

DEVELOPMENT SITE FOR SALE

Highland Avenue and New Haven Avenue, Waterbury, CT



Amazon distribution coming to Waterbury/Naugatuck line, creating 1,000 jobs. With plans to open 2027.



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



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

Highland Avenue and New Haven Avenue, Waterbury, CT

41.54 Acres on Highland Ave *Two Areas of Access on the Property*



Amazon distribution coming to Waterbury/Naugatuck line, creating 1,000 jobs. With plans to open 2027.

PROPERTY DETAILS

Development site – Town Plot/Country Club Section

Land Area: 41.54 acres, 400± feet frontage on Highland Avenue

Zoning: RL ([link to zoning regs](#))

Residential “RL” district is primarily a single family district with a 6,000 SF minimum lot area requirement. Depending on the size, configuration and conditions of the parcel, it may be possible to develop a **“Residential Campus Development”** which consists of single family homes arranged in a common-ownership community. I am sending you a link to our zoning regulations and suggest you review Sections 4.08 and 4.09 which set forth the basic underlying use and dimensional requirements.

Utilities: Electric, gas, water and town sewer are all available at the site from Highland Avenue. The power line towers that run through the property have all been recently replaced with modern looking monopoles. There is an easement in favor of a Northeast Utilities electric transmission line, which has recently been upgraded with modern towers.

Egress: Two means of egress; New Haven Avenue and Highland Avenue. CT Transit Bus route via Highland Avenue.

Sale Price Reduced: \$2,900,000.00



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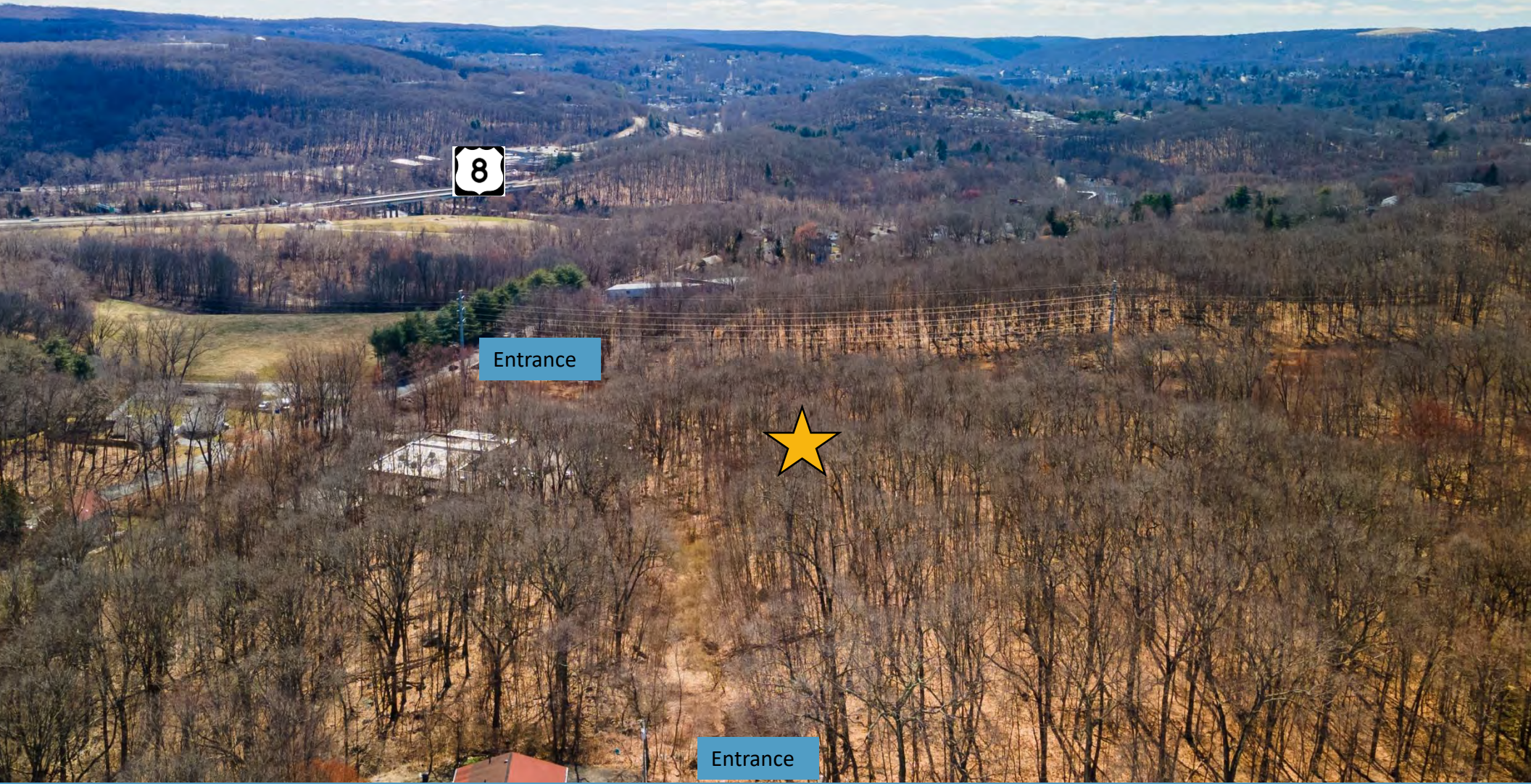
Highland Avenue and New Haven Avenue, Waterbury, CT

Aerial



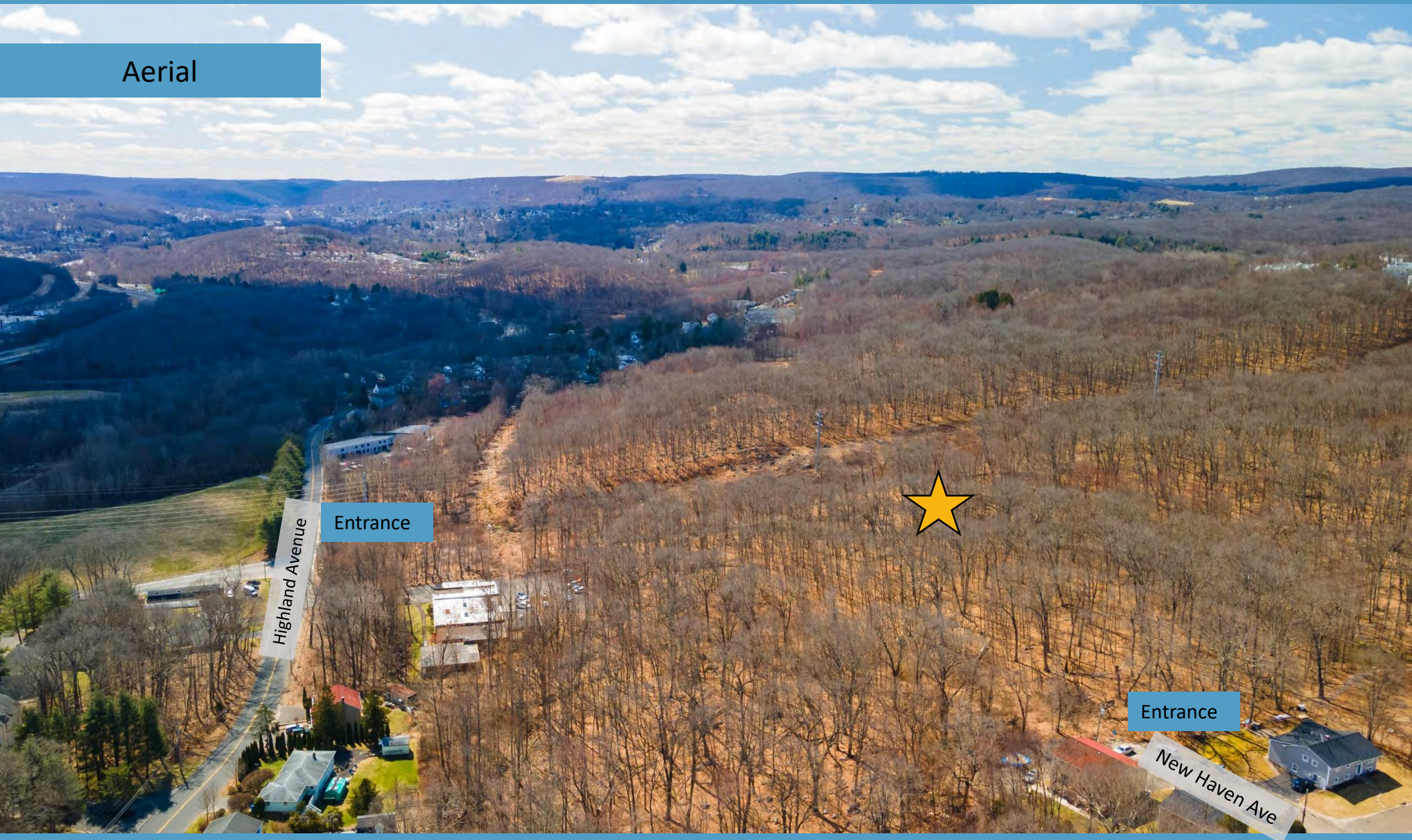
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Aerial



