	x	х	х	х	R	R	x	x	s	у
Transportation or other right-of-way.	R	R	R	R	R	R	R	R	R	R	R	R	R	NA	NA
Truck or rail freight yard or terminal.	x	x	x	х	X	x	х	х	х	R	R	х	R	s	x

	Key: R - Permitted As- In case of conflic	-		-			-		-							2
Use		BA	BA- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
S.	Heavy Commercial															
	Cleaning, laundering, dyeing, or diaper service plant.	X	x	SP	х	x	x	x	x	x	R	R	SP	R	S	x
	Cold storage facility, no limit as to customer type.	x	x	х	х	x	x	x	x	x	R	R	x	R	s	x
	External building cleaning, disinfecting, or exterminating establishment.	x	×	SP	x	x	×	x	x	x	R	R	×	R	S	x
	Food processing or wholesale bakery.	x	х	R	R	x	x	x	х	х	R	R	R	R	s	x
	Warehousing, or moving and storage establishment.	X	x	x	х	X	x	х	x	x	R	R	x	R	S	x
	Wholesaling or distribution, including the handling of stock and incidental retailing.	x	×	X	x	x	×	x	x	x	R	R	SP	R	S	x
т.	Industrial															

Use	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	н	Parking	Loading
Manufacturing, processing, storage, or other commercial or industrial use not specifically mentioned, subject to other provisions of this & not analogous to any use specifically mentioned ordinance and in particular § 46, outdoor activities & storage, waste, dumping, quarries and § 48, performance standards.	x	X	SE	X	X	X	X	X	X	SE	SE	SP	SE	S	x
Antenna or wireless site:															
1. On existing structure, subject to § 49 standards.	R	R	R	R	R	R	R	R	R	R	R	x	R	NA	NA
2. On new tower, subject to § 49 standards.	SP	x	х	SP	SP	SP	SP	R	SP	SP	SP	x	SP	NA	NA
Asphalt manufacture or refining or preparation except where incidental to construction.	X	x	x	x	×	x	x	x	x	x	x	x	SE	S	×
Celluloid or pyroxylin manufacture or explosive or inflammable cellulose or pyroxylin products manufacture.	×	×	x	x	×	Х	x	x	x	Х	Х	Х	SE	S	x

Jse	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
Coal tar or mineral dye manufacture or tar distillation (except as by- products of public utility, gas or power manufacture; and the products or by-products of any plant which furnishes gas, gas material or power to a public utility or for public distribution).	×	X	X	X	X	X	X	X	X	X	×	X	SE	S	X
Creosote manufacture or treatment.	X	x	x	x	x	x	x	x	x	x	x	x	SE	s	x
Dumping, as defined and regulated by §46(e) and subject to other applicable regulations.	x	x	x	x	×	x	x	x	x	x	x	x	SE	S	x
Emery cloth, sand paper, carborundum or pumice manufacture.	X	x	x	x	x	х	х	х	x	х	x	х	SE	5	x
Explosive or fireworks manufacture.	x	x	x	х	x	x	х	х	х	х	x	x	SE	S	x
Fertilizer manufacture from organic material or its compounding for sale.	X	x	×	X	x	х	x	Х	x	х	x	x	SE	S	x
Glue or size manufacture or processes involving recovery from fish or animal material.	x	x	X	x	x	x	x	x	x	x	x	x	SE	S	×
Gypsum, cement, plaster or plaster of Paris manufacture.	X	x	x	х	x	x	x	х	x	x	x	x	SE	S	x

	In case of conflic	t betv	veen t	his Tab	le 3 an	d the	text c	of the 2	Zoning	g Ordir	nance	, the	text sl	hall p	revail.	
Jse		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loadin
	Household hazardous waste collection centers, as defined and regulated by § 46(g), subject to other applicable regulations.	x	X	x	Х	X	X	Х	Х	Х	Х	SE	Х	SE	S	x
	Junkyard, as defined and regulated by § 46, subject to all State of Connecticut and other applicable regulations.	X	X	X	X	X	X	x	x	x	х	X	х	SE	S	x
	Motor vehicle recycling facility, as defined and regulated by § 46 and subject to all State of Connecticut & other applicable regulations.	x	x	x	x	x	x	x	X	X	Х	X	X	SP	S	x
	Nitrating process.	x	x	х	х	x	x	х	х	х	х	x	x	SE	s	x
	Outdoor storage of fuels, chemicals or building materials (whether in tanks or other containers), except as incidental to other activities.	x	x	X	X	x	x	x	x	X	x	X	x	SE	S	x
	Outdoor storage of materials related to boat manufacturing.	x	x	x	x	R	x	Х	х	x	х	x	R	x	NA	NA
	Outdoor storage of up to 500 square feet of materials, customary and incidental to principal use of the property.	R	R	R	R	R	R	R	x	x	R	R	R	R	NA	NA

