





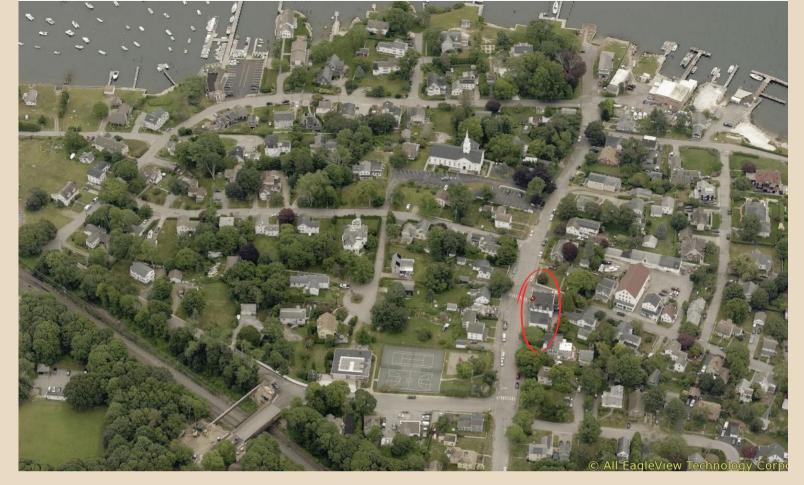


**NOANK RETAIL SPACES** 849 SQ FEET 1241 SQ FEET (SUBDIVIDABLE)



Dylan LaGrandeur 401.692.0773 dylan@seaportre.com





## 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!



## Seaport

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Dylan LaGrandeur 401.692.0773

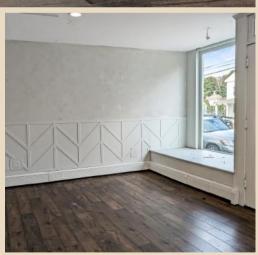
dylan@seaportre.com













Seaport

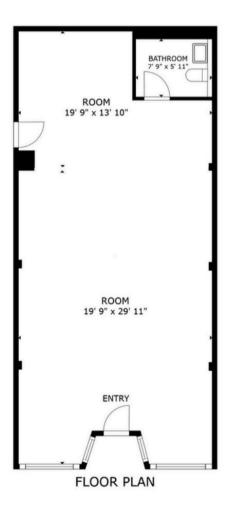
Kyle Schrader 860.333.3242 kyle@seaportre.com Dylan LaGrandeur 401.692.0773 dylan@seaportre.com



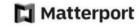
## 50MAIN STREET RETAIL/OFFICE 849 SQFT

FOR LEASE

## EXHIBIT A SALON SPACE



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













Seaport

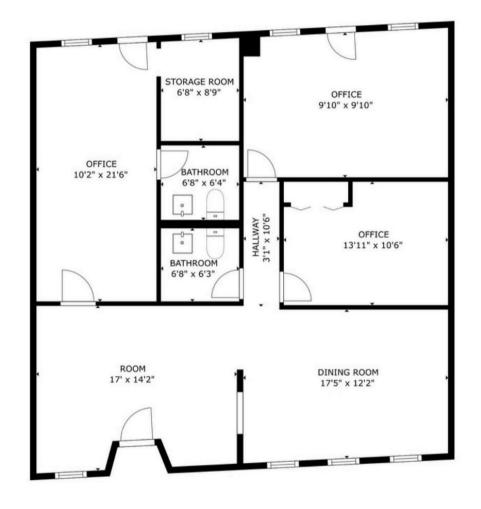
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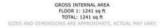


# 50MAIN STREET RETAIL/OFFICE 1241 SQFT (SUBDIVIDABLE)

**FOR LEASE** 

## EXHIBIT A ART SPACES







# Table 4.1 TABLE OF PERMITTED USES

C = Permitted with Conditions  SP = Permitted with Special Permit  A = Permitted only as an accessory use to a permitted use in the underlying zone	ise to a pe	rmitted	use in the	underlyi	ng zone			> × <u>B</u> :	Blank = Meet of X = Prohibited A/C or A/SP =	et Gene ted P = Perm	ral Perfor	mance Si	cessory L	Blank = Meet General Performance Standards for WRPD X = Prohibited  A/C or A/SP = Permitted only as an accessory use with cor	onditions o	or a spe	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
,	RE	SIDENTIA	RESIDENTIAL DISTRICTS	CTS		COMMER	CIAL/MIX	XED-USE	COMMERCIAL/MIXED-USE DISTRICTS	S	DIST	INDUSTRIAL DISTRICTS	GR DIST	GREEN DISTRICTS	WRPD Overlay	Pkng	Conditions
PERMITTED USES	RS	R	RU	RM	S	CR	MDD	WW	MTC	MVC	₹	G	GR	90			
AG., ANIMAL & NATURAL RESOURCES	ES																
Aquaculture	×	×	SP/C	×	×	×	×	C	×	×	C	0	×	×		6	5.1-2.A 5.1-14
Agriculture, Commercial	C	C	C	C	C	C	×	×	×	C	C	С	×	×	8	i	5.1-2.B 5.1-14
Agriculture Events	A/C	A/C	A/C	A/C	A/C	A/C	×	×	×	A/C	A/C	A/C	×	×		1	5.1-3.H
Agriculture, Home (Hens and Plants)	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	×	A/C	A/C	×	×	×	8	- 1	5.1-2.C
Agriculture, Home (Livestock)	A/C	×	A/C	×	×	×	×	×	×	A/C	×	×	×	×	8	ı	5.1-2.C
Cannabis Cultivator	×	×	×	×	×	C	×	×	×	×	C	C	×	×			5.1-15.B
Cannabis Micro-Cultivator	×	×	C	×	×	C	×	×	×	×	C	C	×	×			5.1-15.B 5.1-14
Community Garden	C	0	0	0	0	0	×	×	×	C	0	0	0	×		i	5.1-2.0
Filling and Removing Earth Products	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	×	9.	5.1-2.E
Kennel, Commercial/Animal Day Care	×	×	SP/C	×	×	×	×	×	×	×	SP/C	SP/C	×	×	8	10	5.1-2.F 5.1-14



















