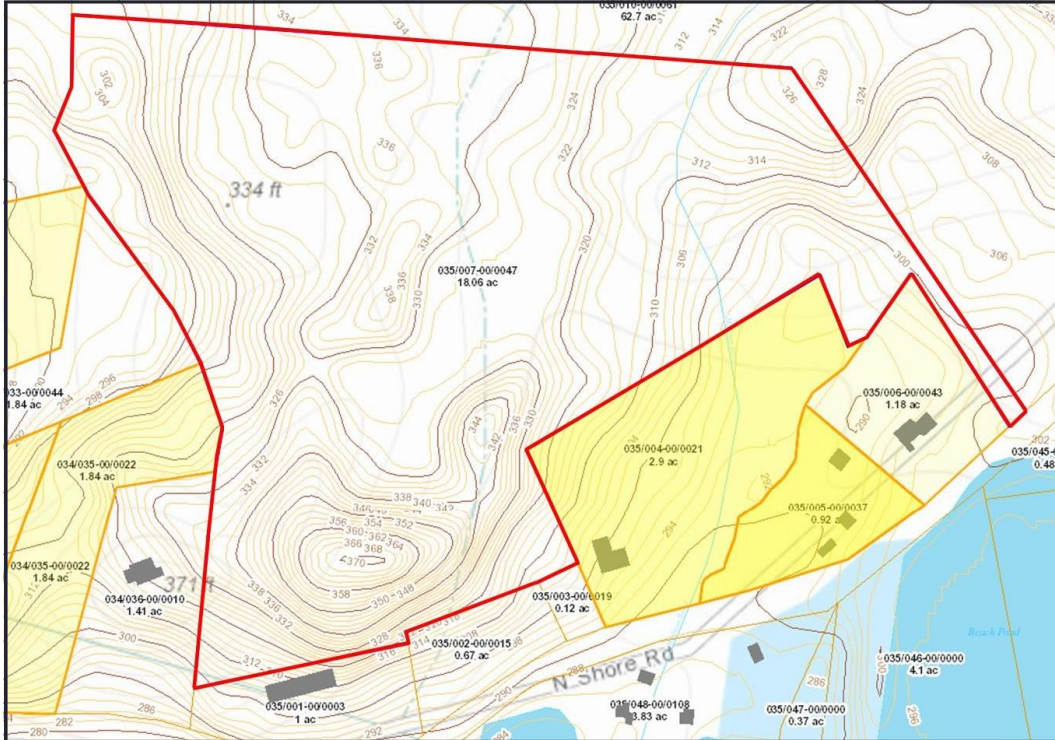


LAND FOR SALE

APPROVED GRAVEL BANK



47 North Shore Rd., Voluntown, CT



FOR SALE
\$495,000

Norm Peck

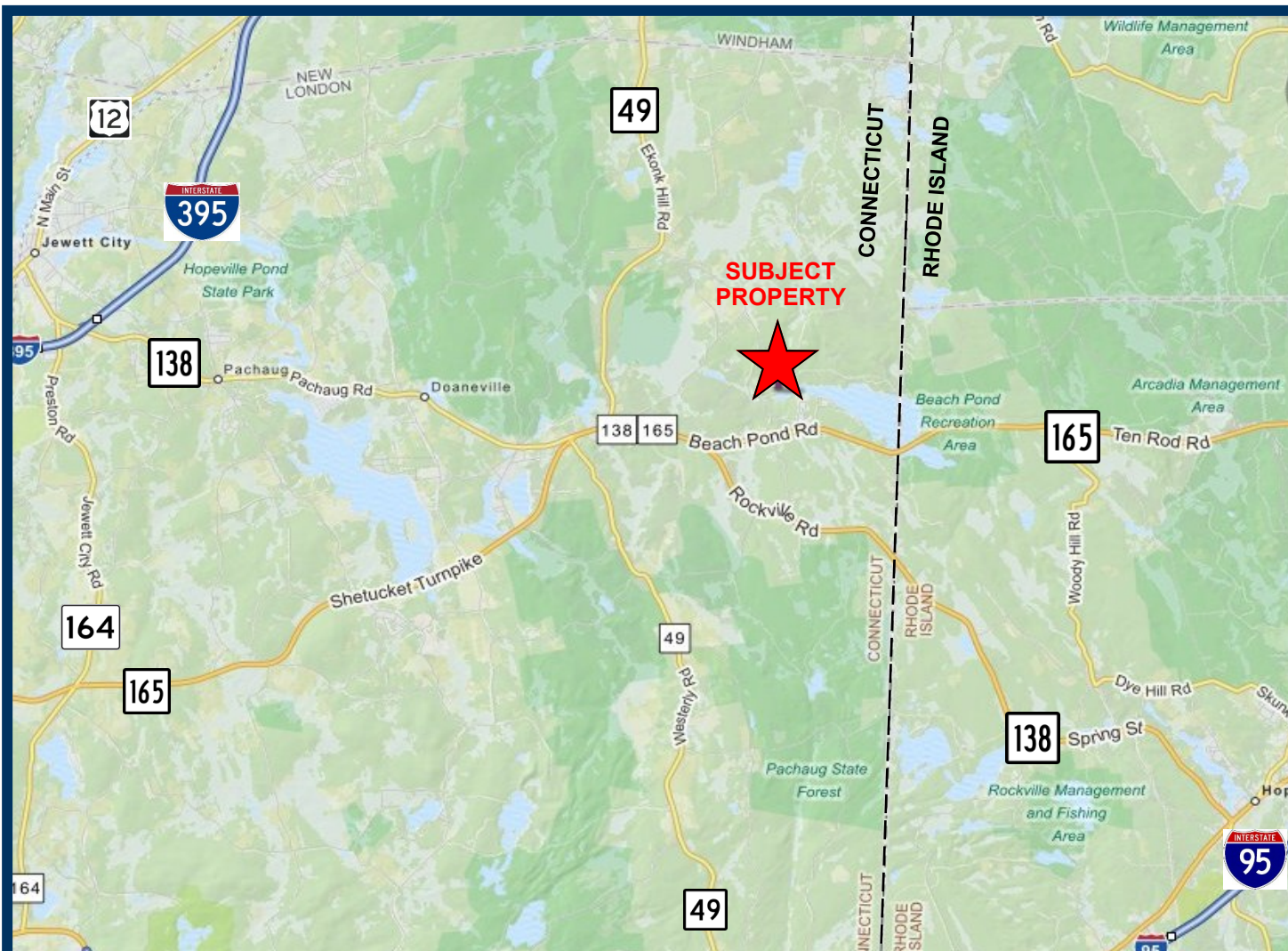
Signature Properties
of New England
1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382
860-447-8839 ext. 7203
NPeck@PropertiesCT.com

