



NIDAL/WETTENSTEIN, LLC







Property can accommodate approximately 100,000± sq. ft. with ample parking

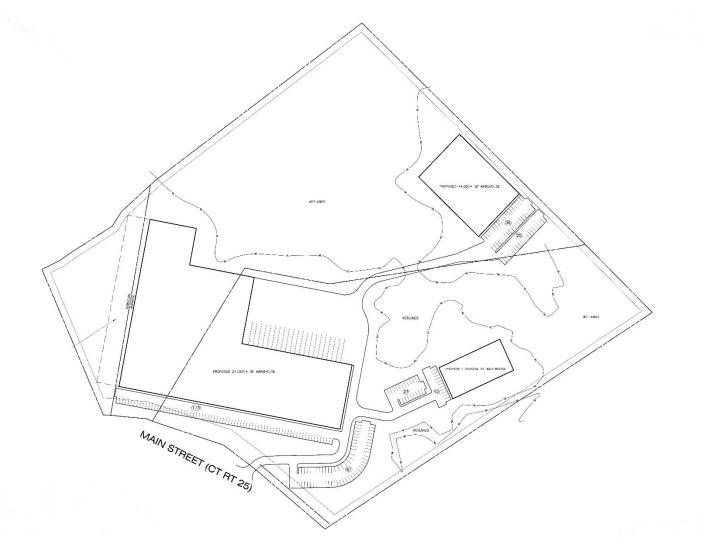
- Business and industrial zone
- Perfect location for a "last mile" warehouse
- Two acres in Newtown, balance in Monroe
- Distance from I-84; approximately 6 miles
- Distance from Route 25- I 95 connector; 5 miles
- Great frontage on Route 25
- City water located directly in front of the property







