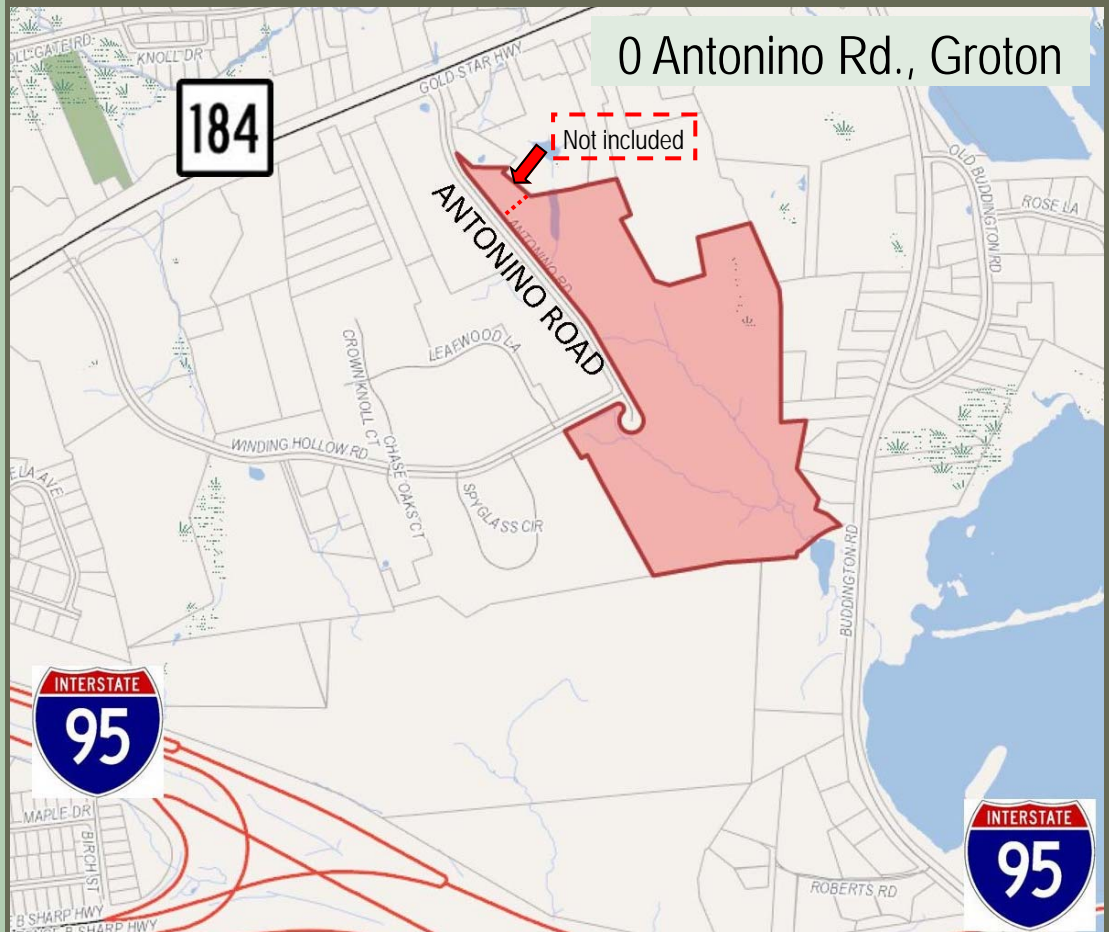


# SUB-DIVIDABLE COMMERCIAL LAND FOR SALE

**NOW**

**FOR SALE**  
**\$1,442,000**  
**40.43 Ac.**



40.43 Commercial Acres Sub-Dividable into:

- > 7.49 ac @ \$375,000 (former site of proposed Walmart)
- > 15.71 ac @ \$550,000
- > 17.23 ac @ \$517,000

Property abuts Multi-Family housing. Town will consider Zone change to accommodate multi-family.

