~ FOR SALE ~

INDUSTRIAL LAND

TOWER REALTY CORP.

199 Pickett District Road, New Milford, CT

Price Reduced

Excellent southern New Milford industrial land.
Ideal site to build the following facility: warehouse, manufacturing, assembly, auto repair, contractors yard, research lab or recreational use.
Seller financing possible.

Size Options:	Sale Price
+/- 2.22 Acres:	$225,000
+/- 2.72 Acres:	$250,000
+/- 4.94 Acres:	$425,000
Zone:	RI (Restricted Industrial)
Road Frontage:	+/- 450 Ft.
Utilities:	Well and Septic City Water and Gas Available
Taxes (Estimated):	
+/- 2.22 Acres:	$1,900.00 Yearly
+/- 2.72 Acres:	$2,100.00 Yearly
+/- 4.94 Acres:	$4,200.00 Yearly

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No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ *SITE PLAN* ~

199 PICKETT DISTRICT ROAD,
NEW MILFORD, CT

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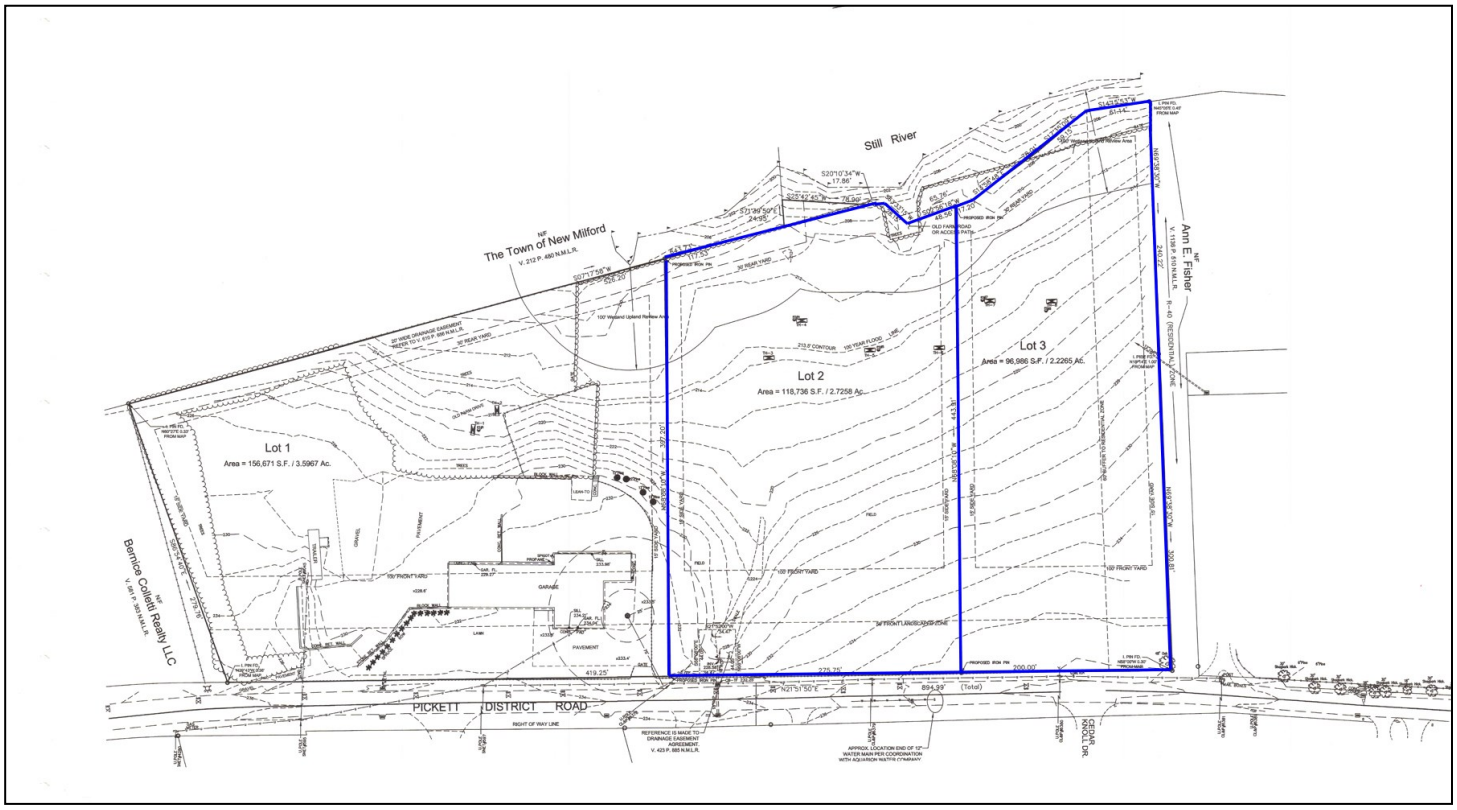

