
ARTICLE II

RESIDENCE DISTRICTS

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RESIDENCE DISTRICTS

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SECTION 21

Residence AAA District

21.0 [RESERVED]

21.1 PERMITTED USES

21.1.1 Single detached *dwelling* for one (1) family and not more than one (1) *dwelling* per *lot*

21.1.2 Professional office in a *dwelling unit*

21.1.3 Home occupation in a *dwelling unit*

21.1.4 Boarding house or renting of rooms

21.1.5 Accessory apartment

21.1.6 Park, playground or *open space* land

21.1.7 Farm, including a *roadside stand*, nursery or greenhouse

21.1.8 *Signs*

21.1.9 *Accessory uses* customary with and incidental to any permitted *use*

21.1.10 Keeping of livestock or poultry

21.2 SPECIAL EXCEPTION USES

21.2.1 Conversion of *dwelling* to contain two (2) *dwelling units*

21.2.2 [Reserved]

21.2.3 *Daycare*

21.2.4 Convalescent home, private hospital or sanatorium

21.2.5 Any one of the following uses when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution

21.2.6 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted use

21.2.7 Summer day camp, if there is no furnishing of rooms

AAA DISTRICT

- 21.2.8 Any one of the following uses when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club
- 21.2.9 *Kennel*, livery or boarding stable or riding academy
- 21.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 21.2.11 Water supply reservoir, wall, tower, treatment facility or pump station
- 21.2.12 *Building, use* or facility of the State of Connecticut or Federal Government
- 21.2.13 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal
- 21.2.14 Radio tower for standard broadcasting radio station
- 21.2.15 *Private country club*
- 21.2.16 *Accessory use* customary with and incidental to any Special Exception *use*, except where specifically prohibited
- 21.2.17 Agricultural nursery or greenhouse
- 21.2.18 Open Space Subdivision

21.3 LOT AREA, SHAPE, AND FRONTAGE

21.3.1 Minimum Lot Area

- A. Served by public water supply: 40,000 square feet
- B. Not served by public water supply 60,000 square feet

21.3.2 Minimum Dimension of Square

- A. Served by public water supply 150 feet
- B. Not served by public water supply 200 feet

21.3.3 Minimum Frontage 20 feet

21.3.4 Minimum Width along Building Line 150 feet



21.4 HEIGHT

21.4.1 **Maximum Number of Stories** 2½ stories

21.4.2 **Maximum Height** 35 feet

21.5 SETBACKS

21.5.1 **From Street Line** 50 feet

21.5.2 **From Rear Property Line** 20 feet

21.5.3 **From Other Property Line** 20 feet

21.5.4 **Projection into Setback Area** 3 feet

21.5.5 **Minor Accessory Building or Structure**

A. **From Longest Street Line of Corner Lot** 50 feet

B. **From Rear Property Line** 20 feet

C. **From Other Property Line** 20 feet

D. **Maximum Height** 20 feet

21.6 BUILDING BULK AND COVERAGE

21.6.1 **Maximum Building/Structure Coverage** 10%

21.6.2 **Maximum Gross Floor Area** 20%

21.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

21.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

21.9 SPECIAL EXCEPTION USES

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.

AAA DISTRICT

TOWN *of* OLD SAYBROOK

SECTION 22

Residence AA-1 District

22.0 [RESERVED]

22.1 PERMITTED USES

22.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*

22.1.2 Professional office in a *dwelling unit*

22.1.3 *Home occupation* in a *dwelling unit*

22.1.4 Boarding house or renting of rooms

22.1.5 Accessory apartment

22.1.6 Park, playground or *open space* land

22.1.7 Farm, including *roadside stand*

22.1.8 *Signs*

22.1.9 *Accessory uses* customary with and incidental to any permitted *use*

22.1.10 Keeping of livestock or poultry

22.2 SPECIAL EXCEPTION USES

22.2.1 Conversion of *dwelling* to contain two (2) *dwelling units*

22.2.2 [Reserved]

22.2.3 Daycare

22.2.4 Convalescent home, private hospital or sanitariums

22.2.5 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution

22.2.6 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*

22.2.7 Summer day camp, if there is no furnishing of rooms

AA-1 DISTRICT

22.2.8 Any one of the following *uses* when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club

22.2.9 *Kennel*, livery or boarding stable or riding academy

22.2.10 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies

22.2.11 Water supply reservoir, wall, tower, treatment facility or pump station

22.2.12 *Building, use* or facility of the State of Connecticut or Federal Government