Zone CB-15

Public Water/Sewer/Gas Available

**Norm Peck**

**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x133  
860-444-6661 Fax

npeck@pequotcommercial.com





CONCEPTUAL  
SUBDIVISION  
PLAN

Not to scale—for Marketing purposes only

# Sub-Dividable Commercial Land For Sale

**ADDRESS:** 0 Antonino Road, Groton, CT 06340

**AVAILABLE:** 40.43 Commercial acres Sub-Dividable into:  
> 7.49 acres @ \$375,000 (former site of proposed Walmart)  
> 15.71 acres @ \$550,000  
> 17.23 acres @ \$517,000

**UTILITIES:** Available City Water/Sewer/Gas

**ZONING:** CB—15 (Town will consider zone change to accommodate Multi-Family)

Permitted Uses:

- 1 Family
- 2 Family (possibly Multi-Family)
- Hotel/Motel
- Recreation
- Auto Repair
- Contractor with Outside Storage
- Office
- Services
- Retail
- Medical Lab
- Church
- Fuel Oil Dealer
- Warehouse
- Wholesale
- Moving & Storage...

By Special Permit:

- Day Care
- Hospital
- Clinic
- Veterinary...

**DIRECTIONS:** Route 184. Take Antonino Rd. at Girard Nissan.  
Land located on left and beyond cul-de-sac

**FOR SALE:** \$1,442,000 40.43 Acres *OR*  
\$ 375,000 7.49 Acres  
\$ 550,000 15.71 Acres  
\$ 517,000 17. Acres

**NOW**

FOR MORE DETAILED INFORMATION CONTACT:

