



NOANK RETAIL SPACES
849 SQ FEET
1241 SQ FEET (SUBDIVIDABLE)



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Bring your vision to the shore!

Available for lease, these two bright retail spaces in the heart of the historic, seaside Noank district in Groton, CT, offer endless potential for a variety of businesses. Situated on Main Street, both spaces are being upgraded with new mini-splits and energy-efficient propane heat, ensuring year-round comfort.

Key Spaces:

- 1,241 Square Feet: This larger space is ideal for retail or office use and can be subdivided to accommodate multiple business needs.
- 849 Square Feet: Formerly a hair salon, this cozy, ground-floor space is perfect for retail or office, blending historic charm with coastal allure.

Zoning:

Both spaces are zoned MVC (Marine Village Commercial), offering diverse potential uses, including:

- Café or coffee shop
- Art gallery or creative studio
- Boutique retail store
- Grooming services
- Gym or fitness center
- Medical, wellness, or therapy clinics

Prime Location:

Nestled in the scenic village of Noank, these spaces benefit from high visibility and foot traffic, making them ideal for businesses looking to establish a presence in one of Groton's most picturesque areas.

Lease Terms:

- 1,241 sq ft space: Available for lease at \$2,500 per month plus triple net charges, with flexible options for subdivision.
- 849 sq ft space: Available for lease at \$2,000 per month plus triple net charges.

Bring your business vision to life in one of Noank's most charming and vibrant districts!



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50 MAIN STREET
RETAIL/OFFICE SPACE
849 SQUARE FEET



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 **Seaport**
COMMERCIAL

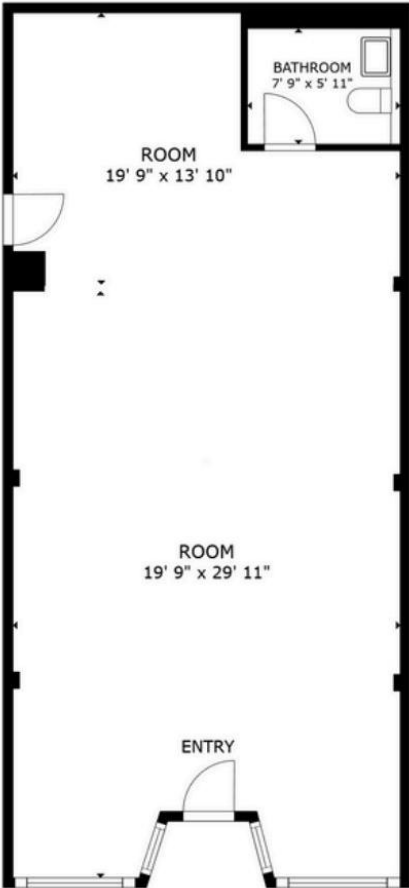
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50 MAIN STREET RETAIL/OFFICE 849 SQFT

