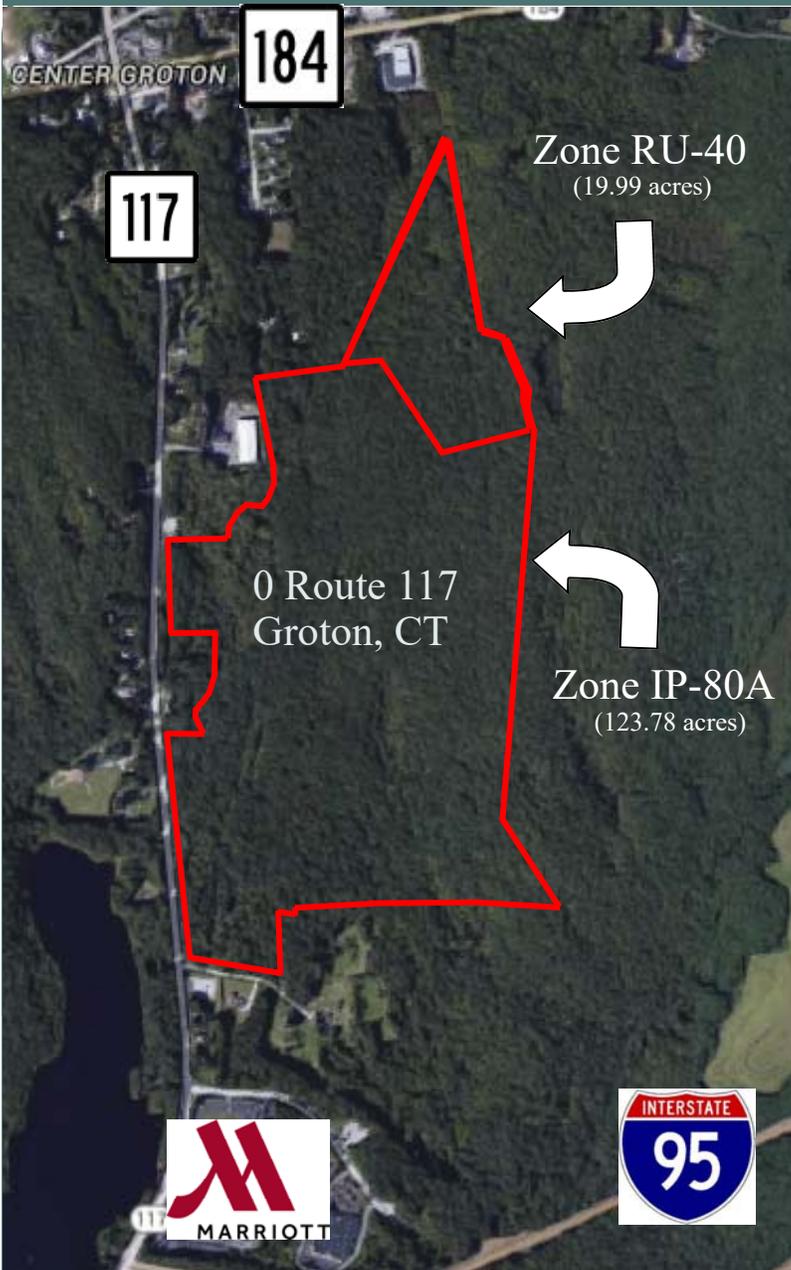


LAND FOR SALE



Not to scale—for Marketing purposes only.

FOR SALE
\$5,900,000

DEVELOPMENT OPPORTUNITY 143.77 acres

Includes 5 parcels;
4 zoned IP-80A
1 zoned RU-40

Road Frontage:
500'+/- on Paulson Rd. and
1,280'+/- Route 117

Public Water and Sewer
presently available to
Mystic Marriot site and
Poheganut Drive.