**Norman Peck**

**Pequot Commercial**

15 Chesterfield Rd., Suite 4

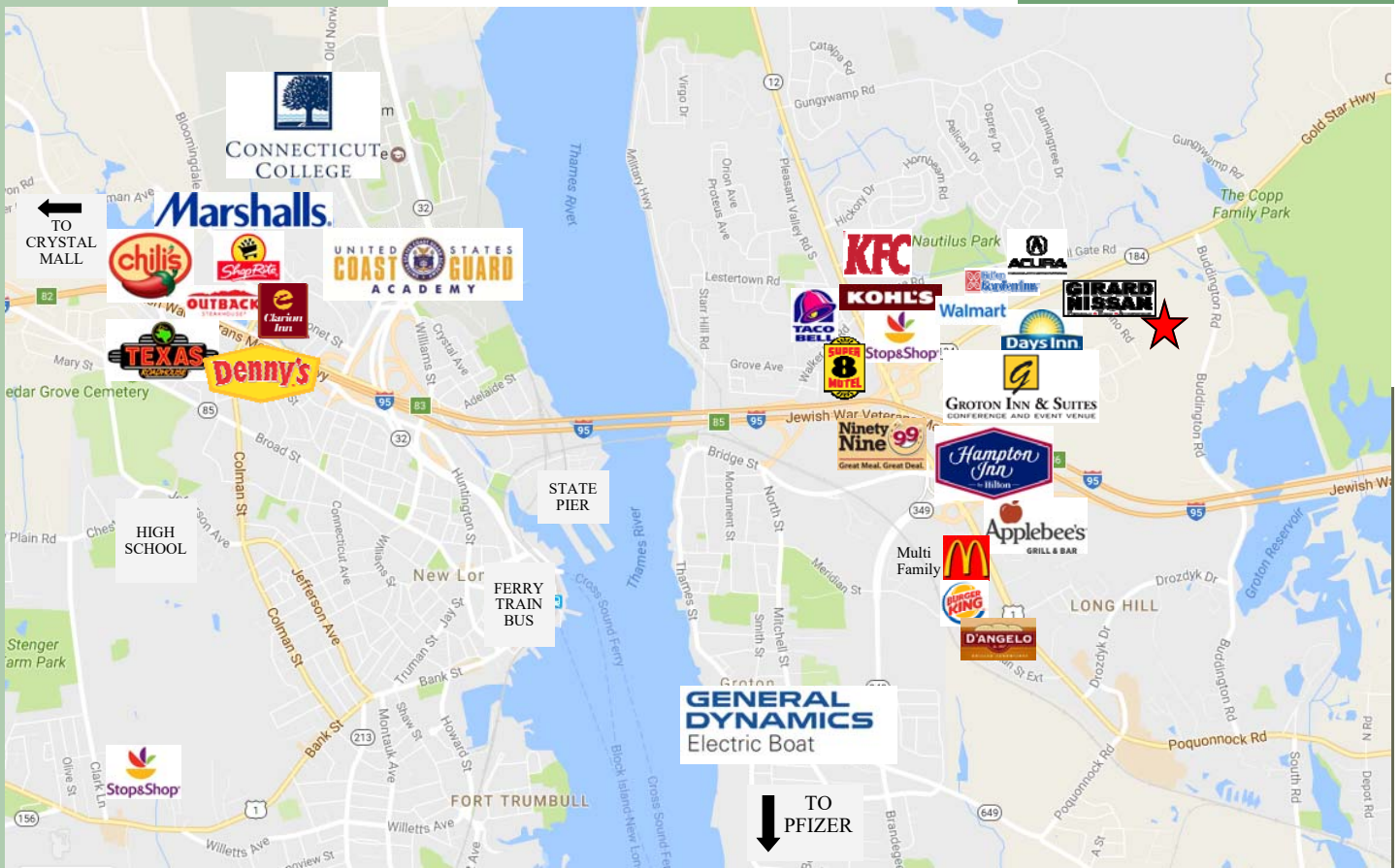
East Lyme, CT 06333

(860) 447-9570, x131

(860) 460-0255 Cell

npeck@pequotcommercial.com





| DEMOGRAPHICS                         | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------------|--------|--------|---------|
| <b>Total Population</b>              | 35,562 | 86,269 | 149,572 |
| <b>Total Households</b>              | 13,580 | 34,723 | 60,493  |
| <b>Household Income \$0—\$30,000</b> | 30.73% | 24.82% | 20.73%  |
| <b>\$30,001-\$60,000</b>             | 26.19% | 23.72% | 22.81%  |
| <b>\$60,001-\$100,000</b>            | 23.32% | 24.05% | 24.43%  |
| <b>\$100,001+</b>                    | 19.76% | 27.40% | 32.04%  |

| 5.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT * |                |              |                                  |                              |                    |             |                              |                             |
|--|----------------|--------------|----------------------------------|------------------------------|--------------------|-------------|------------------------------|-----------------------------|
| Zoning Districts   | Minimum Lot    |              |                                  | Minimum Yards <sup>(5)</sup> |                    |             | Maximum Building             |                             |
|  | Area (Sq. Ft.) | Width (Feet) | Area Per Dwelling Unit (Sq. Ft.) | Front (Feet)                 | Side (Each) (Feet) | Rear (Feet) | Coverage (%) <sup>(11)</sup> | Height (Feet)               |
| <b>Residential</b>   |                |              |                                  |                              |                    |             |                              |                             |
| RS-20  | 20,000         | 100          | 20,000                           | 30                           | 20                 | 30          | 15                           | 30                          |
| RS-12  | 12,000         | 80           | 12,000                           | 30                           | 12                 | 30          | 20                           | 30                          |
| RS-8   | 8,000          | 60           | 8,000                            | 25                           | 6                  | 25          | 25                           | 30                          |
| R-20   | 20,000         | 100          | 15,000                           | 30                           | 20                 | 30          | 15                           | 30                          |
| R-12   | 12,000         | 80           | 7,500                            | 30                           | 12                 | 30          | 20                           | 30                          |
| RMF-16   | 120,000        | 200          | 2,700                            | 50                           | 20                 | 30          | 20                           | 3 stories/40 <sup>(1)</sup> |
| RMF-12   | 80,000         | 200          | 3,600                            | 50                           | 20                 | 30          | 20                           | 3 stories/40 <sup>(1)</sup> |
| RMF-8  | 40,000         | 150          | 5,500                            | 40                           | 20                 | 30          | 20                           | 3 stories/40 <sup>(1)</sup> |
| RU-80  | 80,000         | 200          | 60,000                           | 50                           | 25                 | 30          | 10 <sup>(10)</sup>           | 30                          |
| RU-40  | 40,000         | 150          | 30,000                           | 50                           | 25                 | 30          | 15                           | 30                          |
| RU-20  | 20,000         | 100          | 15,000                           | 30                           | 20                 | 30          | 15                           | 30                          |
| <b>Commercial</b>  |                |              |                                  |                              |                    |             |                              |                             |
| OMF <sup>(6)</sup>   | 20,000         | 100          | 4,000/6,500                      | 50                           | 20                 | 30          | 20                           | 30/40                       |
| CA-40  | 40,000         | 200          | 30,000                           | 75                           | 30 <sup>(4)</sup>  | 30          | 15                           | 6 stories/75 <sup>(9)</sup> |
| CA-12  | 12,000         | 80           | 7,500                            | 30                           | 12 <sup>(4)</sup>  | 30          | 25                           | 6 stories/75 <sup>(9)</sup> |
| CB-40  | 40,000         | 200          | 30,000                           | 75                           | 30 <sup>(4)</sup>  | 30          | 15                           | 6 stories/75 <sup>(9)</sup> |
| CB-15  | 15,000         | 100          | 10,000                           | 50                           | 30 <sup>(4)</sup>  | 30          | 30                           | 6 stories/75 <sup>(9)</sup> |
| DDD <sup>(7)</sup>   | 40,000         | N/A          | N/A                              | 20/75                        | 30                 | 30          | N/A                          | N/A                         |
| WF-20  | 20,000         | 100          | 15,000                           | 40                           | 20                 | 30          | 65                           | 30                          |
| WDD <sup>(8)</sup>   | 8,000          | 60           | 4,000                            | 10                           | 10                 | 10          | 65                           | 25/40                       |
| <b>Industrial</b>  |                |              |                                  |                              |                    |             |                              |                             |
| IA-40  | 40,000         | 150          | N/A                              | 40                           | 30                 | 30          | 40                           | 40                          |
| IP-80A   | 80,000         | 200          | N/A                              | 50                           | 30                 | 30          | 40                           | 110                         |
| IP <sup>(2)</sup>  | 80,000         | 200          | N/A                              | 50                           | 30                 | 30          | 40                           | 85 <sup>(3)</sup>           |