Site Plan





NIDAL/WETTENSTEIN, LLC





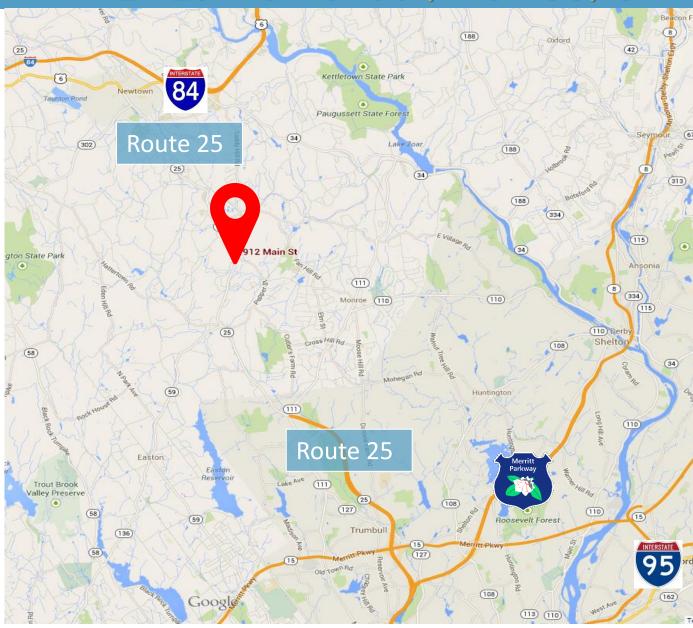


VIDAL/WETTENSTEIN, LLC





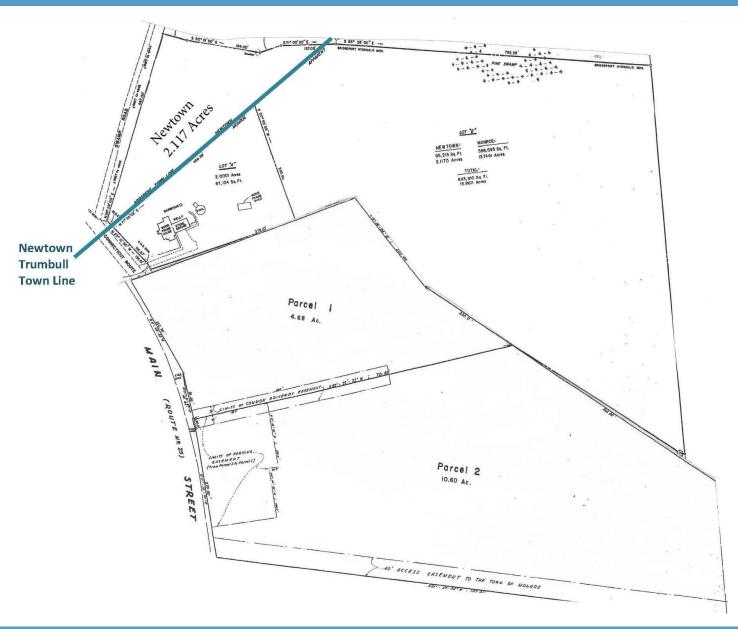










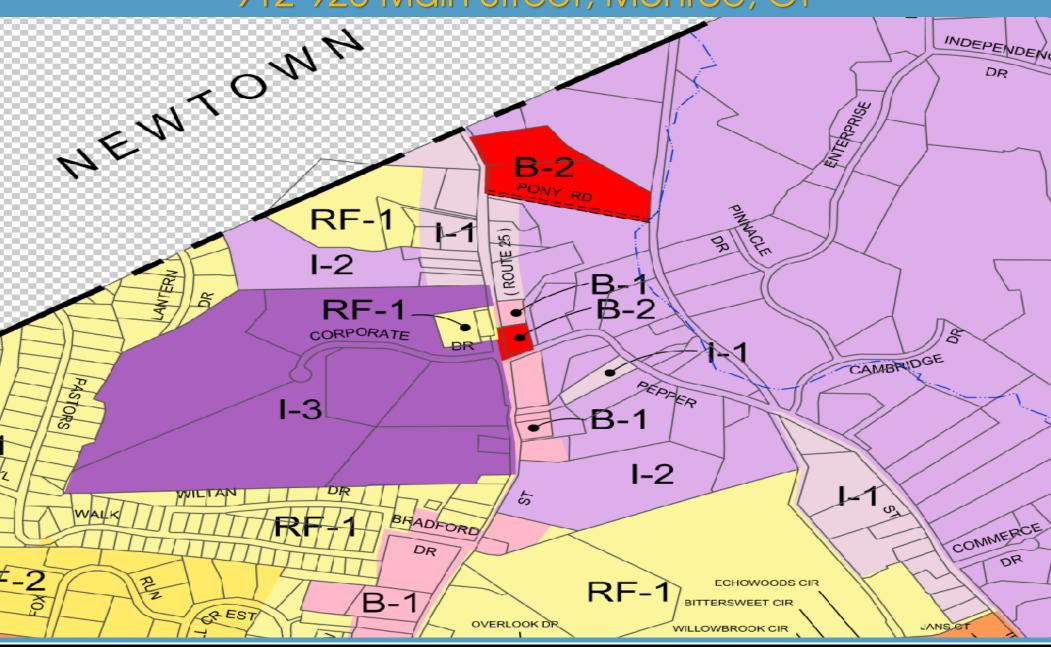




NIDAL/WETTENSTEIN, LLC









VIDAL/WETTENSTEIN, LLC



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

912 MAIN ST

Location 912 MAIN ST **Map/Lot** 112/ 006/ 02/ /

Acct# 11200602 Owner BENCHMARK TRADING OF

MONROE LTD

Assessment \$1,400 **Appraisal** \$1,590,000

PID 8166 Building Count 1

Survey 15 Affordable

Current Value

Appraisal					
Valuation Year	Improvements	L	and	Total	
2014	\$0		\$1,590,000	\$1,590,000	
Assessment					
Valuation Year	Improvements		Land	Total	
2014		\$0	\$1,4	\$1,400	

Owner of Record

Owner

BENCHMARK TRADING OF MONROE LTD Sale Price \$1,340,000

Co-Owner MARK ZUCKER PRES Certificate

Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BENCHMARK TRADING OF MONROE LTD	\$1,340,000	1	1340/ 195	25	04/06/2005
MONROE GOLF ACADEMY LLC	\$0	2	788/ 343	25	04/28/1998

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes

Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Rooms:	
Fireplaces	
Basement Gar.	
Basement	
In Law Apt	

Building Photo

No Image is **Available**

 $(http://images.vgsi.com/photos/MonroeCTPhotos//\00\02/36.$

Building Layout

(http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/8166

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Extra Features

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

Land

Land Use Land Line Valuation

Use Code 610 Description Forest Zone В1

Neighborhood

Alt Land Approved No

Category

Size (Acres) Appraised Value \$1,590,000

10.6

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$0	\$1,590,000	\$1,590,000
2017	\$0	\$1,590,000	\$1,590,000

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$0	\$1,400	\$1,400		
2017	\$0	\$1,400	\$1,400		

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918 MAIN ST

Location 918 MAIN ST **Map/Lot** 112/ 006/ 01/ /

Acct# 11200601 Owner BENCHMARK TRADING OF

MONROE LTD

Assessment \$600 Appraisal \$1,404,000

PID 8165 Building Count 1

Survey 2021 Affordable

Current Value

Appraisal						
Valuation Year	Improvements	Land		Total		
2014	\$0	\$	1,404,000	\$1,404,000		
	Assessment					
Valuation Year	Improvemen	ts	Land	Total		
2014		\$0	\$600	\$600		

Owner of Record

Owner

BENCHMARK TRADING OF MONROE LTD Sale Price \$1,340,000

Co-Owner MARK ZUCKER PRES Certificate

Address 3543 MAIN ST 2ND FL Book & Page 1340/ 195

BRIDGEPORT, CT 06606 Sale Date 04/06/2005

Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BENCHMARK TRADING OF MONROE LTD	\$1,340,000	1	1340/ 195	25	04/06/2005
MONROE GOLF ACADEMY LLC	\$0	2	788/ 343	25	04/28/1998

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes

Field	Description
Style	Vacant Land
Model	
Stories:	
Occupancy	
Exterior Wall 1	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Rooms:	
Fireplaces	
Basement Gar.	
Basement	
In Law Apt	

Building Photo



(http://images.vgsi.com/photos/MonroeCTPhotos//default.jpg)

Building Layout

(http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/816!

