

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										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									
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					
AG, ANIMAL & NATURAL RESOURCES																			
Aquaculture	X	X	SP/C	X	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	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	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	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	X	W	5.1-2.C			
Cannabis Cultivator	X	X	X	X	X	C	X	X	X	C	C	C	X	X		5.1-15.B			
Cannabis Micro-Cultivator	X	X	C	X	X	C	X	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	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	SP/C	W	5.1-2.E			
Kennel, Commercial/Animal Day Care	X	X	SP/C	X	X	X	X	X	X	X	SP/C	SP/C	X	X	W	5.1-2.F 5.1-14			

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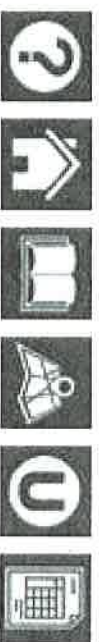
6 SPECIAL DISTRICTS

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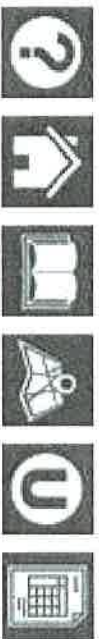
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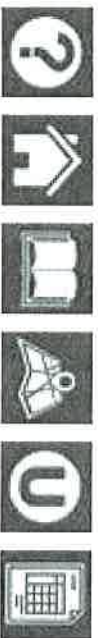
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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkg	Conditions	
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC					
PERMITTED USES (AG, ANIMAL & NATURAL RESOURCES cont.)																			
Nurseries and Greenhouses, Commercial	X	X	C	X	C	C	X	X	X	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	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	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	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	A	X		9		5.1-14	
Campground	X	X	SP/C	X	X	X	X	X	X	X	X	X	X	X	-			5.1-3.A 5.1-14	

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Town of GROTON, CT Zoning Regulations

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PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	RESIDENTIAL DISTRICTS								COMMERCIAL/MIXED-USE DISTRICTS								INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Sq. Ft.	Condition										
	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	P	X	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	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	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	C	SP/C	X			15	5.1-3.D 5.1-14															
Conference/Exhibition Hall	X	X	X	X	P	P	P	X	P	P	P	P	X	X			8																
Entertainment or Sports Facilities	X	X	SP/C	X	X	SP/C	X	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	X	SP/C	SP/C	X	X			15	5.1-3.D 5.1-14															
Library	P	P	P	P	P	P	P	X	P	P	X	X	X	X			9	5.1-14															

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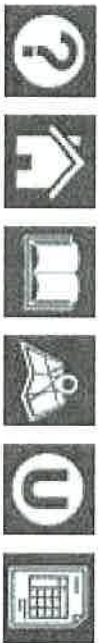
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PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS							INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Reg. Use	Conditions			
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC								
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			

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Town of GROTON, CT Zoning Regulations



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PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS	GREEN DISTRICTS	WRPD Overlay	Conditions			
	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	SP/C	X	SP/C	SP/C	SP/C	X	X	X	W	16	5.1-5.A 5.1-14
Laboratory, Medical/Science/Tech	X	X	X	X	C	P	X	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	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	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	X	SP	X	P	P	X	X	W	6	-
Artisan & Craft Workshop	X	X	C	X	P	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	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	X	C	C	X	X		6	5.1-15.B
Data Center	X	X	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X			5.1-6.F



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PERMITTED USES (INDUSTRIAL, cont.)																		
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	X	X			5.1-6.F
Flex Space	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	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	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	X	P	P	X	X		W	6	-
Light Industrial	X	X	X	X	X	X	X	C	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	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	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			6	-
Warehouse & Distribution	X	X	X	X	X	P	X	X	X	X	P	P	X	X		W	6	-

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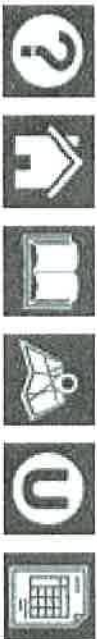
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	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
PERMITTED USES (RETAIL, cont.)																	
Retail, Medium-Scale	X	X	X	X	P	P	P	X	P	X	P	X	X	X	W	1	
Retail, Large-Scale	X	X	X	X	X	P	X	X	X	X	P	X	X	X	W	1	
Retail with Large Indoor Display/Storage	X	X	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	SP/C	X	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	P	X	P	P	P	X	X	X		8	

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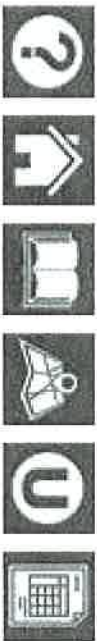
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PERMITTED USES (SIGNS, cont.)	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC						
Off-Premise	X	X	X	X	C	C	C	C	C	C	C	C	X	X						8.4-7.C
Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C						8.4
TRANSPORTATION, COMMUNICATION & UTILITIES																				
Airport/Heliport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

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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	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		18	5.1-1.B			
Fuel Dealer with Storage	X	X	X	X	X	P	X	X	X	X	P	P	X	X	W	1	-			
Fuel Dealer without Storage	X	X	X	X	P	P	P	X	P	P	P	P	X	X	W	1	-			
Fuel Dispensing Station	X	X	X	X	C	C	X	SP	C	C	C	C	X	X	X	17	5.1-13.A			
Marine/Water Craft, Construction, Maintenance, Repair, and Storage	X	X	X	X	X	X	X	P	X	X	C	C	X	X	W	18	5.1-13.B			
Marine/Water Craft & Equip., Sales, and Rental	X	X	X	X	X	P	P	P	X	C	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	X	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	X	P	P	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			



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