

4. BUSINESS AND INDUSTRIAL ZONES

4.0. Overview

Unless otherwise specified herein, each of the uses listed in Section 4 of these Regulations is also subject to the requirements of Section 7 of these Regulations including, but not limited to:

1. Parking;
2. Signage;
3. Earth removal and filling;
4. Access drives and corner visibility, and
5. Performance standards.

F

Thames Street



Five Corners



Industrial/ Technology



Technology Campus



4.1. WBR - Waterfront Business Residential Zone

4.1.A Purpose and Objectives

The Waterfront Business Residential Zone as delineated on the Zoning Map is intended to encourage a mixture of land uses that will enhance the unique qualities of the Thames Street area with emphasis on waterfront access and water-dependent and related uses and retention of the architectural character and scale of the “Groton Bank.” The overall intent is to promote and enhance this area as a walkable, pedestrian-friendly area with a variety of uses on sites and in buildings contributing to a vibrant village atmosphere. Due to the unique characteristics of this area and the varying property configurations, the Regulations are intended to allow for flexibility in a number of regulatory standards provided that the development objectives and design guidelines are achieved.

Development within the Waterfront Business Residential Zone shall be consistent with the following objectives:

1. Public access to the Thames River is a major consideration in the Waterfront Business Residential Zone and establishment/ extension of a continuous riverfront walkway is encouraged as is establishment of boat slips.
2. Preservation and creation of views from public access to the riverfront strongly is encouraged.
3. Maintenance of the character and ambience of the area is strongly encouraged. Rehabilitation of structures, where feasible, is encouraged to preserve and enhance the historic and diverse qualities of the Thames Street area.
4. Water-dependent uses are specifically encouraged to locate along the river as primary uses or in combination with other permitted uses.
5. Development within the Waterfront Business Residential Zone shall be consistent with the City of Groton Plan of Conservation and Development and the Thames Street Study as adopted by the Planning and Zoning Commission.

4.1.B Village District Declared

In accordance with CGS Section 8-2j and as recommended in the 2008 Plan of Conservation and Development, the Waterfront Business Residential Zone is hereby declared to be a “village district” to protect the distinctive physical site characteristics, landscape and historic structures within the district

4.1.C Principal Uses Permitted By Site Plan Approval (Commission or City Planner)

1. Any use permitted by Site Plan approval (Commission) in the R-5.2 Residential Zone subject to the same restrictions and controls of the R-5.2 Residential Zone.
2. Retail businesses as defined in these Regulations.
3. Restaurants and eating establishments including on-premises drinking of alcoholic beverages when accessory to an eating establishment.
4. Business services.
5. Business and professional offices.
6. Personal service establishments as defined in these Regulations.
7. Dry cleaning and laundry pickup stations where the processing is done elsewhere.
8. Repair services as defined in these Regulations but specifically excluding boat repair, marine repair, machinery repair, outside repair, and the like.
9. Retail sale or rental of boating, fishing, diving, and bathing supplies and equipment provided that any outside storage or display of products or equipment is expressly approved by the Commission.
10. A sail loft or ships chandlery.
11. Telecommunication facilities, subject to the requirements of Section 6.12 of these Regulations.
12. Artist's studios and galleries.
13. Mixed use building(s) containing a combination of dwelling units and permitted businesses and service uses provided that, in a mixed-use building fronting on a public street, dwelling units shall be limited to areas above the first floor.
14. Single-family dwellings

4.1.D Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)

1. Any use permitted by Special Permit Approval and Site Plan Approval (Commission) in the R-5.2 Residential Zone subject to the same restrictions and controls of the R-5.2 Residential Zone.
2. Hotels and motels on lots having a minimum area of 20,000 square feet and a minimum width of 100 feet.
3. Bed and breakfast establishments, subject to the requirements of Section 6.5 of these Regulations.
4. Mortuary and funeral homes.
5. Multi-family dwellings subject to the requirements of Section 6.1 of these Regulations.
6. Yacht clubs and marinas.
7. Boat docks, slips, piers and wharves for yachts and pleasure boats or for boats for hire carrying passengers on excursions, pleasure, or fishing trips, or for vessels engaged in fishery or shell fishery.
8. Dockside facilities for dispensing fuel, restroom and laundry facilities to serve overnight patrons.
9. Boat and marine engine sales and display provided that any outside storage or display of products or equipment is expressly approved by the Commission.
10. The rental of boats provided that the location of any outside storage is expressly approved by the Commission.
11. Museums with nautical themes.
12. Public building or facility.
13. Principal or accessory buildings and facilities for the storage, distribution, and wholesale or retail sale of fresh seafood, subject to the following requirements:
 - a. The use shall be water dependent.
 - b. No outside storage or handling of seafood or waste products shall be permitted, other than delivery and loading.
 - c. No canning, drying or other type of industrial-type processing of seafood shall be permitted.
 - d. The use shall be an integral component of a commercial seafood operation, comprised of, but not necessarily limited to, seafood handling, commercial fishing, small marine/boat landing, and such other related and permitted uses.
 - e. A minimum lot size of 1 acre shall be required.