**SQRAQNATS** 



REGULATIONS

DISTRICT MAPS ZONING & 3

DEFINITIONS

PURPOSE & APPLICATION

4-3

Town of GROTON, CT Zoning Regulations

DISTRICTS

A = Permitted only as an accessory use to a permitted use in the underlying zone

RESIDENTIAL DISTRICTS

COMMERCIAL/MIXED-USE DISTRICTS

INDUSTRIAL

DISTRICTS

DISTRICTS GREEN

Overlay WRPD

Pkng

Conditions

5.1-2.B

5.1-14

Blank = Meet General Performance Standards for WRPD W = Additional conditions or restrictions under the WRPD

X = Prohibited

A/C or A/SP = Permitted only as an accessory use with conditions or a special permit

SP = Permitted with Special Permit

C = Permitted with Conditions

P = Permitted

Town of GROTON, CT Zoning Regulations

5 8 6 4 3 SPECIAL SITE SPECIAL USE DISTRICT STANDARDS REGULATIONS DISTRICTS STANDARDS REGULATIONS NATURAL RESOURCES cont.) Campground **Art Gallery or Museum CULTURAL, RECREATION & ENTERTAINMENT Riding or Boarding Stable Pet Grooming** Commercial **Nurseries and Greenhouses,** PERMITTED USES (AG., ANIMAL & Veterinary Services RS × × × × × × × × × × × × R SP/C SP/C SP/C SP/C SP RC 0 RM × × × × × × 2 × U 0 × v 0 CR × P 0 × P 0 MDD P P × 0 × × 8 × × × × × × MTC × P 0 × P × MVC P × 0 × v SP/C × P 0 D ₹ 0 SP/C <u>G</u> × × 0 × 0 GR × D × × × × GC × × × × × × 5 5 8 5

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5.1-2.G

5.1-14 5.1-2.F 5.1-14 5.1-2.G

5.1-14

5.1-3.A

5.1-14

5.1-14













P = Permitted

W = Additional conditions or restrictions under the WRPD

SP = Permitted with Special Permit A = Permitted only as an accessory use to a permitted use in the underlying zone	e to a pe	rmitted	use in the	underlyi	ng zone			≥×	X = Prohibited A/C or A/SP = 1	ted P = Perm	itted only	X = Prohibited  A/C or A/SP = Permitted only as an accessory use with co	cessory u	se with c	onditions o	r a spe	X = Prohibited  A/C or A/SP = Permitted only as an accessory use with conditions or a special permit
y - Let illitred blish as all accessors a	RE	SIDENTIA	RESIDENTIAL DISTRICTS	TS		COMMER	CIAL/MID	XED-USE	COMMERCIAL/MIXED-USE DISTRICTS	S	INDU	INDUSTRIAL DISTRICTS	GREEN DISTRICT	GREEN	WRPD	Pkng	Conditions
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	RS	æ	R	RM	S	CR	MDD	WW	MTC	MVC	Z	IG	GR.	GC			
Club, Lodge or Association	SP/C	SP/C	SP/C	Р	Р	P	P	×	P	P	Р	×	×	×		00	5.1-3.B
•		,															5.1-14
Commercial Recreation and Fitness, Indoor, Small Scale	×	×	×	P	P	P	P	×	P	Р	C	C	×	×		15	5.1-3.C
Commercial Recreation and Fitness, Indoor, Large Scale	×	×	×	A/C	P	P	×	×	P	Р	C	C	×	×		15	5.1-3.C
Commercial Recreation, Outdoor	×	×	SP/C	×	C	0	SP/C	×	0	C	C	0	SP/C	×		15	5.1-3.D
Conference/Exhibition Hall	×	×	×	×	Р	P	P	×	P	Р	P	P	×	×		∞	,
Entertainment or Sports Facilities	×	×	SP/C	×	×	SP/C	×	×	SP/C	×	SP/C	SP/C	×	×		00	5.1-3.E
Golf Course	×	×	SP/C	×	×	×	×	×	×	×	SP/C	SP/C	×	×		15	5.1-3.D
																	5.1-14
Library	P	P	P	P	P	P	P	×	P	Р	×	×	×	×		9	5.1-14





















