





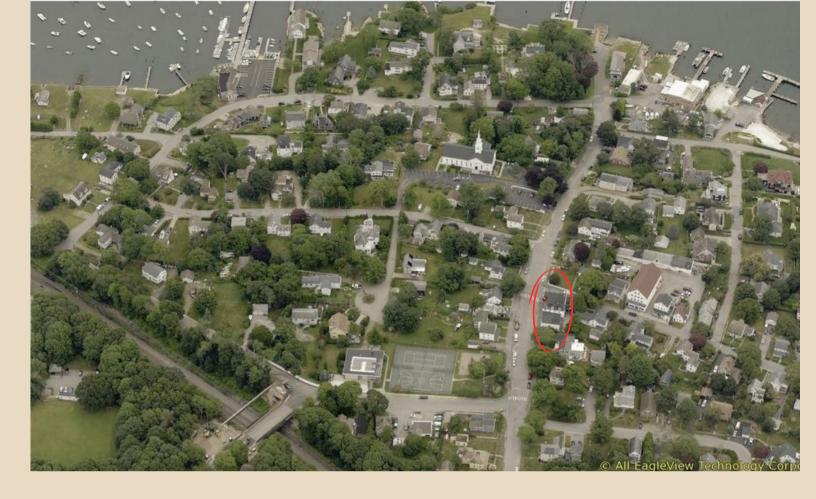


NOANK RETAIL SPACES 849 SQ FEET 630 SQ FEET 611 SQ FEET



Dylan LaGrandeur 401.692.0773 dylan@seaportre.com





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.

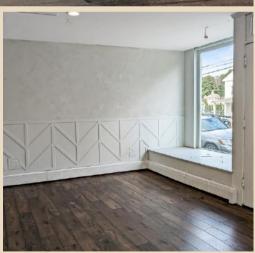














Seaport

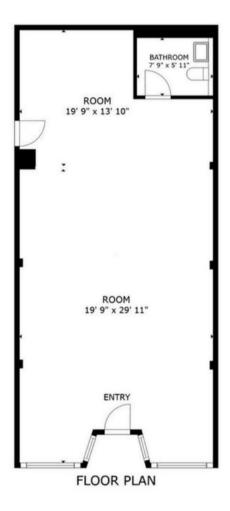
Kyle Schrader 860.333.3242 kyle@seaportre.com Dylan LaGrandeur 401.692.0773 dylan@seaportre.com