FOR LEASE

EXHIBIT A SALON SPACE



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 849 sq.ft.
TOTAL : 849 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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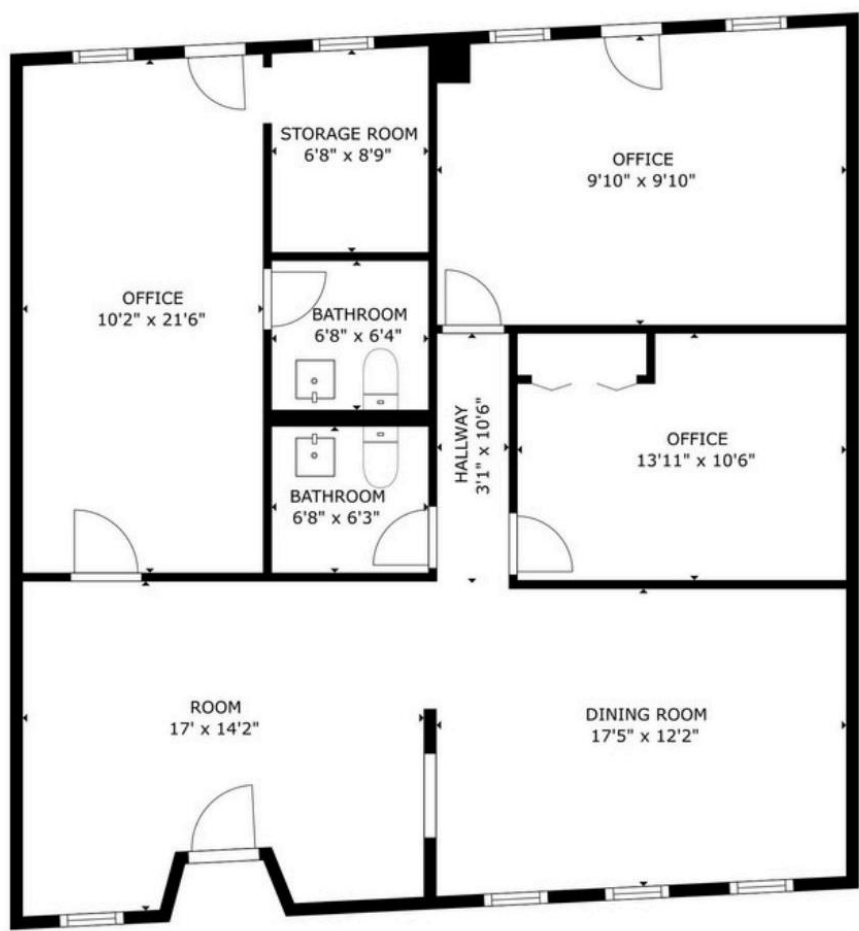
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50 MAIN STREET RETAIL/OFFICE 1241 SQFT (SUBDIVIDABLE)

FOR LEASE

EXHIBIT A ART SPACES



GROSS INTERNAL AREA
FLOOR 1: 1241 sq ft
TOTAL: 1241 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Page #	Conditions		
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC					
PERMITTED USES (AG, ANIMAL & NATURAL RESOURCES cont.)																			
Nurseries and Greenhouses, Commercial	X	X	C	X	C	C	X	X	X	C	C	C	C	X	X		W	-	5.1-2.B 5.1-14
Pet Grooming	X	X	SP/C	X	P	P	P	X	P	P	P	X	X	X	X		W	1	5.1-2.G 5.1-14
Riding or Boarding Stable	X	X	SP/C	X	X	X	X	X	X	X	SP/C	SP/C	X	X	X		W	-	5.1-2.F 5.1-14
Veterinary Services	X	X	SP/C	X	C	C	C	X	C	C	C	C	X	X	X		W	1	5.1-2.G 5.1-14
CULTURAL, RECREATION & ENTERTAINMENT																			
Art Gallery or Museum	X	X	SP	X	P	P	P	X	P	P	P	X	X	A	X			9	5.1-14
Campground	X	X	SP/C	X	X	X	X	X	X	X	X	X	X	X	X			-	5.1-3.A 5.1-14

4-4

Town of GROTON, CT Zoning Regulations



1 PURPOSE & APPLICATION
2 DEFINITIONS
3 ZONING & DISTRICT MAPS
4 DISTRICT REGULATIONS
5 USE STANDARDS
6 SPECIAL DISTRICTS
7 SPECIAL REGULATIONS
8 SITE STANDARDS
9 PROCEDURES & ENFORCEMENT
10 REPEALER & VAUDITY

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PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS	GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
Club, Lodge or Association	SP/C	SP/C	SP/C	P	P	P	X	P	P	P	P	X	X	X		8	5.1-3.B 5.1-14
Commercial Recreation and Fitness, Indoor, Small Scale	X	X	X	P	P	P	X	P	P	C	C	X	X	X		15	5.1-3.C
Commercial Recreation and Fitness, Indoor, Large Scale	X	X	X	A/C	P	P	X	P	P	C	C	X	X	X		15	5.1-3.C
Commercial Recreation, Outdoor	X	X	SP/C	X	C	C	SP/C	X	C	C	C	SP/C	X	X		15	5.1-3.D 5.1-14
Conference/Exhibition Hall	X	X	X	X	P	P	X	P	P	P	P	X	X	X		8	-
Entertainment or Sports Facilities	X	X	SP/C	X	X	SP/C	X	SP/C	X	SP/C	SP/C	X	X	X		8	5.1-3.E 5.1-14
Golf Course	X	X	SP/C	X	X	X	X	X	X	SP/C	SP/C	X	X	X		15	5.1-3.D 5.1-14
Library	P	P	P	P	P	P	X	P	P	X	X	X	X	X		9	5.1-14