**SQRAQNATS** 



DISTRICT MAPS ZONING & 3

DEFINITIONS

Town of GROTON, CT Zoning Regulations



PROCEDURES & **ENFORCEMENT** 

8 SITE STANDARDS

SPECIAL REGULATIONS

6 SPECIAL DISTRICTS

5 USE STANDARDS 4 DISTRICT REGULATIONS

3 ZONING & DISTRICT MAPS

2 DEFINITIONS

PURPOSE & APPLICATION

4-6

P = Permitted cont.) **Group Child Care Home** Family Child Care Home **Adult Day Care Facility** Public Recreation, Indoor or Marina or Yacht Club A = Permitted only as an accessory use to a permitted use in the underlying zone SP = Permitted with Special Permit C = Permitted with Conditions **Child Care Center** DAYCARE when located outdoors. P when Theater or Cinema - SP/C ONLY **Temporary Events RECREATION & ENTERTAINMENT,** PERMITTED USES (CULTURAL, located indoors. Town of GROTON, CT Zoning Regulations SP/C SP/C SP/C 0 P × 0 0 RS RESIDENTIAL DISTRICTS SP/C SP/C SP/C 0 D × 0 0 R SP/C SP/C SP/C R × 0 0 D 0 SP/C SP/C RM 0 D × 0 0 × SP/C D 2 P 0 0 0 0 × 20 COMMERCIAL/MIXED-USE DISTRICTS SP/C P S 0 D 0 0 0 0 × 9 SP/C MDD P P P 0 0 0 0 0 9 **%** × × × × × 0 0 D A/C or A/SP = Permitted only as an accessory use with conditions or a special permit Blank = Meet General Performance Standards for WRPD W = Additional conditions or restrictions under the WRPE X = Prohibited SP/C MTC 0 P 0 0 0 0 × 9 SP/C MVC Por 0 D 0 0 0 0 × SP/C V ₹ 0 D 0 0 0 0 × INDUSTRIAL 9 DISTRICTS × D × × × 0 0 P ត SP/C P GR × × 0 0 ×  $\times$ × 9 DISTRICTS GREEN GC × × × 0 0 × × × Overlay WRPD Pkng 10 10 10 10 15 0 5.1-4.A 5.1-3.G Conditions 5.1-4.C 5.1-14 5.1-4.B 5.1-3.1 5.1-14 5.1-3.H 5.1-14 5.1-14 5.1-3.F 5.1-14 5.1 - 14



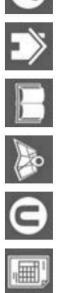








**Cannabis Delivery Service, Product** Artisan & Craft Workshop Alcoholic Beverage Production, Sm A = Permitted only as an accessory use to a permitted use in the underlying zone Data Center **Cannabis Food and Beverage** Manufacturer, Small-Scale **Cannabis Food and Beverage** Manufacturer, Product Packager or Alcoholic Beverage Production, Lg INDUSTRIAL Office/Clinic Medical/Health Care Professional Laboratory, Medical/Science/Tech Hospital/Emergency Treatment **HEALTH/RESEARCH/TESTING FACILITIES** PERMITTED USES SP = Permitted with Special Permit C = Permitted with Conditions Manufacturer, Large-Scale RS × × × × × × × × × × RESIDENTIAL DISTRICTS × R × × × × × × × × × SP/C SP/C SP/C SP/C RU × × × 0 × RM × × × × × × × × × × SP/C S SP × × 0 × P D D 0 COMMERCIAL/MIXED-USE DISTRICTS SP/C CR 0 × P P P P P × × SP/C MDD × × × × P × v D × W × × × P × × × × × A/C or A/SP = Permitted only as an accessory use with conditions or a special permit Blank = Meet General Performance Standards for WRPD X = Prohibited SP/C MTC P SP × × 0 × P P 0 MVC SP/C × × × D × P P 0 SP/C SP/C Ī D P INDUSTRIAL 0 0 D 0 O DISTRICTS SP/C ត D D P D × 0 0 × GR × × × × × × × × × × DISTRICTS GREEN GC × × × × × × × × × × Overlay WRPD ≶ 8 5 8 5 5/6 Pkng 16 6 6 6 6 H 5 6 5.1-15.B 5.1-15.B 5.1-14 5.1-14 5.1-5. 5.1-14 Conditions 5.1-14 5.1-5.A 5.1-6.F 5.1-14 5.1-4.C DISTRICTS **SQRAQUATS** 



