

PROPOSED GAS STATION

FEDERAL TAX BENIFITS "Opportunity Zone"

558 WEST MAIN, NORWICH
ZONED GENERAL COMMERCIAL



FOR SALE

\$750,000

FOR LEASE

\$60,000 NNN

- ⇒ 9,756 SF
- ⇒ Acres: 0.65
- ⇒ Heating: Hot Air, Natural Gas
- ⇒ Public Water & Septic
- ⇒ Public Sewer in Street
- ⇒ 200 Amps
- ⇒ Frontage: 180 Ft.
- ⇒ Zone: General Commercial
- ⇒ Taxes: \$20,329
- ⇒ Traffic Count: 17,300
- ⇒ Year Built: 1962
- ⇒ Other Uses: Car Wash, Package Store, Restaurant, Office, Retail

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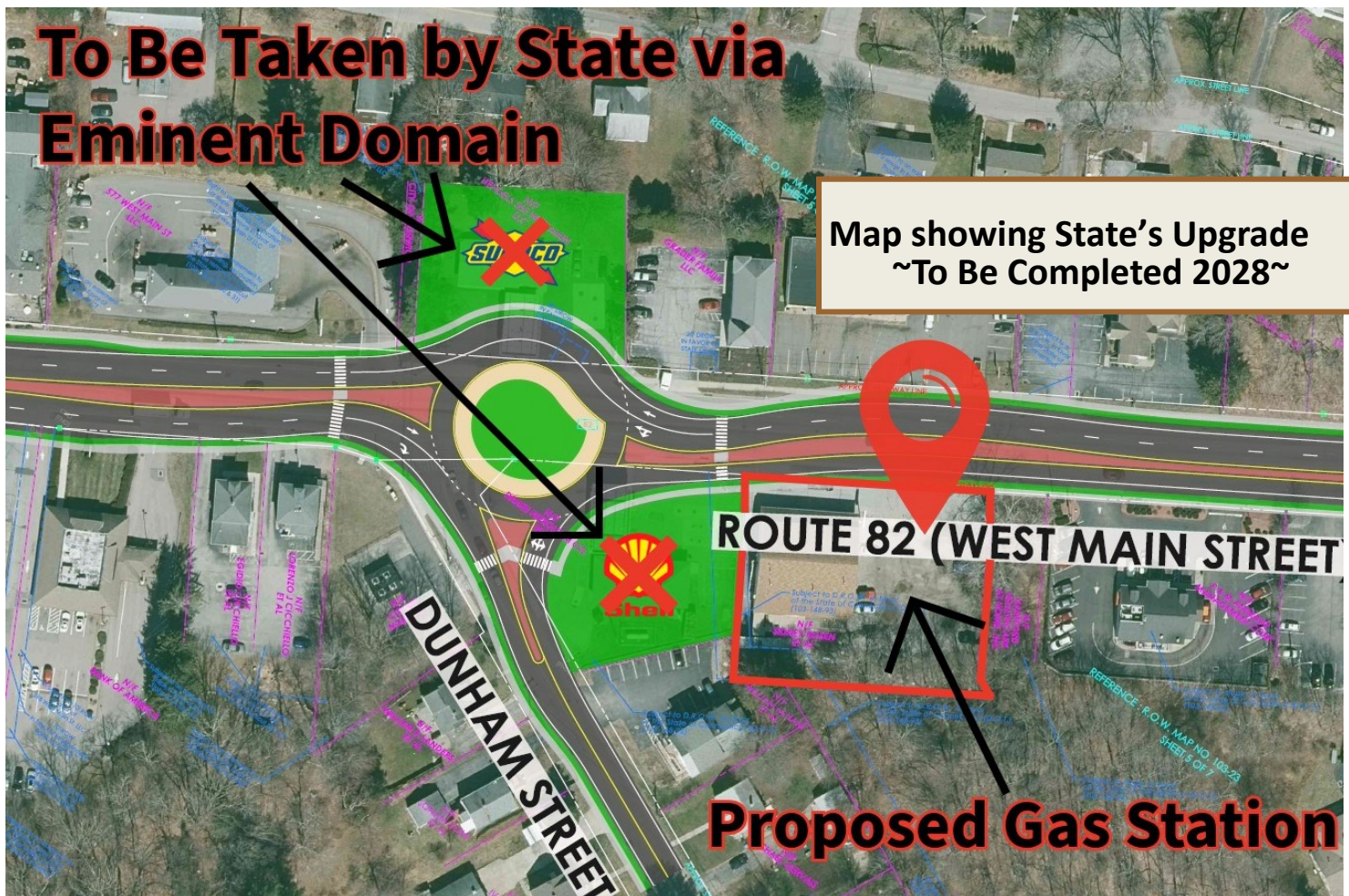
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AREA MAP