Town of GROTON, CT Zoning Regulations **4-5**



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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Sq Ft	Conditions
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC				
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)																		
Marina or Yacht Club	●	SP/C	SP/C	SP/C	X	X	P	P	X	X	X	P	X	X			8/20	5.1-3.F 5.1-14
Public Recreation, Indoor or Outdoor	●	C	C	C	C	C	C	C	C	C	C	C	C	C			15	5.1-3.G 5.1-14
Temporary Events	●	C	C	C	C	C	C	C	C	C	C	C	C	C			-	5.1-3.H 5.1-14
Theater or Cinema – SP/C ONLY when located outdoors. P when located indoors.	●	X	X	X	X	P or SP/C	P or SP/C	P or SP/C	X	P or SP/C	P or SP/C	X	P or SP/C	X			8	5.1-3.I
DAYCARE	●																	
Adult Day Care Facility	●	SP/C	SP/C	SP/C	SP/C	C	C	C	X	C	C	C	X	X			10	5.1-4.A 5.1-14
Child Care Center	●	SP/C	SP/C	SP/C	SP/C	C	C	C	X	C	C	X	X	X			10	5.1-4.B 5.1-14
Family Child Care Home		P	P	P	P	P	P	P	X	P	A	A	X	X			10	-
Group Child Care Home		C	C	C	C	C	C	C	X	C	C	X	X	X			10	5.1-4.C 5.1-14

4-6

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS					INDUSTRIAL DISTRICTS		GREEN DISTRICTS	WRPD Overlay	Pkg #	Conditions	
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
PERMITTED USES																	
HEALTH/RESEARCH/TESTING FACILITIES																	
Hospital/Emergency Treatment Center	X	X	SP/C	X	SP/C	SP/C	X	SP/C	SP/C	SP/C	X	X	X	X	W	16	5.1-5.A 5.1-14
Laboratory, Medical/Science/Tech	X	X	X	X	C	P	X	C	C	P	P	X	X	W	5/6	5.1-5.B	
Medical/Health Care Professional Office/Clinic	X	X	SP/C	X	P	P	X	P	P	P	X	X	X	W	5	5.1-4.C 5.1-14	
INDUSTRIAL																	
Alcoholic Beverage Production, Small Scale	X	X	SP/C	X	P	P	X	P	P	P	P	X	X	W	1	5.1-14	
Alcoholic Beverage Production, Large Scale	X	X	X	X	SP	P	X	SP	X	P	P	X	X	W	6	-	
Artisan & Craft Workshop	X	X	C	X	P	P	P	P	P	P	P	X	X		6	5.1-14	
Cannabis Delivery Service, Product Manufacturer, Product Packager or Transporter	X	X	X	X	X	X	X	X	X	C	C	X	X		6	5.1-15.B	
Cannabis Food and Beverage Manufacturer, Small-Scale	X	X	SP/C	X	C	C	X	C	X	C	C	X	X		6	5.1-15.B 5.1-14	
Cannabis Food and Beverage Manufacturer, Large-Scale	X	X	X	X	X	X	X	X	X	C	C	X	X		6	5.1-15.B	
Data Center	X	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X			5.1-6.F	