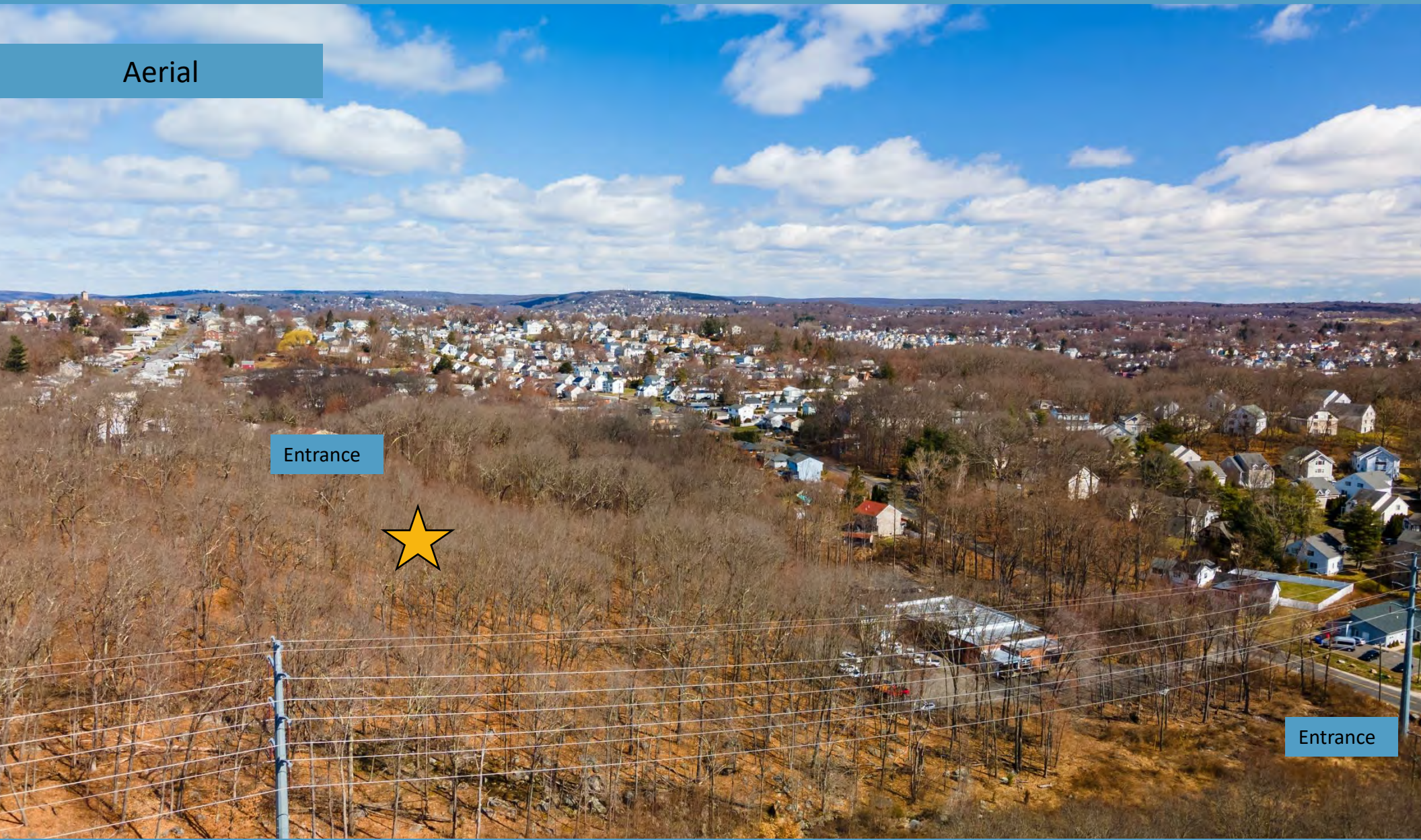
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Aerial



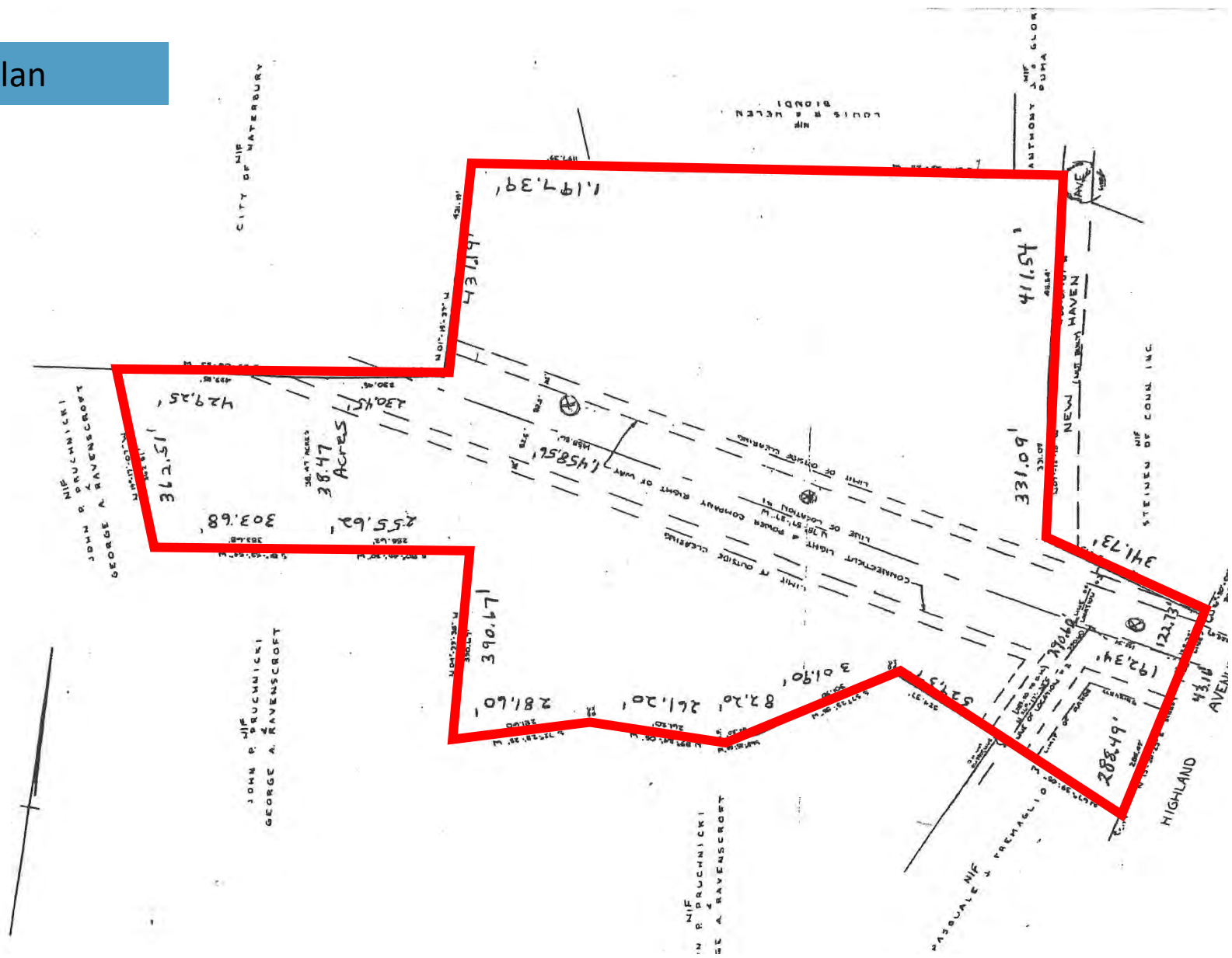
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Aerial