50 MAIN STREET RETAIL/OFFICE 849 SQFT

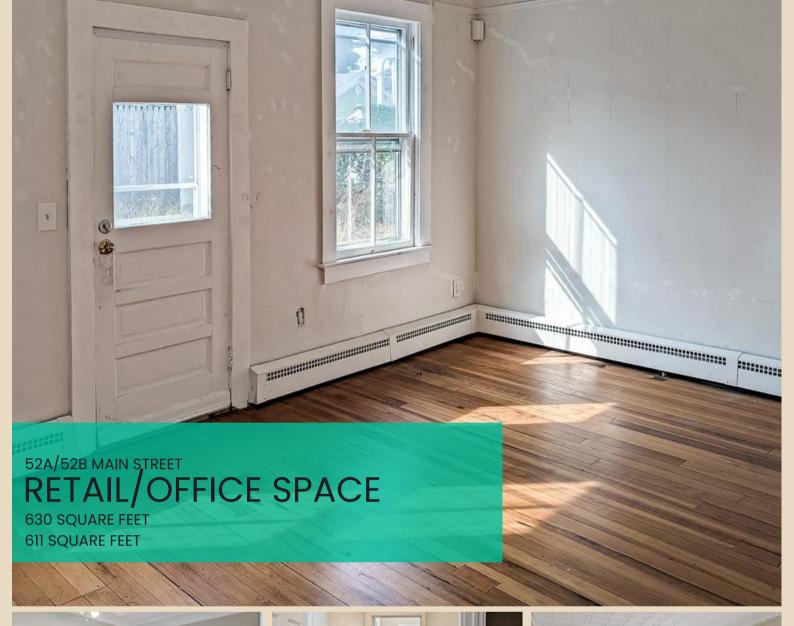
FOR LEASE

EXHIBIT A SALON SPACE



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









Seaport

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



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

FOR LEASE



52B



Table 4.1 TABLE OF PERMITTED USES

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 RESIDENTIAL DISTRICTS PERMITTED USES RS R RU RM CN	se to a pe	ermitted SIDENTI.	permitted use in the un	e underly CTS		COMME	W = Addition Blank = Mee X = Prohibit A/C or A/SP COMMERCIAL/MIXED-USE DISTRICTS	XED-USE	W = Additiona Blank = Meet (X = Prohibited A/C or A/SP = E DISTRICTS	onal con eet Gene ited P = Perm S	ral Perfor	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 E DISTRICTS INDUSTRIAL GREEN DISTRICTS DISTRICTS DISTRICTS DISTRICTS	tandards for W tandards for W ccessory use wi GREEN DISTRICTS	nder the rds for V	WRP VRPD	WRPD VRPD ith conditions c WRPD Overlay	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 E DISTRICTS INDUSTRIAL GREEN WRPD Conditions DISTRICTS DISTRICTS DISTRICTS Overlay Conditions
PERMITTED USES	RS	R	RU	RM	S	CR	MDD	WW	MTC	MVC	Ξ	ត	0	R	iR GC		
AG., ANIMAL & NATURAL RESOURCES	ES															_	
Aquaculture	×	×	SP/C	×	×	×	×	C	×	×	C	C	×		×		
Agriculture, Commercial	C	0	C	C	0	0	×	×	×	C	0	C	6200	×	× ×		×
Agriculture Events	A/C	A/C	A/C	A/C	A/C	A/C	×	×	×	A/C	A/C	A/C		×	×		
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	×		×	×		×
Agriculture, Home (Livestock)	A/C	×	A/C	×	×	×	×	×	×	A/C	×	×	×	^	×		×
Cannabis Cultivator	×	×	×	×	×	C	×	×	×	×	C	C		×	×		
Cannabis Micro-Cultivator	×	×	0	×	×	C	×	×	×	×	C	C		×	× ×		
Community Garden	С	С	С	С	С	C	×	×	×	C	C	C	. Marca C	0	C ×		
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	SP/C	/C SP/C		SP/C
Kennel, Commercial/Animal Day Care	×	×	SP/C	×	×	×	×	×	×	×	SP/C	SP/C	×		×		×





Town of GROTON, CT Zoning Regulations













SORAGNATS SI



REGULATIONS

DISTRICT MAPS SONING & 3

DEFINITIONS 7

Art Gallery or Museum

×

×

SP

×

P

P

P

×

D

P

P

×

D

×

5.1-14

CULTURAL, RECREATION & ENTERTAINMENT

8

REGULATIONS

Campground

×

×

SP/C

×

×

×

×

×

×

×

×

×

×

×

5.1-14 5.1-3.A DISTRICTS

STANDARDS

Veterinary Services

×

×

SP/C

×

0

0

0

×

0

0

0

0

×

×

8

5.1-2.G

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

5.1-14

Riding or Boarding Stable

×

×

SP/C

×

×

×

×

×

×

×

SP/C

SP/C

×

×

8

REGULATIONS

Pet Grooming

×

×

SP/C

×

P

P

P

×

P

P

P

×

×

×

8

7	7 17		A S O	P
Nurseries and Greenhouses,	PERMITTED USES (AG., ANIMAL & NATURAL RESOURCES 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
×	RS	R	se to a pe	
×	R	RESIDENTIAL DISTRICTS	rmitted u	
0	RU	L DISTRIC	se in the	
×	RM	SIS	underlyi	
C	CN		ng zone	