4.1.E Permitted Accessory Buildings, Structures and Uses

1. Accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.
2. Temporary outdoor events subject to approval by the Fire Marshal and Police Department and provided that placement of merchandise or other objects does not obstruct the sidewalk, effect public safety, or unreasonably reduce parking.

4.1.F Additional Requirements

1. Permitted uses do not include drive-in establishments or uses with drive-in facilities.
2. A building may contain a combination of permitted uses, however; if one of the uses is residential, then such residential use is limited to areas above the first floor.
3. Any building to be converted, expanded, or modified shall be in (or improved to) an acceptable state of repair and modernization, including landscaping and paving.

4.1.G Dimensional Standards

TABLE 4.1 WBR	
Minimum Lot Area	4,000 square feet per lot Or 5,000 square feet per dwelling unit, whichever is greater
Minimum Lot Width	40 feet
Minimum Frontyard Setback	10 feet or the average setback line observed by buildings on same side of street between two intersecting streets, whichever is less.
Minimum Side Yard Setback	No requirement but there shall be a minimum side yard setback of 10 feet where: <ul style="list-style-type: none"> • The property is used for a residential use other than a mixed-use building. The property is used for a business use and abuts a single- family residential lot or a residential zone.
Minimum Rear Yard Setback	There shall be a minimum rear yard setback of 20 feet. New construction at the foundation line shall be at least 20 feet from the Thames River at mean high water level.
Maximum Building Coverage (Note 2)	50%
Maximum Building Height	25 feet (May be modified as provided in Section 4.1.H.)
Maximum Building Width	The total cumulative width of building, structure, fences, or walls more than 42 inches in height above the finished grade which are located adjacent to the Thames River shall not occupy more than 40% of the width of a parcel as measured along a line parallel to and 20 feet from the river (May be modified as provided for in Section 4.1.H.)

Notes - 1. Section 8.3 and Section 4.1.I of the Regulations may provide flexibility related to some of these dimensional standards

4.1.H Possible Modifications to Dimensional Standards

1. **Building Height** - The Commission may, by Special Permit, allow for an increase of maximum building height up to a maximum of 35 feet when doing so will help to achieve the purposes, objectives, and design considerations in the Waterfront Business Residential Zone.
2. **Building Width** - The Commission may, by Special Permit, allow for an increase of maximum building width when doing so will help to achieve the purposes, objectives, and design considerations in the Waterfront Business Residential Zone.

4.1.1 Parking and Loading Requirements

Since the Waterfront Business Residential Zone is important to the city's character and because its physical integrity must be enhanced, and further because it is desirable to utilize existing buildings as fully and as efficiently as possible, parking for uses within the Zone may be provided as follows:

1. The Commission may, by Special Permit, reduce the parking requirements in Section 7.1 of these Regulations by up to 50 percent for uses within the Waterfront Business Residential Zone if the developer provides such spaces either:
 - a. On-street in locations deemed acceptable to the Commission; or
 - b. On the subject property in a configuration which makes such spaces available to the general public; or
 - c. On other property in the vicinity provided such spaces are:
 - Subject to a deed restriction binding the owner and his/her heirs and assigns to maintain the required number of spaces either (1) throughout the existence of the use to which they are accessory, or (2) until such spaces are provided elsewhere, and
 - Configured to make such spaces available to the general public.
2. If such spaces are reserved for a specific use or are not configured to make such spaces available to the general public, the Commission may allow the parking required by Section 7.1 of these Regulations to be provided either:
 - a. On the site which they serve; or
 - b. On other property in the vicinity provided that:
 - Said spaces are within 750 feet walking distance of the lot or use which they serve.
 - Such spaces shall be in the same ownership as the use which they serve or shall be subject to a deed restriction binding the owner and his/her heirs and assigns to maintain the required number of spaces either (1) throughout the existence of the use to which they are accessory, or (2) until such spaces are provided elsewhere.

3. Payment of a fee-in-lieu of parking to the City to be put into a dedicated fund for the creation of parking within the Thames Street area.
4. A combination of the above.

4.1. J Design Considerations

As part of the review of any application in the Waterfront Business Residential Zone, the Commission shall consider:

1. The purposes of this Section;
2. The design considerations set forth in Section 8.4 of these Regulations, especially since the WBR Zone has been designated as a “village district” as authorized by CGS Section 8-2j;
3. Any design considerations set forth in the Special Permit review (Section 9.4) section of these Regulations;
4. Any design guidelines set forth in the Municipal Coastal Program adopted by the Commission; and
5. Additional considerations shall include:
 - a. The extent to which new buildings and additions or modifications to existing buildings are harmonious with the overall character of the district and the heritage of Groton Bank and its seaside New England presence in terms of scale, massing, articulation, and architectural features.
 - b. The extent to which views from adjacent public streets through the property to the water are protected or enhanced.
 - c. The extent to which the design of buildings as viewed from the water and the relationship of development to the waterfront enhances the overall area.
 - d. The extent to which public access to the river 's edge, including new bulkheading or docking facilities, is provided or facilitated.
 - e. The extent to which the configuration of traffic circulation, parking, sidewalks, landscaping, signage, and other improvements contribute to the maintenance and enhancement of an attractive, inviting, and pedestrian-friendly area.