See following page for notations. \* For MX zoning district standards, see Section 6.13-6

5.1-3 TABLE OF PERMITTED USES

| PERMITTED USES                                       | RESIDENTIAL DISTRICTS |    |     |    | COMMERCIAL DISTRICTS * |    |    |    |    | INDUSTRIAL DISTRICTS |     |     |     | SECTION |
|--|-----------------------|----|-----|----|------------------------|----|----|----|----|----------------------|-----|-----|-----|---------|
|  | RS                    | R  | RMF | RU | OMF                    | CA | CB | DD | WF | IA                   | IPA | IPB | IPC |         |
| <b>RESIDENTIAL</b>                                   |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
| One Family Dwelling                                  | X                     | X  | C   | X  | X                      | X  | X  |    | X  |                      |     |     | C   | 7.1-20  |
| Two Family Dwelling                                  |                       | X  | C   | C  | X                      | X  | X  |    | X  |                      |     |     | C   | 7.1-20  |
| Multi-Family Dwelling                                |                       |    | C   |    | C                      | C  |    | C  | C  |                      |     |     |     | 7.1-16  |
| Boarding and Rooming House                           |                       |    | C   | X  | X                      | X  | X  |    | X  |                      |     |     |     | 7.1-20  |
| Hotel or Motel                                       |                       |    |     |    | X                      | X  | X  | X  |    | X                    | C   | C   |     | 7.1-31  |
| Executive Hotel/Motel Suites                         |                       |    |     |    | C                      | C  | C  | C  |    | C                    | C   | C   |     | 7.1-28  |
| Mobile Home Parks (existing)                         | C                     | C  | C   | C  | C                      | C  | C  | C  | C  | C                    | C   | C   | C   | 7.1-15  |
| Residential Life Care Communities                    | C                     | C  | C   | C  | C                      | C  |    | C  |    |                      | C   | C   | C   | 7.1-1   |
| Caretaker/Security Service Dwelling                  | AC                    | AC | AC  | AC | AC                     | AC | AC | AC | AC | AC                   | A   | AC  | AC  | 7.1-30  |
| Accessory Apartments                                 | AC                    | AC | AC  | AC | AC                     | AC | AC |    | AC |                      |     |     | AC  | 7.1-34  |
| Community Residential Counseling Facility            |                       |    | C   |    | C                      | C  | C  | C  |    |                      |     |     |     | 7.1-37  |
| Active Senior Housing                                | C                     | C  | C   | C  | C                      | C  |    |    |    |                      |     |     | C   | 7.1-45  |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
| <b>SIGNS</b>   |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
| Accessory  | AC                    | AC | AC  | AC | AC                     | AC | AC | AC | AC | AC                   | AC  | AC  | AC  | 7.3     |
| Non-Accessory  |                       |    |     |    |                        | C  | C  | C  |    | C                    |     |     |     | 7.3     |
| Non-Accessory, Temporary Event                       | C                     | C  |     | C  | C                      | C  | C  | C  | C  | C                    | C   | C   | C   | 7.3     |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
| <b>AGRICULTURAL AND RESOURCE ACTIVITIES</b>          |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
| Commercial Farm or Nursery                           | C                     | C  | C   | C  | C                      | C  | C  | C  |    | C                    | C   | C   | C   | 7.1-9   |
| Filling or Extraction of Earth Products              | C                     | C  | C   | C  | C                      | C  | C  | C  | C  | C                    | C   | C   | C   | 7.1-10  |
| Keeping of Hens                                      | AC                    | AC | AC  | AC | AC                     | AC | AC | AC | AC | AC                   | AC  | AC  | AC  | 7.1-47  |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
|  |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |
| * For uses permitted in MX zones, see Section 6.13-4 |                       |    |     |    |                        |    |    |    |    |                      |     |     |     |         |

X - the use is permitted as a matter of right, subject to applicable district regulations.

C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.

A - the use is permitted only as an accessory use in the designated district.

5.1-3 TABLE OF PERMITTED USES

| PERMITTED USES                                  | RESIDENTIAL DISTRICTS |   |     |    | COMMERCIAL DISTRICTS |    |    |    |    | INDUSTRIAL DISTRICTS |     |     |     | SECTION |
|---|-----------------------|---|-----|----|----------------------|----|----|----|----|----------------------|-----|-----|-----|---------|
|   | RS                    | R | RMF | RU | OMF                  | CA | CB | DD | WF | IA                   | IPA | IPB | IPC |         |
| CULTURAL, ENTERTAINMENT, AND RECREATION         |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
| Art Gallery                                     |                       |   |     |    |                      | X  | X  | X  | X  | X                    | X   | X   |     |         |
| Bowling Alley and Other Indoor Recreation       |                       |   |     |    |                      | X  | X  | X  |    | C                    | C   | C   |     | 7.1-29  |
| Campgrounds                                     |                       |   |     | C  |                      |    |    |    |    |                      |     |     |     | 7.1-2   |
| Carnival or Fair                                | C                     | C | C   | C  | C                    | C  | C  | C  | C  | C                    | C   | C   | C   | 7.1-3   |
| Club, Lodge, or Association                     | C                     | C | C   | C  | X                    | X  | X  |    |    | X                    | X   | X   | C   | 7.1-5   |
| Exhibition Hall                                 |                       |   |     |    |                      | X  | X  | X  |    | X                    | X   | X   | X   |         |
| Golf Course                                     |                       |   |     | X  |                      |    |    |    |    | X                    | X   | X   | X   |         |
| Large-Scale Conference/Entertainment Facilities |                       |   |     |    |                      | C  | C  | C  |    | C                    | C   | C   | C   | 7.1-42  |
| Legitimate Theater                              |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Library   | X                     | X | X   | X  | X                    | X  | X  | X  | X  |                      |     |     |     |         |
| Miniature Golf and Golf Driving Range           |                       |   |     |    |                      |    | X  |    |    | X                    | X   | X   | X   | 7.1-27  |
| Motion Picture Theater                          |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Museum  |                       |   |     |    |                      | X  | X  | X  | X  | X                    | X   | X   |     |         |
| Nightclub, Disco, Cabaret                       |                       |   |     |    |                      | C  | C  | C  |    | X                    |     |     |     | 7.1-17  |
| Organized Group Camp                            |                       |   |     | X  |                      |    |    |    |    |                      |     |     |     |         |
| Other Outdoor Commercial Recreation             |                       |   |     | C  |                      |    | C  |    |    | C                    | C   | C   | C   | 7.1-27  |
| Public Playground, Playfield, or Park           | X                     | X | X   | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
| Public Recreation Center                        | X                     | X | X   | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
| Riding or Boarding Stable                       |                       |   |     | C  |                      |    |    |    |    | C                    | C   | C   | C   | 7.1-14  |
| Yacht Club or Marina                            |                       |   |     |    |                      |    |    |    | X  | X                    |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |

5-4

X - the use is permitted as a matter of right, subject to applicable district regulations.  
 C - the use is permitted in the designated district but subject to both applicable district regulations and the special conditions set forth in Section 7.1.  
 A - the use is permitted only as an accessory use in the designated district.





5.1-3 TABLE OF PERMITTED USES

| PERMITTED USES  | RESIDENTIAL DISTRICTS |    |     |    | COMMERCIAL DISTRICTS |    |    |    |    | INDUSTRIAL DISTRICTS |     |     |     | SECTION  |
|---|-----------------------|----|-----|----|----------------------|----|----|----|----|----------------------|-----|-----|-----|----------|
|   | RS                    | R  | RMF | RU | OMF                  | CA | CB | DD | WF | IA                   | IPA | IPB | IPC |          |
| PERSONAL, REPAIR, AND CONSTRUCTION SERVICES                 |                       |    |     |    |                      |    |    |    |    |                      |     |     |     |          |
| Beauty and Barber Services                                  |                       |    |     |    |                      | X  | X  | X  | X  |                      |     |     |     |          |
| Car Wash  |                       |    |     |    |                      | C  | C  | C  |    | X                    |     |     |     | 7.1-26   |
| Cemetery - New  |                       |    |     | C  |                      |    |    |    |    | C                    | C   | C   | C   | 7.1-4 A. |
| Cemetery - Existing   | C                     | C  | C   | C  | C                    | C  | C  | C  | C  | C                    | C   | C   | C   | 7.1-4 B. |
| Commercial Kennel or Stable                                 |                       |    |     | C  |                      |    |    |    |    | C                    | C   | C   | C   | 7.1-14   |
| Contractor's and Construction Equipment and Vehicle Storage |                       |    |     | C  |                      |    | X  |    |    | X                    |     |     |     | 7.1-6    |
| Day Spa   |                       |    |     |    | X                    | X  | X  | X  | X  |                      |     |     |     |          |
| Funeral and Crematory Services                              |                       |    |     |    |                      | X  | X  |    |    |                      |     |     |     |          |
| Home Occupation   | AC                    | AC | AC  | AC | AC                   |    |    |    |    |                      |     |     |     | 7.1-11   |
| Ignition, Brake, Muffler, and Similar Limited Repair        |                       |    |     |    |                      | C  | X  | C  |    | X                    |     |     |     | 7.1-25   |
| Laundering, Dry Cleaning, and Dyeing                        |                       |    |     |    |                      |    | X  |    |    | X                    |     |     |     |          |
| Laundry and Dry Cleaning (Self-Service or Pick-Up Only)     |                       |    |     |    | X                    | X  | X  | X  |    |                      |     |     |     |          |
| Motor Vehicle Body and Paint Shop                           |                       |    |     |    |                      | A  | X  |    |    | X                    |     |     |     |          |
| Motor Vehicle - General Repairs                             |                       |    |     |    |                      | A  | X  |    |    | X                    |     |     |     |          |
| Photographic Services                                       |                       |    |     |    | X                    | X  | X  | X  | X  | X                    | X   | X   |     |          |
| Repair of Machinery   |                       |    |     |    |                      |    | X  |    |    | X                    |     |     |     |          |
| Repair of Office Equipment and Personal and Household Items |                       |    |     |    |                      | X  | X  | X  |    | X                    |     | X   |     |          |
| Self-Service Storage Facility                               |                       |    |     |    |                      | C  | C  |    |    | C                    | C   | C   | C   | 7.1-39   |
| Shoe and Leather Goods Repair                               |                       |    |     |    | X                    | X  | X  | X  |    |                      |     |     |     |          |
| Tailoring, Dressmaking, and Apparel Repair                  |                       |    |     |    | X                    | X  | X  | X  |    |                      |     |     |     |          |
|   |                       |    |     |    |                      |    |    |    |    |                      |     |     |     |          |
|   |                       |    |     |    |                      |    |    |    |    |                      |     |     |     |          |
|   |                       |    |     |    |                      |    |    |    |    |                      |     |     |     |          |
|   |                       |    |     |    |                      |    |    |    |    |                      |     |     |     |          |