- ◆ 18+/- Acres
- ◆ Zone RD - Rural District
- ◆ Approved for Gravel Bank
Mostly fine sand
No crushing or screening
- ◆ 35 feet of road frontage
- ◆ Well and Septic required
- ◆ Taxes: \$2,655





Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Zone RD - Rural District (Full list next page)

Permitted uses: 1-2 Family, Place of Worship, Kennel, Riding/Stables, and more

By Special Permit: Auto repair, Private School, Resort, Campground, Sand & Gravel, Agricultural building, and more

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	2,626	4,532	44,703
Total Households	1,091	1,880	17,993
Household Income \$0—\$30,000	2.83%	4.05%	12.01%
\$30,001-\$60,000	15.95%	11.48%	20.37%
\$60,001-\$100,000	32.80%	38.82%	24.13%
\$100,001+	48.39%	45.64%	43.50%

RURAL DISTRICT REGULATIONS

Table 6.1: Lot and Building Requirements

Minimum Lot Size, Single Family and Single-Family with Accessory Dwelling Unit	80,000 square feet
Minimum Lot Size, Two Family Dwelling	100,000 square feet
Minimum Lot Size, All Other Uses	80,000 square feet
Minimum Street Frontage	200 feet on accepted Town road, State Highway, or a road shown on an approved subdivision plan
Minimum Lot Width at Setback Line	200 feet
Minimum Front-Yard Setback	50 feet
Minimum Setback from All Other Property Lines	25 feet
Maximum Lot Coverage by Buildings	15%
Maximum Building Height	35 feet

Table 6.2 Permitted Uses. The following uses are permitted in this district only after issuance of a zoning permit from the Zoning Enforcement Officer or a Special Permit from the Commission

USE	PERMIT TYPE
1. Single Family Dwellings	ZP
2. Two-Family Dwellings	ZP
3. Accessory Dwelling Unit	ZP
4. Multiple Family Dwellings per Section 10.8	SP
5. Religious, institutional, and governmental and public utility uses	ZP
6. Agricultural and forestry activities	ZP
7. Home businesses, per Section 8.16 of these Regulations	ZP
8. Stand for the display and sale of fruits and vegetables, provided such stand shall be located at least twenty-five (25') feet from any property line and at least fifty (50') feet from any road intersection	ZP
9. Accessory uses and buildings.	ZP
10. Commercial Kennels per Section 10.7	ZP
11. Commercial riding academies, boarding and livery stables on properties larger than five (5) acres, per Section 10.7	ZP
12. Cemeteries	ZP
13. Family Day Care Home	ZP
14. Automotive service and repair shops	SP
15. Antique shops	SP
16. Private schools	SP
17. Camping, recreation, and sporting supply stores	SP
18. Hotels, motels, and resorts for nonresidential use	SP
19. Recreational camping grounds	SP
20. Temporary religious or entertainment gatherings such as festivals, bazaars, or fairs	ZP
21. Sand and gravel excavation, removal, or processing operations	SP
22. Amusement game arcades	SP
23. Specialized agricultural buildings	SP
24. Bed and Breakfast Inn	SP
25. Group Day Care Home	SP
26. Telecommunications Towers	SP
27. Salt storage facilities per Section 8.19	SP
28. Wind or Solar Energy System per Section 10.16	SP
29. Senior Housing Communities	SP
30. Cannabis Micro-Cultivator per Section 10.4	SP