4.2. FC - Five Corners Zone

4.2.A Purpose

The purpose of the Five Corners Zone as delineated on the Zoning Map is to reinforce and enhance the Five Corners area as a mixed-use and pedestrian-friendly focal point within the City of Groton, to establish opportunities for new development at an appropriate scale and intensity, and to provide for appropriate transitions to adjacent uses and neighborhoods.

4.2.B Village District Declared

In accordance with CGS Section 8-2j and as recommended in the 2008 Plan of Conservation and Development, the Five Corners Zone is hereby declared to be a “village district” to protect and promote a distinctive physical site characteristics and landscape and historic structures within the zone.

4.2.C Principal Uses Permitted By Site Plan Approval (Commission or City Planner)

1. Mixed use building(s) containing a combination of dwelling units and permitted businesses, and service uses provided that a multi-family and/or mixed-use building fronting a public street shall have its first floor at least 2-feet above sidewalk grade.
2. Buildings containing a combination of business and/or service uses permitted by Site Plan Approval.
3. Retail businesses as defined in these Regulations.
4. Eating and/or drinking establishments.
5. Business service establishments.
6. Business and professional offices.
7. Personal service establishments as defined in these Regulations.
8. Dry cleaning and laundry pickup stations where the processing is done elsewhere.
9. Artist's studios and galleries.
10. Telecommunication facilities, subject to the requirements of Section 6.12 of these Regulations.

4.2.D Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)

1. Multi-family buildings provided that any such buildings do not front directly on a street and are located to the rear of a building fronting directly on a street and containing business uses on the street level.
2. Parking lots and garages in accordance with Section 7.1.
3. Places of Assembly
4. Public Use.
5. Public utility buildings and facilities.
6. Mixed use building(s) that allow dwelling units in conjunction with any principal use permitted by Section 4.2.B and or 4.2.C (“live - work” opportunities) provided that a multi-family and/or mixed-use building fronting a public street shall have its first floor at least 2-feet above sidewalk grade.

4.2.E Permitted Accessory Buildings, Structures and Uses

1. Accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.
2. Micro-brewery-distillery -winery as an accessory use to a restaurant or drinking establishment provided that:
 - a. Such use shall only be authorized through Special Permit Approval and Site Plan Approval by the Commission.
 - b. The combined gross floor area of the principal use and the accessory use shall not exceed 3,000 SF.
 - c. The area devoted to production shall not exceed twenty-five (25%) percent of the gross floor area.
 - d. Parking for both the principal use and the accessory use shall be established in accordance with Section 7.1.
 - e. The Commission may limit the hours that the micro-brewery-distillery-winery operation is open to the public to the same hours as the principal use.
 - f. Production shall be limited to not more than 10,000 barrels annually in the case of beer, and/or not more than 10,000 gallons annually of wine or spirits, or a combination thereof.
 - g. Prior to a zoning compliance permit being issued, the Applicant shall demonstrate compliance with State and Federal laws and regulations and shall have obtained all permits required thereunder.
3. Temporary outdoor events subject to approval by the Fire Marshal and Police Department and provided placement of merchandise or other objects does not obstruct the sidewalk, affect public safety, or unreasonably reduce parking.

4.2.F Dimensional Standards

TABLE 4.2 FC Zone	
Minimum Lot Area	4,000 square feet per lot
Minimum Lot Width	No requirement
Minimum Frontyard Setback	No requirement except there shall be a minimum sidewalk width of 10 feet from the edge of the curb.
Maximum Frontyard Setback	10 feet
Minimum Side Yard Setback	8 feet where the lot abuts a residential zone Otherwise, no requirement.
Minimum Rear Yard Setback	15 feet where the lot abuts a residential zone Otherwise, no requirement.
Maximum Building Coverage (Note 2)	50%
Maximum Building Height	45 feet

Notes - 1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.