Highland Avenue and New Haven Avenue, Waterbury, CT

Site Plan

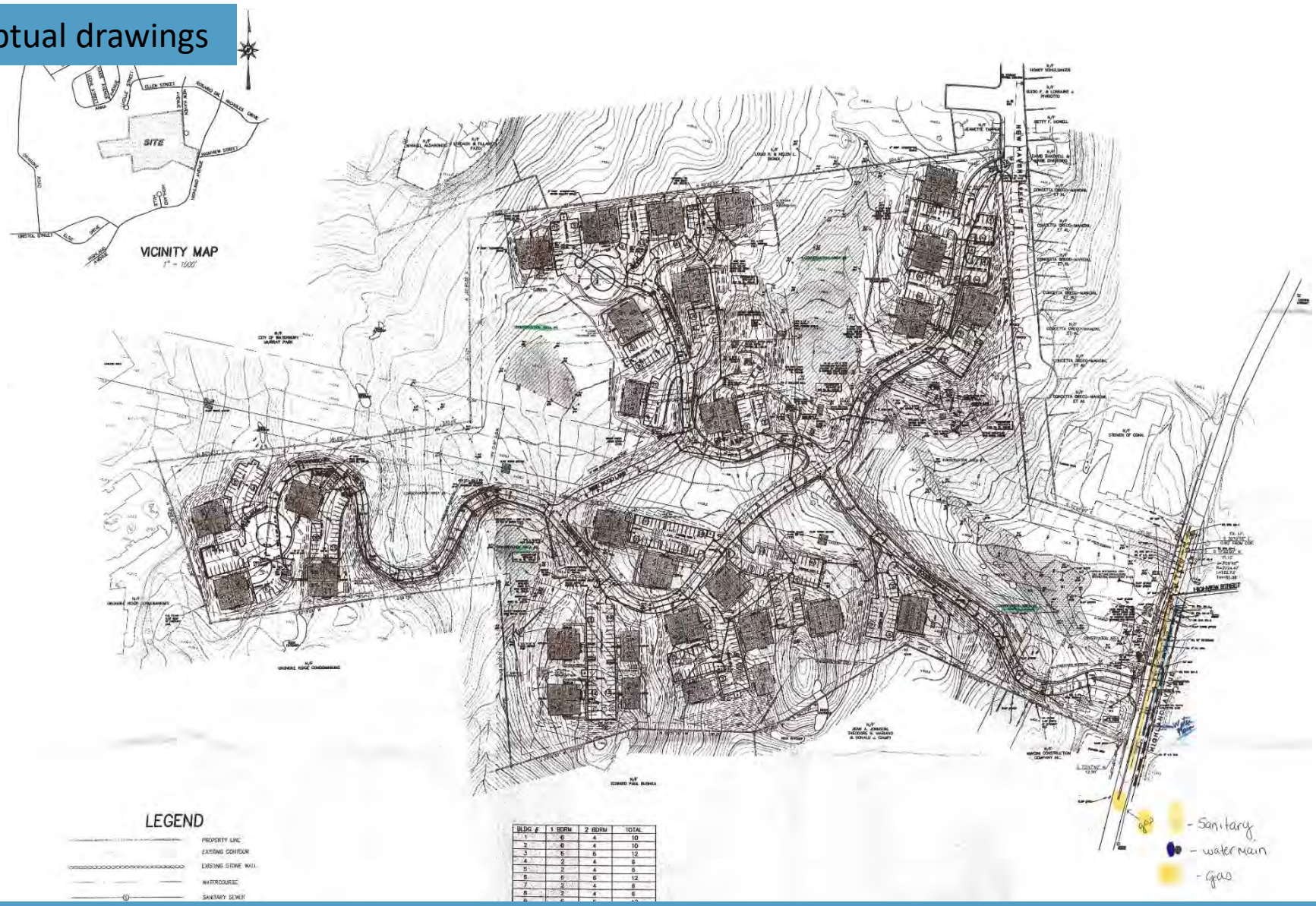


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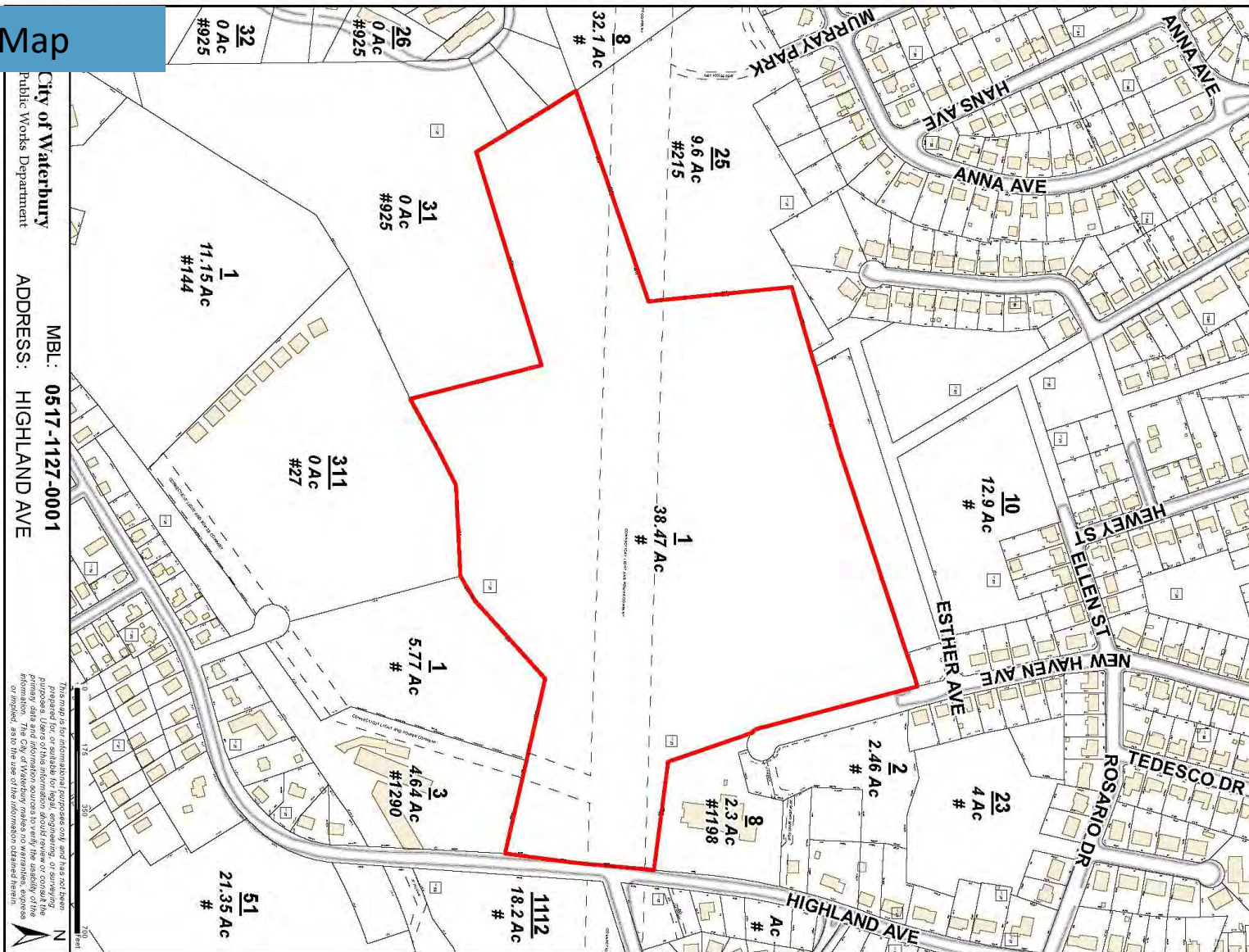
Highland Avenue and New Haven Avenue, Waterbury, CT

Conceptual drawings



Highland Avenue and New Haven Avenue, Waterbury, CT

GIS Site Map



SIOR Individual Members
Society of Industrial & Office Realtors

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Highland Avenue and New Haven Avenue, Waterbury, CT

