

**Town of Groton Land Use & Development Code**

**Land Use Table (Amended 1/9/2018)**

**R** - Permitted by Right, **SP** - Site Plan, **TBSP** - Town Board Approved Special Permit

<b>Land Uses</b>	<b>RA</b> Rural Ag	<b>L</b> Low Intensity	<b>M1</b> Med Intensity 1	<b>M2</b> Med Intensity 2	<b>H</b> Highway Commercial/ Industrial	<b>I 1</b> Industrial 1	<b>I 2</b> Industrial 2
Accessory apartment	R	R	R	R	R		
Accessory buildings	R	R	R	R	R	R	R
Accessory structures	R	R	R	R	R	R	R
Adult care 1 - home	SP	SP	SP	SP	SP		
Adult care 2 - group	SP	SP	SP	SP	SP		
Adult care 3 - center	SP	SP	SP		SP		
Agricultural commercial enterprises	SP	SP	SP		SP	SP	SP
Agriculture/Farming	R	R	R	R	R	R	R
Auction establishment	SP	SP			SP	SP	SP
Automobile, truck, marine or other vehicle sales & repair services	SP	SP	SP		SP	SP	SP
Banks, insurance agencies & other financial services	SP	SP	SP		SP		
Bed & breakfast inns	SP	SP	SP	SP	SP		
Campgrounds & recreational cabins	SP	SP					
Car washes & similar automobile care establishments		SP	SP		SP	SP	SP
Cemeteries (Town Board Approval)	TBSP	TBSP	TBSP	TBSP			
Child care - home	SP	SP	SP	SP	SP		
Child care - group	SP	SP	SP	SP	SP		
Child care - center	SP	SP	SP		SP		
Churches, mosques, synagogues, temples and other places of worship , offices, convents, rectories, parish houses	SP	SP	SP	SP	SP		
Commercial excavation/mining	TBSP	TBSP				TBSP	TBSP
Commercial gardening, plant nurseries & greenhouses & retail sales of plant & gardening Products & equipment	SP	SP	SP		SP	SP	SP
Commercial indoor recreation	SP	SP	SP		SP		
Commercial outdoor recreation	SP	SP	SP		SP		
Community centers		SP	SP	SP	SP		
Construction & other contractor offices, fabricating & repair shops, equipment & materials storage areas	SP		SP		SP	SP	SP
Elder cottage	SP	SP	SP	SP	SP		
Fire stations & other public buildings	SP	SP	SP	SP	SP		
Flag lots, residential	R	R	R	R			
Flag lots, commercial					R		
Freight trucking enterprises	SP				SP	SP	SP
Funeral homes		SP	SP		SP		
Golf courses	SP						
Green Energy Production - Large Scale	TBSP				TBSP	TBSP	TBSP
Green Energy Production - Small Scale	R	R	R	R	R	R	R
Group quarters	SP	SP	SP	SP	SP		
High density housing (Town Board App.)	TBSP			TBSP	TBSP		
Home Occupation	SP	SP	SP	SP	SP		

**Town of Groton Land Use & Development Code**

<b>Land Uses</b>	<b>RA</b> Rural Ag	<b>L</b> Low Intensity	<b>M1</b> Med Intensity 1	<b>M2</b> Med Intensity 2	<b>H</b> Highway Commercial/ Industrial	<b>I 1</b> Industrial 1	<b>I 2</b> Industrial 2
Hospitals, nursing or convalescent homes, residential care, assisted living, rehabilitation facilities	SP	SP	SP		SP	SP	
Hotels & motels	SP				SP		
Junkyards (Town Board Approval)	TBSP					TBSP	TBSP
Kennels	SP	SP	SP		SP		
Landing strip & Heliport	SP				SP		
Libraries, museums		SP	SP		SP		
Light industry	SP				SP	SP	
Manufactured Home Parks (Town Board Approval)				TBSP			
Manufactured home sales	SP				SP	SP	SP
Marine & water oriented sales & services, incl. boat storage	SP	SP			SP	SP	SP
Municipal & Private fee parking lots					SP		
Non-commercial transmitting & receiving antennae accessory to the principal use of the lot	R	R	R	R	R	R	R
Outdoor furnaces	R	R	SP	SP	SP	SP	SP
Portable accessory storage structure	R	R	R	R	R	R	R
Portable tent structure	R	R	R	R	R	R	R
Professional offices	SP	SP	SP		SP		
Parks, playgrounds & Preserves	R	SP	SP	SP			
Public utilities	R	R	R	R	R	R	R
Radio, television & communication transmission towers & telecommunications facilities	SP	SP			SP	SP	SP
Recreation club	SP	SP	SP		SP	SP	SP
Research, testing & development enterprises	SP				SP	SP	SP
Residences 1 - single-family	R	R	R	R	R		
Residences 2 - two-family	R	R	R	R	R		
Residences 3 - multi-family	SP	SP	SP	SP	SP		
Restaurants, eating & drinking establishments, diners, taverns, pubs	SP	SP	SP		SP		
Retail gasoline sales, including combination with a convenience store or restaurant	SP	SP	SP		SP	SP	SP
Retail store	SP	SP	SP		SP		
Retail services	SP	SP	SP		SP		SP
Roadside stands	R	R	R	R	R	R	R
Sawmills, industrial	SP				SP	SP	SP
Sawmills, non-industrial	SP	SP			SP	SP	SP
Self-servicing storage facilities	SP	SP			SP	SP	SP
Sexually Oriented Businesses						TBSP	
Schools, nursery schools, institutions of higher education		SP	SP	SP			
Signs as regulated under Sec. 361	R	R	R	R	R	R	R
Vehicle body repair, reconstruction & fabrication	SP				SP	SP	SP
Veterinary Practices, including veterinary clinics & hospitals	SP	SP	SP		SP		
Warehouse facilities for storage & distribution of goods	SP	SP			SP	SP	SP