4.2.G Parking and Loading Requirements

Since the Five Corners Zone is important to the city's character and because its physical integrity must be enhanced, and further because it is desirable to utilize new and existing buildings as fully and as efficiently as possible, parking for uses within the Zone may be provided as follows:

1. On street parking is encouraged and the Commission may, by Special Permit, reduce the parking requirements in Section 7.1 of these Regulations by up to 50 percent for non-residential uses within the Five Corners Zone if the developer provides such spaces on-street in locations deemed acceptable to the Commission.
2. Off-street parking, when provided, shall be located to the side and rear of buildings and shall be buffered or shielded from the sidewalk by a solid wall or hedge.
3. The Commission may, by Special Permit, reduce the parking requirements in Section 7.1 of these Regulations by up to 33 percent for non-residential uses within the Five Corners Zone if the developer provides such spaces either:
 - a. On the subject property in a configuration which makes such spaces available to the general public; or
 - b. On other property in the vicinity provided such spaces are:
 - Subject to a deed restriction binding the owner and his/her heirs and assigns to maintain the required number of spaces either (1) throughout the existence of the use to which they are accessory, or (2) until such spaces are provided elsewhere, and
 - Configured to make such spaces available to the general public.
4. If such spaces are reserved for a specific non-residential use or are not configured to make such spaces available to the general public, the Commission may allow the parking required by Section 7.1 of these Regulations to be provided either:
 - a. On the site which they serve; or
 - b. On other property in the vicinity provided that:
 - Said spaces are within 500 feet walking distance of the lot or use which they serve.
 - Such spaces shall be in the same ownership as the use which they serve or shall be subject to a deed restriction binding the owner and his/her heirs and assigns to maintain the required number of spaces either (1) throughout the existence of the use to which they are accessory, or (2) until such spaces are provided elsewhere.
5. Payment of a fee-in-lieu of parking to the City to be put into a dedicated fund for the creation of parking within the Five Corners area.
6. A combination of the above.

4.2.H Design Considerations

As part of the review of any application in the Five Corners Zone, the Commission shall consider:

1. The purposes of this Section;
2. The design considerations set forth in Section 8.4 of these Regulations especially since the FCD has been designated as a “village district” as authorized by CGS Section 8-2j;
3. Any design considerations set forth in the Special Permit review (Section 9.4) section of these Regulations; and
4. The extent to which:
 - a. The design of new buildings and additions or modifications to existing buildings shall be harmonious with the desire to create a mixed-use and pedestrian-friendly focal point reflecting Groton's overall architecture and its seaside New England presence in terms of scale, massing, articulation, and architectural features.
 - b. The configuration of traffic circulation, parking, sidewalks, landscaping, signage, and other improvements contribute to the desire to create a mixed-use and pedestrian-friendly focal point reflecting Groton's overall architecture and its seaside New England presence.
 - c. Drive-in establishments or uses with drive-in facilities and any entrance or exit driveways interrupt the creation of a pedestrian-friendly street.

4.3. Save for Future Use

Previous Section 4.3 has been revised and moved to Section 4.6. Section 4.6 is now **General Commercial and General Commercial + Residential Zoning Regulations (GC and GCR zones)**.

4.4. IT- Industrial / Technology Zone

4.4.A Purpose

The purpose of the Industrial/ Technology Zone is to provide for appropriate locations and standards for industrial -type uses and technology-related uses.

4.4.B Principal Uses Permitted By Site Plan Approval (Commission or City Planner)

1. Scientific and research laboratories and similar uses devoted to research design and/or experimentation.
2. Computer centers and similar technology-related uses.
3. Offices for business, financial, professional, and similar office-type uses.
4. The manufacturing, fabricating, assembling or processing of goods and products.
5. Warehousing and wholesaling and storage.
6. Building equipment, merchandise, material and supply business.
7. Printing and publishing establishments.
8. Metal, woodworking and other similar shops.
9. Repair services as defined in these Regulations but specifically excluding boat repair, marine repair, machinery repair, outside repair, and the like.
10. Stone and monument works.
11. Parking garages and lots in accordance with Section 7.1 of these Regulations.
12. Telecommunications facilities, subject to the requirements of Section 6.12 of these Regulations .
13. Licensed medical marijuana producer.
14. Other use similar to a permitted use or uses.

4.4.C Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)

1. Principal outside storage yards and uses, including, but not limited to, petroleum storage facilities, building and contractors' equipment, merchandise, materials and supplies, but not including junkyards; provided that the area used for outside storage shall be completely visually screened.
2. Trucking terminal facilities for handling freight or material with or without maintenance facilities, including accessory trucking facilities; provided that such facilities, including any truck entrance, exit, driveways, maneuvering, parking or loading area, shall not be located or operated within a distance of 500 feet of any Residential Zone measured in a straight line between such facility and said boundary. Trucking terminal facilities shall not be construed to include clearly subordinate and customary incidental delivery department or off-street loading facilities operated by business concerns for their own use.
3. Public buildings, use and facilities.
4. Public utility buildings and facilities.
5. Railroad rights -of-way and stations.
6. Gasoline stations, motor vehicle dealerships, and motor vehicle repair and/or service garages, and other similar automotive uses, as defined by State Statute subject to the conditions set forth in Section 6.6 of these Regulations.
7. Docks and other marine-related facilities.
8. A boatyard for building, storing, repairing, selling, or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, restroom and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the boatyard for fire trucks.
9. Vocational Training Facilities of persons with physical and developmental disabilities subject to the requirements of Section 6.9 of these Regulations.
10. Mixed use building(s) that allow dwelling units in conjunction with any principal use permitted by Section 4.4.B and or 4.4.C ("live - work" opportunities) provided that dwelling units shall be limited to areas above the first floor.