4-7

Town of GROTON, CT Zoning Regulations













3



6

P = Permitted with C C = Permitted with SP = Permitted with A = P

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Conditions	WRPD	GREEN	INDUSTRIAL	COMMERCIAL/MIXED-USE DISTRICTS	RESIDENTIAL DISTRICTS	
r a special permit	conditions o	essory use with	A/C or A/SP = Permitted only as an accessory use with conditions or a special permit		ly as an accessory use to a permitted use in the underlying zone	y as an accessory u
				X = Prohibited		ith Special Permit
	Ď	ndards for WRF	Blank = Meet General Performance Standards for WRPD	Blank = Meet Ger		th Conditions
	₹PD	is under the WF	W = Additional conditions or restrictions under the WRPE	W = Additional co		

×   ×   ×   ×   ×   ×   ×   ×   ×   ×		STRIC		TRIS IS	0 7		X VC X X X X X V VC A	X X X X X P X X C DD ./MIXED-	C A M			$\times$	X X X X X X X X X X X X X X X X X X X	X X X X X X X X X X X X X X X X X X X		PERMITTED USES (INDUSTRIAL, cont.)  Data Center, Accessory  Flex Space  Food and Non-Alcoholic Beverage Production, Large Scale  Food and Non-Alcoholic Beverage Production, Small Scale  Heavy Industrial  Light Industrial  Outdoor Storage Yard, Accessory  Outdoor Storage Yard, Principal
	×   ×   ×   ×   ×   ×   ×   ×   ×   ×	STRIC			ISTRIAL FRICTS  IG  A/C  C  C  C  C  C  C  P  P  P  P  P  P	INDUSTRIAL DISTRICTS  IM IG  A/C A/C  C C  C C  P P  P P  P P  P P  A/C A/C  SP/C SP/C  SP/C SP/C	INDUSTRIAL   DISTRICTS   DIS	INDUSTRIAL   DISTRICTS   DIS	INDUSTRIAL   DISTRICTS   DIS	INDUSTRIAL   DISTRICTS   DIS	COMMERCIAL/MIXED-USE DISTRICTS  CR MDD WW MTC MVC IM IG  A/C A/C A/C A/C A/C A/C A/C A/C  X X X X X X X X X C C  X X X X X X X	COMMERCIAL/MIXED-USE DISTRICTS  CN  CN  CN  CN  CN  CN  MDD  MWW  MTC  MVC  IM  IG  A/C  A/C  A/C  A/C  A/C  A/C  A/C  A/	COMMERCIAL/MIXED-USE DISTRICTS    DISTRICTS   DISTRICT	COMMERCIAL/MIXED-USE DISTRICTS   INDUSTRIAL	COMMERCIAL/MIXED-USE DISTRICTS   INDUSTRIAL DISTRICTS   DISTRICT	R   RU   RM   CN   CR   MDD   WW   MTC   MVC   IM   IG
			STRIC	X X X X X X X X X X X X GR DISTRIC	ISTRIAL GREEN FRICTS DISTRIC  IG GR  A/C X  A/C X  P X  P X  P X  SP/C X  SP/C X  SP/C X	INDUSTRIAL GREEN DISTRICTS DISTRIC  IM IG GR  A/C A/C X  A/C A/C X  P P P X  P P P X  SP/C SP/C X  SP/C SP/C X  P P X	INDUSTRIAL   GREEN   DISTRICTS   DISTRIC	INDUSTRIAL   GREEN     MVC   IM	INDUSTRIAL   GREEN     MVC   IM	INDUSTRIAL   GREEN     DISTRICTS   DISTRIC     DISTRICTS   DISTRIC     A/C   A/C   A/C   X     X   C   C   X     X   P   P   X     X   X   X   X     X   X   X     X   X	COMMERCIAL/MIXED-USE DISTRICTS  CR MIDD WW MTC MVC IM IG GREN  A/C A/C A/C A/C A/C A/C A/C A/C X  X X X X X X X X X C C X  P P X X X X X X P P P X  P X X X X X	CN CR MDD WW MTC MVC IM IG GREDISTRICTS  DISTRICTS DISTRICTS  DIST	COMMERCIAL/MIXED-USE DISTRICTS	COMMERCIAL/MIXED-USE DISTRICTS	COMMERCIAL/MIXED-USE DISTRICTS	R   RU   RW   CN   CR   MIDD   WW   MTC   MVC   IM   IG   GRED
Overlay  W  W  W  W  W		× × × × × × × × × × × × × × × ×	STRIC	X X X X X X X X X X X X GR DISTRIC	ISTRIAL GREEN IG GR  IG GR  A/C X  A/C X  P X  P X  P X  SP/C X  SP/C X  SP/C X	INDUSTRIAL GREEN DISTRICTS DISTRIC  IM IG GR  A/C A/C X  A/C A/C X  P P P X  P P P X  SP/C SP/C X  SP/C SP/C X  P P X	INDUSTRIAL   GREEN   DISTRICTS   DISTRIC	INDUSTRIAL   GREEN     MVC   IM	INDUSTRIAL   GREEN     MVC   IM	INDUSTRIAL   GREEN     DISTRICTS   DISTRIC     DISTRICTS   DISTRIC     A/C   A/C   A/C   X     X   C   C   X     X   P   P   X     X   X   X   X     X   X   X     X   X	COMMERCIAL/MIXED-USE DISTRICTS  CR MIDD WW MTC MVC IM IG GREN  A/C A/C A/C A/C A/C A/C A/C A/C X  X X X X X X X X X C C X  P P X X X X X X P P P X  P X X X X X	CN CR MDD WW MTC MVC IM IG GREDISTRICTS  DISTRICTS DISTRICTS  DIST	COMMERCIAL/MIXED-USE DISTRICTS	COMMERCIAL/MIXED-USE DISTRICTS	COMMERCIAL/MIXED-USE DISTRICTS	R   RU   RW   CN   CR   MIDD   WW   MTC   MVC   IM   IG   GRED













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

Blank = Meet General Performance Standards for WRPD W = Additional conditions or restrictions under the WRPD

X = Prohibited

A/C or A/SP = Permitted only as an accessory use with conditions or a special permit

PERMITTED USES RESIDENTIAL Residential, Household Living	
RE	
SIDENTIA	
RESIDENTIAL DISTRICTS  R RU I	
Z Z	
COMMERCIAL/MIXED-USE DISTRICTS  CN CR MDD WW MTC MVC	
OMMERO CR	
MDD NDD	
COMMERCIAL/MIXED-USE DISTRICTS  CR MDD WW MTC	
ISTRICTS	
MVC	
INDUSTRIA DISTRICTS	
RIAL	
GREEN DISTRICT	
CTS CTS	
WRPD Overlay	
Pkng	
Conditions	

Home-Based Business – 'SP' when $A/C$ $A/$	Dwelling, Two Unit   X P P P C C P X X P C X X X X X X X X X	Dwelling, One Unit  P P P C C P X X P C X X X	Dwelling, Multi-Unit, Conversion X X X SP/C SP/C SP/C SP/C X SP/C SP/C X X X X X	Dwelling, Multi-Unit  X  X  X  C  C  C  C  X  X  X  X  X	Caretaker/Security Service  A/C  A/C  A/C  A/C  A/C  A/C  A/C  A/	Cottage Community  C C X C X X X X X X C X X X X X X X X	Active Senior Housing  SP/C SP/C SP/C SP/C SP/C X X SP/C SP/C X X X X X X X X X X X X X X X X X X X	Accessory Dwelling Unit  A/C	Residential, Household Living
A/c	×	×		×	A/o	×	×	A/C	
	×	×	P/C	0		×			
A/C	P	Р	SP/C	C	A/C	C	SP/C	A/C	
×	С	С	×	×	A/C	×	×	A/C	
×	×	×	×	×	A/C	×	×	×	
×	×	×	×	×	×	×	×	×	
×	×	×	×	×	×	×	×	×	
Ü	2	2	w	3	ω	w	2/3	w	
5.1-1.D	5.1-8.A	5.1-8.A	5.1-8.H	5.1-8.G	5.1-8.C	5.1-8.E	5.1-8.B	5.1-1.A	















**SQRAQNATS** 



DISTRICT MAPS SONING & 3

DEFINITIONS



PROCEDURES & ENFORCEMENT

**Residential Life Care Community** 

SP/C

SP/C

SP/C

SP/C

SP/C

SP/C

×

×

SP/C

SP/C

SP/C

×

×

×

5.1-8.