COMMERCIAL/MIXED-USE DISTRICTS

INDUSTRIAL DISTRICTS

S

MDD

WW

MTC

MVC

₹

6

GR

GC

DISTRICTS GREEN

Overlay WRPD

Pkng

Conditions

0

×

×

×

0

0

×

×

8

5.1-2.8

5.1-14

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





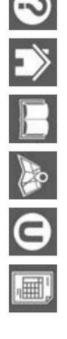








C = Permitted C = Permitted with Conditions SP = Permitted with Special Permit A = Permitted only as an accessory use to a permitted use in the underlying zone	se to a pe	ermitted	use in the	e underly:	ing zone			> = <	w = Additional Blank = Meet (X = Prohibited A/C or A/SP = I	eet Geno bited SP = Perr	eral Perfo	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	W = Additional conditions of restrictions under the WKP Blank = Meet General Performance Standards for WRPD X = Prohibited A/C or A/SP = Permitted only as an accessory use with co	for WRPI	onditions of	or a spe	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
	RE	SIDENTI	RESIDENTIAL DISTRICTS	CTS		COMMERCIAL/MIXED-USE DISTRICTS	RCIAL/MI	XED-USE	DISTRIC	SI	DIS	DISTRICTS	GR DIST	GREEN DISTRICTS	WRPD	Pkng	Conditions
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	RS	æ	RU	RM	CN	CR	MDD	WW	MTC	MVC	Ē	IG	GR	39			
Club, Lodge or Association	SP/C	SP/C	SP/C	Р	Р	Р	Р	×	P	P	Р	×	×	×		00	5.1-3.B 5.1-14
Commercial Recreation and Fitness, Indoor, Small Scale	×	×	×	Р	P	P	P	×	P	P	C	C	×	×		15	5.1-3.C
Commercial Recreation and Fitness, Indoor, Large Scale	×	×	×	A/C	Р	P	×	×	P	P	C	С	×	×		15	5.1-3.C
Commercial Recreation, Outdoor	×	×	SP/C	×	C	С	SP/C	×	C	C	C	С	SP/C	×		15	5.1-3.D 5.1-14
Conference/Exhibition Hall	×	×	×	×	P	Р	P	×	P	P	P	P	×	×		00	1
Entertainment or Sports Facilities	×	×	SP/C	×	×	SP/C	×	×	SP/C	×	SP/C	SP/C	×	×		00	5.1-3.E 5.1-14
Golf Course	×	×	SP/C	×	×	×	×	×	×	×	SP/C	SP/C	×	×		15	5.1-3.D 5.1-14
Library	P	P	Р	Р	Р	Р	P	×	P	P	×	×	×	×		9	5.1-14











STANDARDS



ZONING & DISTRICT MAPS 3

DEFINITIONS

& 3209RU9 NOITACILINA

Town of GROTON, CT Zoning Regulations

DISTRICTS



9 PROCEDURES & **ENFORCEMENT**

8 SITE STANDARDS

SPECIAL REGULATIONS

6 SPECIAL DISTRICTS

5 USE STANDARDS 4 DISTRICT REGULATIONS

3 ZONING & DISTRICT MAPS

2 DEFINITIONS

PURPOSE & APPLICATION

P = Permitted

W = Additional conditions or restrictions under the WRPE

4-6

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 DAYCARE when located outdoors. P when **Temporary Events RECREATION & ENTERTAINMENT,** PERMITTED USES (CULTURAL, Child Care Center located indoors. Theater or Cinema – SP/C ONLY 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 RU × 0 0 0 P SP/C SP/C RM 0 P × 0 0 × SP/C T 2 0 P 0 0 0 0 × 9 COMMERCIAL/MIXED-USE DISTRICTS SP/C P S 0 P 0 0 0 0 × 9 SP/C MDD D 0 P 0 0 D 0 0 9 8 × × × × × 0 0 0 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 0 P 0 0 0 0 × 9 SP/C MVC Por 0 P 0 0 0 0 × SP/C P ₹ 0 D 0 0 0 0 × INDUSTRIAL or DISTRICTS × D × × × 0 0 Р 5 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