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Value	
Use Code	610	Size (Acres)	4.68

DescriptionForestAppraised Value\$1,404,000ZoneB1

Neighborhood

Alt Land Approved No

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$0	\$1,404,000	\$1,404,000
2017	\$0	\$1,404,000	\$1,404,000

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$0	\$600	\$600	
2017	\$0	\$600	\$600	

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Location 926 MAIN ST #928 Map/Lot 112/002/00//

Acct# 11200200 Owner EPSTEIN JUDA J TRUSTEE

Assessment \$308,000 **Appraisal** \$440,000

> **PID Building Count** 8161

Survey 1716 A **Affordable**

Current Value

Appraisal					
Valuation Year	Land	Total			
2014	\$190,000 \$250,00		\$440,000		
	Assessment				
Valuation Year Improvements Land Total					
2014	\$133,000	\$175,000	\$308,000		

1

Owner of Record

Address

Owner **EPSTEIN JUDA J TRUSTEE** Sale Price \$675,000

Co-Owner Certificate

> **Book & Page** 1383/41 3543 MAIN ST 2ND FL BRIDGEPORT, CT 06606

Sale Date 09/27/2005

Instrument 0

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EPSTEIN JUDA J TRUSTEE	\$675,000	1	1383/ 41	0	09/27/2005
FAMILY FINANCIAL SERVICES INC \$0 2 740/257					05/01/1997

Building Information

Building 1 : Section 1

Year Built: 1947 **Living Area:** 3,107

Building Attributes		ributes
	Field	Description

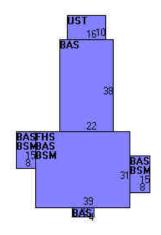
STYLE	One Family
MODEL	Commercial
Grade	C+
Stories:	
Occupancy	2
Exterior Wall 1	Frame
Exterior Wall 2	
Heating Fuel	Typical
Heating Type	Typical
AC Type	None
Bldg Use	Comm / Res
Total Rooms	
Total Bedrms	
Total Baths	
Fireplace	
Xtra Fireplaces	
1st Floor Use:	303
Heat/AC	Typical
Frame Type	Woodjoist
Baths/Plumbing	Normal
Ceiling/Wall	Ceil and Wall
Rooms/Prtns	Average
Wall Height	8
% Comn Wall	

Building Photo



 $(http://images.vgsi.com/photos/MonroeCTPhotos//\00\00\2/34.$

Building Layout



(http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/816:

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,321	2,321
FHS	Finished Half Story	1,209	786
BSM	Basement	1,449	0
UST	Utility Storage	160	0
		5,139	3,107

Extra Features

Extra Features					<u>Legend</u>
Code	Description	Size	Value	Bldg #	Comment
CFI1	FIRE W/ ONE	1 S.F.	\$1,800	1	
CRS1	UTIL FRAME	160 S.F.	\$600	1	

Land Use

Use Code 303

Description Comm / Res

Zone I1

Neighborhood

Alt Land Approved No

Category

Land Line Valuation

Size (Acres) 2

Appraised Value \$250,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal							
Valuation Year	Improvements	Land	Total				
2018	\$190,000	\$250,000	\$440,000				
2017	\$190,000	\$250,000	\$440,000				

Assessment								
Valuation Year	Improvements	Land	Total					
2018	\$133,000	\$175,000	\$308,000					
2017	\$133,000	\$175,000	\$308,000					

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Location 928 MAIN ST Map/Lot 112/003/00//

Acct# 11200300 Owner BENCHMARK TRADING OF

MONROE LTD

Assessment \$1,800 **Appraisal** \$790,100

> PID 8162 **Building Count** 1

Affordable Survey 1716 B

Current Value

	Appraisal						
Valuation Year	Improvements		Land	Total			
2014	\$0		\$790,100	\$790,100			
Assessment							
Valuation Year	Improvements		Land	Total			
2014		\$0	\$1,8	\$1,800			

Owner of Record

Owner BENCHMARK TRADING OF MONROE LTD Sale Price

Co-Owner MARK ZUCKER PRES Certificate 1

Address 3543 MAIN ST 2ND FL **Book & Page** 1611/45 BRIDGEPORT, CT 06606 Sale Date 09/02/2009

> Instrument 03

\$0

Ownership History

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
BENCHMARK TRADING OF MONROE LTD	\$0	1	1611/ 45	03	09/02/2009		
EPSTEIN JUDA J - TRUSTEE	\$675,000	2	1383/ 41	G	09/27/2005		
FAMILY FINANCIAL SERV INC	\$0	3	755/ 34		08/20/1997		

