

FOR LEASE

Free standing Retail/Restaurant Building



627 Long Hill Rd., Groton, CT 06340

FOR LEASE

\$55,000 Annually
(\$4,167/mo NNN)
Years 1 - 5

ALSO For Sale!

- ≈ 1,736sf One story building with a Drive-thru
- ≈ Former Tim Horton's
- ≈ Acreage 0.39 on corner of Route 1 (aka Long Hill Rd) and Meridian St. Ext.
- ≈ Access from both streets
- ≈ At traffic-lighted intersection
- ≈ 13 Off-street Parking spaces
- ≈ \$14,692 Taxes
- ≈ Equipment inside included in lease
- ≈ 21,700 Daily Average Traffic Count
- ≈ 399' Road Frontage
- ≈ Zone MTC-Mixed Use Town Ctr
- ≈ Built 2004



**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
860-444-6661 Fax

Excludes any Sale or Lease to competitor of owner's business

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SECTION 4: DISTRICT REGULATIONS

4.1 TABLE OF PERMITTED USES

Land, water, and buildings may be used only for the purposes set forth in the Table of Permitted Uses and only within those districts specified in the said table of permitted uses. As used in the table, the following symbols mean:

- P** = Permitted
- C** = Permitted with Conditions (Location of conditions noted in the “Conditions” column.)
- SP** = Permitted with Special Permit
- SP/C** = Permitted with Special Permit and Conditions (Location of conditions noted in the “Conditions” column.)
- A** = Permitted only as an accessory use to a permitted use in the underlying zone
- A/C** or **A/SP** or **A/SP/C** = Permitted only as an accessory use with conditions or a special permit or both
- X** = Prohibited

Key: Zoning Districts

- | | | |
|---|---------------------------------------|--------------------------------------|
| RS = Residential, Single Unit (RS-12, RS-20) | CR = Commercial, Regional | IM = Industrial, Mixed-Use |
| R = Residential (R-7, R-12) | WW = Working Waterfront | IG = Industrial, General |
| RU = Rural Residential (RU-20, RU-40, RU-80) | MDD = Mystic Downtown District | GR = Green Recreation Land* |
| RM = Residential Multi-Unit | MTC = Mixed-Use Town Center | GC = Green Conservation Land* |
| CN = Commercial, Neighborhood | MVC = Mixed-Use Village Center | |

**Note on Green Districts: while certain uses are allowed under these zoning districts, such zoning will not supersede any use restrictions stipulated in state or federal law, conservation easements or any other legally binding lien or condition in a property’s deed.*

Parking Standards

The column below marked “Pkng” contains numbers that correspond to the parking standards for various uses. Please see the parking standards in Sec. 8.2. Note: If a use is not marked in this column, it does NOT necessarily mean no parking is required. The Zoning Official may still determine a parking standard for such uses.



- 1 PURPOSE & APPLICATION
- 2 DEFINITIONS
- 3 ZONING & DISTRICT MAPS
- 4 DISTRICT REGULATIONS
- 5 USE STANDARDS
- 6 SPECIAL DISTRICTS
- 7 SPECIAL REGULATIONS
- 8 SITE STANDARDS
- 9 PROCEDURES & ENFORCEMENT
- 10 REPEALER & VALIDITY

Water Resource Protection District (WRPD) Restrictions and Conditions

The WRPD is an overlay district designed to protect the Town’s drinking water supply. Any uses marked in the WRPD column below must meet the requirements of the underlying zoning as well as any specific allowances, conditions or restrictions for the WRPD. ALL development, regardless of use and underlying zoning, within the WRPD must meet the general performance standards described in Sections 6.4-5 through 6.4-8. Where there may be conflicts between provisions of the WRPD and other provisions of this ordinance, the stricter of the two shall apply.

- a. **X** = Prohibited
- b. **W** = Permitted with Conditions as described in Sec. 6.4-9. This may include Special Permits or a requirement to use public sewers. This may also include uses that, while not categorically restricted, have certain related activities that may be prohibited, require a sewer connection or have additional conditions.
- c. **_** = If left blank, the WRPD does not have any additional conditions or prohibitions on the use beyond the requirements to meet the General Performance Standards (Sections 6.4-5 through 6.4-8) of the WRPD and those of the underlying zoning district.
- d. The following activities are prohibited in the WRPD across any and all use categories:
 - Any industrial, commercial or other use in which the manufacture, use, storage, transport, process or disposal of hazardous materials or waste is a principal activity.
 - Discharge to the ground of non-sanitary wastewater including industrial and commercial process wastewater, unless specifically exempt by these regulations.
 - Stockpiling and disposal of snow or ice containing sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for the removal of snow or ice on roads which has been removed from highways and streets located outside of the WRPD.

Interpretation

In the interpretation of the following Use Table, where a use is not specifically listed in the table, its status under this section shall be determined by the Zoning Official, by reference to that listed use, if any, which is so like the use in question in purpose, function, character, and effect as to be substantially similar to said listed use. If a use is not listed in the Use Table and the Zoning Official does not determine it to be substantially similar to a use in the Use Table, that use is prohibited.







Organization of Uses

To facilitate use of the table, all uses are organized by the following major categories:

- | | |
|---|--|
| AGRICULTURAL, ANIMAL & NATURAL RESOURCES | RESTAURANT |
| CULTURAL, RECREATION & ENTERTAINMENT | RETAIL |
| DAY CARE | SERVICES |
| HEALTH FACILITIES | SIGNS |
| INDUSTRIAL | TRANSPORTATION, COMMUNICATION & UTILITIES |
| RESIDENTIAL | VEHICLE & HEAVY EQUIPMENT |









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	Pkng	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	X	C	C	C	X	X	W	-	5.1-2.B 5.1-14	
Agriculture, Home (Hens and Plants) 	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	A/C	A/C	X	X	X	W	-	5.1-2.C
Agriculture, Home (Livestock)	A/C	X	A/C	X	X	X	X	X	X	X	A/C	X	X	X	X	W	-	5.1-2.C
Community Garden 	C	C	C	C	C	C	X	X	X	C	C	C	C	X		-	5.1-2.D	
Filling and Removing Earth Products 	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	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	10	5.1-2.F 5.1-14	

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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (AG., ANIMAL & NATURAL RESOURCES cont.)	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
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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PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pking	Conditions
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
Club, Lodge or Association 	SP/C	SP/C	SP/C	P	P	P	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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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions	
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	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	











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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pking	Conditions
PERMITTED USES (DAY CARE, cont.)	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
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
HEALTH 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
Medical/Health Care Professional Office/Clinic 	X	X	SP/C	X	P	P	P	X	P	P	P	X	X	X	W	5	5.1-5.B 5.1-14
INDUSTRIAL																	
Alcoholic Beverage Production, Sm Scale 	X	X	SP/C	X	P	P	P	X	P	P	P	P	X	X	W	1	5.1-14
Alcoholic Beverage Production, Lg 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
Flex Space 	X	X	X	X	X	X	X	X	X	X	C	C	X	X	W	-	5.1-6.A



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










RESIDENTIAL DISTRICTS										COMMERCIAL/MIXED-USE DISTRICTS					INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC							
RESIDENTIAL																					
Residential, Household Living																					
Accessory Dwelling Unit 	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X		3	5.1-1.A				
Active Senior Housing 	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X		2/ 3	5.1-8.B				
Cottage Community 	C	C	X	C	X	X	X	X	X	C	X	X	X	X		3	5.1-8.E				
Caretaker/Security Service Dwelling 	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X		3	5.1-8.C				
Dwelling, Multi-Unit 	X	X	X	C	C	C	C	X	C	C	X	X	X	X		3	5.1-8.G				
Dwelling, Multi-Unit, Conversion	X	X	X	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	X	X	X	X		3	5.1-8.H				
Dwelling, One Unit 	P	P	P	P	C	C	P	X	X	P	C	X	X	X		2	5.1-8.A				
Dwelling, Two Unit 	X	P	P	P	C	C	P	X	X	P	C	X	X	X		2	5.1-8.A				
Home-Based Business – ‘SP’ when a major home occupation 	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X	X		-	5.1-1.D				



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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (RESIDENTIAL, cont.)	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
Mobile Manufactured Home Park or Subdivision (Existing)	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X		3	5.1-8.F
Residential, Lodging																	
Bed & Breakfast	SP/C	SP/C	C	C	P	P	C	X	C	C	X	X	X	X		16	5.1-7.B 5.1-14
Hotel/Motel	X	X	X	X	P	P	SP	X	P	P	P	SP/C	X	X		16	5.1-7.A
Rooming/Boarding House	X	X	P	P	P	P	X	X	X	P	X	X	X	X		16	-
Residential, Health/Institutional																	
Nursing Facility	X	X	C	C	C	C	X	X	C	C	X	X	X	X		11	5.1-8.I
Residential Counseling Facility	X	X	X	SP/C	C	C	X	X	C	SP/C	X	X	X	X		11	5.1-8.D
Residential Life Care Community	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	X	X	SP/C	SP/C	SP/C	X	X	X		11	5.1-8.I