Town of GROTON, CT Zoning Regulations

REPEALER & YTIGIJAY

PROCEDURES & 6

SITE

SPECIAL

SPECIAL

S

DISTRICT

ZONING &

DEFINITIONS

7

PURPOSE & APPLICATION

A = Permitted only as an accessory use to a permitted use in the underlying zone RESIDENTIAL DISTRICTS	se to a pe	ermitted	permitted use in the un	e underly CTS		COMMER	A/C or A/SP COMMERCIAL/MIXED-USE DISTRICTS	XED-USE	A/C or A/SP = F	P = Perm	itted onl	id only as an ac INDUSTRIAL DISTRICTS	GR DIST	GREEN DISTRICTS	A/C or A/SP = Permitted only as an accessory use with conditions or a special permit E DISTRICTS INDUSTRIAL GREEN WRPD Conditions DISTRICTS DISTRICTS DISTRICTS Overlay	Pkng Sp	ecial permit
PERMITTED USES	RS	R	R	RM	S	CR	MDD	WW	MTC	MVC	3	IG	GR	GC			
HEALTH/RESEARCH/TESTING FACILITIES	TIES																
Hospital/Emergency Treatment Center	×	×	SP/C	×	SP/C	SP/C	SP/C	×	SP/C	SP/C	SP/C	×	×	×	8	16	5.1-5.A 5.1-14
Laboratory, Medical/Science/Tech	×	×	×	×	С	Р	×	×	C	С	Р	Р	×	×	8	5/6	5.1-5.B
Medical/Health Care Professional Office/Clinic	×	×	SP/C	×	P	P	P	×	P	P	P	×	×	×	8	r.	5.1-4.C 5.1-14
INDUSTRIAL																	
Alcoholic Beverage Production, S Scale	×	×	SP/C	×	P	Р	Р	×	P	P	P	P	×	×	V	1	5.1-14
Alcoholic Beverage Production, Le Scale	×	×	×	×	SP	P	×	×	SP	×	P	Р	×	×	8	6	
Artisan & Craft Workshop	×	×	C	×	P	P	P	Р	P	P	Р	Р	×	×		6	5.1-14
Cannabis Delivery Service, Product Manufacturer, Product Packager or Transporter	×	×	×	×	×	×	×	×	×	×	С	С	×	×		6	5.1-15.B
Cannabis Food and Beverage Manufacturer, Small-Scale	×	×	SP/C	×	C	C	×	×	C	×	C	C	×	×		0	5.1-15.B 5.1-14
Cannabis Food and Beverage Manufacturer, Large-Scale	×	×	×	×	×	×	×	×	×	×	C	C	×	×		6	5.1-15.B
Data Center	×	×	×	×	×	×	×	×	×	×	SP/C	SP/C	×	×			5.1-6.F



PROCEDURES & ENFORCEMENT

SITE STANDARDS

SPECIAL REGULATIONS

6 SPECIAL DISTRICTS

USE STANDARDS DISTRICT REGULATIONS ZONING & DISTRICT MAPS DEFINITIONS

PURPOSE & APPLICATION

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	se to a pe	ermitted :	use in the	underlyi	ng zone			≥×	X = Prohibited A/C or A/SP = I	ted = Permi	tted only	X = Prohibited A/C or A/SP = Permitted only as an accessory use with co	cessory u	se with co	onditions c	or a spe	X = Prohibited
	RE	SIDENTIA	RESIDENTIAL DISTRICTS	CTS		COMMER	CIAL/MIX	(ED-USE I	COMMERCIAL/MIXED-USE DISTRICTS	0.	DIST	DISTRICTS	GREEN DISTRICTS	EN SEN	WRPD Overlay	Pkng	Conditions
PERMITTED USES (INDUSTRIAL, cont.)	RS	æ	RU	RM	CN	CR	MDD	WW	MTC	MVC	M	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	×	×			5.1-6.F
Flex Space	×	×	×	×	×	×	×	×	×	×	C	C	×	×	8		5.1-6.A
Food and Non-Alcoholic Beverage Production, Large Scale	×	×	×	×	×	×	×	×	×	×	P	P	×	×		6	3
Food and Non-Alcoholic Beverage	×	×	SP/C	×	P	P	P	×	P	P	P	P	×	×		1	5.1-6.B
Production, Small Scale																	5.1-14
Heavy Industrial	×	×	×	×	×	×	×	×	×	×	×	C	×	×	8	6	5.1-6.C for
•																	heavy industrial activities
Laundry, Commercial	×	×	×	×	×	P	×	×	×	×	Р	Р	×	×	×	6	6
Light Industrial	×	×	×	×	×	×	×	C	×	×	P	Р	×	×	8	6	5.1-6.D
Outdoor Storage Yard, Accessory	×	×	×	×	A/C	A/C	×	A/C	A/C	A/C	A/C	A/C	×	×	8	6	5.1-1.F
Outdoor Storage Yard, Principal	×	×	×	×	×	×	×	×	×	×	SP/C	SP/C	×	×	8	6	5.1-6.E
Sailmaking	×	×	×	×	P	P	P	P	×	P	P	P	×	×		6	·
Warehouse & Distribution	×	×	×	×	×	Р	×	×	×	×	P	Р	×	×	V	6	