Building Information

Building 1: Section 1

Year Built: **Living Area:**

0

Building Attributes						
Field	Description					
Style	Vacant Land					
Model						
Stories:						
Occupancy						
Exterior Wall 1						
Heat Fuel						
Heat Type:						
AC Type:						
Total Bedrooms:						
Total Bthrms:						
Total Half Baths:						
Total Rooms:						
Fireplaces						
Basement Gar.						
Basement						
In Law Apt						
	1					

Building Photo

No Image is Available

 $(http://images.vgsi.com/photos/MonroeCTPhotos//\00\02/35.$

Building Layout

(http://images.vgsi.com/photos/MonroeCTPhotos//Sketches/8162

Building Sub-Areas (sq ft)

<u>Legend</u>

No Data for Building Sub-Areas

Extra Features

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

Land

Use Code 610

Description Forest

Zone I2

Neighborhood

Alt Land Approved No

Category

Land Use

Land Line Valuation

Size (Acres) 13.74 Appraised Value \$790,100

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$0	\$790,100	\$790,100
2017	\$0	\$790,100	\$790,100

Assessment							
Valuation Year	Improvements	Land	Total				
2018	\$0	\$1,800	\$1,800				
2017	\$0	\$1,800	\$1,800				

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Monroe, Connecticut

 $\begin{array}{ccc} CERC \ Town \ Profile \ 2018 & \textit{Produced by The CT Data Collaborative} \\ \textbf{Town Hall} & \textit{Belongs To} \end{array}$

Town Hall 7 Fan Hill Road Monroe, CT 06468 (203) 452-5421

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



Demographics												
Population 2000 2010 2012-2016 2020 '16 - '20 Growth / Yr Land Area (sq. miles) Pop./Sq. Mile (2012-2016) Median Age (2012-2016) Households (2012-2016) Med. HH Inc. (2012-2016)	Town 19,247 19,479 19,784 17,075 -4.0% Town 26 759 44 6,844 \$113,333	County 882,567 916,829 941,618 944,692 0.1% Count 62 1,50 4 335,20 \$86,67	3, 3, 3, 3, 5, 7 0 9 1,	State 405,565 574,097 588,570 604,591 0.1% State 4,842 741 41 354,713 \$71,755	Wh Blav Asia Nat Oth Hisp Pov <i>Educ</i> Hig	ite Alon ck Alon an ive Ame er/Mult panic or erty Ra ational	erican i-Race Latino te (2012-20 Attainment ol Graduate	panic	54 90 Tov 3.6	31 5 31 1 58 20 49 05 1	County 598,017 107,282 47,742 2,441 89,139 175,480 County 8.8% State 673,220 184,426	State 2,464,450 372,696 152,782 9,399 284,582 537,728 State 10.4%
Veterans (2012-2016)		624		188,759			or Higher		6,910	52%	938,319	38%
Age Distribution (2012-2016) 0-4 Town 879 4% County 53,839 6% State 188,812 5% Economics	5-14 3,028 127,239 439,100	15% 14% 1	15-2 2,505 .24,148 .94,529	13% 13% 13% 14%	25-4 3,821 231,225 878,077	19% 25% 24%	7,040 269,733 1,033,029	29%	2,511 135,434 555,023	13% 14%	19,784 941,618 3,588,570	100% 100%
Business Profile (2016) Sector Total - All Industries 23 - Construction 31-33 - Manufacturing 44-45 - Retail Trade 62 - Health Care and Social Ass 72 - Accommodation and Food Total Government Education		Units 648 76 38 66 55 51	Emp	5,662 258 644 967 447 709 856	Firs Cor Aqu One Swi Net <i>Majo</i> Tov Big	tlight H In Light In Light In Light In Light In Eleven In Stand In Temple In I		ating Co o Inc Connect aza LLC 015-2010	Aquar Coner Swiss	ıcticut	\$2 \$1 \$ \$	Amount 2,470,000 1,720,010 3,301,780 9,242,200 9,187,500 6,111,708 of
2017-2018 School Year Monroe School District		r ades K-12	Enr	ollment 3,149	Smar Mat ELA	h	nnced Test I Grade 3 Town 79.9% 80.8%		above Goal (Grade Town 78.1% 80.3%		Grad e Town 6 67.2%	State 41.8%
Pre-K Enrollment (PSIS) Monroe School District 4-Year Cohort Graduation Rate (Connecticut Monroe School District	2016-2017) All 87.9% 96.2%	Fem c 90.9 98.5	ıle %	Male 85.1% 94.2%	Con Mo	nnecticu nroe Scl c vs Pri lic	nic Absente t hool Distric	t ment (20 1 81	ŕ	81	unty 1.8% 3.2%	All 9.9% 2.7% State 86.8% 13.2%

