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# ARTICLE III

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## **BUSINESS AND MARINE DISTRICTS**

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# SECTION 31

## Central Business B-1 District

### 31.0 PURPOSE

*To sustain and enhance a pedestrian-oriented village center with on-street parking, wide shady sidewalks, and mixed-use buildings, containing street-level stores with businesses, offices and residences above, forming the street wall. Applicable standards define and enhance the unique village character and encourage the conversion, conservation, and preservation of existing buildings and sites that define the historic character of the District.*

### 31.1 PERMITTED USES

Any *use* listed in Section 31.1 that occupies a *gross floor area* greater than five thousand (5,000 s.f.) of total area will be a Special Exception *use*. Any non-residential *use, building* or *structure* in the District that is located, in whole or in part, is within a pedestrian *node*, will require approval as a Special Exception *use*.

- 31.1.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 31.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 31.1.3 Cleaning agency or retail or self-service cleaning business; laundry agency or retail or self-service laundry business not using steam
- 31.1.4 Indoor theater and assembly hall
- 31.1.5 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 31.1.6 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 31.1.7 *Building, use* or facility of the State of Connecticut or Federal Government
- 31.1.8 Park, playground or open space land
- 31.1.9 *Signs*
- 31.1.10 *Accessory use* customary with and incidental to any previously mentioned permitted *use*

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### 31.2 SPECIAL EXCEPTION USES

- 31.2.1 Indoor restaurant or other indoor food and beverage service establishment
- 31.2.2 *Bed and breakfast transient lodging*
- 31.2.3 [Reserved]
- 31.2.4 Daycare
- 31.2.5 Off-street parking when accessory to a permitted *use*
- 31.2.6 Any one of the following *uses* when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house
- 31.2.8 Building, *use* or facility of the Town of Old Saybrook not listed as a permitted *use*

### 31.3 PROHIBITED USES

- 31.3.1 *Dwelling, nursing home facility, hospital or sanitarium*
- 31.3.2 Motor vehicle service station, motor vehicle repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental new or used automobiles, trucks, trailers or farm equipment
- 31.3.3 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 31.3.4 Warehousing or wholesale business; *building* contractor business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel
- 31.3.5 Research facility; manufacture, processing or assembling of goods engaging four (4) or more persons in the manufacture, process or assembly.
- 31.3.6 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

### 31.4 LOT AREA, SHAPE, AND FRONTAGE

#### 31.4.1 Minimum Lot Area

- |    |                                   |                    |
|----|-----------------------------------|--------------------|
| A. | Served by public water supply     | 12,500 square feet |
| B. | Not served by public water supply | 40,000 square feet |



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31.4.2	<b>Minimum Dimension of Square</b>	
A.	Served by public water supply	50 feet
B.	Not served by public water supply	150 feet
31.4.3	<b>Minimum Frontage</b>	50 feet
31.5	<b>HEIGHT</b>	
31.5.1	<b>Maximum Number of Stories</b>	2½ stories
31.5.2	<b>Maximum Height</b>	35 feet
31.6	<b>SETBACKS</b>	
31.6.1	<b>From Street Line</b>	10 feet
31.6.2	<b>From Rear Property Line</b>	10 feet
31.6.3	<b>From Other Property Line</b>	None.
31.6.4	<b>From Residence District Boundary Line</b> If the line is the lot line of a PRD, then the Setbacks of 31.6.2 and 31.6.3 apply.	5 feet
31.6.5	<b>Projection into Setback</b>	3 feet
31.7	<b>BUILDING BULK AND COVERAGE</b>	
31.7.1	<b>Maximum Building/Structure Coverage</b>	75%
A.	Maximum each for any <i>building</i>	18,000 square feet
31.7.2	<b>Maximum Gross Floor Area</b>	150%
A.	Maximum each for any <i>building</i>	36,000 square feet
31.7.3	<b>Maximum Total Lot Coverage</b>	85%
31.8	<b>PLOT PLAN</b>	
	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.	