Midway between
New York & Boston
3.5 miles to Groton Airport
5.6 miles to train/bus/ferry

71,900+ vehicles pass
Exit 88 on I-95 daily

Judy Walsh

PEQUOT COMMERCIAL

1020 Hartford Tpk.
Waterford, CT 06385

860-447-9570 x153
860-444-6661

jwalsh@pequotcommercial.com

Zone IP-80A

Accommodates a myriad of different Office and Industrial uses

Large Scale Conference / Entertainment facilities

Professional Offices

Industrial Parks/Flex Space

Schools/Colleges

Hotels

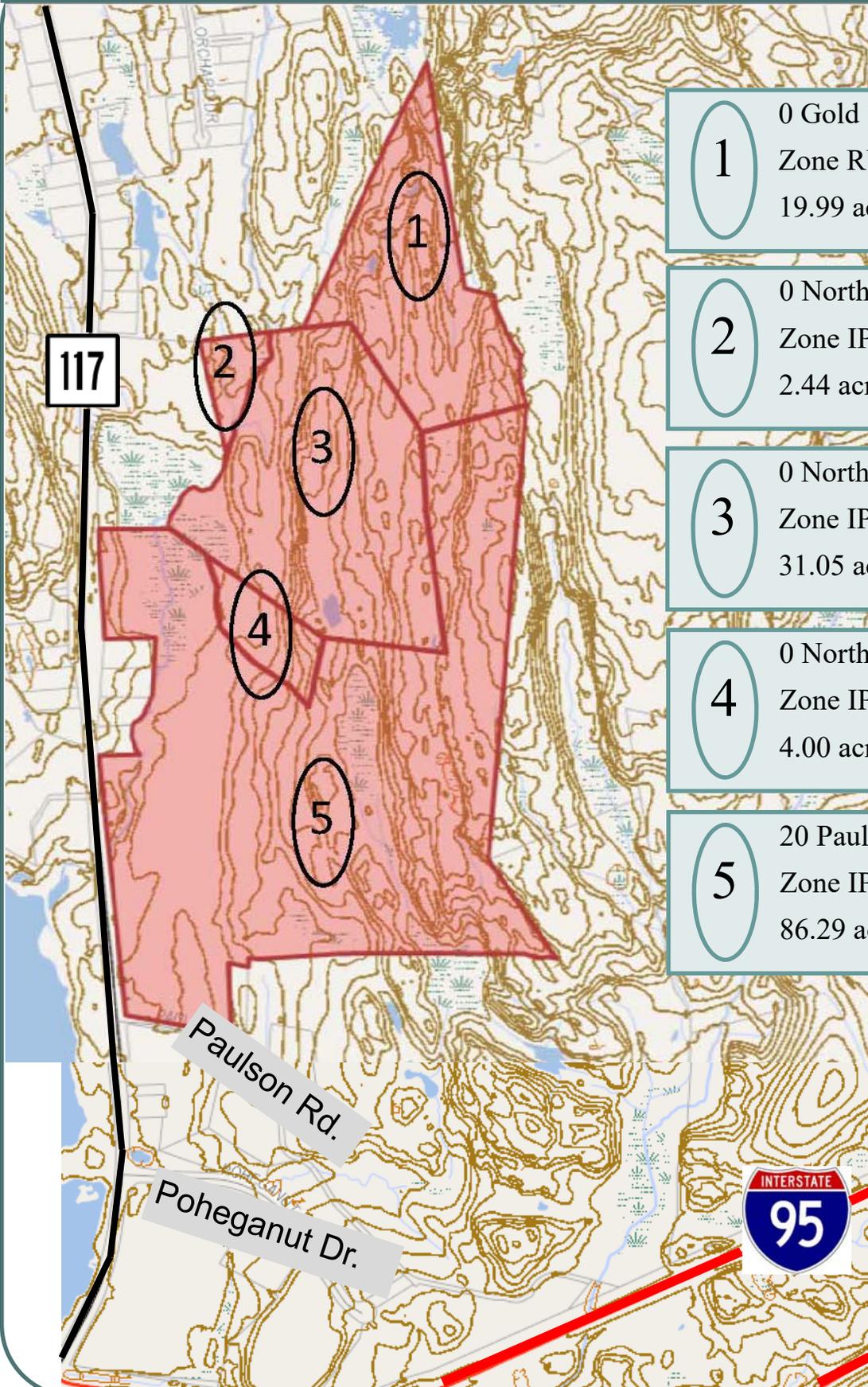
Scientific & Research Laboratories

Warehousing

Adjacent to some First Class properties:

- 285 room Mystic Marriot Hotel and Conference Center
- Mystic Executive Park containing Office and Flex buildings

| DEMOGRAPHICS | 5 MILE | 10 MILE | 20 MILE |
|---|---------------|----------------|----------------|
| Total Population | 80,201 | 147,124 | 311,637 |
| Total Households | 31,474 | 59,292 | 126,148 |
| Household Income \$0—\$30,000 | 23.49% | 20.62% | 20.50% |
| \$30,001-\$60,000 | 27.45% | 26.35% | 25.90% |
| \$60,001-\$100,000 | 24.24% | 24.41% | 24.19% |
| \$100,001+ | 24.85% | 28.63% | 29.41% |



1 0 Gold Star Hwy.
Zone RU-40
19.99 acres

2 0 North Road (aka Rt 117)
Zone IP-80A
2.44 acres

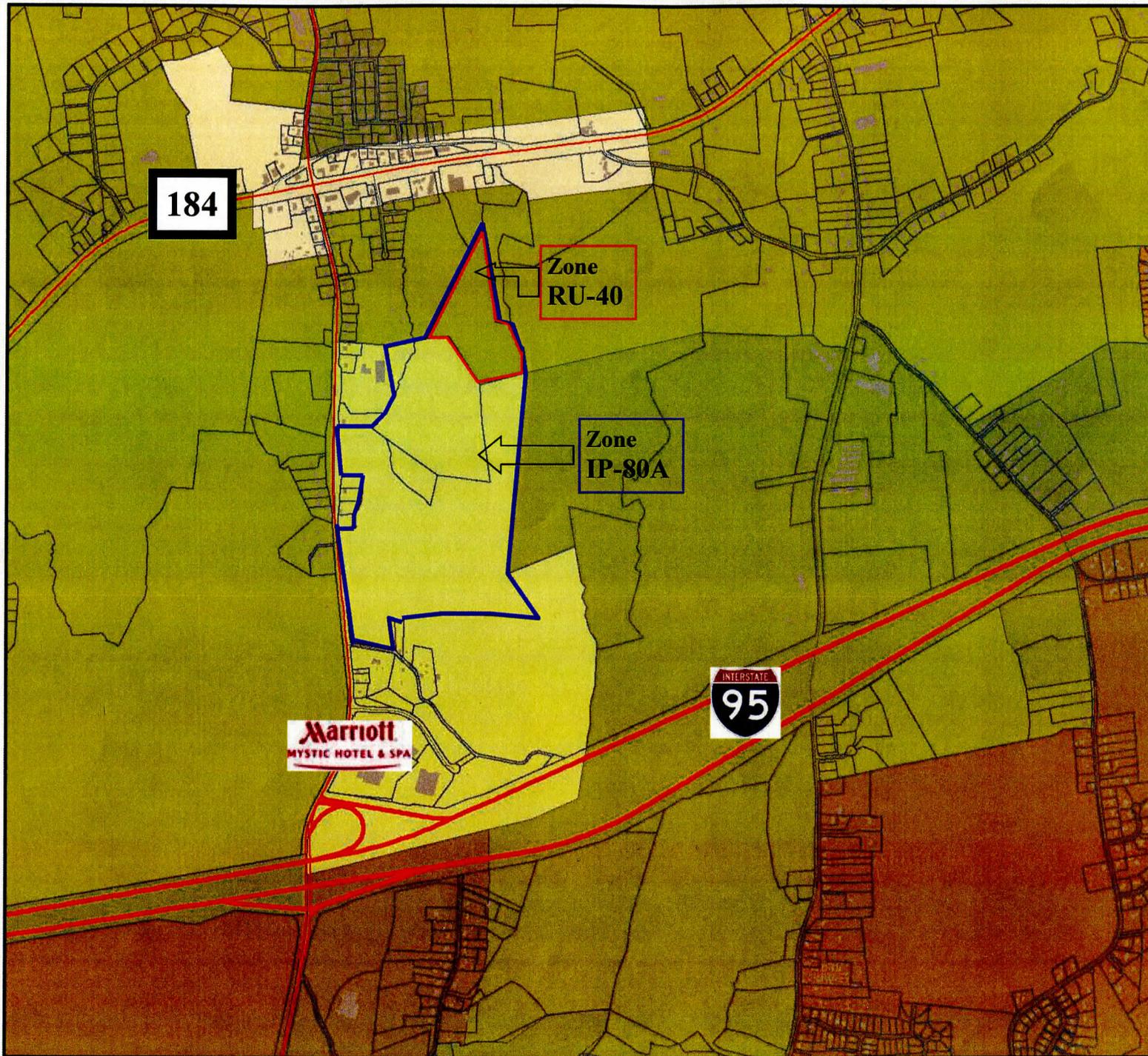
3 0 North Road (aka Rt 117)
Zone IP-80A
31.05 acres