Monroe, Connecticut

CERC Town Profile 2018



Government	<u> </u>							
Government Form: Selectman - T	own Meeting							
Total Revenue (2016)	\$89,637,538	Total E	xpenditures (2016)	\$86,568,596	Annual Debi	t Service (2016	5) \$5,99	93,057
	\$73,956,951	Educati	on	\$59,684,089	As % of Exp	oenditures		6.9%
Non-tax Revenue	\$15,680,587	Other		\$26,884,507	Eq. Net Grai	nd List (2016)	\$3,066,52	26,011
Intergovernmental	\$13,437,840	Total In	debtedness (2016)	\$41,066,958	Per Capita	,		55,994
Per Capita Tax (2016)	\$3,745	As % of	f Expenditures	47.4%	As % of Stat	te Average	1	03.1%
As % of State Average	130.4%	Per Cap	•	\$2,089		nd Rating (201	16)	Aa2
J		-	f State Average	84.2%	Actual Mill	0 (10)	34.35
						Iill Rate (2016))	24.01
					•	and List Com/	•	
Housing/Real Estat	e							
Housing Stock (2012-2016)				Distribution of House S	Sales (2013)			
11000mg 0100n (2012 2010)	Town	County	State	2.50 10 ation of 110 ase t	Janes (2010)	Town	County	State
Total Units	7,218	364,737	1,493,798	Less than \$100,000		7	439	3,417
% Single Unit (2012-2016)	85.4%	57.9%	59.1%	\$100,000-\$199,999		19	890	7,522
New Permits Auth (2017)	17	1,719	4,547	\$200,000-\$299,999		53	1,117	6,031
As % Existing Units	0.2%	0.5%	0.3%	\$300,000-\$399,999		54	980	3,380
Demolitions (2017)	0	538	1,403	\$400,000 or More		51	3,817	5,960
Home Sales (2013)	184	7,243	26,310	Rental (2012-2016)				
Median Price	\$374,500	\$413,400	\$269,300	Remai (2012-2010)		Town	County	State
Built Pre-1950 share	12.7%	29.3%	29.7%	Median Rent		\$1,525	\$1,385	\$1,094
Owner Occupied Dwellings	6,260	226,707	900,223	Cost-burdened Renter	rs	61.7%	54.0%	52.5%
As % Total Dwellings	91.5%	67.6%	66.5%					
Subsidized Housing (2017)	80	34,307	168,576					
Labor Force]							
	Town	County	State	Connecticut Commuter				
Residents Employed	9,772	459,238	1,795,519	Commuters Into Tow			dents Comn	-
Residents Unemployed	456	23,180	96,273	Monroe, CT	1,002	Monroe, CT		1,002
Unemployment Rate	4.5%	4.8%	5.1%	Bridgeport, CT Shelton, CT	497	Bridgeport, Fairfield, C		931 641
Self-Employed Rate	11.2%	13.0%	9.9%	Trumbull, CT	395 387	Stamford, C		585
Total Employers	648	35,142	117,337	Newtown, CT	295	Shelton, CT		559
Total Employed	5,662	423,648	1,666,580	Stratford, CT	244	Trumbull, C		546
				Milford, CT	180	Norwalk, C	Т	500
Quality of Life								
Crime Rates (per 100,000 resider		Distance	to Major Cities	350		al Utilities		
Town	State	** *		Miles		Provider		
Property 415	1,780	Hartford		40		source Energy		
Violent 10	224	New Yo	ork City	60	Gas Pro) 286-2000		
Disengaged Youth (2012-2016)	_	Provide	nce	99		oviaer source Energy		
Town	State	Boston		133) 989-0900		
Female 2.9%	4.5%	Montrea	al	290	Water F	,		
Male 0.0%	5.5%					h Norwalk Ele	ctric and W	ater
	Town 7.92				(203)) 866-3366		
I ibrory circulation nor conit-	7.97				Cabla D) was sid aw		
Library circulation per capita	7.52				Cable P			
Library circulation per capita	7.102				Altic	rovider e (Cablevision) 200-7273	1)	

ARTICLE 4 NONRESIDENTIAL DISTRICTS

§4.1 Business District 1 (B-1)

§4.1.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.1 shall apply to the alteration and use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Business District 1 ("B-1 District").

§4.1.2 Permitted Uses

See Article 10 - Schedules for "Schedule of Permitted Land Uses by Zoning District."

§4.1.3 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in a B-1 District, including:

- **A.** Mechanical and/or electronic amusement devices not to exceed two (2) per premises and located in a manner that their installation or use shall not constitute a hazard to public safety.
- **B.** Seasonal or special sales events provided that they occur not more than twice in a six (6) month period, but not within less than thirty (30) days of each event. Each sales event shall not exceed a period of nine consecutive calendar days. Such sales events are characterized as "sidewalk sales," "Christmas Tree sales," "holiday plant sales," "grand opening sales," "tent sales," and similar. Such accessory uses may be conducted provided that the following provisions are met, subject to review of the Zoning Enforcement Officer:
 - (1) It is conducted by the owner(s) of the principal use(s) or business(s) on the premises.
 - (2) It is conducted on the premises on which the principal use(s) or business(s) are located.
 - (3) It is conducted during normal and reasonable business hours.
 - (4) The accessory use may use the front yard area but shall in no way encroach on any other yard requirement or on any road right-of-way.
 - (5) The accessory use and/or any temporary shelter or display fixtures shall be placed in such a manner as to not obstruct any vehicular line of sight or traffic control, any vehicular or pedestrian access or egress, or any parking or loading space required by these Regulations unless evaluated and accepted by the Commission.
 - (6) No sound systems shall be allowed.