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PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pking	Conditions
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
RESTAURANT																	
Drinking Establishment 	X	X	X	X	C	C	SP/C	X	C	SP/C	X	X	X	X		12	5.1-9.A
Drive Through Facility for Restaurant 	X	X	X	X	A/SP/C	A/SP/C	X	X	A/SP/C	X	X	X	X	X		-	5.1-1.C
Outdoor Patio, Commercial	X	X	X	X	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X		14	5.1-1.E
Restaurant, Fast Food 	X	X	X	X	P	P	P	A/SP	P	P	P	X	X	X		13	-
Restaurant, Mobile 	X	X	A/C	A/C	C	C	A/C	C	C	C	C	C	A/C	A/C		-	5.1-9.B 5.1-14
Restaurant, Standard 	X	X	X	X	P	P	P	A/SP	P	P	P	X	X	X		14	-
RETAIL																	
Drive Through Facility for Retail 	X	X	X	X	A/C	A/C	X	X	A/SP/C	X	A/C	X	X	X		-	5.1-1.C
Retail, Small-Scale 	X	X	X	X	P	P	P	X	P	P	P	X	X	X	W	1	-










	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pking	Conditions
	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	-	
Crematory Services	X	X	X	X	X	X	X	X	X	X	SP	P	X	X	X	6	-



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PERMITTED USES (SERVICES, cont.)	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
Drive Through Facility for Services	X	X	X	X	A/C	A/C	X	X	X	A/C	A/C	X	X	X		-	5.1-1.C
Elementary and Secondary Schools, Colleges & Universities	C	C	C	C	P	P	C	X	P	C	P	X	X	X		-	5.1-11.B 5.1-14
Funeral Services	X	X	X	X	P	P	X	X	X	P	X	X	X	X	W	8	-
Personal Services	X	X	X	X	P	P	P	X	P	P	P	X	X	X	W	1	-
Professional, Arts & Educational Schools and Studios, Non-Degree	X	X	SP/C	X	P	P	P	X	P	P	C	X	X	X	W	5	5.1-11.C 5.1-14
Professional Offices	X	X	SP/C	X	P	P	P	C	P	P	P	P	X	X		5	5.1-11.D 5.1-14
Self-Service Storage Facility	X	X	X	X	X	C	X	X	X	X	C	C	X	X	W	7	5.1-11.E
Town of Groton Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P		-	5.1-14
SIGNS																	
On-Premise	A	A	A	A	A	A	A	A	A	A	A	A	A	A		-	8.4



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																	
	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
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	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	W	-	-
Utility Infrastructure 	C	C	C	C	P	P	C	C	C	C	P	P	X	X	W	-	5.1-12.B
VEHICLE & HEAVY EQUIPMENT																	
Bus & Limo Garage and Maintenance 	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	18	-



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	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (VEHICLE & HEAVY EQUIPMENT, cont.)	RS	R	RU	RM	CN	CR	MDD	WW	MTC	MVC	IM	IG	GR	GC			
Construction, Farm & Heavy Equipment Rentals	X	X	X	X	X	P	X	X	X	X	P	P	X	X	X	18	-
Construction, Farm & Heavy Equipment Sales	X	X	X	X	X	P	X	X	X	X	P	P	X	X	W	18	-
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	X	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	W	17	5.1-13.A
Marine Craft & Equip. Display and Sales	X	X	X	X	X	P	P	P	X	C	P	X	X	X	W	18	5.1-13.B
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.C
Vehicle Washing Facility	X	X	X	X	C	C	X	X	C	X	C	C	X	X	W	19	5.1-13.D



- 1 PURPOSE & APPLICATION
- 2 DEFINITIONS
- 3 ZONING & DISTRICT MAPS
- 4 DISTRICT REGULATIONS
- 5 USE STANDARDS
- 6 SPECIAL DISTRICTS
- 7 SPECIAL REGULATIONS
- 8 SITE STANDARDS
- 9 PROCEDURES & ENFORCEMENT
- 10 REPEALER & VALIDITY

FOR SALE

Free standing Retail/Restaurant Building



627 Long Hill Rd., Groton, CT 06340

FOR
SALE

~~\$900,000~~
\$850,000

Space also available
For Lease

- ≈ 1,736sf One story building with a Drive-thru
- ≈ Former Tim Horton's
- ≈ Acreage 0.39 on corner of Route 1 (aka Long Hill Rd) and Meridian St. Ext.
- ≈ Access from both streets
- ≈ At traffic-lighted intersection
- ≈ 13 Off-street Parking spaces
- ≈ \$14,692 Taxes
- ≈ Equipment inside included in lease
- ≈ 21,700 Daily Average Traffic Count
- ≈ 399' Road Frontage
- ≈ Zone MTC Mixed Use Town Ctr
- ≈ Built 2004