4 0 North Road (aka Rt 117)
Zone IP-80A
4.00 acres

5 20 Paulson Rd.
Zone IP-80A
86.29 acres



Town of Groton GIS Map



Disclaimer:
Aerial and Topographic information depicted on this map was compiled from data furnished and based on an aerial photograph taken in April 1998. In addition, the Town of Groton's GIS data has spatially linked the data from the 1998 aerial photograph to the GIS data by the Geomatics Map Company. The 2001 aerial photograph is being provided to the Town through a license agreement with GEOCOM, Inc. Real property information has been derived from recorded deeds, plans, public records, and other data. The intent of this map is to depict a graphical representation of property boundaries in order to facilitate analysis and it is not to be used as a legal document. The Town of Groton and the mapping company assume no legal responsibility for the information depicted on this map.
IT IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
Horizontal Datum is based on North American Datum of 1983 (NAD 83) Feet.
Vertical Datum is based on National Geodetic Vertical Datum of 1929 (NGVD 29).



0 430 860 1,720 2,580

Feet

1 inch equals 1,587 feet

Town of Groton GIS Services

5.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT *

| Zoning Districts | Minimum Lot | | | Minimum Yards ⁽⁵⁾ | | | Maximum Building | |
|--------------------|----------------|--------------|----------------------------------|------------------------------|--------------------|-------------|------------------------------|-----------------------------|
| | Area (Sq. Ft.) | Width (Feet) | Area Per Dwelling Unit (Sq. Ft.) | Front (Feet) | Side (Each) (Feet) | Rear (Feet) | Coverage (%) ⁽¹¹⁾ | Height (Feet) |
| Residential | | | | | | | | |
| 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 ⁽¹⁾ |
| RMF-12 | 80,000 | 200 | 3,600 | 50 | 20 | 30 | 20 | 3 stories/40 ⁽¹⁾ |
| RMF-8 | 40,000 | 150 | 5,500 | 40 | 20 | 30 | 20 | 3 stories/40 ⁽¹⁾ |
| RU-80 | 80,000 | 200 | 60,000 | 50 | 25 | 30 | 10 ⁽¹⁰⁾ | 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 |
| Commercial | | | | | | | | |
| OMF ⁽⁶⁾ | 20,000 | 100 | 4,000/6,500 | 50 | 20 | 30 | 20 | 30/40 |
| CA-40 | 40,000 | 200 | 30,000 | 75 | 30 ⁽⁴⁾ | 30 | 15 | 6 stories/75 ⁽⁹⁾ |
| CA-12 | 12,000 | 80 | 7,500 | 30 | 12 ⁽⁴⁾ | 30 | 25 | 6 stories/75 ⁽⁹⁾ |
| CB-40 | 40,000 | 200 | 30,000 | 75 | 30 ⁽⁴⁾ | 30 | 15 | 6 stories/75 ⁽⁹⁾ |
| CB-15 | 15,000 | 100 | 10,000 | 50 | 30 ⁽⁴⁾ | 30 | 30 | 6 stories/75 ⁽⁹⁾ |
| DDD ⁽⁷⁾ | 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 ⁽⁸⁾ | 8,000 | 60 | 4,000 | 10 | 10 | 10 | 65 | 25/40 |
| Industrial | | | | | | | | |
| 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 ⁽²⁾ | 80,000 | 200 | N/A | 50 | 30 | 30 | 40 | 85 ⁽³⁾ |