4.4.D Permitted Accessory Buildings, Structures and Uses

1. No accessory building or structure shall be built on any lot on which there is not a principal building.
2. Garages for storage and maintenance and utility shops for the upkeep and repair of buildings and structures and service; central heating and power plants for furnishing heat and electricity energy; training schools for employees, buildings for the storage of documents, records and personal property; communication facilities and clinics; and dining and recreational facilities, to be used for company purposes only and not by the general public.
3. Any accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing uses shall be permitted in the same manner as the principal building.
4. Group day care and child day care subject to Site Plan approval and Section 6.4 of these Regulations.

4.4.E Dimensional Standards

TABLE 4.4 IT Zone	
Minimum Lot Area	40,000 square feet

Minimum Lot Width	100 feet
Minimum Lot Depth	200 feet

Minimum Frontyard Setback	30 feet	Where the required yard setback line is adjacent to or across from the street from any residential zone, each yard setback shall be equal to the height of the outer face wall of any building adjacent to the subject yard
Minimum Side Yard Setback	15 feet, not required for the portion of the lot abutting navigable water	
Minimum Rear Yard Setback	30 feet, not required for the portion of the lot abutting navigable water	

Minimum Buffer Strip	Unless modified by the Commission by Special Permit due to the provision of comparable screening, a landscaped strip 25 feet wide providing complete visual screening shall be provided along lot lines that abut or are across the street from any residential zone.
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Maximum Building Height	75 feet The Commission may, by Special Permit, authorize a building height above 75 feet when such additional height is needed for a specific manufacturing process or operational consideration.
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Notes - 1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.

* All uses shall be considered “primary” uses unless otherwise noted as “accessory”.

** Any structure over 50’-0” at street level shall require a Special Permit.

4.5. TC-Technology Campus Zone

4.5.A Purpose

The purpose of the Technology Campus Zone is to provide for appropriate locations and standards for office and research-type uses with some other light industrial uses allowed in appropriate areas.

4.5.B Principal Uses Permitted By Site Plan Approval (Commission or City Planner)

1. Research centers and laboratories and similar uses whose principal activity shall be for any type of research, engineering testing, laboratory work and pilot development, devoted to design and/or experimentation, and processing and fabricating incidental thereto providing no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, *except such as are incidental to said research, design, or experimentation conducted on said premises.*
2. Computer centers and similar technology-related uses.
3. Business, financial, professional or governmental offices.
4. Parking garages and lots in accordance with Section 7.1 of these Regulations.
5. Telecommunication facilities, subject to the requirements of Section 6.12 of these Regulations.
6. Other use similar to a permitted use or uses.

4.5.C Principal Uses Permitted By Special Permit Approval and Site Plan Approval (Commission)

1. Light manufacturing, fabricating, finishing, processing and assembly where such use or activities shall be confined within completely enclosed buildings *except for off-street parking and loading spaces.*
2. Warehousing and storage.
3. Building equipment, merchandise, material and supply businesses.
4. Public buildings, uses and facilities.
5. Public utility buildings and structures.
6. Railroad rights-of-way and stations.
7. Mixed use building(s) that allow dwelling units in conjunction with any principal use permitted by Section 4.5.B and or 4.5.C ("live - work" opportunities) provided that dwelling units shall be limited to areas above the first floor.

4.5.D Permitted Accessory Buildings, Structures and Uses

1. No accessory building or structure shall be built on any lot on which there is not a principal building.
2. Any accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing uses shall be permitted in the same manner as the principal building or use.
3. Eating establishments accessory to a permitted principal use.
4. Garages for storage and maintenance and utility shops for the upkeep and repair of buildings and structures and service; central heating and power plants for furnishing heat and electrical energy; training schools for employees; buildings for the storage of documents, records and personal property; communication facilities to be used for company purposes only and not by the general public.
5. Group day care and child day cares accessory to a permitted principal use subject to Site Plan approval and Section 6.4 of these Regulations.

4.5.E Dimensional Standards

TABLE 4.5 TC Zone		
Minimum Lot Area	80,000 square feet	
Minimum Lot Width	200 feet	
Minimum Lot Depth	300 feet	
Minimum Frontyard Setback	50 feet	Where the required yard setback line abuts or is across from the street from any residential zone, each yard setback shall be equal to the height of the outer face wall of any building adjacent to the subject yard
Minimum Side Yard Setback	15 feet	
Minimum Rear Yard Setback	50 feet	
Minimum Buffer Strip	Unless modified by the Commission by Special Permit due to the provision of comparable screening, a landscaped strip 25 feet wide providing complete visual screening shall be provided along lot lines that abut or are across the street from any residential zone.	
Maximum Building Coverage	40%	
Maximum Building Height	75 feet	

Notes- 1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.