**PEQUOT
COMMERCIAL**

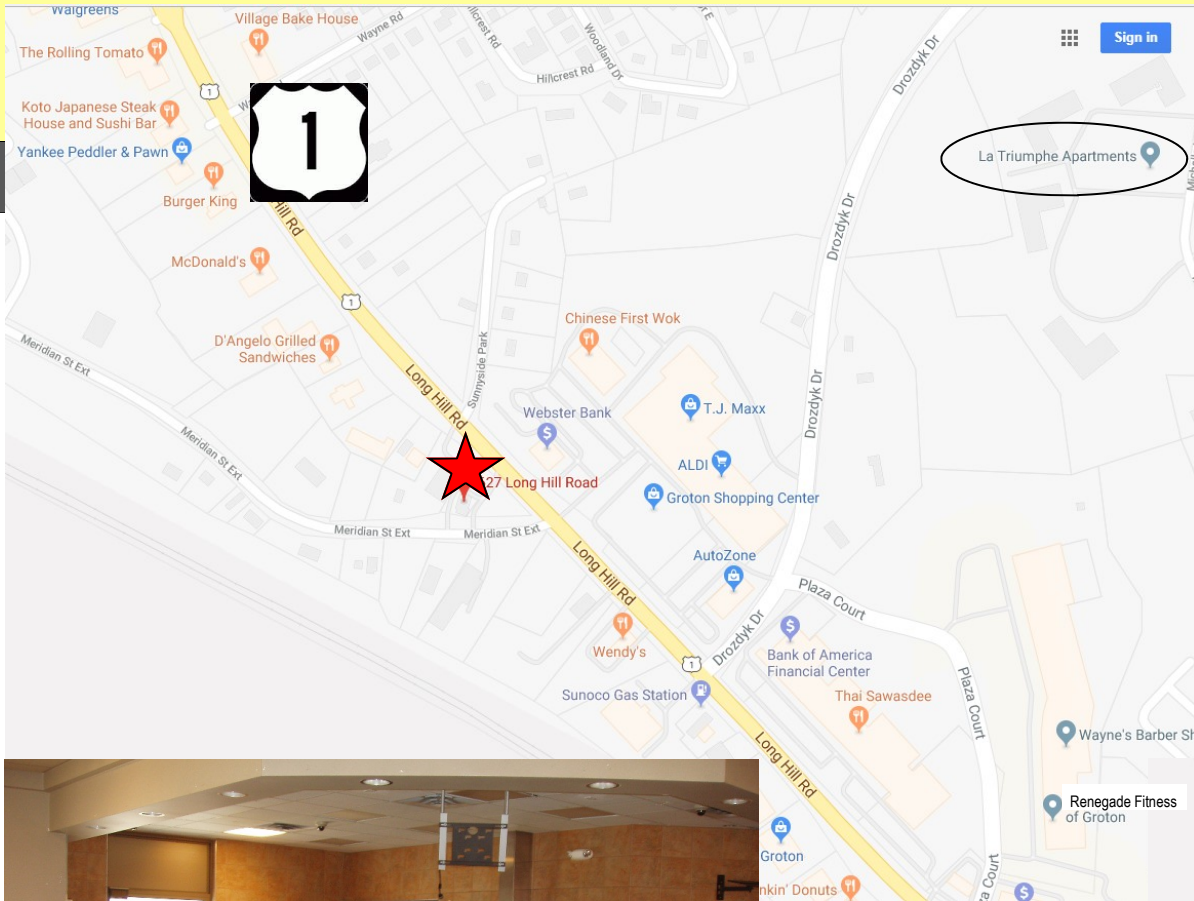
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
860-444-6661 Fax

Excludes any Sale or Lease to competitor of owner's business

Judy Walsh
jwalsh@pequotcommercial.com

Heather Gianacoplos
heatherg@pequotcommercial.com



<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	45,892	79,508	138,341
Total Households	20,157	33,061	58,011
Household Income: \$0—\$30,000	26.65%	22.59%	18.25%
\$30,001-\$60,000	26.08%	24.37%	22.98%
\$60,001-\$100,000	26.89%	25.42%	26.36%
\$100,001+	20.38%	27.62%	32.40%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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