**Residential Counseling Facility** 

×

×

×

SP/C

×

×

SP/C

×

×

×

5.1-8.D

8 SITE STANDARDS

**Nursing Facility** 

×

×

0

0

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0

×

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×

×

×

×

11

5.1-8.1

Residential, Health/Institutional

SPECIAL REGULATIONS

**Short Term Rental** 

×

SP/C

SP/C

SP/C

0

SP/C

×

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SP/C

0

×

×

×

5.1-7.C

6 SPECIAL DISTRICTS

Hotel/Motel

×

×

×

×

P

P

SP

×

P

P

P

SP/C

×

×

16

5.1-7.A

Rooming/Boarding House

×

×

P

P

P

D

×

×

×

P

×

×

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×

16

5 USE STANDARDS

DISTRICT REGULATION

**Bed & Breakfast** 

SP/C

SP/C

0

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16

5.1-7.B

5.1-14

Residential, Lodging

ZONING & DISTRICT MA

2 DEFINITION 1 PURPOSE & APPLICATION

TIONS		ONING &	MAPS		DEFI	NITIO	NS			POSI LICA	
or Subdivision (Existing)	Mobile Manufactured Home Park	cont.)					A = Permitted only as an accessory use to a permitted use in the underlying zone	SP = Permitted with Special Permit	C = Permitted with Conditions	P = Permitted	
	SP/C	3	3		RES		e to a pe				
	SP/C	*	,		RESIDENTIAL DISTRICTS		rmitted u				
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	SP/C	RM			CTS		underlyi				
	SP/C SP/C SP/C SP/C SP/C SP/C	S			)	C	ng zone				
	SP/C	S	3		OMMER						
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	SP/C	MIC			DISTRICTS		C or A/SF	X = Prohibited	Blank = Me	W = Addition	
	SP/C SP/C X	MVC			5,		= Permi	ted	et Gener	inal cond	
	X	N		DISTRICTS	INDUSTRIAL		tted only		al Perfor	itions or	
	×	IG		RICTS	TRIAL		as an ac		mance St	restrictio	
	×	GX	3	DIST	GRI		A/C or A/SP = Permitted only as an accessory use with cond		= Meet General Performance Standards for WRPD	dditional conditions or restrictions under the WRPD	
	×	ac GC	3	DISTRICTS	GREEN		ise with c		for WRPL	the WRI	
				Q	<		ond			ŏ	

ith conditions or a special permit

WRPD Overlay

Pkng

Conditions

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5.1-8.F



































ı	1	<	×	×	×	P	P	P	×	P	P	P	×	×	×	×	Retail, Small-Scale
5.1-1.C	T)		×	×	×	A/C	×	A/SP/ C	×	×	A/C	A/C	×	×	×	×	Drive Through Facility for Retail
5.1-15.A	Þ		×	×	×	C	×	0	×	×	С	×	×	×	×	×	Cannabis Retailer or Hybrid Retailer
																	RETAIL
E	14		×	×	×	P	P	P	A/SP	P	P	P	×	×	×	×	Restaurant, Standard
5.1-9.B 5.1-14	100		A/C	A/C	0	C	C	C	C	A/C	С	0	A/C	A/C	×	×	Restaurant, Mobile
a	13		×	×	×	Р	P	Р	A/SP	Р	P	P	×	×	×	×	Restaurant, Fast Food
5.1-1.E	14		×	×	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	×	×	×	×	Outdoor Patio, Commercial
5.1-1.C	Ē		×	×	×	×	×	A/SP/	×	×	A/SP/ C	A/SP/ C	×	×	×	×	Drive Through Facility for Restaurant
5.1-9.A	12		×	×	×	×	SP/C	0	×	SP/C	C	C	×	×	×	×	Drinking Establishment
																	RESTAURANT
			GC	GR	IG	M	MVC	MTC	WW	MDD	CR	CN	RM	RU	R	RS	PERMITTED USES
Conditions	Pkng	WRPD Overlay	GREEN DISTRICTS	GR DIST	DISTRICTS	DIST		ISTRICTS	ED-USE [	JAL/MIX	COMMERCIAL/MIXED-USE DISTRICTS	0	SL	RESIDENTIAL DISTRICTS	SIDENTIA	R	
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	r a spe	onditions o	Blank = Meet General Performance Standards for WRPD X = Prohibited A/C or A/SP = Permitted only as an accessory use with cor	cessory L	mance St	al Perfor	et Gener ed = Permi	Blank = Meet ( X = Prohibited A/C or A/SP = I	A//			ng zone	underlyi	ise in the	rmitted u	e to a pe	C = Permitted with Conditions SP = Permitted with Special Permit A = Permitted only as an accessory use to a permitted use in the underlying zone















DISTRICT REGULATIONS

ZONING & DISTRICT MAPS

2 DEFINITIONS PURPOSE & APPLICATION

S	REGULATION	IS	DISTRIC	TS	STANDARDS	REGU	LATIONS	DI	STRI	CT MAPS	
	Churches and Other Places of Religious Worship	Cemetery (Existing)	Cemetery (New)	SERVICES	Retail with Outdoor Sales and Storage, Retail with Outdoor Display	Retail with Large Indoor Display/Storage	Retail, Large-Scale	Retail, Medium-Scale	PERMITTED USES (RETAIL, cont.)		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
	ъ	SP/C	×		×	×	×	×	RS	RE	se to a pe
	Р	SP/C	×		×	×	×	×	R	SIDENTIA	ermitted
	Р	SP/C	SP/C		×	×	×	×	RU	RESIDENTIAL DISTRICTS	use in the
	P	SP/C	×		×	×	×	×	RM	CTS	underly
	Р	SP/C	×		A/C	P	×	P	CN		ing zone
	Ф	SP/C	×		A/C	P	P	Р	CR	COMMER	
	ъ	SP/C	×		×	×	×	P	MDD	COMMERCIAL/MIXED-USE DISTRICTS	
	×	×	×		×	×	×	×	WW	(ED-USE	≯פ ≶
	Ъ	SP/C	×		A/C	P	×	P	MTC	DISTRICT	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 cor
	Р	SP/C	×		A/C	P	×	×	MVC	S	onal conc et Gener ted P = Permi
	Р	SP/C	SP/C		А	P	P	Р	M	DIST	ditions or al Perfor itted only
	×	SP/C	SP/C		A	×	×	×	lG	INDUSTRIAL DISTRICTS	restriction mance St
	×	SP/C	×		×	×	×	×	GR	GR DIST	andards cessory u
	×	SP/C	×		×	×	×	×	GC	GREEN DISTRICTS	r the WRI for WRPI
			×		8	8	8	8		WRPD Overlay	PD Conditions
	∞	r.	3		6	Þ	Н	Ь		Pkng	or a sp
	E	5.1-11.A	5.1-11.A		5.1-10.A	1	-1	E		Conditions	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