- **C.** A bar/cocktail lounge is permitted only as an accessory use to a restaurant; shall occupy a space separated from the dining room area; must be located within the structure; shall have a capacity not to exceed forty percent (40%) of normal dining room seating capacity, and a standup bar with or without stools. Live entertainment, including customer dancing, is permitted.
- **D.** Outdoor storage of materials related to commercial uses:
 - (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.
 - (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
 - (6) Outdoor storage areas shall be screened from adjoining properties and shall conform to landscaping and screening requirements of these Regulations.
 - (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

§4.1.4 Lot Area and Bulk Requirements for Business District 1

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

Schedule of Dimensional Requirements

Lot Requirements	B-1
Minimum lot area	1 acre
Minimum lot frontage	125 feet
Minimum square*	125 x 125 feet
Minimum front yard	50 feet
Minimum yard	
At residential zone boundary	30 feet
Rear and side	20 feet
Maximum height	2 1/2 stories/35 feet
Building coverage	25%
Minimum floor area (Effective 3-14-75]	1,400 square feet

^{*}Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

§4.1.5 Landscaping and Screening

Site landscaping and screening must be provided in accordance with the landscape and screening provisions of Article 6 of these Regulations.

§4.1.6 Parking and Loading

- **A.** Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements of Article 6 of these Regulations.
- **B.** No parking areas or internal driveway shall be located less than twenty (20) feet from a street line, right-of-way line, or front property line, or within thirty (30) feet of a residence district.
- **C.** Parking lot driveway(s) or access aisle(s) may be located within required setbacks for the purpose of providing present or future vehicular access and circulation between adjacent parcels.

§4.2 Business District 2 (B-2)

§4.2.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.2 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Business District 2 ("B-2 District").

§4.2.2 Permitted Uses

See Article 10 – Schedules for "Schedule of Permitted Land Uses by Zoning District."

§4.2.3 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in a B-2 District, including:

- **A.** Accessory uses as permitted in a B-1 District.
- **B.** The manufacturing, processing or assembling of goods and materials only when clearly incidental and accessory to a permitted principal retail use on the premises.

§4.2.4 Lot Area and Bulk Dimensional Requirements for Business District 2

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

Schedule of Dimensional Requirements

Lot Requirements	B-2
Minimum lot area	1 acre
Minimum lot frontage	125 feet
Minimum square*	125 x 125 feet
Minimum front yard	50 feet
Minimum yard	
At residential zone boundary	30 feet
Rear and side	20 feet
Maximum height	2 1/2 stories/35 feet
Building coverage	25%
Minimum floor area	1,400 square feet

^{*}Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

§4.2.5 Landscaping and Screening

Landscaping and screening requirements in the B-2 District shall be the same as those in the B-1 District, as described in §4.1.6, §6.2 and other sections of these Regulations as applicable.

§4.2.6 Parking and Loading

Parking and loading requirements in the B-2 District shall be the same as those in the B-1 District, as described in §4.1.7, §6.1 and other sections of these Regulations as applicable.

§4.2.7 Uses Permitted within Minimum Front Yard Setbacks

The following uses as may be approved by the Commission, shall be permitted within the minimum front yard setback established in §4.1.5 of these Regulations subject to all of the requirements set forth in these Regulations applicable to uses and structures in a B-2 district:

- **A.** Canopies over pump islands and adjacent areas utilized to fuel vehicles at gasoline service stations.
- **B.** Public access walks.
- **C.** Driveways and service roads for cross access only.
- **D.** Flagpoles.

- **E.** Lighting.
- F. Irrigation.
- **G.** Directional signage and pavement marking.

§4.3 Industrial Districts

§4.3.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.3 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Industrial District 1 ("I-1 District"), Industrial District 2 ("I-2 District"), and Industrial District 3 ("I-3 District").

An Industrial District shall be established only in an area where such district will:

- **A.** Have no significant detrimental impact on the environment.
- **B.** Have the capacity to provide for the onsite handling, disposal and/or storage in a safe, sanitary and harmless manner as prescribed by all applicable State, Federal or local laws, rules or regulations, of sewage, solid or liquid waste, toxic or hazardous substances, or any chemicals or by-products produced, kept, made, generated or used or to be used on the premises. In the event such sewage, solid or liquid waste, toxic or hazardous substances and materials or such chemicals and by-products as aforesaid are not to be handled, stored or disposed of on site, the manner of such handling, disposal and/or storage shall be reported including proof of compliance with all applicable State, Federal and local laws, rules and regulations.
- **C.** Must meet and continue to meet the performance standards of these Regulations.
- **D.** Be adequately protected from casualty by fire as may be determined by the Town Fire Marshal, subject to review by the Commission.