Town of GROTON, CT Zoning Regulations 4-7



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PERMITTED USES (INDUSTRIAL, cont.)	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkg	Conditions
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC					
Data Center, Accessory	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X			5.1-6.F
Flex Space	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	W	-	5.1-6.A
Food and Non-Alcoholic Beverage Production, Large Scale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		6	-
Food and Non-Alcoholic Beverage Production, Small Scale	X	X	SP/C	X	P	P	P	X	P	P	P	P	P	X	X		1	5.1-6.B 5.1-14	
Heavy Industrial	X	X	X	X	X	X	X	X	X	X	X	C	X	X		W	6	5.1-6.C for certain heavy industrial activities	
Laundry, Commercial	X	X	X	X	X	P	X	X	X	P	P	P	X	X		W	6	-	
Light Industrial	X	X	X	X	X	X	C	X	X	P	P	P	X	X		W	6	5.1-6.D	
Outdoor Storage Yard, Accessory	X	X	X	X	A/C	A/C	X	A/C	A/C	A/C	A/C	A/C	X	X		W	6	5.1-1.F	
Outdoor Storage Yard, Principal	X	X	X	X	X	X	X	X	X	SP/C	SP/C	SP/C	X	X		W	6	5.1-6.E	
Sailmaking	X	X	X	X	P	P	P	P	X	P	P	P	X	X			6	-	
Warehouse & Distribution	X	X	X	X	X	P	P	X	X	X	P	P	X	X		W	6	-	

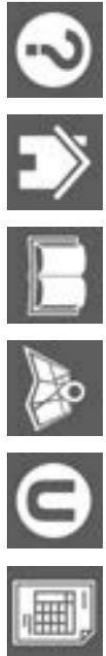
4-8 Town of GROTON, CT Zoning Regulations



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	RS	R	RU	RM	CN	CR	MDD	WW	MTC	NVC	IM	IG	GR	GC															
RESIDENTIAL																													
Residential, Household Living																													
Accessory Dwelling Unit	●	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X	X			3	5.1-1.A
Active Senior Housing	●	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X	X			2/3	5.1-8.B
Cottage Community	●	C	C	X	C	X	X	X	X	X	X	X	X	C	C	X	X	X	C	C	X	X	X	X	X			3	5.1-8.E
Caretaker/Security Service Dwelling	●	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X			3	5.1-8.C
Dwelling, Multi-Unit	●	X	X	X	C	C	C	C	C	C	C	X	X	C	C	X	X	X	C	C	X	X	X	X	X			3	5.1-8.G
Dwelling, Multi-Unit, Conversion	X	X	X	X	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X	X			3	5.1-8.H
Dwelling, One Unit	●	P	P	P	P	P	P	P	C	C	P	X	X	P	P	C	C	X	P	P	C	X	X	X			2	5.1-8.A	
Dwelling, Two Unit	●	X	P	P	P	C	C	P	C	C	P	X	X	P	C	C	X	X	P	C	C	X	X	X			2	5.1-8.A	
Home-Based Business – 'SP' when a major home occupation	●	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X	X			-	5.1-1.D



Town of GROTON, CT Zoning Regulations

4-9

1 APPLICATION & PURPOSE DEFINITIONS

2 ZONING & DISTRICT MAPS

3 DISTRICT REGULATIONS

4 USE STANDARDS

5 SPECIAL DISTRICTS

6 SPECIAL REGULATIONS

7 SITE STANDARDS

8 PROCEDURES & ENFORCEMENT

9 REPEALER & VAUDTY

10

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PERMITTED USES (RESIDENTIAL, cont.)																	
Mobile Manufactured Home Park or Subdivision (Existing)	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X		3	5.1-8.F
Residential, Lodging																	
Bed & Breakfast	SP/C	SP/C	C	C	P	P	C	X	C	C	X	X	X	X		16	5.1-7.B 5.1-14
Hotel/Motel	X	X	X	X	P	P	SP	X	P	P	P	SP/C	X	X		16	5.1-7.A
Rooming/Boarding House	X	X	P	P	P	P	X	X	X	P	X	X	X	X		16	-
Short Term Rental	X	SP/C	SP/C	SP/C	C	C	SP/C	X	SP/C	SP/C	C	X	X	X			5.1-7.C
Residential, Health/Institutional																	
Nursing Facility	X	X	C	C	C	C	X	X	C	C	X	X	X	X		11	5.1-8.I
Residential Counseling Facility	X	X	X	SP/C	C	C	X	X	C	SP/C	X	X	X	X		11	5.1-8.D
Residential Life Care Community	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	SP/C	X	X	X		11	5.1-8.I