Use		BA	BA-	CGD	BA-	BC	BD	BD-	BD-	BD-	BE	IL	ІМ	ін	Parking	Loading
	1		1		2			1	2	3						
	Outdoor storage of more than 500 square feet of material.	x	x	x	x	SP	x	x	X	x	х	SP	x	SP	NA	NA
	Petroleum refining.	x	х	х	х	х	x	х	х	x	х	х	x	SE	s	x
	Public sewage disposal plant or incinerator.	х	х	х	х	X	Х	x	x	х	х	х	x	R	S	x
	Quarry, as defined and regulated by § 46(f)	x	x	x	x	x	x	x	x	х	х	x	x	SE	S	x
	Slaughterhouse or stockyards, rendering or reduction of animal matter.	×	x	x	x	×	×	x	x	x	SE	x	x	x	S	x
	Sulfurous, sulfuric, nitric, picric or hydrochloric or other corrosive acid manufacture or the manufacture of poison gases, bleaching powder or chlorine, except as incidental to a permitted use.	x	x	X	X	X	x	X	X	x	x	×	×	SE	S	x
	Transmitting tower for radio or television station.	x	x	x	x	x	x	x	x	х	x	x	x	SE	S	у
	Waste processing and transfer.	х	x	x	х	X	х	x	х	х	SE	SE	x	SE	S	×
	Wood or bone distillation.	x	x	x	x	x	x	x	x	x	х	x	x	SE	s	x
υ.	Medical															

	Key: R - Permitted As In case of conflic	-		-					-							
Jse	2	BA	BA- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ін	Parking	Loadin
	Nursing Homes/Rest Homes/Residential Care Homes as defined in Conn. Gen. Stat. §§ 19a- 490 and 19a-521	R	SP	SP	SP	x	SE	SE	R	R	Х	X	X	X	1	У
	General and Special Inpatient Hospitals	R	SP	SP	SP	х	SE	R	R	х	х	x	х	х	k	У
	Home Health Care Agencies/Assisted Living Service Agencies as defined in Conn. Gen. Stat. § 19a-490	R	R	R	R	×	R	R	R	R	х	X	X	X	0	У
	Health Practitioners' Office (See definition)	R	R	R	R	x	R	R	R	R	x	x	x	х	m	у
	Health Care Clinic (See definition)	R	SP	R	SP	x	R	R	R	R	x	x	x	x	m	у
	Outpatient Surgical Facilities/Ambulatory Surgical Center licensed by the Connecticut Department of Health pursuant to Conn. Gen. Stat. § 49a-493b	R	SP	SP	SP	x	R	SE	R	R	x	X	X	x	m	У
	Recovery Care Centers licensed by the Department of Public Health pursuant to Regs. Conn. State Agencies §19a-495-571	R	SP	SP	SP	x	R	SE	R	R	Х	X	X	X	k	У
1.	Institutional and Public Uses															

lse	BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	ІН	Parking	Loading
Religious Institutions including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.	R	R	R	R	SP	R	R	R	R	x	x	x	x	g	
Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R	R	R	R	SP	R	R	R	R	Х	Х	Х	X	h	
Public and private elementary and secondary schools meeting all requirements of the compulsory education laws of the State of Connecticut, and adult education facilities connected with such schools, including dormitories connected with such schools	R	R	R	R	SP	R	R	R	R	x	x	x	x	i	
Public and private colleges and universities, including dormitories connected with such institutions but excluding: fraternities and sororities, trade/or business schools and colleges, and schools and colleges operated as	R	R	R	R	SP	R	R	R	R	Х	x	x	×	j	

		1	1		1	1	1					1		1		
Use		BA	ВА- 1	CGD	ВА- 2	BC	BD	BD- 1	BD- 2	BD- 3	BE	IL	IM	н	Parking	Loading
	Fraternities and sororities located on land owned by an educational institution.	R	R	R	R	SP	R	R	R	R	x	x	x	x	b	
	Fraternities and sororities located on land not owned by an educational institution.	x	x	X	X	x	R	R	R	R	x	x	x	X	b	
W.	Public Amenity, Service and Utility Uses															
	Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices.														AS NEEDED	AS NEEDEI
	Parks and other public facilities for passive recreation, and public playgrounds.														AS NEEDED	AS NEEDE

1/2 **New Haven, Connecticut**

4%

10%

67%

130,331

General

ACS, 2015–2019	New Haven	State
Land Area mi ²	19	4,842
Population Density people per mi ²	6,977	738
Number of Households	49,177	1,370,746
Median Age	30.8	41.0
Median Household Income	\$42,222	\$78,444
Poverty Rate	27%	10%

Economy

Top Industries CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	22,399	446	\$66,332
2 Educational Services	18,681	96	\$103,665
3 Local Government	6,002	22	\$61,068
4 Accommodation & Food Services	5,302	410	\$25,525
5 Admin. & Support & Waste Mgmt	5,078	153	\$72,963
All Industries	84.205	3.685	\$73.693

SOTS Business Registrations

Secretary of the State, June 2021

		5						
Total Active Businesses			14,003					
New Business Registrations by Year								
	2001	542	2006	709	2011	750	2016	863
	2002	600	2007	698	2012	792	2017	885
	2003	600	2008	642	2013	778	2018	1,003
	2004	672	2009	643	2014	786	2019	1,102
	2005	681	2010	666	2015	775	2020	1,242

Key Employers

Data from municipalities, 2021

- 1 Yale University
- 2 Yale-New Haven Health
- 3 Assa Abloy Inc
- 4 Southern Connecticut State University
- 5 Chubb Group of Insurance Co

Schools

epartment of Education, 2020-2²

or Department of Education, 2020-21				
School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-
Amistad Academy District	1-12	1,134	0	81%
Booker T. Washington Academy	1-7	480	0	
Common Ground High School District	9-12	236	0	92%
Elm City College Preparatory School	1-12	774	0	73%
Elm City Montessori School	PK-6	259	83	
Highville Charter School District	PK-12	447	78	*
New Haven School District	PK-12	20,051	1,139	81%
Statewide	-	513,079	15,300	88%

Demographics

ACS, 2015–2019

Age Distribution

Under 10	16,270	12%	11%
10 to 19	19,602	15%	13%
20 to 29	27,193		21% 13%
30 to 39	20,007	15%	12%
40 to 49	15,059	12%	13%
50 to 59	13,446	10%	15%
60 to 69	10,247	8%	12%
70 to 79	5,671	4%	7%
80 and over	2,836	2%	5%

5%

3%

New Haven

16 22%

17 19%

New Haven

5 8%

27 32%

Race and Ethnicity

Asian Non-Hispanic (NH)
Black NH
Hispanic or Latino/a Of any race
White NH
Other NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander

Language Spoken at Home New Haven

English Spanish

State 64 78% 12 27%

State

31%

31%

30%

Educational Attainment

High School Diploma Only Associate Degree Bachelor's Degree Master's Degree or Higher

Housing

-	A00, 2013-2013			
	Median Home Value Median Rent Housing Units	\$199,000 \$1,196 55,682	\$275,400 \$1,180 1,516,629	
		New Haven	State	
	Owner-Occupied	28	66%	
	Detached or Semi-Detached	23	64%	
	Vacant	10 12%		

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA			
Amistad Academy District	50%	55%			
Booker T. Washington Academy	47%	50%			
Common Ground High School District					
Elm City College Preparatory School	54%	59%			
Elm City Montessori School	22%	36%			
Highville Charter School District	14%	36%			
New Haven School District	22%	34%			
Statewide	48%	56%			



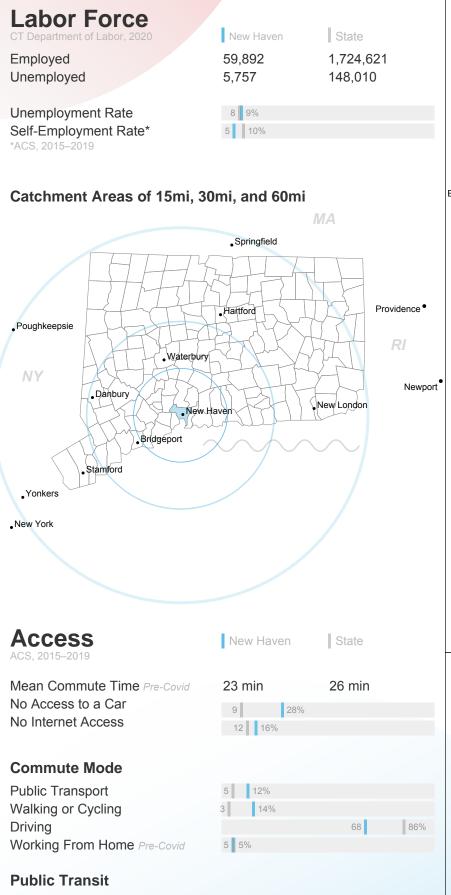




2021 Town Profile

2/2 New Haven, Connecticut

130,331



CTtransit Service Other Public Bus Operations **Train Service**

Local

Amtrak, Metro-North, Hartford Line, Shore Line East



CT Office of Policy and Management, SFY 2017-18

Municipal Revenue Total Revenue \$607,787,354 Property Tax Revenue \$253,562,833 per capita \$1,938 per capita, as % of state av. 64% Intergovernmental Revenue \$299,089,386 Revenue to Expenditure Ratio 100% Boston[•] **Municipal Expenditure Total Expenditure** \$605,765,016 Educational \$260,920,722 Other \$344,844,294 **Grand List** Equalized Net Grand List \$9,408,561,904 per capita \$72,142 47% per capita, as % of state av. Comm./Indust. Share of Net Grand List 32% Actual Mill Rate 38.68 Equalized Mill Rate 26.87 **Municipal Debt** Moody's Rating Baa1 **Total Indebtness** \$612,962,784 \$4,700 per capita 182% per capita, as % of state av. as percent of expenditures 101% Annual Debt Service \$41,581,266 as % of expenditures 7%

Search AdvanceCT's SiteFinder, Connecticut's most comprehensive online database of available commercial properties. ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

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Connecticut