558 West Main, Norwich



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Norwich, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/08/2025
Data updated on a daily basis

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

3.2.B.4 Additional Standards

In addition to the requirements of this Section, all development within the Chelsea Center District shall conform to other relevant sections found within these Regulations, including but not limited to those found in Section 3.4 (Overlay Districts), Chapter 4 (Uses & Use Standards), Chapter 5 (Special Development Types), and Chapter 6 (Site Development Standards).

3.2.B.5 Site Design

Any change of use, use of any building condemned by the building or housing inspectors, or new construction shall require site plan approval from the Commission on the City Plan. The Zoning Enforcement Officer may determine that site plan review is not required for any change in use and / or use of condemned buildings, provided said development entails renovations and / or conversion of an existing building is necessary, provided that the following criteria are met:

- (1) The building facade improvements are consistent with and complement the historic character of the building. City Staff may request review by the state historic commission, design review board, City historian, or other qualified architectural historians of the proposed improvements to the facade.
- (2) Planning and Neighborhood Services Staff, in conjunction with the Director of Public Works, may require that sidewalks be replaced in accordance with City sidewalk specifications along the frontage of the street if the sidewalks are in poor condition.
- (3) Signage shall be provided in accordance with Section 6.17 of these Regulations.
- (4) Fencing and / or lighting shall be harmonious with the character of the surroundings as determined to be in accordance with the historic integrity of the area.
- (5) Trash Disposal shall be handled on site with trash compactor and/or an internal trash location. City issued roll-out carts shall be kept indoors or in a location that is not visible from the street and/or sidewalk.

3.2.C General Commercial District (GC)

3.2.C.1 Purpose

The purpose of the General Commercial District is to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets. Commercial areas within the GC District accommodate automobile access and the standards for the zoning district acknowledge this auto-orientation while encouraging improvement of the pedestrian environment and accommodation of alternate modal choices within the zoning district.

3.2.C.2 Dimensional Standards

The following dimensional standards are the minimum and maximum requirements for the City of Norwich's General Commercial District. No lot within such District shall be used and no building shall be erected, except in conformance with the following schedule, in addition to the lot standards outlined in Section 6.13 of these Regulations:

Table 7: General Commercial District - Dimensional Standards

District	Minimum					Maximum	
	Lot Area	Lot Width	Setbacks			Lot Coverage	Building Height
			Front Yard ^{A B C}	Side Yard	Rear Yard		
GC	10,000 sf	50'	20'	10' ^D	20'	40%	90'

A. Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of transportation map of Route 82 reconstruction, supplemental to the maps mentioned in Section 1.3.B, and which supplemental map is made part of this section as fully as if set out herein.

B. Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.

C. No goods, wares, or merchandise shall be displayed in the front yard.

D. One side yard of each lot may be omitted, and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.

3.2.C.3 Permitted Uses

All prohibited, permitted, and special permit uses are delineated in the Consolidated Use Table found in Section 4.1 of these Regulations. The Consolidated Use Table indicates each use’s specific standards (if applicable) and procedural requirements.

3.2.C.4 Additional Standards

In addition to the requirements of this Section, all development within a General Commercial District shall conform to other relevant sections found within these Regulations, including but not limited to those found in Section 3.4 (Overlay Districts), Chapter 4 (Uses & Use Standards), Chapter 5 (Special Development Types), and Chapter 6 (Site Development Standards).

3.2.D Industrial Production, Manufacturing, & Research District (IPMR)

3.2.D.1 Purpose

The purpose of the Industrial Production, Manufacturing, & Research District is to provide opportunities for large-scale and intensive industrial development opportunities, generally within areas readily accessible by heavy rail infrastructure.

3.2.D.2 Dimensional Standards

The following dimensional standards are the minimum and maximum requirements for the City of Norwich’s Industrial Production, Manufacturing, & Research District. No lot within such District shall be used and no building shall be erected, except in conformance with the following schedule, in addition to the lot standards outlined in Section 6.13 of these Regulations: