



NOANK RETAIL SPACES

849 SQ FEET

630 SQ FEET

611 SQ FEET



Kyle Schrader

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Dylan LaGrandeur

401.692.0773

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Bring your vision to the shore!

Available for lease, these three 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, ensuring great exposure for whatever concept you bring!

- 630 & 611 Square Feet: These spaces are ideal for retail or office use and will accommodate multiple business needs. Available for lease at \$1,250 per month plus triple net charges
- 849 Square Feet: Formerly a hair salon, this cozy, ground-floor space is perfect for retail or office use. Available for lease at \$2,000 per month plus triple net charges.

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

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

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.



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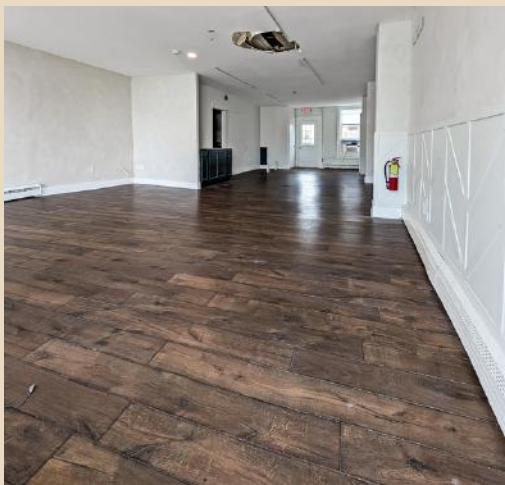
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50 MAIN STREET
RETAIL/OFFICE SPACE
849 SQUARE FEET



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 **Seaport**
COMMERCIAL

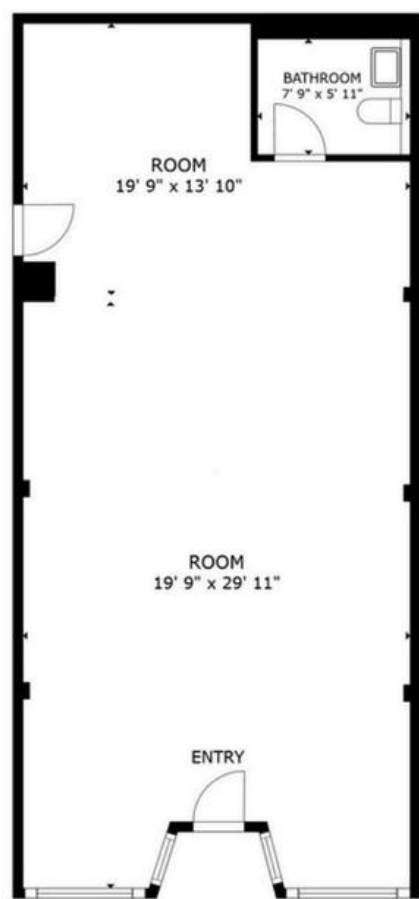
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50 MAIN STREET RETAIL/OFFICE 849 SQFT

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.





52A/52B MAIN STREET

RETAIL/OFFICE SPACE

630 SQUARE FEET

611 SQUARE FEET



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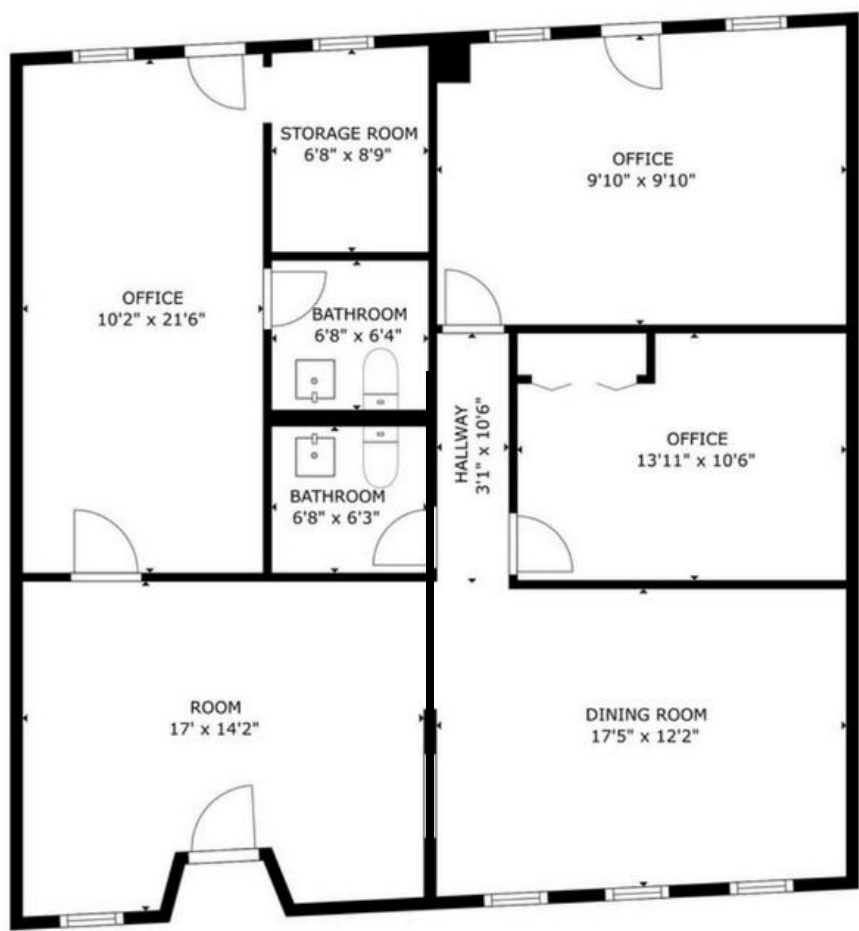
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52A/B MAIN STREET RETAIL/OFFICE 611 & 630 SQUARE FEET

FOR LEASE

52A



52B

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



Table 4.1 TABLE OF PERMITTED USES

PERMITTED USES	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	IM	IG	GR	GC	IM	IG	GR	GC	IM	IG	GR	GC	WRPD Overlay	Pkg	Conditions	
Aquaculture	X	X	SP/C	X	X	X	C	X	X	C	C	X	X														6	5.1-2.A 5.1-14		
Agriculture, Commercial	C	C	C	C	C	C	X	X	C	C	C	X	X													W	-	5.1-2.B 5.1-14		
Agriculture Events	A/C	A/C	A/C	A/C	A/C	A/C	X	X	A/C	A/C	A/C	X	X													-	-	5.1-3.H		
Agriculture, Home (Hens and Plants)	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	A/C	A/C	X	X	X													W	-	5.1-2.C		
Agriculture, Home (Livestock)	A/C	X	A/C	X	X	X	X	X	A/C	X	X	X	X													W	-	5.1-2.C		
Cannabis Cultivator	X	X	X	X	X	X	X	X	X	C	C	X	X															5.1-15.B		
Cannabis Micro-Cultivator	X	X	C	X	X	C	X	X	X	C	C	X	X															5.1-15.B 5.1-14		
Community Garden	C	C	C	C	C	C	X	X	C	C	C	C	X													-	-	5.1-2.D		
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													W	-	5.1-2.E		
Kennel, Commercial/Animal Day Care	X	X	SP/C	X	X	X	X	X	X	SP/C	SP/C	X	X													W	10	5.1-2.F 5.1-14		

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

W = Additional conditions or restrictions under the WRPD
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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 & VALIDITY

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	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			-	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		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		-	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		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 & DEFINITIONS

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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				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				15	5.1-3.C
Commercial Recreation, Outdoor	X	X	SP/C	X	C	C	SP/C	X	C	C	C	SP/C	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				8	-
Entertainment or Sports Facilities	X	X	SP/C	X	X	SP/C	X	SP/C	X	SP/C	SP/C	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				15	5.1-3.D 5.1-14
Library	P	P	P	P	P	P	X	P	P	X	X	X	X				9	5.1-14

3 ZONING & DISTRICT MAPS

4 DISTRICT REGULATIONS

5 USE STANDARDS

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7 SPECIAL REGULATIONS

8 SITE STANDARDS

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Town of GROTON, CT Zoning Regulations

4-5

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Reg	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	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	C			15	5.1-3.G 5.1-14	
Temporary Events	C	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	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	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	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	P	A	A	X	X			10	-	
Group Child Care Home	C	C	C	C	C	C	C	X	C	C	C	X	X	X			10	5.1-4.C 5.1-14	

4-6

Town of GROTON, CT Zoning Regulations



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	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC				
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	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		



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3 ZONING & DISTRICT MAPS

4 DISTRICT REGULATIONS

5 USE STANDARDS

6 SPECIAL DISTRICTS

7 SPECIAL REGULATIONS

8 SITE STANDARDS

9 PROCEDURES & ENFORCEMENT

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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	A/C				5.1-6.F			
Flex Space	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	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	P	P	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	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	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	X	P	P	X	X	P	P	X	X	W		6	-
Light Industrial	X	X	X	X	X	X	X	C	X	X	P	P	X	X	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	X	A/C	A/C	A/C	X	X	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	X	X	X	X	X	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	P	P	X	X			6	-
Warehouse & Distribution	X	X	X	X	X	P	X	X	X	X	X	X	X	X	P	P	X	X	W		6	-

4-8 Town of GROTON, CT Zoning Regulations



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PERMITTED USES	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																		
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	A/C	A/C	A/C	A/C	A/C	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	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	SP/C	SP/C	SP/C	SP/C	SP/C	2/3	5.1-8.B
Cottage Community	●	C	C	X	C	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	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	A/C	A/C	A/C	A/C	A/C	A/C	A/C	3	5.1-8.C	
Dwelling, Multi-Unit	●	X	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	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	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	SP/C	SP/C	SP/C	SP/C	3	5.1-8.H	
Dwelling, One Unit	●	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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	X	X	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	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	-	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 REGULATIONS

6 SPECIAL REGULATIONS

7 SITE STANDARDS

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	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC				
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	X	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	-	



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PERMITTED USES (RETAIL, 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					
Retail, Medium-Scale	X	X	X	X	P	P	P	X	P	X	P	X	X	X		W	1	-	
Retail, Large-Scale		X	X	X	X	P	X	X	X	X	P	X	X	X		W	1	-	
Retail with Large Indoor Display/Storage		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	SP/C	SP/C	X	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	-	

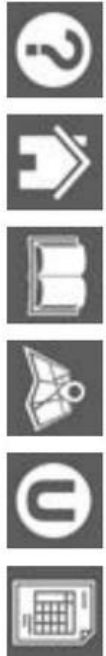
4-12 Town of GROTON, CT Zoning Regulations



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	RESIDENTIAL DISTRICTS						COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkg	Conditions			
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	NVC	IM	IG	GR	GC								
PERMITTED USES (SERVICES, cont.)																						
Crematory 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	A/C	A/C	X	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	-	5.1-11.B	5.1-14	
Funeral Services	X	X	X	X	P	P	X	X	P	P	X	X	X	X	X	X	X	X	W	8	-	
Personal Services	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	W	1	-	
Professional, Arts & Educational Schools and Studios, Non-Degree	X	X	X	X	SP/C	SP/C	X	X	P	P	C	X	X	X	X	X	X	W	5	5.1-11.C	5.1-14	
Professional Offices	X	X	X	X	P	P	P	C	P	P	P	X	X	X	X	X	X	X	5	5.1-11.D	5.1-14	
Self-Service Storage Facility	X	X	X	X	X	C	X	X	X	C	C	C	X	X	X	X	W	7	5.1-11.E	5.1-14		
Town of Groton Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	5.1-14	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 REGULATIONS

7 SITE STANDARDS

8 PROCEDURES & ENFORCEMENT

9 REPEALER & VAUDTY

10

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPPD Overlay	Pkg	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	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	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	X	-	
Telecommunication Facility	C	C	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	SP/C	X	X	X	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X	-	5.1-12.A
Transit Stations & Hubs	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	X	W	-	
Utility Infrastructure	C	C	C	C	P	P	C	C	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	P	X	X	X	X	X	X	X	X	X	X	X	X	X	18	-
Construction, Farm & Heavy Equipment Rentals	X	X	X	X	X	P	X	X	X	X	X	X	X	X	P	P	X	X	X	18	-
Construction, Farm & Heavy Equipment Sales	X	X	X	X	X	P	X	X	X	X	X	X	X	X	P	P	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	WRPD § 19-11	Conditions
	RS	R	RU	RM	CN	CR	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	X	P	P	X	X	X	X	X	5.1-1.B
Contractor Vehicle Parking & Const. Equipment Storage, Residential	A/C	A/C	A/C	A/C	A/C	X	X	A/C	A/C	A/C	X	X	X	X	X	X	X	5.1-1.B
Fuel Dealer with Storage	X	X	X	X	X	P	X	X	X	X	P	P	X	X	X	X	W	-
Fuel Dealer without Storage	X	X	X	X	P	P	X	P	P	P	P	P	X	X	X	W	1	-
Fuel Dispensing Station	X	X	X	X	C	C	X	SP	C	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	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	X	P	X	X	X	W	18	-	
Vehicle Dealers (Used Vehicles)	X	X	X	X	X	P	X	X	X	P	X	X	X	X	X	X	18	-
Vehicle Parts & Supplies (New Merchandise)	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	1	-
Vehicle Rental	X	X	X	X	X	P	SP	X	P	SP	P	P	X	X	X	X	1	-
Vehicle Repair & Service, Major	X	X	X	X	X	P	X	X	X	X	P	P	X	X	X	X	17	-
Vehicle Repair & Service, Minor	X	X	X	X	C	P	X	X	C	C	P	P	X	X	W	17	5.1-13.D	
Vehicle Washing Facility	X	X	X	X	C	C	X	X	C	X	C	C	X	X	W	19	5.1-13.I	



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

1 PURPOSE & APPLICATION

2 DEFINITIONS

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4 DISTRICT REGULATIONS

5 USE STANDARDS

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9 PROCEDURES & ENFORCEMENT

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