GIS Neighborhood Map

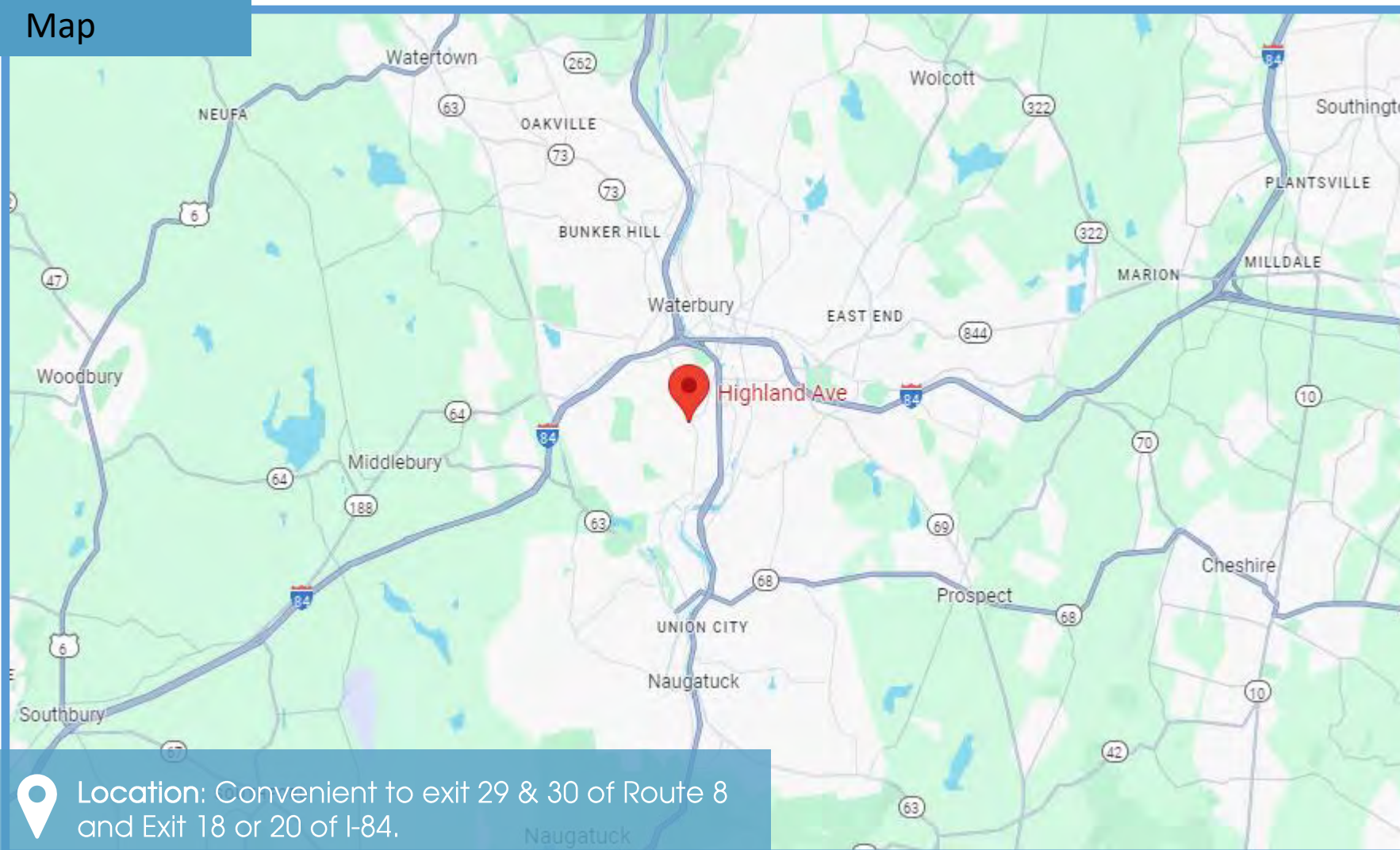


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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

Highland Avenue and New Haven Avenue, Waterbury, CT

Map



Location: Convenient to exit 29 & 30 of Route 8 and Exit 18 or 20 of I-84.



CITY OF WATERBURY, CONNECTICUT
ZONING REGULATIONS

ARTICLE 4
PERMITTED
USES

Section 4.08

Master Use Table (Amend. 9-28-11; 4-25-12, 10-23-13, 1-22-14, 11-28-15, 11-19-15, 5-25-16, 6-30-16, 10-28-20, 3-22-23, 5-31-23)

USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
<i>RESIDENTIAL USES</i>															
Single Family Residence	ZP	ZP	ZP	ZP	SP	ZP		SP		SP					
Two/Three Family Residence	SP*	SP*	SP*	ZP SP	ZP SP	ZP SP				SP					10.02
Multi-Family Residence				ZP SP	ZP SP	ZP SP		SP		SP	SP				10.02
Active Adult Housing	SE	SE	SE	SE	SE			SE	SE	SE					10.03
Residential Campus Development	SE	SE	SE	SE	SE										10.04
Planned Residential Conservation Development	SE	SE	SE	SE	SE										10.05
Group Living				SP	SP	SP		SP		SP	SP				10.06
Student Housing Unit											ZP				10.31
Halfway Residences												SP			10.07
Short-term Lodging						ZP		ZP	ZP	ZP	ZP				
* two family only, permitted in conjunction with a Planned Residential Conservation Development															



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<i>COMMERCIAL USES</i>															
Mixed Use Planned Development				SP	SP	SP		SP		SP	SP		SP		10.08
Retail Sales					SP	SP	ZP	ZP	ZP	ZP	ZP		ZP		
Mixed Use Building							ZP	ZP	ZP**	ZP	ZP				10.29
Package Store							SP	SP	SP	SP	SP		ZP		10.09
Eating and Drinking Establishments					SP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Personal, Business and Repair Services					SP	SP	ZP	ZP	ZP	ZP	ZP		ZP		
Entertainment Uses						SP	SP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Large Venue Event Facilities								SP	SP	SP	SP	SP	SP	SP	10.10
Shopping Centers						SP	ZP	ZP	ZP	ZP	ZP		ZP		10.11
Food Processing and Sales			SP	SP	SP	SP	ZP	ZP	ZP	ZP	SP	ZP	ZP	ZP	
Adult Establishment												ZP			10.12
Recreation Uses					SP	SP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	10.13
Social Gathering Places				SP	SP	SP	ZP	ZP	ZP	ZP	SP				



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Automobile and Marine Craft Trade									ZP	SP		ZP	ZP	ZP	
Commercial Outdoor Recreation	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP		SP	SP	SP	10.13
Office Uses					SP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Medical Office						ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
General Purpose Hospital Campus	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10.14
Inpatient Clinic					SP	SP		SP	SP	SP					
Community Facilities	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP				
Day Care Center		SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	ZP	
Schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				
Business and Trade Schools						SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	
Colleges or Universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10.14
Religious Institutions	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP		ZP		10.15
Essential Public Services	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Parks and Open Areas	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	



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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Kennel									ZP				SP		10.23
Veterinary Services					SP	SP	ZP	ZP	ZP	ZP	ZP				
Wind Energy Conversion Systems	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	10.25.
Crematories	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	10.26
Cannabis Establishment, Dispensary Facility														SP	10.30
Cannabis Establishment, Hybrid Retailer														SP	10.30
Cannabis Establishment, Product Packager														SP	10.30
Cannabis Establishment, Retailer														SP	10.30
INDUSTRIAL USES															
Manufacturing and Processing									ZP**			ZP	ZP	ZP	
Industrial Services									ZP**			ZP	ZP	ZP	
Warehouse and Freight Handling									ZP**			ZP	ZP	ZP	
Wholesale Trade					SP	SP	SP	SP	ZP	SP		ZP	ZP	ZP	



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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Limited Vehicle Service Facilities								SP	ZP	SP		ZP	ZP	ZP	10.16
Agriculture	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					
Vehicle Service Facilities									SP	SP		SP	ZP	SP	10.16
Hazardous Industrial Operations												SP			10.24
Commercial Earth Excavation												SP			10.17
Basic Utilities	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Passenger Terminals				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Commercial Parking Structure					SP	SP	ZP	ZP	ZP	ZP	ZP	SP	SP	SP	10.19
Surface Parking Lot				SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	10.19
Commercial Energy Generation and Storage Facilities									SP**			SP	SP	SP	
Wireless Communications Facilities	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
eCommerce Fulfillment and Distribution Centers									ZP			ZP	ZP	ZP	10.32



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USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
CONDITIONAL ACCESSORY USES															
Home Occupation	ZP	ZP	ZP	ZP	ZP	ZP		ZP		ZP	ZP				10.21
Livestock and Poultry	ZP	ZP	ZP	ZP	ZP	ZP									10.22
Drive Through Service							SP	ZP	ZP	ZP	SP	ZP	ZP	ZP	
Outdoor Display							ZP	ZP	ZP	ZP	ZP		ZP		
Accessory Earth Material Excavation*	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	ZP SP	10.18
Temporary Structures	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Accessory Packaged Alcohol sales					SP	SP	SP	SP	SP	SP	SP		SP		10.09
Accessory Energy Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Accessory Wireless Facilities									ZP**			ZP	ZP	ZP	10.20

* Removal of more than 500 cubic yards of earth materials per acre *or a duration of more than two years* requires Special Permit approval by the Zoning Commission.
** Permitted in the CA-IL Overlay District.