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

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

	R	ESIDENTI	RESIDENTIAL DISTRICTS	ICTS		COMME	COMMERCIAL/MIXED-USE DISTRICTS	VIXED-U	SE DIST	RICTS		INDUSTRIAL DISTRICTS	TRIAL	GR DIST	GREEN	WRPD Overlay	Pkng	Conditions
PERMITTED USES	RS	R	RU	RM	CN	CR	MDD	WW	-	MTC	MVC	3	G	GR	GC			
RESIDENTIAL																		
Residential, Household Living																		
Accessory Dwelling Unit	A/C	A/C	A/C	A/C	A/C	A/C	A/C	C A/C		A/C	A/C	A/C	×	×	×		ω	5.1-1.A
Active Senior Housing	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	×	×		SP/C S	SP/C	×	×	×	×		2/3	5.1-8.B
Cottage Community	C	C	×	C	×	×	×	×	Dietore .	×	C	×	×	×	×		ω	5.1-8.E
Caretaker/Security Service Dwelling	A/C	A/C	A/C	A/C	A/C	A/C	A/C	C A/C		A/C	A/C	A/C	A/C	×	×		ω	5.1-8.C
Dwelling, Multi-Unit	×	×	×	C	0	0	0	×		C	C	×	×	×	×		ω	5.1-8.G
Dwelling, Multi-Unit, Conversion	×	×	×	SP/C	SP/C	SP/C	SP/C	×		SP/C S	SP/C	×	×	×	×		ω	5.1-8.H
Dwelling, One Unit	Р	P	P	ъ	C	C	Р	×		×	Р	С	×	×	×		2	5.1-8.A
Dwelling, Two Unit	×	P	P	P	0	0	P	×		×	P	C	×	×	×		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	×	×	×	×			5.1-1.D
					-			-	-									

Town of GROTON, CT Zoning Regulations















DEFINITIONS

PURPOSE & NOITACITION 7

SQRAQUATS



9 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

0

0

×

×

0

×

×

×

×

11

5.1-8.1

Residential, Health/Institutional

SPECIAL REGULATIONS

Short Term Rental

×

SP/C

SP/C

SP/C

0

SP/C

×

SP/C

SP/C

0

×

×

×

5.1-7.C

Rooming/Boarding House

×

×

P

P

P

P

×

×

×

P

×

×

×

×

16

6 SPECIAL DISTRICTS

Hotel/Motel

×

×

×

×

P

P

SP

×

P

P

P

SP/C

×

×

16

5.1-7.A

5 USE STANDARDS

4 DISTRICT REGULAT

Bed & Breakfast Residential, Lodging

SP/C

SP/C

0

0

P

P

0

×

0

0

×

×

×

×

16

5.1-7.B

5.1-14

3

2

1 N

TIONS		ONING &	APS	DEFI	NITIONS			POSI	
or Subdivision (Existing)	Mobile Manufactured Home Park	PERMITTED USES (RESIDENTIAL, 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	RS		RE	e to a pe				
	SP/C SP/C SP/C SP/C SP/C SP/C	R		RESIDENTIAL DISTRICTS	rmitted u				
	SP/C	RU		L DISTRIC	se in the				
	SP/C	RM		ST	underlyi				
	SP/C	CN)	ng zone				
	SP/C	CR		COMMER					
1	×	MDD		COMMERCIAL/MIXED-USE DISTRICTS					
3 3	×	WW		(ED-USE I	2	×	BI	W	
	SP/C	MTC		DISTRICTS	C or A/SF	X = Prohibited	ank = Me	= Additio	
	SP/C	MVC		01	= Permi	ted	et Gener	nal cond	
	×	N	DISTRICTS	INDUSTRIAL	tted only		al Perform	itions or	
7762	×	IG	RICTS	TRIAL	as an ac		mance St	restrictio	
100	×	GR	DISTRICTS	GREEN	cessory u		andards t	ns under	
	×	GC		EN	se with c		Blank = Meet General Performance Standards for WRPD	W = Additional conditions or restrictions under the WRPD	
			Overlay	WRPD	A/C or A/SP = Permitted only as an accessory use with conditions o			D	