§4.3.2 Performance Standards

The following standards shall be considered minimal and shall apply to all uses of land, buildings and accessory uses on any premises within an I-1 District, I-2 District and I-3 District, and shall apply continuously, and failure to conform to any standard herein listed shall be construed to be a violation of these Regulations and subject to the penalties provided by law:

A. Noise

(1) The control of noise pollution is to protect residential areas surrounding Industrial Districts, as well as to protect adjoining industrial users within an industrial zone, and shall be so construed. During the hours between 7:00 am and 10:00 pm, at no point on a zone boundary between a Residential District and any Industrial District shall the radiating sound level, measured in decibels, from any operation exceed the decibel level in Column A below. During the hours between 7:00 am and 10:00 pm, at no point less than two-hundred-fifty (250) feet from any other zoning district boundary or less than two-hundred-fifty (250) feet from any property line within an Industrial District shall the radiating sound level from any operation exceed the decibel level in Column B below:

	Maximum Permitted Sound Level (decibels)		
Octave Band	Column	A Column B	
(cycles per			
second)			
0 – 75	68	74	
75 – 150	55	62	
150 - 300	48	56	
300 – 600	44	51	
600 - 1,200	40	45	
1,200 - 2,400	36	40	
2,400 - 4,800	32	36	
Over 4,800	30	33	

- (2) In the event of any conflict during tests for noise level between Columns A and B, Column A shall have precedence.
- The above sound levels in both columns shall be reduced by five decibels for night operation between the hours of 10:00 pm and 7:00 am and for noise of impulsive character, such as hammering, or periodic in character, such as hum, screech or continuous tones. Sound levels shall be measured with a sound-level or decibel meter and associated octave band analyzer than conforms to current American Standards Association specifications.

B. Vibration

At no point on the boundary of any bordering residential zone shall any vibration exceed two-ten-thousandths (0.0002) inches to a frequency of fifteen (15) cycles per second or less when measured by a seismograph of accepted standard manufacture.

C. Air Pollution

No dust, smoke or fumes shall be emitted from any operation so as to be noticeable or evident or be in violation of Federal, State and local pollution regulations.

D. Glare and Heat

Glare and heat from lighting or any process or operation shall not be seen or felt at the boundary of a bordering residential zone.

E. Hazardous Wastes / Materials

No hazardous wastes/materials shall be stored, used or generated except in accordance with all applicable State, Federal and local laws, rules and regulations. All applications for uses hereunder shall include a written statement detailing and identifying all hazardous wastes/materials to be used, stored or generated on the premises including the manner of onsite and/or offsite disposal, handling and/or storage and including proof of compliance with all applicable State, Federal and local laws, rules and regulations. Said statement shall additionally include an estimate of the quantity of each toxic or hazardous material/waste, and approximately where on the applicant's or operator's property the material/waste will be located. A copy of said statement shall be transmitted by the Commission to the Monroe Police Department, the Fire Marshal, and the Fire Department Chiefs. Such materials/wastes to be identified shall be those defined in the Environmental Protection Agency Hazardous Waste Regulations published in the May 19, 1980, Federal Register (Part 261) as amended from time to time. All storage containers for any toxic or hazardous materials/wastes shall conform to specifications of the Federal Department of Transportation and Environmental Protection Agency, and shall each contain a warning label naming the contents and those that are hazardous/toxic.

F. Explosion, Fire or Radiation Hazards

At any point in the zone, any exposure to explosion, fire or radiation hazards shall be safeguarded by all means available, and such safeguards shall be subject to the approval of the State and local Fire Marshals or appropriate authority. No operation in this zone shall be the cause of radio or television interference.

§4.3.3 Permitted Uses

See Article 10 – Schedules for "Schedule of Permitted Land Uses by Zoning District."

§4.3.4 Prohibited Uses in Industrial District 3

- **A.** Notwithstanding that any land use not specifically permitted is prohibited, the following uses are specifically prohibited in an I-3 District:
 - (1) Gasoline service stations, service and repair garages, and automotive, boat, recreational vehicle, truck, and similar sales. Public display of any vehicle for sale is prohibited. "Boat" shall not include non-motorized boats up to sixteen (16) feet in length (e.g., canoes and kayaks).
 - (2) Arcades (amusement centers with coin or token-operated games or any type of electronic payment for operation of games) as a principal use.

- (3) Adult-oriented businesses (including, but not limited to, adult bookstores, adult theaters, and massage parlors).
- (4) Mini-warehouses or self-storage facilities.
- (5) Nightclubs, taverns, social clubs, and similar uses where the primary purpose of the business is the serving of alcoholic beverages.
- (6) "Fast food" restaurants, where the majority of meals are not served by waitpersons to patrons at tables. Fast food restaurants are allowed only as part of a larger complex such as a food court in a shopping center.
- (7) Stand-alone "convenience" stores: quick-stop, high-turnover mini-markets.
- (8) Tattoo establishments.
- (9) Firearms sales, except as a minor accessory use, not to exceed five percent (5%) of the gross floor area.
- (10) On-site dry cleaning.