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USE DEFINITIONS	AS-OF-RIGHT ACCESSORY USES
Residential Uses	
<p><u>Single Family Residence:</u> - A fully detached dwelling structure containing one dwelling unit occupied by a family where the average length of stay is sixty (60) days or longer. Community residences and child-care facilities as defined in CGS 8-3e, as may be amended, shall be classified as Single Family Residences.</p>	<p>Including but not necessarily limited to off street parking, recreational activities, home day care, detached garages, fences, swimming pools, accessory structures and accessory room rental of not more than 2 non- transient roomers or boarders.</p>
<p><u>Two or Three Family Residence:</u> - A fully detached dwelling structure containing two or three dwelling units each occupied by a family where the average length of stay is sixty (60) days or longer.</p>	<p>Including but not necessarily limited to off street parking, recreational activities, home day care, detached garages, fences, swimming pools, and accessory structures.</p>
<p><u>Multi-Family Residence:</u> - A fully detached dwelling structure containing four or more dwelling units each occupied by a family where the average length of stay is sixty (60) days or longer.</p>	<p>Including but not necessarily limited to off street parking, recreational activities, home day care, detached garages, fences, swimming pools, and accessory structures.</p>
<p><u>Active Adult Housing:</u> - A housing development containing one or more dwelling structures, each containing one or more dwelling units that are intended for occupancy by at least one person age fifty-five (55) or older per dwelling unit, where the average length of stay is sixty (60) days or longer.</p>	<p>Including but not necessarily limited to off street parking, community center for use of residents, maintenance and office for use related to the management of the development, recreational activities, home occupations, detached garages, signs, fences, swimming pools, and accessory structures.</p>
<p><u>Residential Campus Development:</u> - A group of two or more residential buildings occupying a single lot where the average length of stay is sixty (60) days or longer. Such uses may include two or three family residences, and/or multifamily residences in common ownership communities or rental housing developments.</p>	<p>Including but not necessarily limited to off street parking, community center for use of residents, maintenance and office for use related to the management of the development, recreational activities, home occupations, detached garages, fences, swimming pools, and accessory structures.</p>



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USE DEFINITIONS	AS-OF-RIGHT ACCESSORY USES
<p><u>Planned Residential Conservation Development</u>: - A use which requires the approval of a PRCD Subdivision by the City Plan Commission which shall apply flexible lot areas, lot widths, setbacks and building coverage standards without increasing the number of units that could be legally constructed on a particular tract of land under the Zoning Regulations and providing a minimum of 35% of the pre-developed parcel as open space, with consideration of compatibility for the district or districts in which the property lies.</p>	<p>Including but not necessarily limited to off street parking, community center for use of residents, maintenance and office for use related to the management of the development, recreational activities, home occupations, detached garages, fences, swimming pools, and accessory structures.</p>
<p><u>Group Living</u>: - Residential occupancy of a building by a group of people who receive any combination of board, care, training, or treatment where the average length of stay is sixty (60) days or longer, excluding occupancy as a community residence or child care facility as defined in CGS 8-3e or 8-3f, or as a Student Housing Unit. Buildings generally have a common eating area for residents and residents share or have separate bedrooms. Such uses may include assisted living facilities, convalescent or nursing homes, hospices, boarding or rooming houses, and residence halls.</p>	<p>Including but not necessarily limited to off street parking, recreational activities, detached garages, fences, swimming pool, and accessory structures.</p>
<p><u>Student Housing Unit</u>: A Dwelling Unit housing only post-secondary students who are individually placed in the unit by the person who manages the Student Housing Unit.</p>	<p>Including but not necessarily limited to recreational activities, and accessory structures.</p>
<p><u>Halfway Residences</u>: - A facility for the housing of persons placed at the direction or under the custody and control of the Department of Corrections, probation, parole.</p>	<p>Including but not necessarily limited to off street parking, recreational activities, detached garages, fences, swimming pool, and accessory structures.</p>
<p><u>Short-Term Lodging</u>: - Facilities offering transient lodging accommodations to the general public, where the average length of stay is less than 60 days. Such uses may include bed and breakfasts, hostels, hotels, motels, tourist homes, shelters, and guest houses.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, coffee shops, banquet halls, dining and recreation facilities primarily for use by guests or residents of the facility.</p>



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Commercial Uses	
<p><u>Mixed-Use Planned Development:</u> - A group of two or more principal structures on a single lot with a mix of commercial and residential uses in a compact urban form.</p>	<p>Including but not necessarily limited to off street parking, community center for use of residents, maintenance and office for use related to the management of the development, recreational activities, home occupations, detached garages, fences, swimming pools, and accessory structures.</p>
<p><u>Retail Sales:</u> - The sale, lease, or rental of new or used consumer products to the general public including grocery stores and convenience stores in a single principal building but excluding Automotive and Marine Craft Trade.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, storage of goods, and repackaging of goods for on-site sales.</p>
<p><u>Mixed Use Building:</u> - A building which houses two or more of the following uses: Single Family Residence; Two/Three Family Residence; Multi-Family Residence; Group Living; Short Term Lodging; Retail Sales; Eating and Drinking Establishments; Personal; Business and Repair Services; Entertainment Uses; Food Processing and Sales; Recreation Uses; Office Uses; Medical Office; Community Facilities; Day Care Center; Schools; Business and Trade Schools; Colleges or Universities; Religious Institutions; Veterinary Services; Package Store; Social Gathering Places.</p>	<p>Including but not necessarily limited to the Accessory uses related to the individual uses housed in the structure.</p>
<p><u>Package Store:</u> - A retail establishment engaged in the sale of prepackaged alcoholic beverages intended for off premises consumption and operating under a "Package Store Permit" as per CGS Section 30-20 (a).</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, storage of goods, and repackaging of goods for on-site sales.</p>



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<p><u>Eating and Drinking Establishments:</u> - Establishments used primarily for the preparation and sale of food and beverages for immediate consumption in provided seating areas. Such uses may include bars and taverns, restaurants, cafes, soup kitchens and delicatessens.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, and storage of food and alcohol.</p>
<p><u>Personal, Business, and Repair Services:</u> - Businesses primarily engaged in providing personal or business services, beauty parlors, barber shops, therapeutic massage facilities, funeral homes, crematoriums, repair of consumer and business goods, veterinary services and kennels, and similar services, but excluding retail sales.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, storage of goods, and repackaging of goods for on-site sales.</p>
<p><u>Entertainment Uses:</u> - Facilities providing entertainment to the general public that generally takes place indoors. Such uses may include, but are not necessarily limited to, billiards, bowling alleys, game arcades, and indoor motion picture theaters.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, storage areas, and concession stands.</p>
<p><u>Large Venue Event Facilities:</u> - Activities and facilities that draw people as spectators at specific events or shows, including but not necessarily limited to auditoriums, coliseums, exhibition halls, race tracks, sports arenas, and stadiums.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, restaurants, bars, concessions, and maintenance facilities.</p>
<p><u>Shopping Center:</u> - A grouping of businesses in one or more buildings that may include retail; package store; eating and drinking establishment; personal, business, and repair services; and office uses on a single site with common parking facilities and containing at least 25,000 square feet of gross building floor area and where at least 60% of the total floor area is used for retail.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, temporary events, and offices.</p>
<p><u>Food Sales and Processing:</u> - The preparation and sale of foods, excluding cannabis-based food products, for both retail and wholesale where at least 20 percent of the gross floor area is devoted to retail activity and the total gross floor area of the establishment does not exceed 5000 square feet, including but not necessarily limited to bakeries, food processing for wholesale distribution, and butcher shops.</p>	<p>Including but not necessarily limited to uses such as seating areas for the retail consumption of prepared food products, off street parking, signs, fences, offices, storage of goods, and manufacture, repackaging or transportation of goods for on or off-site sales.</p>



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<p><u>Adult Establishment:</u> - An adult bookstore, adult cabaret, adult hotel/motel, adult modeling studio, adult mini-motion picture-theater or adult motion picture theater, or any combination thereof or any establishment which defines itself as an adult bookstore, adult cabaret, adult min-motion-picture-theater, or adult motion picture theater, or any combination thereof.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices and storage areas.</p>
<p><u>Recreation Uses:</u> - Commercial facilities providing indoor recreation to the general public, including but not necessarily limited to health clubs, indoor sports training facilities, bowling alleys, laser tag, indoor firing ranges, indoor racquet courts, and swimming pools.</p>	<p>Including but not necessarily limited to as off street parking, signs, fences, club houses, maintenance facilities, and concessions.</p>
<p><u>Social Gathering Places:</u> - Places that draw people primarily for social gatherings, including but not necessarily limited to clubs, lodges, and associations.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, bars, temporary events and storage of food and drinks.</p>
<p><u>Automotive and Marine Craft Trade:</u> - The retail sale or leasing of cars, trucks, motorcycles, recreational vehicles, marine craft, or other motorized conveyances.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, vehicle servicing, and detailing when conducted as a secondary activity to the sale of vehicles.</p>
<p><u>Commercial Outdoor Recreation:</u> - Large commercial facilities where continuous or seasonal recreation oriented activities occur. Activities generally take place outdoors and may take place in a number of structures that are arranged together in an outdoor setting. Such uses may include amusement parks, beach clubs, campgrounds, picnic recreation areas, rod and gun clubs, outdoor firing ranges, golf courses and practice ranges, country clubs and commercial game fields.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, concessions, restaurants, temporary events and caretakers' quarters and maintenance service facilities.</p>
<p><u>Offices:</u> - Activities conducted in an office setting and primarily focused on administrative, business, government, professional (not including medical), or financial services. Also included are services performed off-site provided equipment and materials are not stored on site and fabrication services or similar work is not done on site.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, amenities primarily used by employees or visitors of the business or organization such as cafeterias and health facilities.</p>