22.2.13 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal

22.2.14 *Private country club*

22.2.15 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *use*, except where specifically prohibited

22.2.16 Agricultural nursery or greenhouse

22.2.17 Open Space Subdivision

22.3 LOT AREA, SHAPE, AND FRONTAGE

22.3.1 Minimum Lot Area

A.	Served by public water supply	40,000 square feet
B.	Not served by public water supply	40,000 square feet

22.3.2 Minimum Dimension of Square

A.	Served by public water supply	150 feet
B.	Not served by public water supply	150 feet

22.3.3 **Minimum Frontage** 20 feet

22.3.4 **Minimum Width along Building Line** 100 feet

22.4 HEIGHT

22.4.1 **Maximum Number of Stories** 2½ stories

22.4.2 **Maximum Height** 35 feet



22.5 SETBACKS

22.5.1	From Street Line	35 feet
22.5.2	From Rear Property Line	20 feet
22.5.3	From Other Property Line	20 feet
22.5.4	Projection into Setback Area	3 feet
22.5.5	Minor Accessory Building or Structure	
A.	From Longest Street Line of Corner Lot	35 feet
B.	From Rear Property Line	20 feet
C.	From Other Property Line	20 feet
D.	Maximum Height	20 feet

22.6 BUILDING BULK AND COVERAGE

22.6.1	Maximum Building/Structure Coverage	20%
A.	Within <i>Gateway Conservation Zone</i>	15%
22.6.2	Maximum Gross Floor Area	40%

22.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

22.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

22.9 SPECIAL EXCEPTION USES

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.

SECTION 23

Residence AA-2 District

23.0 [RESERVED]

23.1 PERMITTED USES

- 23.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*
- 23.1.2 Professional office or home occupation in a *dwelling unit*
- 23.1.3 Boarding house or renting of rooms
- 23.1.4 Accessory apartment
- 23.1.5 Park, playground or *open space* land
- 23.1.6 Farm, including *roadside stand*
- 23.1.7 *Signs*
- 23.1.8 *Accessory use* customary with and incidental to any permitted *use*
- 23.1.9 Keeping of livestock or poultry

23.2 SPECIAL EXCEPTION USES

- 23.2.1 Conversion of *dwelling* so as to contain two (2) *dwelling units*
- 23.2.2 Bed and breakfast transient lodging
- 23.2.4 Daycare
- 23.2.5 Convalescent home, private hospital or sanitarium
- 23.2.6 Any one of the following uses when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution
- 23.2.7 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 23.2.8 Summer day camp, provided that there is no furnishing of rooms

AA-2 DISTRICT

23.2.9 Any one of the following uses when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club

23.2.10 Public utility substation or telephone equipment building provided that there is no outside service yard or outside storage of supplies

23.2.11 Water supply reservoir, wells, tower, treatment facility or pump station

23.2.12 Building, *use* or facility of the State of Connecticut or Federal Government

23.2.13 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal

23.2.14 *Accessory use*, customary with and incidental to any Special Exception *use*

23.2.15 Agricultural nursery or greenhouse

23.3 LOT AREA, SHAPE, AND FRONTAGE

23.3.1 Minimum Lot Area

- | | | |
|----|-----------------------------------|--------------------|
| A. | Served by public water supply | 20,000 square feet |
| B. | Not served by public water supply | 40,000 square feet |

23.3.2 Minimum Dimension of Square

- | | | |
|----|-----------------------------------|----------|
| A. | Served by public water supply | 100 feet |
| B. | Not served by public water supply | 150 feet |

23.3.3 **Minimum Frontage** 20 feet

23.3.4 **Minimum Width along Building Line** 100 feet

23.4 HEIGHT

23.4.1 **Maximum Number of Stories** 2½ stories

23.4.2 **Maximum Height** 35 feet

23.5 SETBACKS

23.5.1 **From Street Line** 35 feet

23.5.2 **From Rear Property Line** 15 feet



23.5.3	From Other Property Line	15 feet
23.5.4	Projection into Setback Area	3 feet
23.5.5	Minor Accessory Building or Structure	
A.	From Longest Street Line of Corner lot	35 feet
B.	From Rear Property Line	10 feet
C.	From Other Property Line	10 feet
D.	Maximum Height	20 feet

23.6 BUILDING BULK AND COVERAGE

23.6.1	Maximum Building/Structure Coverage	20%
A.	Within <i>Gateway Conservation Zone</i>	15%
23.6.2	Maximum Gross Floor Area	40%

23.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

23.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

23.9 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.

SECTION 24

Residence A District

24.0 [RESERVED]

24.1 PERMITTED USES

24.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*

24.1.2 Professional offices in a *dwelling unit*

24.1.3 *Home occupation* in a *dwelling unit*

24.1.4 Boarding house or renting of rooms

24.1.5 Accessory apartment

24.1.6 Park, playground or *open space* land

24.1.7 Farm, including *roadside stand*

24.1.8 *Signs*

24.1.9 *Accessory uses* customary with and incidental to any permitted use

24.1.10 Keeping of livestock or poultry

24.2 SPECIAL EXCEPTION USES

24.2.1 Conversion of a *dwelling* so as to contain two (2) *dwelling units*

24.2.2 *Bed and breakfast transient lodging*

24.2.3 [Reserved]

24.2.4 *Daycare*

24.2.5 Convalescent home, private hospital or sanitarium

24.2.6 Any one of the following uses when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; educational; religious, philanthropic or charitable institution; or *dwelling* for elderly or handicapped persons

A DISTRICT

24.2.7 *Residential life care facility*

24.2.8 *Building*, use or facility of the Town of Old Saybrook not listed as a permitted use

24.2.9 Summer day camp, if there is no furnishing of rooms

24.2.10 Any one of the following uses when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club

24.2.11 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies

24.2.12 Water supply reservoir, wells tower, treatment facility or pump station

24.2.13 *Building*, use or facility of the State of Connecticut or Federal Government

24.2.14 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal

24.2.15 *Accessory use* customary with and incidental to any Special Exception use

24.2.16 Agricultural nursery or greenhouse

24.3 LOT AREA, SHAPE, AND FRONTAGE

24.3.1 Minimum Lot Area

- | | | |
|----|-----------------------------------|--------------------|
| A. | Served by public water supply | 20,000 square feet |
| B. | Not served by public water supply | 40,000 square feet |

24.3.2 Minimum Dimension of Square

- | | | |
|----|-----------------------------------|----------|
| A. | Served by public water supply | 100 feet |
| B. | Not served by public water supply | 150 feet |

24.3.3 **Minimum Frontage** 50 feet

24.3.4 **Minimum Width along Building Line** 100 feet

24.4 HEIGHT

24.4.1 **Maximum Number of Stories** 2½ stories

24.4.2. **Maximum Height** 35 feet



24.5 SETBACKS

24.5.1	From Street Line	25 feet
24.5.2	From Rear Property Line	15 feet
24.5.3	From Other Property Line	15 feet
24.5.4	Projection into Setback Area	3 feet
24.5.5	Minor Accessory Building or Structure	
A.	From Longest Street Line of Corner lot	35 feet
B.	From Rear Property Line	10 feet
C.	From Other Property Line	10 feet
D.	Maximum Height	20 feet

24.6 BUILDING BULK AND COVERAGE

24.6.1	Maximum Gross Floor Area	40%
24.6.2	Maximum Building/Structure Coverage	20%
A.	Within the <i>Gateway Conservation Zone</i>	15%

24.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted use under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

24.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted use under this Section, a Site Plan will be submitted to and approved by the Commission.

24.9 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception use permitted under this Section, an application for Special Exception use, including a Site Plan, will be submitted to and approved by the Commission.

A DISTRICT

TOWN *of* OLD SAYBROOK

SECTION 25

Residence B District

25.0 [RESERVED]

25.1 PERMITTED USES

25.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*

25.1.2 A *dwelling* containing two (2) *dwelling units* and not more than one (1) *dwelling* per *lot*

25.1.3 Professional office in a *dwelling* unit

25.1.4 Home occupation in a *dwelling* unit

25.1.5 Boarding house or renting of rooms

25.1.6 Park, playground or *open space* land

25.1.7 Farm

25.1.8 *Accessory use* customary with and incidental to any permitted *use*

25.1.9 Keeping of livestock or poultry

25.2 SPECIAL EXCEPTION USES

25.2.1 *Roadside stand*

25.2.2 *Daycare*

25.2.3 Convalescent home, private hospital or sanitarium

25.2.4 Any one of the following uses when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution

25.2.5 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*

25.2.6 Summer day camp, if there is no furnishing of rooms

25.2.7 Any one of the following uses when not conducted as a business or for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club

B DISTRICT

25.2.8 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies

25.2.9 Water supply reservoir, wells, tower, treatment facility or pump station

25.2.10 *Building, use* or facility of the State of Connecticut or Federal Government

25.2.11 Railroad right-of-way or passenger station, including customary *accessory* service, excluding switching, storage sidings, freight yard or freight terminal

25.2.12 *Accessory use* customary with and incidental to any Special Exception *use*

25.2.13 Agricultural nursery or greenhouse

25.3 LOT AREA, SHAPE, AND FRONTAGE

25.3.1 Minimum Lot Area

A. Served by public water supply 12,500 square feet

B. Not served by public water supply 40,000 square feet

25.3.2 Minimum Dimension of Square

A. Served by public water supply 80 feet

B. Not served by public water supply 150 feet

25.3.3 Minimum Frontage 50 feet

25.3.4 Minimum Width along Building Line 100 feet

25.4 HEIGHT

25.4.1 Maximum Number of Stories 2½ stories

25.4.2 Maximum Height 35 feet

25.5 SETBACKS

25.5.1 From Street Line 25 feet

25.5.2 From Rear Property Line 15 feet

25.5.3 From Other Property Line 15 feet

25.5.4 Projection into Setback Area 3 feet



25.5.5 Minor Accessory Building or Structure	35 feet
A. From Longest Street Line of Corner lot	35 feet
B. From Rear Property Line	10 feet
C. From Other Property Line	10 feet
D. Maximum Height	20 feet

25.6 BUILDING BULK AND COVERAGE

25.6.1 Maximum Building/Structure Coverage	20%
A. Not served by public water supply within <i>Gateway Conservation Zone</i>	15%
25.6.2 Maximum Gross Floor Area	40%

25.7 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

25.8 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

25.9 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.

B DISTRICT

SECTION 26

Residence AA-3 District

26.0 [RESERVED]

26.1 PERMITTED USES

26.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per *lot*

26.1.2 Professional office in a *dwelling unit*

26.1.3 Home occupation in a *dwelling unit*

26.1.4 Park, playground or *open space* land

26.1.5 Farm, including *roadside stand*

26.1.6 *Signs*

26.1.7 *Accessory use* customary with and incidental to any permitted *use*

26.1.8 Keeping of livestock or poultry

26.1.9 Boarding house or the renting of rooms

26.1.10 Accessory apartment

26.2 SPECIAL EXCEPTION USES

26.2.1 Any one of the following *uses* when not conducted as a business or for profit: place of worship; parish hall; school; college; university; general hospital; cemetery; or educational, religious, philanthropic or charitable institution

26.2.2 Any one of the following *uses* when not conducted as a business or for profit: membership club, lodge, community house; nature preserve or wildlife sanctuary; or tennis, swimming, boating or similar club

26.2.3 *Private country clubs*, golf courses.

26.2.4 *Accessory uses* customary with and incidental to any previously mentioned Special Exception *use*, except where specifically prohibited

26.2.5 Conversion of a *dwelling* to contain two (2) *dwelling units*

AA-3 DISTRICT

26.2.6 Building, *use* or facility of the Town of Old Saybrook

26.2.7 Agricultural nursery or greenhouse

26.2.8 *Daycare*

26.3 LOT AREA, SHAPE, AND FRONTAGE

26.3.1 **Minimum Lot Area** 87,120 square feet

26.3.2 **Minimum Dimension of Square** 200 feet

26.3.3 **Minimum Frontage** 20 feet

26.3.4 **Minimum Width along Building Line** 200 feet

26.4 HEIGHT

26.4.1 Maximum Number of Stories 2½ stories

26.4.2 Maximum Height 35 feet

26.5 SETBACKS

26.5.1 **From Street Line** 50 feet

26.5.2 **From Rear Property Line** 20 feet

26.5.3 **From Other Property Line** 20 feet

26.5.4 **Projection into Setback Area** 3 feet

26.5.5 **Minor Accessory Building or Structure**

A. From Longest Street line of Corner lot 50 feet

B. From Rear Property Line 20 feet

C. From Other Property Line 20 feet

D. Maximum Height 20 feet

26.6 BUILDING BULK AND COVERAGE

26.6.1 **Maximum Building/Structure Coverage** 10%

26.6.2 **Maximum Gross Floor Area** 20%



26.7 **PLOT PLAN**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

26.8 **SITE PLAN**

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

26.9 **SPECIAL EXCEPTION**

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, an application for Special Exception *use*, including a Site Plan, will be submitted to and approved by the Commission.