§4.3.5 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in all Industrial Districts, except as limited below, including:

- **A.** Recreational facilities for employees, which shall not be located in a front yard or any yard abutting a residential zone.
- **B.** Child Day Care Center in conjunction with a general or professional office use.
- **C.** Retail not exceeding 5% of the gross floor area of the principal business.
- **D.** Restaurants, including corporate cafeterias, serving the principal use occupants only and not open to the general public.
- **E.** Outdoor storage of materials related to industrial uses.
 - (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.

- (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
- (6) Outdoor storage areas shall be screened from adjoining properties and shall conform to landscaping and screening requirements of these Regulations.
- (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.
- **F.** Storage Silos in the I-3 District only, not to exceed sixty-five (65) feet in height, nor have a footprint exceeding ten (10) percent of the gross square footage of the principal building footprint that the silo is attached to. No signage, flags or lights shall be attached to the silo, except as may be required for safety purposes at the base of the silo. All such footprints shall include all enclosed overhangs.

§4.3.5 Lot Area and Bulk Requirements for All Industrial Districts

A. No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the minimum standards set forth below in the Schedule of Area and Bulk Requirements. Side yard setback requirements may be reduced at the discretion of the Commission in order to encourage clustering of industrial buildings where shared parking can be achieved for complimentary uses in accordance with provisions for shared parking provided in Article 6 of these Regulations. Site landscaping and screening shall be provided in accordance with the landscaping and screening provisions of Article 6 of these Regulations.

Schedule of Area and Bulk Requirements

Lot Requirements	I-1	I-2	I-3
Minimum lot area	1 acre	3 acres	10 acres
Minimum lot frontage	120 feet	200 feet	200 feet
Minimum square*	110 feet	150 feet	350 feet
Minimum front yard, public road	50 feet	50 feet	150 feet
Minimum front yard, private commercial	25 feet	50 feet	50 feet**
street			
Minimum yard			
For buildings at residential zone	50 feet	100 feet	100 feet
boundary			
Rear and side yards	25 feet	25 feet	50 feet**
Maximum height	3 stories/40 feet	3 stories/40 feet	3 stories/55 feet***
Building coverage	25%	25%	25%

^{*}Note: Each lot shall be of such shape that the applicable square can be placed entirely within the lot lines, with one (1) side parallel to the street lot line.

^{**}Note: The minimum yard for buildings and structures, or a portion thereof, exceeding a height of 40 feet shall be no less than the highest height of such buildings and structures, or portion thereof.

^{***}Note: Maximum height of sixty-five (65) feet allowed for accessory storage silos in accordance with §4.3.8G of these Regulations.

B. Frontages for individual lots along an internal road in an industrial park development in an I-2 District and an I-3 District may be reduced by the Planning and Zoning Commission, upon written request with documented justification by an applicant, by an amount not to exceed twenty percent (20%) when deemed to be in the interest of the town and overall design. When considering such a request, the Commission shall take into account limitations imposed by topographic or geologic conditions, size and shape of property, effect upon integrity of overall design and impact upon future maintenance requirements of the town.

§4.3.6 Parking and Loading

Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements set forth in Article 6 of these Regulations.

- A. No parking areas or internal driveways shall be located no less than fifty (50) feet from a public street, no less than twenty-five (25) feet from a property line, and no less than fifty (50) feet from any Residential District boundary in an I-1 District, nor less than one-hundred (100) feet from a Residential District boundary in an I-2 District and an I-3 District, except for the purpose of providing a driveway(s) or access aisle(s) to an adjacent property to allow for vehicular access and circulation between adjacent parcels. Internal driveways giving access to the street may cross required buffers only in the case where residential zone lines follow the centerline of the street or parallel the centerline of the street at the streetline.
- **B.** Upon written request with documented justification by an applicant, including submission of an alternate landscape buffer plan, the Commission may allow surface parking areas or internal driveways to extend up to, but not more than fifty (50) feet into the required I-3 District buffer area. If the Commission determines that the alternate landscape buffer plan, above, exceeds the landscape buffer requirements provided in Article 6 of these Regulations and provides adequate protection to an adjoining residential zone, the requirements provided in Article 6 may be waived.
- **C.** Adequate loading docks and loading space shall be provided to serve the uses of a building and shall be so separated from parking areas to the extent that maneuvering trucks will not cause hazards or inhibit the free and safe movement of passenger vehicles. In no case shall a loading area or access to a dumpster enclosure obstruct access to and from designated parking spaces.

§4.3.7 Utilities and Improvements

All site and public improvements, including water supply, sewage disposal, roads and drainage, shall conform to local and State regulations as applicable.

- **A.** Complete plans, profiles, engineering drawings and data on improvements, including parking areas on private property, shall conform to recognized standards and the best modern practice and shall be subject to the acceptance by the Town Planner and Town Engineer.
- **B.** Foundation and roof drains shall be connected to retention and/or detention facilities and/or appropriate storm water quality facilities, where appropriate.

§4.3.8 Signs

Signs in all Industrial Districts shall conform to and be limited by the provisions of Article 6 of these Regulations.