4.6. General Commercial and General Commercial + Residential¹

General Commercial (GC)

General Commercial + Residential (GCR)²

- GCR-40
- GCR-50
- GCR-50.75
- GCR-75

4.6.A Purpose

General Commercial and General Commercial + Residential Zoning Regulations (GC and GCR) in Section 4.6 shall supersede any contradictory regulations otherwise contained within the City of Groton Zoning Regulations.

The purpose of the General Commercial or General Commercial + Residential Zones (GC and GCR) is to maintain and enhance areas containing and/or suitable for commercial uses that help to meet the needs of people who live, work, and visit Groton.

Areas within the City of Groton designated as General Commercial or General Commercial + Residential Zones have areas with available land, proximity to regional corridors. Other attributes that lend themselves to a neighborhood “Main Street” or mixed-use economic node type development should be encouraged for development prior to expanding single-family housing stock.

GCR Below are the primary policies to be enabled and encouraged.

1. Future development in neighborhoods and regional centers shall be compact, pedestrian oriented and mixed-use. Building massing should be similar on opposite sides of a street as nearly as is reasonable, resulting in the same intensity of development facing each other across a roadway.
2. Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
3. Interconnected networks of streets should be designed to disperse traffic and reduce the length of automobile trips.
4. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages, income and abilities.

¹ The images and diagrams appearing from SmartCode Version 9.2 are the property of Duany Plater-Zyberk & Company (DPZ). Their reproduction and use are freely permitted.

² **All building heights are measured in feet.** Stories are nominal only.

5. Appropriate building densities and land uses should be provided within walking distance of transit stops. Conversely, transit stops should be located proximate to buildings with varied densities and land uses.
6. Civic, institutional and commercial activity should be embedded in downtowns, not isolated in remote, single-use complexes.
7. A range of open space that may include parks, squares, playgrounds and/or waterfronts should be located within a reasonable walking distance from housing.

4.6.B Principal Uses Allowed with Zoning Permit approved by the Planning and Zoning Commission or the City Planner

1. Farmer's market as a temporary use, a seasonal use, or a permanent use.

4.6.C Principal Uses Permitted by Site Plan Approval (Commission or City Planner)

1. Retail businesses as defined in these Regulations.
2. Automotive supply stores.
3. Eating and/or drinking establishments including the serving of alcoholic beverages, either as a principal or accessory use.
4. Business services, including but not limited to banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government.
5. Business and professional offices.
6. Personal service establishments as defined in these Regulations.
7. Dry cleaning and laundry pickup stations where the processing is done elsewhere.
8. Group daycare homes and child daycare centers subject to the requirements of Section 6.4.
9. Repair services as defined in these Regulations but specifically excluding boat repair, marine repair, machinery repair, outside repair, and the like.
10. Computer centers.
11. Telecommunication facilities, subject to the requirements of Section 6.12 of these Regulations.
12. Artist's studios and galleries.
13. Cultural/Historic Memorial Parklet of 5 acres or less of passive recreation with no active recreation or commercial uses, permanently accessible to the public.
14. Light Manufacturing is permitted subject to the following conditions:
 - a. The goods produced or processed shall be sold exclusively on the premises.
 - b. The area used for such purposes shall be entirely within the building occupied by the principal use.

- c. Sailmaking using less than 6,000 sf of gross floor area shall be considered light manufacturing.
- d. The area used for such purposes shall not exceed 50% of the area devoted to retail sales or 20% of the gross floor area of the building, whichever is less.
EXCEPTION: This provision shall not be applicable to businesses primarily involved in food processing such as bakeries.
- e. The parcel shall be served by sanitary sewers and a public water supply.

4.6.D Principal Uses Permitted by Special Permit Approval & Site Plan Approval (Commission)

- 1. Hotels and motels.
- 2. Boarding, rooming, or lodging houses.
- 3. Bed and breakfast establishments, subject to the requirements of Section 6.5 of these Regulations.
- 4. Gasoline stations, motor vehicle dealerships, and motor vehicle repair and/or service garages, automotive paint protection and other similar automotive uses, as defined by State Statute subject to the conditions set forth in Section 6.6 of these Regulations.
- 5. Drive-in type establishments, including but not limited to, restaurants, car washes, beverage distributors, banks, theaters, and other similar establishments primarily designed to provide drive-in facilities.
- 6. Retail sale of alcoholic liquor.
- 7. A licensed medical marijuana dispensary.
- 8. Commercial recreation and entertainment facilities, including but not limited to billiard rooms, bowling alleys, skating rinks, swimming pools, night clubs, theaters, amusement centers, and other similar facilities.
- 9. Mixed use buildings containing dwelling units and permitted businesses and services provided business and service uses, excluding offices, shall only be permitted on the first floor and/or basement levels.
- 10. Parking lots and garages in accordance with Section 7.1 of these Regulations.
- 11. Clubs, lodges, or associations.
- 12. Public buildings.
- 13. Public utility buildings and facilities.
- 14. Mortuary and funeral homes.
- 15. A boatyard for building, storing, repairing, selling, or servicing boats that may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, restroom, and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the boatyard for emergency vehicle.

