

TOWN OF GROTON
Zoning Ordinance

1. The Town of Groton shall be designated a Rural Residential Development Town
2. The purpose of this Town shall be to provide rural and residential housing as well as agriculture and timber management
3. All residential uses and all uses accessory to residential uses shall be permitted. Additionally, all uses associated with home use, such as a home business, agriculture and the buildings and structures accessory to such uses shall be permitted.
4. All other uses, specifically commercial uses, industrial uses and primary uses of land which are primarily non-residential in nature shall require a special exception to be granted by the zoning board of adjustment. In order to grant a special exception, the board must find that:
 - a. The uses will not be detrimental to the character of the town;
 - b. The use will not be injurious, noxious or offensive to the town and no nuisance or unreasonable hazard will result;
 - c. The use will not be contrary to the public health, safety or welfare of the Town by reason of undue or adverse traffic impacts, will not cause undue risk to life or property, will not be unsanitary or unhealthful, and will not create other adverse conditions;
 - d. The specific site is appropriate for the use and the location and size of the use, the nature of the operations involved will be in harmony with the orderly development of the town, there exists adequate water, sewer or septic service to the site, and there exists access to the site and parking;
5. In granting a special exception, the board of adjustment may impose such conditions as are appropriate to assure compliance with these regulations.
6. No person shall undertake any commercial use or construct or cause to be constructed any structure, within the Town, except in compliance with this regulation.
7. These regulations shall not apply to any legally established existing structure or use of land.
8. A board of adjustment shall be appointed by the Selectmen.
9. This ordinance shall be effective upon its passage.

Town of Groton Planning Board,

Stephen Spafford, Chairman

Stephen Lindsey

Russell Carruth

Jo O'Connor

Nathan Hershberger

Date