SECTION 27

Residence C Conservation District

27.0 PURPOSE

To cluster residential development amid open spaces at a density and in configurations suitable to preserve natural and cultural resources.

27.1 PERMITTED USES

27.1.1 Single detached *dwelling* for one (1) *family* and not more than one (1) *dwelling* per lot

27.1.2 Professional office in a *dwelling* unit

27.1.3 Home occupation in a *dwelling* unit

27.1.4 The renting of not more than one (1) room, with or without meals, in a *dwelling* unit to a total of not more than one (1) person

27.1.5 Apartment *dwelling* that is *accessory* to a single attached *dwelling* for one (1) *family*

27.1.6 [Reserved]

27.1.7 Park, playground or *open space* land

27.1.8 Farm, including a *roadside stand*

27.1.9 *Signs*

27.1.10 *Accessory uses* customary with and incidental to any previously mentioned permitted *use*

27.1.11 Keeping of livestock or poultry

27.2 SPECIAL EXCEPTION USES

27.2.1 Group Day Care Home, as defined in C.G.S. §19a-77

27.2.2 Convalescent home, *dwelling* for elderly or handicapped persons, *residential life care facility*

27.2.3 [Reserved]

27.2.4 Any one of the following uses when not conducted as a business or for profit: schools.

C DISTRICT

- 27.2.5 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*.
- 27.2.6 *Building, use* or facility of the State of Connecticut or Federal Government
- 27.2.7 Any one of the following uses when not conducted as a business for profit: membership club; lodge; community house; or nature preserve or wildlife sanctuary; or golf, tennis, swimming, boating or similar club
- 27.2.8 Livery or boarding or riding academy
- 27.2.9 Public utility substation or telephone equipment building provided that there is no outside service yard or *outside storage* of supplies
- 27.2.10 Water supply reservoir, wells, tower or treatment facility or pump station
- 27.2.11 Radio Tower for Standard Broadcasting Radio Station
- 27.2.12 *Bed and breakfast transient lodging*
- 27.2.13 *Private country club*
- 27.2.14 *Accessory use* customary with and incidental to any Special Exception *use*, except where specifically prohibited
- 27.2.15 *Daycare*
- 27.1.16 Agricultural nursery or greenhouse
- 27.1.17 Open Space Subdivision

27.3 LOT AREA, SHAPE, AND FRONTAGE

27.3.1 Minimum Lot Area

- | | | |
|----|-----------------------------------|--------------------|
| A. | Not served by public water supply | 60,000 square feet |
| B. | Served by public water supply | 40,000 square feet |

27.3.2 Minimum Dimension of Square

- | | | |
|----|-----------------------------------|----------|
| A. | Served by public water supply | 150 feet |
| B. | Not served by public water supply | 200 feet |



27.3.3	Minimum Frontage	20 feet
27.3.4	Minimum width along <i>Building</i> Line	150 feet
27.4	HEIGHT	
27.4.1	Maximum number of stories	2½ stories
27.4.2	Maximum Height	35 feet
27.5	SETBACKS	
27.5.1	From Street Line	50 feet
27.5.2	From Rear Property Line	20 feet
27.5.3	From Other Property Line	20 feet
27.5.4	Projection into Setback Area	3 feet
27.5.5	Minor Accessory Building or Structure	
A.	From Longest Street Line of Corner Lot	50 feet
B.	From Rear Property Line	20 feet
C.	From Other Property Line	20 feet
D.	Maximum Height	20 feet
27.6	BUILDING BULK AND COVERAGE	
27.6.1	Maximum Building/Structure Coverage	10%
27.6.2	Maximum Gross Floor Area	20%
27.7	PLOT PLAN	
	Prior to approval of any application for Certificate of Zoning Compliance for a permitted <i>use</i> under this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.	
27.8	SITE PLAN	
	Prior to approval of any application for Certificate of Zoning Compliance for a permitted <i>use</i> under this Section, a Site Plan will be submitted to and approved by the Commission.	

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27.9 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted under this Section, a Site Plan and Special Exception application will be submitted to and approved by the Commission.