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

Blank = Meet General Performance Standards for WRPD W = Additional conditions or restrictions under the 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  DISTRICTS  DISTRICTS  DISTRICTS  Overlay  Conditions  Conditions  The conditions of					
RESIDENTIAL DISTRICTS  COMMERCIAL/MIXED-USE DISTRICTS  DISTRICTS  DISTRICTS  DISTRICTS  Overlay  X  X  X  X  X  X  X  X  X  X  X  X  X	Crematory Services	PERMITTED USES (SERVICES, cont.)			4
COMMERCIAL/MIXED-USE DISTRICTS INDUSTRIAL GREEN WRPD SERVICES DISTRICTS DISTRICTS Overlay SERVICES OVERLAY S	×	RS		RES	
COMMERCIAL/MIXED-USE DISTRICTS INDUSTRIAL GREEN WRPD SERVICES DISTRICTS DISTRICTS Overlay SERVICES OVERLAY S	×	R		SIDENTIA	
COMMERCIAL/MIXED-USE DISTRICTS INDUSTRIAL GREEN WRPD SERVICES DISTRICTS DISTRICTS Overlay SERVICES OVERLAY S	×	RU		L DISTRIC	
COMMERCIAL/MIXED-USE DISTRICTS  DISTRICTS  DISTRICTS  DISTRICTS  Overlay  X  X  X  X  X  X  X  X  X  X  X  X  X	×	RM		TS	
MVC IM IG GREEN WRPD SALES Overlay PK  X SP P X X X 6	×	CN		0	
MVC IM IG GREEN WRPD SALES Overlay PK  X SP P X X X 6	×	CR		OMMER	
MVC IM IG GREEN WRPD SALES Overlay PK  X SP P X X X 6	×	MDD		CIAL/MIX	
MVC IM IG GREEN WRPD SALES Overlay PK  X SP P X X X 6	×	ww		ED-USE D	ř
MVC IM IG GREEN WRPD SALES Overlay PK  X SP P X X X 6	×	MTC		DISTRICTS	
STRICTS DISTRICTS Overlay P. X X X X 6	×	MVC			
DISTRICTS Overlay pk  GREEN WRPD gg  GR GC  X X X X X 6	SP	M	DISTR	INDUS	
STRICTS Overlay PK  GC  X  X  X  A  G  G  A  G  G  A  A  A  A  A  A  B  A  A  B  A  B  B	Р	IG	RICTS	TRIAL	
WRPD Overlay Pkng	×	GR	DISTE	GRE	
o Pkng	×	GC	RICTS	EN	
	×		Overlay	WRPD	
Conditions	6		Pkn	g	
	ı			Conditions	i i

	RES	SIDENTIA	RESIDENTIAL DISTRICTS	TS		COMMER	CIAL/MIX	KED-USE	COMMERCIAL/MIXED-USE DISTRICTS	S	DIST	INDUSTRIAL DISTRICTS	GR DIST	GREEN DISTRICTS	WRPD Overlay	Pkng	Conditions
PERMITTED USES (SERVICES, cont.)	RS	æ	RU	RM	CN	CR	MDD	WW	MTC	MVC	Z	G	GR	99			
Crematory Services	×	×	×	×	×	×	×	×	×	×	SP	P	×	×	×	6	ı
Drive Through Facility for Services	×	×	×	×	A/C	A/C	×	×	×	A/C	A/C	×	×	×		1	5.1-1.C
Elementary and Secondary Schools Colleges & Universities	C	C	С	С	Ъ	P	С	×	P	C	Р	×	×	×		1	5.1-11.B
schools; colleges & Universities																	5.1-14
Funeral Services	×	×	×	×	P	Р	×	×	×	P	×	×	×	×	V	00	,
Personal Services	×	×	×	×	Р	P	P	×	P	P	Р	×	×	×	×	<u> </u>	,
Professional, Arts & Educational Schools and Studios, Non-Degree	×	×	SP/C	×	Р	Р	Р	×	P	P	C	×	×	×	8	5	5.1-11.C
Professional Offices	×	×	SP/C	×	Р	P	P	C	P	P	P	P	×	×		5	5.1-11.D
																	5.1-14
Self-Service Storage Facility	×	×	×	×	×	0	×	×	×	×	0	0	×	×	8	7	5.1-11.E
Town of Groton Services	Р	P	P	Р	P	Р	Р	P	P	P	P	Р	Р	Р		Ţ	5.1-14
SIGNS																	
On-Premise	A	A	A	Α	A	A	A	A	A	A	A	A	A	A		T	8.4