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~ *ZONING REGULATIONS* ~

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Section 066-010 Purpose
The purpose of the Restricted Industrial Zone is to reserve appropriate areas for basic economic development uses without land use conflicts or intrusion into such areas by residential uses or convenience retail uses. Reservation of such Restricted Industrial areas is important to assure the economic growth and fiscal balance of the community.

Section 066-020 Use Classifications

1. Uses permitted as a matter of right, subject to the issuance of a zoning permit by the Zoning Enforcement Officer.
    a. None
2. Uses permitted as a matter of right, subject to the site plan approval by the Zoning Commission and the issuance of a zoning permit by the Zoning Enforcement Officer.
    a. Corporate Headquarters
    b. Wholesale Office
    c. Electric Substation
    d. Data Processing
    e. Food Processing
    f. Research Laboratories
    g. Manufacturing, Processing or Assembling of Goods
    h. Warehousing
    i. Truck and Bus Terminals and Distribution Facilities
    j. Kennel
    k. Fire Training Facility
    l. Financial Services
    m. Nursery
    n. Indoor Sports Complex open to the public. (*Effective: August 4, 2001*)
    o. Garage for the repair of motor vehicles. (*Effective: August 18, 2001*)
    p. The outside storage and/or display of inventory; construction equipment; heavy machinery such as backhoes and loaders; trucks and trailers; construction materials (including but not limited to lumber, piping, earth materials, concrete materials); traffic control devices; construction office trailers; buildings and other structures for the repair of equipment. No outside storage area shall extend into any required front yard, side yard, rear yard or required buffer area specified in any section of these regulations. The total ground coverage of all buildings, structures and outside storage areas, but excluding areas for off-street parking, loading, driveways, sidewalks, terraces and all paved areas on any lot, shall not exceed the percentage of lot area coverage specified in Section 020-010 for business zones. (*Effective: March 8, 2000*)

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3. Uses permitted subject to acquisition of a special permit and site plan approval in accordance with the provisions of Chapters 175 and 180 of these regulations.
    a. Medical marijuana production facilities (*Effective: February 26, 2014)*

Section 066-030 Conditions and Standards
In addition to the conditions and the standards stated in Section 010-070, the following conditions/restrictions shall apply:

1. All activities, with the exceptions of loading and unloading, shall be confined within the buildings, i.e. research, manufacturing, storage of raw materials or components and storage of finished products.

2. All refuse shall be stored in a manner and location(s) to be approved by the Commission.

3. The use of land, buildings and other structures, shall be established and conducted in conformance with the provisions of Section 010-070 Performance Standards.

4. In order to provide for controlled access on Route 7 as well as to provide for good site planning, access to properties within the R.I. District may be provided through B-1 District properties with frontage on Route 7. The location and design of such access shall be known on the site plan. Such access shall be combined with access to properties in the B-1 district in order to minimize curb cuts in accordance with the recommendations of the Route 7 Driveway and Access Management Plan.

5. Lot coverage shall be in conformance with the schedule in Section 020-010. A buffer of 60’ shall be provided adjacent to any residential zone. (*Effective: September 18, 1999*)

(Chapter Amended Effective: February 26, 2014)

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~ *LOCATION MAP* ~

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