16. Docks and other marine-related facilities.
17. Taxi services facility.
18. Community Residential Counseling Facilities, in accordance with Section 6.8 of these Regulations.
19. Halfway houses, in accordance with Section 6.7 of these Regulations.
20. Vocational Training Facilities for persons with physical and developmental disabilities in accordance with Section 6.9 of these Regulations.
20. Micro-brewery-distillery-winery as a principal or accessory use to a restaurant or drinking establishment, provided that prior to the issuance of a zoning compliance permit, the applicant shall demonstrate compliance, in writing, with State and Federal laws and regulations, and shall have obtained all permits required thereunder.
21. Single-family dwelling

4.6.E Permitted Accessory Buildings, Structures & Uses

1. Other accessory buildings and uses that are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety, and welfare.
2. Accessory accommodations for security guards, caretakers, or custodians in conjunction with a principal use on the same premises.
3. Assembling, converting, altering, finishing, cleaning, or other similar processing of products which is clearly incidental and customarily subordinate to a principal use, and where goods so produced and/or processed are sold from or used on the premises; provided the area used for such purposes shall be within a completely enclosed building.
4. Accessory outside storage of equipment, merchandise, materials, and supplies that are clearly subordinate and customarily incidental to a principal use and where goods so stored are sold from or used on the premises; provided that the area used for outside storage shall be effectively screened by appropriate structures, fencing, walls, or landscaping of suitable type, density, and height.
5. Accessory Dwelling Unit (ADU)
6. Temporary outdoor events subject to approval by the City Planner and Police Department provided placement of merchandise or other objects does not obstruct the sidewalk, affect public safety, or unreasonably reduce parking.

4.6.F Dimensional Standards + Configuration

TABLE 4.6.1 DIMENSIONAL STANDARDS + CONFIGURATIONS ^{3 4}					
ZONE	GC	GCR-40	GCR-50	GCR-50.75	GCR-75
Lot Area					
Min. Lot Area	4,000 sf	4,000 sf	4,000 sf	4,000 sf	4,000 sf
Residential Density					
Max. Residential Density	24 units per acre	24 units per acre	48 units per acre	60 units per acre	60 units per acre
Principal / Secondary Bldg.					
Min. Height	35'-0" (2-stories)				
Max. Height	35'-0" (2-1/2 stories)	40'-0" (3 stories)	50'-0" (4 stories)	50'-0" (4 stories max. at street level + up to 25'-0" below street level in rear)	75'-0" (6 stories max.)
Accessory Structure					
Max. Height	25'-0" (2-stories max.)				
Setbacks					
Principal Bldg.					
Frontage Buildout	40% min.	40% min.	60% min.	60% min.	60% min.
Frontyard Setback	6'-0" Min. to 20'-0" max.				
Side Setback	0'- to 12'-0" max.	0'- to 12'-0" max.	0'- to 12'-0" max.	0'- to 12'-0" max.	0'- to 12'-0" max.
Rear Setback	12'-0" min.	3'-0" min.	3'-0" min.	3'-0" min. ⁵	3'-0" min.
Secondary / Accessory Bldg.					
Frontyard Setback	20'-0" min. + bldg. setback				40'-0" max. from rear property line
Side Setback	3'-0" min.	3'-0" min.	3'-0" min.		
Rear Setback	3'-0" min.	3'-0" min.	3'-0" min.	3'-0" min.	3'-0" min.
Building Massing					
Max. % Lot Coverage (total impervious)	60%	60%	70%	80%	80%

³ Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.

⁴ All building heights are measured in feet. Stories are nominal only.

⁵ Rear Setback may be affected by railroad.

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR – 50.75	GCR – 75
RESIDENTIAL						
	Mixed-Use Residential	Site Plan				
6.1	Multi-Family Apartment Building (3+ du units)	Site Plan				
	Adaptive Re-Use to Multi-Family Dwelling	P	P	Site Plan	Site Plan	Site Plan
	Row House	Site Plan	Site Plan	Special Permit	X	X
	Duplex Residential	P	Site Plan	X	X	X
	Single-Family Residential	P	Special Permit	X	X	X
6.8	Community Residential Counseling Facilities (CRCF's)	Special Permit				
	Accessory Dwelling Unit	P	P	Site Plan	Site Plan	Site Plan
LODGING						
6.5	Bed & Breakfast	Special Permit	Site Plan	Site Plan	Site Plan	X
	Hotel/ Inn/ Motel	X	Special Permit	Special Permit	Special Permit	Special Permit
		Special	Special	Special	Special	Special