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<p><u>Medical Office:</u> - An office or single building used exclusively by physicians, dentists, and similar personnel for the diagnosis, treatment, and examination of patients solely on an outpatient basis, provided that no overnight patients shall be kept on the premises.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, amenities primarily used by employees or visitors of the business or organization such as cafeterias and health facilities.</p>
<p><u>General Purpose Hospital Campus:</u> - Establishment for the housing, care, and treatment of persons suffering from disease or other physical or mental conditions, including diagnostic and surgical services and inpatient psychiatric services. Does not include facilities where more than ten percent (10%) of beds are intended for drug and/or alcohol abuse treatment patients.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, out-patient clinics, offices, laboratories, teaching and meeting facilities, cafeterias, therapy and recreation areas, maintenance service facilities, retail sales, and housing for staff and trainees.</p>
<p><u>Inpatient Clinic:</u> - A facility providing medical or surgical care to patients and offering overnight care, including uses that provide in-patient care and planned treatment for psychiatric, alcohol, or drug problems. Such uses may include drug, alcohol, and psychiatric in-patient facilities, and out-patient medical centers.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, laboratories, teaching and meeting facilities, and housing for staff and trainees.</p>
<p><u>Community Facilities:</u> - Nonresidential operations generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis, and services are on-going. The use may also provide special counseling, education, or training by a public, nonprofit, or charitable entity. Such uses include but are not necessarily limited to adult day care centers, community centers, libraries, museums, senior centers, vocational training for the handicapped, and youth club facilities.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, meeting rooms, food preparation areas, health, recreation, temporary events, and therapy areas.</p>



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<p><u>Day Care Center:</u> - A facility where a program of supplementary care to more than twelve related or unrelated children or more than seven unrelated adults outside their own homes on a regular basis, is offered or provided.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, food preparation areas, and play areas.</p>
<p><u>Schools:</u> - Facilities that provide a curriculum of elementary and secondary academic instruction, including public and private kindergartens, elementary schools, junior high schools, middle schools, and high schools. Such uses may include boarding schools, military academies, and public and private day schools.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, recreation and sports facilities, cafeterias, auditoriums, residence halls, temporary events, and before- and after-school day care.</p>
<p><u>Business and Trade Schools:</u> - A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills including but not necessarily limited to accounting, secretarial skills, data processing, hair and beauty care, and computer repair in part or all of a single building. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, cafeterias, and auditoriums.</p>
<p><u>Colleges and Universities:</u> - Institutions of higher learning that offer courses of general or specialized study leading to a degree and certified by a recognized accrediting agency. Such uses include but are not necessarily limited to community colleges, liberal arts colleges, and nursing and medical schools not accessory to a hospital, religious institution, seminary, or university.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, residence halls, food preparation, theaters, laboratories, health and recreation facilities, conference and meeting facilities, temporary events, maintenance services, sports fields, field houses, gymnasiums, stadiums, swimming pools and other enclosed sports facilities, including seating for spectators, and associated parking.</p>
<p><u>Religious Institutions:</u> - A facility where people regularly attend religious services and affiliated meetings and activities, including but not necessarily limited to churches, mosques, synagogues, temples, and other houses of worship.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, school facilities for religious instruction (excluding elementary, middle and high schools), caretakers' housing, food banks, eleemosynary uses, temporary events, and housing for religious personnel such as convents, parsonages, or rectories.</p>



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<p><u>Essential Public Services:</u> - Services that generally provide essential services to the area in which it is to be located. Such uses include but are not necessarily limited to ambulance stations, fire stations, and police stations.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, meeting rooms, and food preparation areas.</p>
<p><u>Parks and Open Areas:</u> - Land outdoors, open to the public and not for profit, and reserved primarily as a natural area or an area consisting mostly of vegetative landscaping, outdoor recreation space, community gardens, or public square or plaza. Such uses may include botanical gardens, cemeteries, nature preserves, parks, plazas, public squares, recreational trails, and tennis and basketball courts.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, club houses, maintenance facilities, concessions, temporary events and caretakers' quarters.</p>
<p><u>Kennel:</u> - Any lot where four (4) or more dogs or four (4) or more cats six (6) months old or older are available for sale or kept for compensation.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, food preparation areas, exercise areas and veterinary services.</p>
<p><u>Veterinary Services:</u> – A facility for the care and treatment of diseases and injuries of animals under the supervision of a licensed veterinarian and where overnight boarding is of animals is prohibited except when necessary in the medical treatment of the animal.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, and offices.</p>
<p><u>Wind Energy Conversion Systems:</u> – Any device or assemblage which directly converts wind energy into usable thermal, mechanical or electrical energy including directly connected facilities such as towers, generators, alternators, inverters and associated control equipment.</p>	<p>None</p>
<p><u>Crematories:</u> - a building or structure containing one or more cremation chambers or retorts for the cremation of dead human bodies or large animals and "large animals" means all cattle, horses, sheep, goat, swine or similar species commonly kept as livestock.</p>	<p>None</p>



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<p><u>Cannabis Establishment, Dispensary Facility</u>: - a place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420F of the Connecticut General Statutes and any other State regulations or licensing procedures adopted thereunder, to qualifying patients and caregivers, and to which the State of Connecticut has issued a dispensary facility license.</p>	None
<p><u>Cannabis Establishment, Hybrid Retailer</u>: - an establishment operating under State of Connecticut licensing requirements, engaged in the sale, dispensing or distribution of cannabis and cannabis products to adult consumers over the age of 21 and to qualifying patients and caregivers.</p>	None
<p><u>Cannabis Establishment, Product Packager</u>: a business licensed by the State of Connecticut and engaged in the packaging and labeling of cannabis products for either on-premise or off premise distribution and sale with at least 25% but not more than 5,000 square feet of the gross floor area of the establishment devoted to either dispensary, hybrid or retail sales.</p>	None
<p><u>Cannabis Establishment - Retailer</u>: an establishment, excluding a Dispensary Facility and Hybrid Retailer, operating in accordance with State of Connecticut licensing requirements and engaged in the business of acquiring cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers for sale, dispensing or distribution to consumers over the age of 21 and to research program providers.</p>	None



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Industrial Uses	
<p><u>Manufacturing and Processing:</u> - The manufacturing, processing, fabrication, packaging, or assembly of goods or wares by manual labor or by machinery, which may include incidental sale of products produced on site only.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, cafeterias, employee recreation and health facilities, storage yards, truck fleet maintenance and parking areas, repair facilities, rail spur or lead lines, docks, and caretaker quarters.</p>
<p><u>Industrial Services:</u> - Businesses that provide the repair or servicing of industrial, business, or consumer machinery, equipment, products or by-products, but do not include personal, business, and repair services or retail outlets. Such uses may include but are not necessarily limited to electric motor repair, exterminators, heavy machinery repair, laundry, dry-cleaning and carpet cleaning facilities, machine shops, research and development laboratories, bulk landscaping material storage and sales, and yards for storage of equipment and materials.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, storage, and rail spur or lead lines, and docks.</p>
<p><u>Warehouse and Freight Handling:</u> - Facilities involved with the bulk storage and movement of materials or goods (typically referred to as inventory) which are stored, until they are either: (i) sold and delivered to the end-user; or (ii) used by the end user. These facilities involve less on-site automation and logistics management and rely on more traditional labor-intensive modes of inventory storage and distribution than eCommerce Fulfillment and Distribution Centers, with only incidental on-site direct sales activity. Such uses may but are not necessarily limited to include taxi, limousine, and bus barns or yards, cold storage plants, distribution post offices, mini-warehousing and self-service storage facilities, and retail store warehouses.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, repackaging of goods for off-site sale, truck fleet maintenance and parking, rail spur or lead lines, docks, and repackaging of goods.</p>
<p><u>Wholesale Trade:</u> - The sale, lease, or rental of products intended for purchase by industrial, institutional, or commercial businesses, primarily through on-site sales or order-taking with limited sales to the general public. Such uses may include but are not necessarily limited to the sale of building materials and wholesalers of alcoholic beverages and food.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, product repair and minor fabrication, and repackaging of goods for off-site sales, warehouses, and limited retail areas.</p>