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### **31.9 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.

### **31.10 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.

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## SECTION 32

# Shopping Center Business B-2 District

### 32.0 PURPOSE

*To sustain and enhance the existing central shopping center areas consisting of anchor retail shopping with small attached complementary stores and combined parking. Applicable standards require new business development and renovation of existing business sites to improve and enhance the overall aesthetic context of the existing centers in scale and character with the Town of Old Saybrook.*

### 32.1 PERMITTED USES

Any *use* listed in Section 32.1 that occupies a *gross floor area* greater than ten thousand square feet (10,000 s.f.) of total area will be a Special Exception *use*.

- 32.1.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 32.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 32.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 32.1.4 [Reserved]
- 32.1.5 Indoor theater and assembly hall
- 32.1.6 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 32.1.7 [Reserved]
- 32.218 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 32.1.9 [Reserved]
- 32.1.10 Building, *use* or facility of the State of Connecticut or Federal Government
- 32.1.11 Railroad right-of-way or passenger station, including customary *accessory* service,

## B-2 DISTRICT

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excluding switching, storage sidings, freight yard or freight terminal

32.1.12 Off-street parking facility whether *accessory* to a permitted *use* or not

32.1.13 Hotel or motel, including conference facility; veterinary hospital; bowling alley

32.1.14 Park, playground or *open space* land

32.1.15 *Signs*

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

### 32.2 SPECIAL EXCEPTION USES

32.2.1 [Reserved]

32.2.2 Motor vehicle service station, repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for the sale or rental of new or used automobiles, trucks, trailers or farm equipment, provided each site has an area of at least four (4) acres and a depth of at least four hundred feet (400') extending from the street line

32.2.3 [Reserved]

32.2.4 Indoor restaurant or other indoor food and beverage service establishment

32.2.5 *Bed and breakfast transient lodging*

32.2.6 Any non-residential *use, building or structure* in the District in which it is located, in whole or in part, is within a *pedestrian node*

32.2.7 Any one of the following uses when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house

32.2.8 Well, tower, treatment facility or pump station

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

### 32.3 PROHIBITED USES

32.3.1 *Dwelling, nursing home facility*, hospital or sanitarium

32.3.2 Motor vehicle service station, except as permitted under Paragraphs 32.2.1 and 32.2.2; and establishment for motor vehicle washing



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- 32.3.3 Warehousing and wholesale businesses; *building* contractors in businesses and storage yards; lumber and *building* materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel
  - 32.3.4 Research laboratories; manufacture, processing or assembling of goods, except as permitted under Paragraph 32.1.6
  - 32.3.5 Painting, plumbing, electrical, sheet material, carpentry, woodworking, blacksmith, welding machine shop

## 32.4 LOT AREA, SHAPE, AND FRONTAGE

### 32.4.1 Minimum Lot Area

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

### 32.4.2 Minimum Dimension of Square

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

### 32.4.3 Minimum Frontage 50 feet

## 32.5 HEIGHT

### 32.6.1 Maximum Number of Stories 2½ stories

### 32.6.2 Maximum Height 35 feet

## 32.6 SETBACKS

### 32.6.1 From Street Line 25 feet

### 32.6.2 From Rear Property Line 10 feet

### 32.6.3 From Other Property Line 10 feet

### 32.6.4 From Residence District Boundary Line 25 feet

### 32.6.5 Projections into Setback Area 5 feet

## 32.7 BUILDING BULK AND COVERAGE

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32.7.1 **Maximum Building/Structure Coverage** 40%

32.7.2 **Maximum Gross Floor Area** 60%

A. *Buildings* of no greater than twenty-five thousand square feet (25,000 s.f.) of *gross floor area*, except that, for each complete twelve (12) acre *parcel*, one *building* of eighty-eight thousand square feet (88,000 s.f.) of *gross floor area*, plus covered loading spaces required by these regulations