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR – 50.75	GCR – 75
	Rooming & Boarding House	Permit	Permit	Permit	Permit	Permit
	Short-Term Rentals	TBD				
OFFICE (Including Medical Office)						
	≤1,500 sf gross leasable space	P	P	P	P	P
	>1,500 sf to ≤10,000 sf gross leasable space	Site Plan				
	>10,000 sf to gross leasable space	Special Permit				
CIVIC						
	Museum / Library	Site Plan				
	Place of Public Assembly, Enclosed (Includes but not limited to Places of Worship, Conference Center and Theaters)					
	≤1,500 sf gross space	P	P	P	P	P
	>1,500 sf to ≤10,000 sf gross space	Site Plan				
	>10,000 sf gross space	Special Permit				

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR - 50.75	GCR - 75
	Parking Structure, Primary and Accessory Use	Special Permit	Site Plan	Site Plan	Site Plan	Site Plan
	Surface Parking Lot, Accessory Use	Site Plan				
	Surface Parking Lot, Primary Use	Special Permit	X	X	X	X
	Playground, Accessory Use	P	P	P	P	P
AUTOMOTIVE						
6.6	Gas Station, Service, Repair, Rental	Special Permit				
6.6	Vehicle Repair	Special Permit				
6.6	Vehicle Dealership	Special Permit	X	X	X	X
CIVIL SUPPORT						
	Fire / Police Station	Special Permit				
	Cemetery	Special Permit				
	Funeral Home / Mortuary	Special Permit				
HEALTHCARE FACILITY						
	Nursing Home	Special Permit	X	X	X	X

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR - 50.75	GCR - 75
	Out-Patient Facilities		See OFFICE			
BUSINESS / PERSONAL SERVICE						
	≤1,500 sf gross leasable space	P	P	P	P	P
	>1,500 sf to ≤10,000 sf gross leasable space	Site Plan				
	>10,000 sf gross leasable space	Special Permit				
RETAIL						
	≤1,500 sf gross leasable space	P	P	P	P	P
	>1,500 sf to ≤10,000 sf gross leasable space	Site Plan				
	>10,000 sf to ≤15,000 sf gross leasable space	Special Permit				
	Farmers Market Accessory Use	P	P	P	P	P
	Sale of Alcohol, Package Store	Special Permit				
	Sale of Firearms	Special Permit				

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR - 50.75	GCR - 75
Community Gardens / Commercial Greenhouse						
	Community Garden, Accessory Use	P	P	P	P	P
	Commercial Greenhouse	Special Permit				
EDUCATION + DAYCARE						
	College / University	X	X	X	X	X
	School ≤ 25_students at peak, Accessory Use	Site Plan				
	School < 25 students at peak Primary use	Site Plan	Site Plan	X	X	X
6.9	Training Facility	Special Permit				
	Middle & Elementary School	X	X	X	X	X
	High School	X	X	X	X	X
6.4	Nursery School / Childcare Center	Site Plan				
6.4	Adult Daycare	Site Plan				

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR - 50.75	GCR - 75
6.4	Family /Home Day Care	P	P	P	P	P
FOOD SERVICE						
	Catering & Food Processing ⁶	Site Plan				
	Restaurant, Indoor / Outdoor	Site Plan				
	Sale of Alcohol for onsite consumption	Site Plan				
HISTORIC / INSTITUTIONAL ADAPTIVE RE-USE						
6.13	As Allowed Uses by Zone					
ACCESSORY STRUCTURE / USE						
	Accessory Building	Site Plan				
	Accessory Use, Drive-through Food Service	Special Permit	X	X	X	Special Permit
	Accessory Use, Drive-through	Special Permit	X	X	X	Special Permit
	Accessory Use, other	Special Permit				
STORAGE						
	Indoor Storage	X	X	X	X	X

⁶ Industrial processed food is NOT allowed.

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR – 50.75	GCR – 75
	Outdoor Storage, Accessory Use	Site Plan				
	Outdoor Storage, Primary Use	X	X	X	X	X
	Self-Storage	X	X	X	X	X
UTILITY						
6.12	Telecommunications Facility < 5,000 sq. ft.	Special Permit	X	X	X	X
BOATING, BEACH AND MARINAS						
6.11	Boat Club, Beach Club and Marina Primary Use	X	X	Special Permit	X	X
6.11	Boat Club, Beach Club and Marina, Accessory Use	X	X	Special Permit	X	X
MANUFACTURING⁷						
	Light Manufacturing Primary and Accessory Use	Special Permit				
	Heavy Manufacturing	X	X	X	X	X
MARIJUANA DISPENSARY						
	(Medical) Marijuana Dispensary <3,500 sf max	Special Permit	X	X	X	X

⁷Industrial processed food is NOT allowed.

TABLE 4.6.2 USE and PERMITTING TABLE for GC and GCR Zones						
Section #	USE	GC	GCR - 40	GCR - 50	GCR - 50.75	GCR - 75
	(Medical) Marijuana Production Facility	X	X	X	X	X
RECREATION						
	Recreational Facility	Site Plan	Site Plan	Site Plan	Site Plan	Site Plan

NOTE: Industrial food processing is NOT allowed.