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<p><u>Limited Vehicle Service Facilities:</u> - Operations that conduct minor services to vehicles, including the sale of gasoline and other petroleum products and the services of a limited repairer as defined in CGS Section 14-51. Such uses include car washes, vehicle emission test sites, gas stations, minor auto repair and tire sales, quick lubrication services, and detailing shops.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, and storage.</p>
<p><u>Agriculture:</u> - Operations that entail the commercial production of agricultural goods, including crops and raising of livestock or poultry for slaughter or sale. For the purpose of this definition, “Agriculture” shall not be construed to mean the commercial cultivation of cannabis.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, storage, rail spur or lead lines, and docks.</p>
<p><u>Vehicle Service Facilities:</u> - Operations that conduct engine overhaul and other major services to vehicles, including automobile painting, and facilities qualified to conduct such business in accordance with the requirements of CGS Section 14-52. Such uses include body shops and vehicle repair shops.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, parts and supplies sales, and vehicle storage.</p>
<p><u>Hazardous Industrial Operations:</u> - Operations that receive solid or liquid wastes from others for disposal, storage or treatment on-site or for transfer to another location; collect sanitary wastes; treat contaminated materials; process materials for recycling; manufacture or produce goods or energy from the composting of organic material; or produce hazardous materials. Such uses may include, but are not necessarily limited to, waste to energy recovery plants, portable sanitary collection equipment storage and pumping, recycling operations, waste water treatment plants, waste composting, waste incineration, junk and salvage yards, and facilities for the production or processing of hazardous materials.</p>	<p>Including but not necessarily limited to uses such as off street parking, signs, fences, offices, recycling of materials, truck fleet maintenance and parking, repackaging and transshipment of by-products.</p>
<p><u>Commercial Earth Excavation:</u> - Any activity involving earth excavation, filling, grading, stockpiling of earth material, importing, processing, and/or removal of earth material for wholesale or retail sale in excess of 50 cubic yards per acre in any one calendar year. Any activity which involves the importation of earth material, asphalt tailings or construction debris not for reuse on site. Such uses may include mining, quarrying, crushing, screening, sorting, and mineral extraction.</p>	<p>Including but not necessarily limited to uses such as off street parking, signs, fences, offices, truck fleet maintenance and parking, sale of earth material products, importation of earth material, recycling of bituminous concrete, recycling of construction debris.</p>



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<p>Basic Utilities: - Utility (public or private) infrastructure, not subject to the siting jurisdiction of any State or Federal agency, that needs to be located in or near the area where the service is provided. Basic Utility facilities generally do not have regular employees at the site. Such uses include but are not necessarily limited to electrical substations, telephone exchanges, water and sewer pump stations, water towers and reservoirs, communication transmission buildings or towers, wireless telecommunication facilities, and similar utility facilities.</p>	<p>Including but not necessarily limited to off street parking, fences.</p>
<p>Passenger Terminals: - Passenger terminals and related facilities for aircraft, regional bus service, regional rail service, and regional water-based transportation. Such uses may include but are not necessarily limited to bus passenger terminals for regional bus service, helicopter landing facilities, passenger docks for regional water-based travel, and railroad passenger stations for regional rail service.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, freight handling areas, ticketing areas, concessions, and maintenance and fueling facilities.</p>
<p>Commercial Parking Structure: - A structure that provides regular parking for vehicles not associated with or connected to a designated structure or for accessory parking for a specific structure. Such uses include commercial shuttle parking, office/retail zone shared parking lots, and short- and long-term fee parking facilities.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, car washing, detailing, and vehicle service activities if these uses provide service solely for vehicles parked in the structure.</p>
<p>Surface Parking Lot: - A surface lot for parking of vehicles not connected with a designated structure or for accessory parking for a specific structure.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, car washing, detailing, and vehicle service activities if these uses provide service solely for vehicles parked in the commercial surface parking lot.</p>
<p>Commercial Energy Generation and Storage Facilities: - Any facility that is not subject to the siting authority of any State or Federal agency installed for the purpose of generating and selling energy (excluding waste to energy facilities) or for storing and distributing non-renewable solid or liquid fuels.</p>	<p>Including but not necessarily limited to off street parking, signs, fences, offices, cafeterias, employee recreation and health facilities, storage yards, truck fleet maintenance and parking areas, repair facilities, rail spur or lead lines, docks, and caretaker quarters.</p>



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<p><u>Wireless Communication Facility</u>: - The antennas exceeding 1 meter in diameter or diagonal measurement, satellite dish antennas exceeding 1 meter in diameter, any antenna or satellite dish mounted on a mast higher than 12 feet above the roofline, satellite dish antennas, telecommunications equipment, communication towers, monopoles, and/or support structures used in conjunction with the provision of commercial wireless communication services, not subject to the siting jurisdiction of any State or Federal agency. These services may include, but are not necessarily limited to cellular communications, personal communication services, specialized mobilized radio, and paging.</p>	<p>Including but not necessarily limited to off street parking.</p>
<p><u>eCommerce Fulfillment and Distribution Centers</u> – Facilities which are part of a supply chain sorting, distribution, and logistics processes needed to get products from internet-based sellers, and their suppliers, to customers. These establishments are characterized by the short-term storage, sorting, assembly, packaging, and distribution of products purchased online and typically involve a high-level of on-site automation and logistics management. Such uses may include, but are not necessarily limited to, sorting and distribution centers (sometimes referred to as first-mile or middle-mile centers), order fulfillment centers and distribution processing centers (sometimes referred to as last-mile centers) and usually part of a large distribution network.</p>	<p>Including, but not necessarily limited to, off street parking, signs, fences, offices, freight handling areas, fleet vehicle storage and maintenance. In addition, for any site greater than 75 acres containing an eCommerce Fulfillment and Distribution Center located in the Industrial Park Zoning District, detached garage structures up to 60 feet in height shall be allowed as an as-of-right accessory use, subject to the issuance of a Zoning Permit. Further, such accessory use shall not be subject to the standards of Section 4.02 but shall instead be subject only to the Development Standards of the Industrial Park Zoning District and the Parking Structures and Lots Special Use Standards of Section 10.19.03. The GFA of the detached garage structure shall not be included for the purposes of determining the number of required parking spaces for an eCommerce Fulfillment and Distribution Center under Section 9.03.05.</p>



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Conditional Accessory Uses	
<u>Home Occupation:</u> - An occupation, profession, activity, or use undertaken by a resident of a dwelling unit that is clearly a secondary and incidental use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.	None
<u>Livestock and Poultry:</u> - Keeping of livestock and poultry by the occupant of the dwelling unit on the same property.	None
<u>Drive through Service:</u> - A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.	None
<u>Outdoor Display:</u> - The outdoor exhibition of products, materials, equipment, or machinery for sale or lease.	None
<u>Accessory Earth Material Excavation:</u> - Earth excavation, processing, or related activity occurring at a constant rate unrelated to market conditions for earth materials and involving removal of no more than 500 cubic yards of earth material per acre which shall be completed within two years or in accordance with a phasing plan approved as part of a Special Permit or Special Exception, and which is associated with and necessary for the preparation of a site for a) development meeting the applicable general use, district development, and special use standards; or b) completion of an approved building permit, subdivision, Special Permit, Special Exception or Zoning Permit and; or c) environmental remediation as approved by the Connecticut Department of Environmental Protection or under the supervision of a licensed environmental professional.	Earth excavation, filling and/or grading, processing of earth material for reuse on site, stockpiling of earth material, importation of earth material <i>for use on the site</i> , stockpiling of imported earth material and/or removal of earth material of fifty (50) cubic yards or less in volume on any one property in any one calendar year.
<u>Temporary Structure:</u> - Any accessory structure placed or erected on a lot which does not require a building permit or is not shown on an approved zoning site plan including but not necessarily limited to storage containers, PODS, dumpsters, portable toilets, inflatable structures, and tents for a period of more than 7 days not to exceed 90 days. Temporary structures associated with an approved site plan do not require separate permitting as a Conditional Accessory Use.	None.



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<u>Accessory Packaged Alcohol Sales:</u> - Any retail establishment, other than a package store, engaged in the sale of alcoholic beverages for off-premises consumption and operating under a "Grocery Store Beer Permit" as per CGS Sections 30-20 (b) and (c).	None.
<u>Accessory Energy Generation Facility:</u> - Buildings and other structures and appurtenant components for the generation of energy primarily for the use of the principal building(s) on the same parcel.	None.
<u>Accessory Wireless Communications Facilities:</u> - Wireless communications facilities installed exclusively for use by a principal commercial use on the same parcel, such as two-way radio, dispatching, and emergency communications.	None.