or a special permit

Pkng

Conditions

W

5.1-8.F





























Retail	Drive	Cannabi Retailer	RETAIL	Resta	Resta	Resta	Outdo	Restaurant	Drive	Drinki	RESTA	PERM		C = Pe SP = Pi A = Pe
Retail, Small-Scale	Drive Through Facility for Retail	Cannabis Retailer or Hybrid Retailer		Restaurant, Standard	Restaurant, Mobile	Restaurant, Fast Food	Outdoor Patio, Commercial	urant	Drive Through Facility for	Drinking Establishment	RESTAURANT	PERMITTED USES		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
				•	•	•		•	- 1	•				t use t
×	×	×		×	×	×	×	>	×	×		RS	RES	o a per
×	×	×		×	×	×	×	>	×	×		R	IDENTIA	mitted
×	×	×		×	A/C	×	×	,	×	×		RU	RESIDENTIAL DISTRICTS	use in th
×	×	×		×	A/C	×	×	>	×	×		RM	CIS	underly
P	A/C	×		Р	С	P	A/C	0	A/SP/	C		CN		ing zone
P	A/C	C		Р	C	P	A/C	C	A/SP/	C		CR	COMMERCIAL/MIXED-USE DISTRICTS	
P	×	×		Р	A/C	Ъ	A/C	>	×	SP/C		MDD	CIAL/MIX	
×	×	×		A/SP	C	A/SP	A/C	>	×	×		WW	(ED-USE	A × B S
P	A/SP/	C		Р	C	Р	A/C	C	A/SP/	C		MTC	DISTRICT	w = Additional conditions of 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
P	×	×		P	0	P	A/C	>	×	SP/C		MVC	S	et Gene ted P = Perm
Р	A/C	C		Р	С	Ъ	A/C	>	×	×		Z	DIST	ral Perfo
×	×	×		×	C	×	A/C	;	×	×		IG	DISTRICTS	rmance S y as an a
×	×	×		×	A/C	×	×	>	×	×		GR	DIST	standards ccessory
×	×	×		×	A/C	×	×	>	×	×		GC	GREEN DISTRICTS	W = Additional conditions of restrictions under the WKPD Blank = Meet General Performance Standards for WRPD X = Prohibited A/C or A/SP = Permitted only as an accessory use with conditions of the property of the provided standards for WRPD in the provided stan
8													WRPD Overlay	D conditions
1	,	Þ		14	31	13	14			12			Pkng	or a sp
	5.1-1.C	5.1-15.A			5.1-9.B 5.1-14		5.1-1.E	0.1.1.0	51-10	5.1-9.A			Conditions	W = Additional Collections of restrictions direct 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











USE STANDARDS

4 DISTRICT REGULATIONS

ZONING & DISTRICT MAPS

REGULATIONS	5	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
P	SP/C	×		×	×	×	×	RS		use to a l
Р	SP/C	×		×	×	×	×	R	RESIDENTIAL DISTRICTS	permitted
Ъ	SP/C	SP/C		×	×	×	×	RU	AL DISTR	use in th
Р	SP/C	×		×	×	×	×	RM	ICIS	e underly
Р	SP/C	×		A/C	Р	×	P	CN		/ing zone
Р	SP/C	×		A/C	Р	Р	P	CR	COMMER	
٥	SP/C	×		×	×	×	Р	MDD	COMMERCIAL/MIXED-USE DISTRICTS	
×	×	×		×	×	×	×	WW	XED-USE	▷×⊞ ≶
Ъ	SP/C	×		A/C	Р	×	P	MTC	DISTRICT	W = Additional Blank = Meet (X = Prohibited A/C or A/SP = 1
Р	SP/C	×		A/C	P	×	×	MVC	S	onal conc et Gener ted ted
О	SP/C	SP/C SP/C		A	Р	P	P	N	INDUSTRIAL DISTRICTS	litions or al Perfor tted only
×	SP/C SP/C	SP/C		A	×	×	×	IG	NDUSTRIAL DISTRICTS	restriction mance St as an ac
×	SP/C	×		×	×	×	×	GR	GR DIST	andards cessory L
×	SP/C	×		×	×	×	×	GC	GREEN DISTRICTS	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
		×		8	8	8	8		WRPD Overlay	onditions
00		21		6	ь	ь	ъ		Pkng	or a sp
(4)	5.1-11.A	5.1-11.A		5.1-10.A			,		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



