YALIDITY REPEALER &

ENFORCEMENT PROCEDURES & 6

**SQRAQUATS** SITE 8 REGULATIONS

SPECIAL

DISTRICTS SPECIAL **SQRAQUATS** S REGULATIONS DISTRICT DISTRICT MAPS ZONING & 3

DEFINITIONS

PURPOSE & NOITACILADA







**Equipment Sales** 

Construction, Farm & Heavy

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Construction, Farm & Heavy Equipment Rentals

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Maintenance

Bus & Limo Garage and

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**VEHICLE & HEAVY EQUIPMENT** 



**Utility Infrastructure** 

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**Telecommunication Tower** 

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SP/C

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SP/C

SP/C

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5.1-12.A

5.1-12.A

DISTRICT REGULATIONS

ZONING & DISTRICT MAPS 2 DEFINITIONS PURPOSE & APPLICATION

				×					
Telecommunication Facility	Airport/Heliport	TRANSPORTATION, COMMUNICATION & UTILITIES	Temporary	Off-Premise	PERMITTED USES (SIGNS, cont.)			C = Permitted with Conditions SP = Permitted with Special Permit A = Permitted only as an accessory use to a permitted use in the underlying zone	P = Permitted
0	×	N & UTILITIES	C	×	RS	RESIDENTIAL DISTRICTS	e to a pe		
0	×		0	×	R		rmitted u		
C	×		0	×	RU		use in the		
0	×		0	×	RM		CTS	underlyi	
C	×		0	С	CN		0	ng zone	
0	×		0	0	CR		OMMER		
0	×		0	0	MDD		CIAL/MIX		
0	×		0	0	WW		COMMERCIAL/MIXED-USE DISTRICTS	Bla A/	8
0	×		0	0	MTC			Blank = Meet G X = Prohibited A/C or A/SP = F	W = Additional conditions or restrictions under the WRPD
C	×		0	C	MVC		0,	et Genera ted = Permit	nal cond
C	×		C	C	3	DISTRICTS	INDUSTRIAL	al Perfor	itions or
C	P		C	C	IG	RICTS	TRIAL	mance St as an acc	restrictio
×	×		C	×	GR	DISTRICTS	GREEN	andards t	ns under
×	×		C	×	GC		EN	Blank = Meet General Performance Standards for WRPD X = Prohibited A/C or A/SP = Permitted only as an accessory use with co	the WRP
	×					Overlay	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 spec	D
•	1		1	1		Pkn	g	nr a spe	

ecial permit

Conditions

8.4-7.C

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P = Permitted C = Permitted with Conditions

SP = Permitted with Special Permit

Vehicle Washing Facility

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Vehicle Repair & Service, Major

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Vehicle Repair & Service, Minor

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Vehicle Rental Merchandise)





















Blank = Meet General Performance Standards for WRPD W = Additional conditions or restrictions under the WRPD

A/C or A/SP = Permitted only as an accessory use with conditions or a special permit X = Prohibited

Fuel Dealer with Storage	Contractor Vehicle Parking & Const. Equipment Storage, Residential	Contractor Vehicle Parking & Const. Equipment Storage	HEAVY EQUIPMENT, cont.)		A = Permitted only as an accessory use to a permitted use in the underlying zone				
					y use				
×	A/C	×	RS	RES	to a per				
×	A/C	×	70	SIDENTIA	mitted u				
×	A/C	A/C	RU	RESIDENTIAL DISTRICTS	ise in the				
×	A/C	×	RM	CTS	underly				
×	A/C	×	CN		ing zone				
P	×	P	CR	COMME					
×	×	×	MDD	COMMERCIAL/MIXED-USE DISTRICTS	Þ				
×	×	×	WW	XED-USE					
×	A/C	×	MTC	DISTRICT	/C or A/s				
×	A/C	×	MVC	3	P = Perm				
P	A/C	P	Ξ	DIST	iitted onl				
P	×	P	IG	DISTRICTS	y as an a				
×	×	×	GR	DIST	ccessory				
×	×	×	GC	GREEN DISTRICTS	use with				
×		×		WRPD Overlay	conditions				
ь	18	18		Pkng	or a sp				
	5.1-1.8	5.1-1.B		Conditions	A/C or A/SP = Permitted only as an accessory use with conditions or a special permit				
DISTRICT MAPS REGULATION									

Town of GROTON, CT Zoning Regulations

YTIQUAY REPEALER &

ENFORCEMENT PROCEDURES &

**SQRAQNATS** SITE

8

REGULATIONS

Vehicle Dealers (Used Vehicles)

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Vehicle Dealers (New Vehicles)

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Sales, and Rental

Marine/Water Craft & Equip., Maintenance, Repair, and Storage Marine/Water Craft, Construction,

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5.1-13.B

**Fuel Dispensing Station** 

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**Fuel Dealer without Storage** 

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Vehicle Parts & Supplies (New

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SPECIAL

DISTRICTS SPECIAL **SQRAQUATS ISE**  REGULATIONS DISTRICT DISTRICT MAPS

ZONING &

DEFINITIONS

**NOITACILITY** PURPOSE & T