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 | |
| RESIDENTIAL | | | | | | | | | | | | | | |
| 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 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| SIGNS | | | | | | | | | | | | | | |
| 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 |
| | | | | | | | | | | | | | | |
| AGRICULTURAL AND RESOURCE ACTIVITIES | | | | | | | | | | | | | | |
| 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 | | | | |
| | | | | | | | | | | | | | | |
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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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| 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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|--|-----------------------|---|-----|----|----------------------|----|----|----|----|----------------------|-----|-----|-----|---------|
| | 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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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 |
| INDUSTRIAL - FOOD AND KINDRED PRODUCTS ^(A) | | | | | | | | | | | | | | |
| Bakery Products | | | | | | | | | | X | X | X | | |
| Beverage | | | | | | | | | | X | X | X | | |
| Canning and Preservation of Fruit, Vegetables, and Seafood | | | | | | | | | | X | X | X | | |
| Confectionery | | | | | | | | | | X | X | X | | |
| Dairy Products | | | | | | | | | | X | X | X | | |
| Grain Products Excluding Milling | | | | | | | | | | X | X | X | | |
| Macaroni and Noodles | | | | | | | | | | X | X | X | | |
| Meat Products | | | | | | | | | | X | X | X | | |
| Roasting Coffee | | | | | | | | | | X | X | X | | |
| INDUSTRIAL - TEXTILE MILL PRODUCTS ^(B) | | | | | | | | | | | | | | |
| Dyeing and Finishing of Textiles | | | | | | | | | | X | | X | | |
| Felt Goods | | | | | | | | | | X | | X | | |
| Knit Goods | | | | | | | | | | X | | X | | |
| Rugs and Carpets | | | | | | | | | | X | | X | | |
| Woven Fabrics | | | | | | | | | | X | | X | | |
| Yarns and Threads | | | | | | | | | | X | | X | | |
| INDUSTRIAL - APPAREL AND OTHER FABRICATED TEXTILE PRODUCTS ^(C) | | | | | | | | | | X | X | X | | |
| INDUSTRIAL - LUMBER AND WOOD | | | | | | | | | | | | | | |
| Millwork, Veneer, Plywood, and Related | | | | | | | | | | X | | | | |
| Sawmills and Planing Mills | | | | | | | | | | X | | | | |
| Wooden Containers | | | | | | | | | | X | | | | |

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 | |
| INDUSTRIAL - FURNITURE AND FIXTURES | | | | | | | | | | X | X | X | | |
| INDUSTRIAL - PAPER, PRINTING, PUBLISHING, AND ALLIED INDUSTRIES | | | | | | | | | | | | | | |
| Bookbinding | | | | | | | | | | X | X | X | X | |
| Converted Paper and Paperboard Products | | | | | | | | | | X | | | | |
| Paperboard Containers and Boxes | | | | | | | | | | X | X | X | | |
| Printing and Publishing | | | | | | | | | | X | X | X | X | |
| Printing Trade Services | | | | | | | | | | X | X | X | X | |
| INDUSTRIAL - CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTS ^(D) | | | | | | | | | | | | | | |
| Agricultural and Industrial Chemicals | | | | | | | | | | X | | | | |
| Drugs and Pharmaceuticals | | | | | | | | | | X | | X | | |
| Gum and Wood Chemicals | | | | | | | | | | X | | | | |
| Paint, Varnish, Lacquer, and Enamels | | | | | | | | | | X | | | | |
| Perfumes, Cosmetics and Toiletries | | | | | | | | | | X | | X | | |
| Plastic Forming, Pressing and Assembly | | | | | | | | | | X | X | X | | |
| Plastic Materials and Resins | | | | | | | | | | X | | | | |
| INDUSTRIAL - STONE, CLAY, AND GLASS PRODUCTS | | | | | | | | | | | | | | |
| Concrete and Structural Clay Products | | | | | | | | | | X | | | | |
| Cut Stone and Stone Products | | | | | | | | | | X | | | | |
| Glass | | | | | | | | | | X | | | | |
| Glassware, Pottery, and Porcelain Products | | | | | | | | | | X | | X | | |
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