On-Premise	SIGNS	Town of Groton Services	Self-Service Storage Facility	Professional Offices	Professional, Arts & Educational Schools and Studios, Non-Degree	Personal Services	Funeral Services	Elementary and Secondary Schools, Colleges & Universities	Drive Through Facility for Services	Crematory Services	PERMITTED USES (SERVICES, 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
	•		•	•	cional Degree	•	•	sities	ervices		S, cont.)		Permit cessory us
A		P	×	×	×	×	×	C	×	×	RS	R	e to a po
A		ъ	×	×	×	×	×	C	×	×	R	SIDENTI	ermitted
A		Р	×	SP/C	SP/C	×	×	С	×	×	RU	RESIDENTIAL DISTRICTS	use in th
A		Р	×	×	×	×	×	C	×	×	RM	ICTS	e underl
Þ	: 3	P	×	P	P	P	P	Ъ	A/C	×	CN		ying zone
A	2	Р	0	P	P	P	P	ъ	A/C	×	CR	COMME	
A		P	×	P	Ъ	P	×	C	×	×	MDD	COMMERCIAL/MIXED-USE DISTRICTS	
A		Р	×	С	×	×	×	×	×	×	WW	IXED-USE	> × B <
Α		Р	×	P	P	Р	×	Ъ	×	×	MTC	DISTRIC	W = Additional Blank = Meet (X = Prohibited A/C or A/SP = I
A	7	Р	×	Р	P	P	P	C	A/C	×	MVC	S	eet Gene eet Gene ited P = Pern
A		Р	C	Ф	C	Р	×	ъ	A/C	SP	Z	DIS	eral Perfo
A		Р	0	P	×	×	×	×	×	Р	IG	INDUSTRIAL DISTRICTS	or restrict ormance : ly as an a
A		P	×	×	×	×	×	×	×	×	GR	DIS	Standard
A	ē,	Р	×	×	×	×	×	×	×	×	GC	GREEN DISTRICTS	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
			V		×	8	8			×		WRPD Overlay	PD conditions
•		,	7	5	5	Þ	00	,	,	6		Pkng	or a sp
8.4		5.1-14	5.1-11.E	5.1-11.D 5.1-14	5.1-11.C 5.1-14			5.1-11.B 5.1-14	5.1-1.C	(38)2		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

YAUDUAY

REPEALER &













DISTRICT REGULATIONS

ZONING & DISTRICT MAPS DEFINITIONS

PURPOSE & APPLICATION

1		
	P = Permitted	W = Additional conditions or re-
	C = Permitted with Conditions	Blank = Meet General Performa
	SP = Permitted with Special Permit	X = Prohibited
	A = Permitted only as an accessory use to a permitted use in the underlying zone	A/C or A/SP = Permitted only as