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5.1-3 TABLE OF PERMITTED USES

| PERMITTED USES                              | RESIDENTIAL DISTRICTS |   |     |    | COMMERCIAL DISTRICTS |    |    |    |    | INDUSTRIAL DISTRICTS |     |     |     | SECTION |
|---|-----------------------|---|-----|----|----------------------|----|----|----|----|----------------------|-----|-----|-----|---------|
|   | RS                    | R | RMF | RU | OMF                  | CA | CB | DD | WF | IA                   | IPA | IPB | IPC |         |
| RETAIL TRADE - PERSONAL                     |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
| Apparel and Accessories                     |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Art and Hobby Supplies                      |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Bakery                                      |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Books and Stationery                        |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Cameras and Photo Supplies                  |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Confectionery                               |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Dairy Products                              |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Drive Through Facilities                    |                       |   |     |    |                      | AC | AC | AC | AC | AC                   | AC  | AC  | AC  | 7.1-36  |
| Drug Store                                  |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Drug Store Pick-Up Windows/Facilities       |                       |   |     |    |                      | AC | AC | AC |    |                      |     |     |     | 7.1-44  |
| Florist                                     |                       |   |     |    | C                    | X  | X  | X  |    |                      |     |     |     | 7.1-46  |
| Fruit, Vegetables, and Other Farm Products  |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Gifts, Novelties, and Souvenirs             |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Grocery Store or Delicatessen               |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Jewelry                                     |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Large-Scale Destination-Oriented Commercial |                       |   |     |    |                      | X  | X  |    |    |                      | X   |     |     |         |
| Liquor Store                                |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Luggage and Leather Goods                   |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Meat, Fish, and Poultry                     |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Music and Musical Instruments               |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Newspapers and Magazines                    |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Optical Goods                               |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Restaurant                                  |                       |   |     |    | A*                   | X  | X  | X  |    |                      | C   |     |     | 7.1-40  |
| Tobacconist                                 |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Toys, Sporting Goods, and Bicycles          |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |

\*Accessory to Hotel/Motel Only

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5.1-3 TABLE OF PERMITTED USES

| PERMITTED USES                                     | RESIDENTIAL DISTRICTS |   |     |    | COMMERCIAL DISTRICTS |    |    |    |    | INDUSTRIAL DISTRICTS |     |     |     | SECTION |
|--|-----------------------|---|-----|----|----------------------|----|----|----|----|----------------------|-----|-----|-----|---------|
|  | RS                    | R | RMF | RU | OMF                  | CA | CB | DD | WF | IA                   | IPA | IPB | IPC |         |
| RETAIL TRADE - HOUSEHOLD, BUILDING, MOTOR VEHICLES |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
| Antiques   |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Auto and Truck Dealers (New)                       |                       |   |     |    |                      | X  | X  |    |    | X                    |     |     |     |         |
| Auto and Truck Dealers (Used)                      |                       |   |     |    |                      | A  | X  |    |    | X                    |     |     |     |         |
| Auto Parts and Supplies (New)                      |                       |   |     |    |                      | X  | X  | X  |    | X                    |     |     |     |         |
| Dry Goods  |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Electrical Supplies                                |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
| Farm and Garden Supplies                           |                       |   |     |    |                      | X  | X  | X  |    | X                    | X   | X   | X   |         |
| Fuel Oil Dealer                                    |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
| Furniture Stores                                   |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Gasoline Station                                   |                       |   |     |    |                      | X  | X  | X  |    | X                    |     |     |     |         |
| General Merchandise and Department Stores          |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Hardware   |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Heating and Plumbing Supplies                      |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
| Home Furnishings                                   |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Household Appliances                               |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Lumber and Building Materials Yard                 |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
| Marine Craft and Equipment Display and Sales       |                       |   |     |    |                      | X  | X  | X  | X  | X                    |     |     |     |         |
| Modular/Manufactured Homes Display and Sales       |                       |   |     |    |                      | X  | X  |    |    | X                    |     |     |     |         |
| Notions and Household Supplies                     |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Office Equipment and Supplies                      |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Paint, Glass, and Wallpaper                        |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Radio, Television, and Phonographic Equipment      |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Tires, Batteries, and Accessories                  |                       |   |     |    |                      | X  | X  | X  |    | X                    |     |     |     |         |
| Trailer, Farm, and Heavy Equipment Sales           |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
|  |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|  |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|  |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
|  |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |

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5.1-3 TABLE OF PERMITTED USES

| PERMITTED USES                                | RESIDENTIAL DISTRICTS |   |     |    | COMMERCIAL DISTRICTS |    |    |    |    | INDUSTRIAL DISTRICTS |     |     |     | SECTION |
|---|-----------------------|---|-----|----|----------------------|----|----|----|----|----------------------|-----|-----|-----|---------|
|   | RS                    | R | RMF | RU | OMF                  | CA | CB | DD | WF | IA                   | IPA | IPB | IPC |         |
| WHOLESALE TRADE                               |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
| Assembly and Packaging of Medical Products    |                       |   |     |    |                      |    | X  |    |    | X                    | X   | X   | X   |         |
| Junk, Salvage, or Scrap Yard                  |                       |   |     |    |                      |    |    |    |    | C                    |     |     |     | 7.1-13  |
| Screen Printing/Embroidery of Clothing        |                       |   |     |    |                      |    | X  |    |    | X                    | X   | X   | X   |         |
| Warehousing                                   |                       |   |     |    |                      |    | X  |    |    | X                    | X   | X   | X   |         |
| Wholesale with Indoor Storage Only            |                       |   |     |    |                      |    | X  |    |    | X                    | X   | X   | X   |         |
| Wholesale with Outdoor Storage                |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
| TRANSPORTATION, COMMUNICATIONS, AND UTILITIES |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |
| Airport                                       |                       |   |     |    |                      |    |    |    |    | X                    |     |     |     |         |
| Automobile Parking                            | A                     | A | A   | A  | A                    | A  | A  | A  | A  | A                    | A   | A   | A   |         |
| Bus Garage and Maintenance                    |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
| Bus Passenger Station                         |                       |   |     |    |                      | X  | X  | X  |    |                      |     |     |     |         |
| Commercial Broadcasting Antennae              |                       |   |     | X  |                      |    |    |    |    | X                    | X   | X   | X   |         |
| Electric Transformer Substation               | C                     | C | C   | C  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   | 7.1-22  |
| Motor Freight Terminal                        |                       |   |     |    |                      |    | X  |    |    | X                    |     |     |     |         |
| Moving and Storage Uses                       |                       |   |     |    |                      |    | X  |    |    |                      | X   | X   | X   |         |
| Radio and Television Broadcasting Studios     |                       |   |     | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
| Railroad Freight Station                      |                       |   |     |    |                      |    |    |    |    | X                    | X   | X   | X   |         |
| Railroad Passenger Station                    | X                     | X | X   | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
| Solid Waste Disposal Facility - Town          |                       |   |     | X  |                      |    |    |    |    |                      |     | X   |     |         |
| Telecommunication Towers                      |                       |   | C   | C  | C                    | C  | C  | C  | C  | C                    | C   | C   | C   | 7.1-41  |
| Telecommunication Antennae and Facilities     | C                     | C | C   | C  | C                    | C  | C  | C  | C  | C                    | C   | C   | C   | 7.1-41  |
| Telephone Exchange Station                    | C                     | C | C   | C  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   | 7.1-22  |
| Waste Handling/Reduction Facilities           |                       |   |     |    |                      |    |    |    |    | C                    |     | C   |     | 7.1-33  |
| Water Storage Tanks                           | X                     | X | X   | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
| Water and Sewer Pumping Stations              | X                     | X | X   | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
| Water and Sewer Treatment Plants              | X                     | X | X   | X  | X                    | X  | X  | X  | X  | X                    | X   | X   | X   |         |
|   |                       |   |     |    |                      |    |    |    |    |                      |     |     |     |         |

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