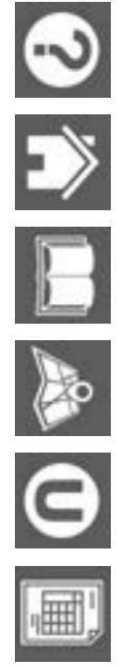
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	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC				
RESTAURANT																		
Drinking Establishment	X	X	X	X	C	C	SP/C	X	C	SP/C	X	X	X	X			12	5.1-9.A
Drive Through Facility for Restaurant	X	X	X	X	A/SP/C	A/SP/C	X	X	A/SP/C	X	X	X	X	X			-	5.1-1.C
Outdoor Patio, Commercial	X	X	X	X	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X			14	5.1-1.E
Restaurant, Fast Food	X	X	X	X	P	P	P	A/SP	P	P	P	X	X	X			13	-
Restaurant, Mobile	X	X	A/C	A/C	C	C	A/C	C	C	C	C	C	A/C	A/C			-	5.1-9.B 5.1-14
Restaurant, Standard	X	X	X	X	P	P	P	A/SP	P	P	P	X	X	X			14	-
RETAIL																		
Cannabis Retailer or Hybrid Retailer	X	X	X	X	X	C	X	X	C	X	C	X	X	X			1	5.1-15.A
Drive Through Facility for Retail	X	X	X	X	A/C	A/C	X	X	A/SP/C	X	A/C	X	X	X			-	5.1-1.C
Retail, Small-Scale	X	X	X	X	P	P	P	X	P	P	P	X	X	X			1	-



Town of GROTON, CT Zoning Regulations **4-11**

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	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC					
Retail, Medium-Scale	X	X	X	X	P	P	P	X	P	X	P	X	X	X	X	W	1	-	
Retail, Large-Scale	X	X	X	X	X	P	X	X	X	X	P	X	X	X	X	W	1	-	
Retail with Large Indoor Display/Storage	X	X	X	X	P	P	X	X	P	P	P	X	X	X	W	1	-		
Retail with Outdoor Sales and Storage, Retail with Outdoor Display	X	X	X	X	A/C	A/C	X	X	A/C	A/C	A	A	X	X	W	6	5.1-10.A		
SERVICES																			
Cemetery (New)	X	X	SP/C	X	X	X	X	X	X	X	SP/C	SP/C	X	X	X	-	-	5.1-11.A	
Cemetery (Existing)	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	-	-	5.1-11.A		
Churches and Other Places of Religious Worship	P	P	P	P	P	P	X	P	P	P	P	X	X	X	8	-	-		

4-12 Town of GROTON, CT Zoning Regulations



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PERMITTED USES (SERVICES, cont.)																						
Cemetary Services	X	X	X	X	X	X	X	X	X	X	SP	P	X	X	X	X	X	X	X	6	-	
Drive Through Facility for Services	X	X	X	X	A/C	A/C	X	X	X	A/C	A/C	X	X	X	X	X	X	X	X	-	5.1-1.C	
Elementary and Secondary Schools, Colleges & Universities	C	C	C	C	P	P	C	X	P	C	P	X	X	X	X	X	X	X	X	-	5.1-11.B	
Funeral Services	X	X	X	X	P	P	X	X	X	P	X	X	X	X	X	X	X	X	X	8	-	
Personal Services	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	1	-	
Professional, Arts & Educational Schools and Studios, Non-Degree	X	X	SP/C	X	P	P	X	X	P	P	C	X	X	X	X	X	X	X	X	5	5.1-11.C	
Professional Offices	X	X	SP/C	X	P	P	P	C	P	P	P	P	X	X	X	X	X	X	X	5	5.1-11.D	
Self-Service Storage Facility	X	X	X	X	X	C	X	X	X	C	C	C	X	X	X	X	X	X	X	7	5.1-11.E	
Town of Groton Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	5.1-14	
SIGNS																						
On-Premise	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-	8.4	