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Section 4.09 Master Development Standards Table

	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Front Yard (feet)	Rear Yard (feet)	Total Side Yard (feet)	Minimum side yard (feet)	Corner Lot Setback from secondary street(s) (feet)	Maximum Impervious Cover	Maximum Building Coverage	Maximum Height	Minimum Usable Open Space	Maximum Residential Density (units per acre)
Residential Districts (NA: Not Applicable)												
RS-12	12000	100	25	25	30% Lot Width	10	20	50%	NA	Lesser of 2½ stories or 35 feet	NA	4
RS	7500	75	25	25	30% Lot Width	10	20	50%	NA	Lesser of 2½ stories or 35 feet	NA	6
RL	6000	60	20	25	16	6	15	50%	NA	Lesser of 2½ stories or 35 feet	NA	8
RM	6000	Greater of 60 or 25 per dwelling unit with exterior access	15	25	16	6	10	50%	NA	Lesser of 3 stories or 35 feet	400 square feet per dwelling unit	24



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	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Front Yard (feet)	Rear Yard (feet)	Total Side Yard (feet)	Minimum side yard (feet)	Corner Lot Setback from secondary street(s) (feet)	Maximum Impervious Cover	Maximum Building Coverage	Maximum Height	Minimum Usable Open Space	Maximum Residential Density (units per acre)
RH	6000	Greater of 60 or 25 per dwelling unit with exterior access ¹	15	25	20	10	10	50%	NA	Lesser of 6 stories or 75 feet	200 square feet per dwelling unit	42
RO	6000 or 100 per dwelling unit	Greater of 60 or 25 per dwelling unit with exterior access ¹	15 or average of adjacent building setbacks	25	20	10	10	60%	30%	Lesser of 3 stories or 37½ feet	100 square feet per bedroom	8
Commercial Districts (NA: Not Applicable)												
CN	6000	60	15 or average of adjacent building setbacks	25	20	10	15	90%	30%	Lesser of 3 stories or 35 feet	NA	8
CO	10000	60	15	25	20	10	10**	75%; 85% on lots < five acres	40%	Lesser of 5 stories or 60 feet	NA	24



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	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Front Yard (feet)	Rear Yard (feet)	Total Side Yard (feet)	Minimum side yard (feet)	Corner Lot Setback from secondary street(s) (feet)	Maximum Impervious Cover	Maximum Building Coverage	Maximum Height	Minimum Usable Open Space	Maximum Residential Density (units per acre)
CA	10000*	100	50; 15 if lot < 1 acre	25 feet from residential use or district	NA	15 feet from residential use or District	25; 15 if lot < 1 acre	75%; 85% on lots < five acres	40%	Lesser of 4 stories or 60 feet	NA	0
CG	6000	60	15	20 feet from residential use or district	NA	8 feet from residential use or District	10	80%; 90% on lots < two acres	50%	Lesser of 5 Stories or 60 feet.	NA	24
CBD	NA	NA	NA	15 feet from any Residential District	NA	15 feet from Residential any District	Average Depth of Bldgs within 200 ft.	NA	NA	NA	NA	NA
Industrial Districts (NA: Not Applicable)												
IG	20000	100	15	20 feet from residential use or district	NA	20 feet from residential use or District; 15 feet from any street line	15	NA	50%	Lesser of 4 Stories or 80 feet	NA	0



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	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Front Yard (feet)	Rear Yard (feet)	Total Side Yard (feet)	Minimum side yard (feet)	Corner Lot Setback from secondary street(s) (feet)	Maximum Impervious Cover	Maximum Building Coverage	Maximum Height	Minimum Usable Open Space	Maximum Residential Density (units per acre)
IP	40000	150	25	25 ²	NA	25 feet from residential use or District; 15 feet from any street line ²	20	85%	40%	Lesser of 3 Stories or 60 feet ³	NA	0
IL	20000	100	15	20 feet from residential use or district	NA	20 feet from residential use or District; 15 feet from any street line	15	85%	50%	Lesser of 3 Stories or 60 feet.	NA	0

Notes to the Development Standards Table

- 1 The greater of 60 feet or 25 feet per dwelling unit with direct access to the exterior of the structure except as authorized by a site plan for a Special Exception under Sections 10.03, 10.04 or 10.05. Frontage of at least 25 feet per unit is required for approval of a Zoning permit by the ZEO.
- 2 For any site greater than 75 acres, the minimum rear yard and side yard setbacks shall be 150 feet from the lot line of any residential lot that abuts the site.
- 3 For any site greater than 75 acres, the maximum height shall be 130 feet and there shall be no maximum stories limit.

Waterbury, Connecticut

General

ACS, 2017-2021	Waterbury	State
Current Population	113,783	3,605,330
Land Area <i>mi</i> ²	29	4,842
Population Density <i>people per mi</i> ²	3,990	745
Number of Households	45,114	1,397,324
Median Age	37	41
Median Household Income	\$48,787	\$83,572
Poverty Rate	22%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	12,146	39%
2 Government <i>Local Government</i>	9,603	66%
3 Retail Trade <i>Food and Beverage Stores</i>	5,786	28%
4 Manufacturing <i>Fabricated Metal Product Manufacturing</i>	3,113	41%
6 Educational Services <i>Educational Services</i>	3,087	100%
Total Jobs, All Industries	49,248	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	778	780	1,064	1,567	1,512

Total Active Businesses 9,099

Key Employers

Data from Municipalities, 2023

- 1 St. Mary's Hospital
- 2 McDermid Inc.
- 3 Waterbury Hospital
- 4 Webster Bank
- 5 Post University

Schools

CT Department of Education, 2022-23

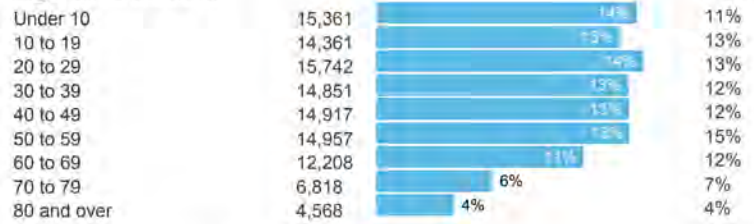
School Districts

School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Brass City Charter School District	PK-8	360	37	
Waterbury School District	PK-12	18,701	816	83%
Statewide	-	513,513	19,014	89%

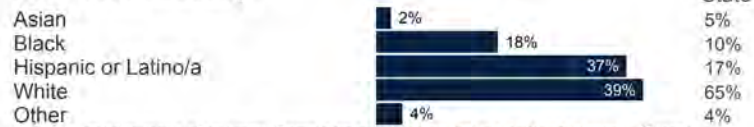
Demographics

ACS, 2017-2021

Age Distribution



Race and Ethnicity

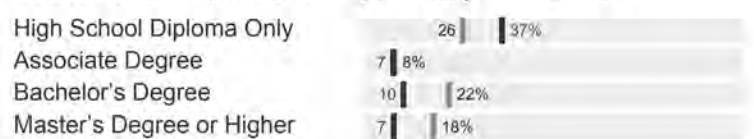


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

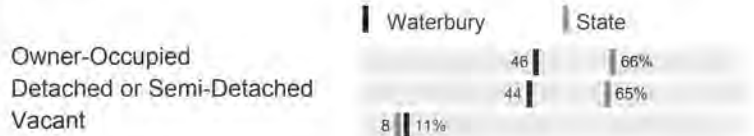


Educational Attainment



Housing

ACS, 2017-2021	Waterbury	State
Median Home Value	\$140,700	\$286,700
Median Rent	\$1,042	\$1,260
Housing Units	50,644	1,527,039



Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

District	Math	ELA
Brass City Charter School District	34%	46%
Waterbury School District	12%	24%
Statewide	42%	48%

Waterbury, Connecticut

Labor Force

CT Department of Labor, 2022

	Waterbury	State
Employed	47,424	1,851,993
Unemployed	3,182	80,470

	Waterbury	State
Unemployment Rate	4 6%	
Self-Employment Rate*	9 10%	

*ACS, 2017-2021

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Access

ACS, 2017-2021

	Waterbury	State
Mean Commute Time *	26 min	26 min
No Access to a Car	8 17%	
No Internet Access	9 19%	

Commute Mode

Public Transport	3 4%
Walking or Cycling	3 3%
Driving	82 87%
Working From Home *	5 10%

Public Transit

CT transit Service	Local, Express, CTfastrak
Other Public Bus Operations	-
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$460,412,000
Property Tax Revenue	\$260,901,000
per capita	\$2,237
per capita, as % of state avg.	70%
Intergovernmental Revenue	\$179,925,000
Revenue to Expenditure Ratio	117%

Municipal Expenditure

Total Expenditure	\$393,787,000
Educational	\$182,332,000
Other	\$211,455,000

Grand List

Equalized Net Grand List	\$7,244,162,032
per capita	\$63,651
per capita, as % of state avg.	39%
Commercial/Industrial Share of Net Grand List	26%
Actual Mill Rate	45.00
Equalized Mill Rate	35.15

Municipal Debt

Moody's Rating (2023)	A2
S&P Rating (2023)	AA-
Total Indebtedness	\$425,851,000
per capita	\$3,742
per capita, as % of state avg.	137%
as percent of expenditures	108%
Annual Debt Service	\$50,990,000
as % of expenditures	13%



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