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

Const	Const	Bus 8	VEHIC	Utilit	Trans	Telec	Telec	Airpo	TRAN	Temporary	Off-P	PERN		A = P	SP = F	C = P(P = P6
Construction, Farm & Heavy Equipment Sales	Construction, Farm & Heavy Equipment Rentals	Bus & Limo Garage and Maintenance	VEHICLE & HEAVY EQUIPMENT	Utility Infrastructure	Transit Stations & Hubs	Telecommunication Tower	Telecommunication Facility	Airport/Heliport	TRANSPORTATION, COMMUNICATION & UTILITIES	orary	Off-Premise	PERMITTED USES (SIGNS, 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
×	×	×		0	×	×	0	×	ION & L	0	×	RS		se to a			
×	×	×			×	×		×	TILITIE	0	×	R	RESIDENTIAL DISTRICTS	permit			
	^			C	^		0		S	()		~	NTIAL	ted use			
×	×	×		C	×	SP/C	0	×		C	×	RU	DISTRIC	in the			
×	×	×		С	×	SP/C	C	×		С	×	RM	S	underlyi			
×	×	×		Р	Ъ	SP/C	0	×		0	0	CN		ng zone			
P	Р	P		P	Р	SP/C	0	×		0	0	CR	COMME				
×	×	×		С	Р	×	C	×		С	C	MDD	CIAL/MI:				
×	×	×		C	Р	×	C	×		0	C	ww	XED-USE	Ą	×	В	8
×	×	×		C	Р	×	C	×		С	C	MTC	COMMERCIAL/MIXED-USE DISTRICTS	/C or A/S	X = Prohibited	Blank = Meet General	W = Additional conditions or restrictions under the WRPD
×	×	×		С	ס	×	C	×		C	C	MVC	S	P = Perm	ted	et Gener	onal cond
P	P	×		Р	P	SP/C	0	×		0	C	M	DIST	itted only		ral Perfor	ditions or
Р	Р	P		P	Р	SP/C	0	Р		0	С	IG	INDUSTRIAL DISTRICTS	/ as an ac		mance S	restriction
×	×	×		×	×	×	×	×		0	×	GR	GR DIST	cessory		tandards	ons unde
×	×	×		×	×	×	×	×		0	×	GC	GREEN DISTRICTS	use with		Performance Standards for WRPD	r the WR
8	×	×		8	8			×					WRPD	conditions		0	PD
18	18	18				1	·	,		- 1	-		Pkng	or a sp			
t	3			5.1-12.8	3	5.1-12.A	5.1-12.A			8.4	8.4-7.C		Conditions	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

Vehicle Washing Facility

×

×

×

×

0

×

0

×

0

0

×

×

8

19

5.1-13.

Vehicle Repair & Service, Minor

×

×

×

×

0

D

×

×

0

0

D

U

×

×

5

17

5.1-13.D

6

Vehicle Repair & Service, Major

×

×

×

×

×

P

×

×

×

×

P

D

×

×

×

×

×

×

×

×

Ъ

SP

×

D

SP

P

V

×

×

Vehicle Rental

Merchandise)

Vehicle Parts & Supplies (New

×

×

×

×

P

P

D

×

P

P

P

×

×

×

Vehicle Dealers (Used Vehicles)

×

×

×

×

×

P

×

×

×

×

D

×

×

×

×

18

1

Vehicle Dealers (New Vehicles)

×

×

×

×

×

P

×

×

×

×

P

×

×

×

8

18

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

×

×

×

×

×

P

D

P

×

0

P

×

×

×

8

18

5.1-13.C

×

×

×

×

×

×

×

P

×

×

0

×

×

5

18

5.1-13.B

Sales, and Rental

Fuel Dealer without Storage

×

×

 \times

×

P

P

P

×

P

P

P

T

×

×

8

Fuel Dispensing Station

×

×

×

×

0

0

×

SP

0

0

0

0

×

×

×

17

5.1-13.A

Fuel Dealer with Storage

×

×

×

×

×

D

×

×

×

×

P

P

×

×

8

ï



















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

		_	RES	IDENTIA	RESIDENTIAL DISTRICTS	TS	0	OMMER	CIAL/MIX	(ED-USE I	COMMERCIAL/MIXED-USE DISTRICTS	S	INDU	INDUSTRIAL	GR	GREEN	WRPD		ng
													DIST	DISTRICTS	DIST	DISTRICTS	0	Overlay	verlay Pkn
PERM	PERMITTED USES (VEHICLE & HEAVY EQUIPMENT, cont.)		RS	æ	RU	RM	CN	CR	MDD	WW	MTC	MVC	Z	IG	GR	90			
Contra Const.	Contractor Vehicle Parking & Const. Equipment Storage		×	×	A/C	×	×	Р	×	×	×	×	P	P	×	×		×	X 18
Contractor Const. Equi	Contractor Vehicle Parking & Const. Equipment Storage,	+	A/C	A/C	A/C	A/C	A/C	×	×	×	A/C	A/C A/C	A/C	×	×	×			18

	1	

3

Town of GROTON, CT Zoning Regulations