Town of GROTON, CT Zoning Regulations **4-13**

1 APPLICATION & PURPOSE DEFINITIONS

2 ZONING & DISTRICT MAPS

3 DISTRICT REGULATIONS

4 USE STANDARDS

5 SPECIAL DISTRICTS REGULATIONS

6 SPECIAL SITE STANDARDS

7 PROCEDURES & ENFORCEMENT

8 REPEALER & VAUDTY

9

10

P = Permitted
 C = Permitted with Conditions
 SP = Permitted with Special Permit
 A = Permitted only as an accessory use to a permitted use in the underlying zone

W = Additional conditions or restrictions under the WRPD
 Blank = Meet General Performance Standards for WRPD
 X = Prohibited
 A/C or A/SP = Permitted only as an accessory use with conditions or a special permit

	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions		
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC						
PERMITTED USES (SIGNS, cont.)																				
Off-Premise	●	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X	-	8.4-7.C
Temporary	●	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	8.4
TRANSPORTATION, COMMUNICATION & UTILITIES																				
Airport/Heliport	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	-	
Telecommunication Facility	●	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	X	-	5.1-12.A
Telecommunication Tower	●	X	X	SP/C	SP/C	SP/C	X	X	X	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	-	5.1-12.A
Transit Stations & Hubs	●	X	X	X	X	P	P	P	P	P	P	P	P	P	P	X	X	W	-	
Utility Infrastructure	●	C	C	C	C	P	P	C	C	C	C	C	C	P	P	X	X	W	-	5.1-12.B
VEHICLE & HEAVY EQUIPMENT																				
Bus & Limo Garage and Maintenance	●	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	18	-
Construction, Farm & Heavy Equipment Rentals	●	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	18	-
Construction, Farm & Heavy Equipment Sales	●	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	W	18	-

4-14 Town of GROTON, CT Zoning Regulations



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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS					INDUSTRIAL DISTRICTS			GREEN DISTRICTS		WRPD Overlay	go S	Conditions
	RS	R	RU	RM	CN	GR	MDD	WW	MTC	MVC	IM	IG	GR	GC				
PERMITTED USES (VEHICLE & HEAVY EQUIPMENT, cont.)																		
Contractor Vehicle Parking & Const. Equipment Storage	X	X	A/C	X	X	P	X	X	X	P	P	P	X	X	X	X	18	5.1-1.B
Contractor Vehicle Parking & Const. Equipment Storage, Residential	A/C	A/C	A/C	A/C	A/C	X	X	X	A/C	A/C	A/C	X	X	X	X	18	5.1-1.B	
Fuel Dealer with Storage	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	W	1	-
Fuel Dealer without Storage	X	X	X	X	P	P	P	X	P	P	P	X	X	X	W	1	-	
Fuel Dispensing Station	X	X	X	X	C	C	X	SP	C	C	C	X	X	X	X	17	5.1-13.A	
Marine/Water Craft, Construction, Maintenance, Repair, and Storage	X	X	X	X	X	X	P	P	X	C	C	X	X	X	W	18	5.1-13.B	
Marine/Water Craft & Equip., Sales, and Rental	X	X	X	X	X	P	P	P	C	P	P	X	X	X	W	18	5.1-13.C	
Vehicle Dealers (New Vehicles)	X	X	X	X	X	P	X	X	X	P	P	X	X	X	W	18	-	
Vehicle Dealers (Used Vehicles)	X	X	X	X	X	P	X	X	X	P	P	X	X	X	X	18	-	
Vehicle Parts & Supplies (New Merchandise)	X	X	X	X	P	P	P	X	P	P	P	X	X	X		1	-	
Vehicle Rental	X	X	X	X	X	P	SP	X	P	SP	P	P	X	X		1	-	
Vehicle Repair & Service, Major	X	X	X	X	X	P	X	X	X	P	P	X	X	X	X	17	-	
Vehicle Repair & Service, Minor	X	X	X	X	C	P	X	X	C	P	P	X	X	X	W	17	5.1-13.D	
Vehicle Washing Facility	X	X	X	X	C	C	X	X	C	C	C	X	X	X	W	19	5.1-13.I	



Town of GROTON, CT Zoning Regulations **4-15**