B. Minimum *open space* between *buildings* 20 feet

32.7.3 **Maximum Total Lot Coverage** 80%

### 32.8 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.

### 32.9 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.

### 32.10 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.

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## SECTION 33

# Restricted Business B-3 District

### 33.0 PURPOSE

*To allow for the orderly transition from residential areas to business areas in a way that will maintain the residential character of the area and achieve harmony with the adjacent residential neighborhoods. Applicable standards protect those neighborhoods by limiting the type and intensity of business uses, as well as the size and character of buildings and the layout of the site.*

### 33.1 PERMITTED USES

Any *use* listed in Section 33.1 that occupies a *gross floor area* greater than three-thousand square feet (3,000 s.f.) of total area will require approval as a Special Exception *Use*

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

33.1.2 Professional office in a *dwelling unit*

33.1.3 *Home occupation* in a *dwelling unit*

33.1.4 The renting of not more than three (3) rooms, with or without meals, in a *dwelling unit* to a total of not more than three (3) persons

33.1.5 Park, playground or *open space* land

33.1.6 Farm

33.1.7 *Signs*

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

33.1.9 Keeping of livestock or poultry

### 33.2 SPECIAL EXCEPTION USES

33.2.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail

33.2.2 Business or professional office; bank or other financial institution; medical or dental clinic

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- 33.2.3 Indoor restaurant or other indoor food and beverage service establishment, including service to customers at a service counter or in a motor vehicle at a take-out window
- 33.2.4 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 33.2.5 [Reserved]
- 33.2.6 *Bed and breakfast transient lodging*
- 33.2.7 Daycare
- 33.2.8 *Nursing home facility*, hospital or sanitarium
- 33.2.9 Any one of the following uses when not conducted as a business or for profit: place of worship or parish hall; school, college or university; general hospital; cemetery; educational, religious, philanthropic or charitable institution
- 33.2.10 *Building, use* or facility of the Town of Old Saybrook not listed as a permitted *use*
- 33.2.11 Any one of the following uses when not conducted as a business or for profit: membership club, lodge or community house; nature preserve or wildlife sanctuary; golf, tennis, swimming, boating or similar club
- 33.2.12 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 33.2.13 Water supply reservoir, wall, tower, treatment facility or pump station
- 33.2.14 *Building, use* or facility of the State of Connecticut or Federal Government
- 33.2.15 [Reserved]
- 33.2.16 *Accessory use* customary with and incidental to any previously mentioned Special Exception *use*
- 33.2.17 Any non-residential *use, building* or *structure* in the District in which it is located, in whole or in part, is within a pedestrian *node*
- 33.2.18 Agricultural nursery or greenhouse

### 33.3 PROHIBITED USES

- 33.3.1 Motor vehicle service station; motor vehicle repair garage, including automobile, truck, trailer and farm equipment repairing, painting and upholstering; establishment



for motor vehicle washing; establishment for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof

- 33.3.2 Hotel or motel, including conference facility; veterinary hospital; bowling alley
- 33.3.3 Warehousing and wholesale businesses; *building* contractors' businesses and storage yards; lumber and *building* materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel
- 33.3.4 Research laboratories; manufacture, processing or assembling of goods, except as permitted under Paragraph 33.2.4
- 33.3.5 Painting, plumbing, electrical, sheet metal, carpentry, wood- working, blacksmith, welding or machine shop
- 33.3.6 Roadside stand for the display and sale or rental of farm products; newspaper or job printing; cleaning or laundry business or self-service business; theater and assembly hall; day camp; and *kennels*, livery or board stables or riding academy

### 33.4 LOT AREA, SHAPE, AND FRONTAGE

#### 33.4.1 Minimum Lot Area

- A. Served by public water supply 12,500 square feet
- B. Not served by public water supply 40,000 square feet

#### 33.4.2 Minimum Dimension of Square

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

#### 33.4.3 Minimum Frontage 100 feet

### 33.5 HEIGHT

- 33.5.1 Maximum Number of Stories 2½ stories
- 33.3.2 Maximum Height 35 feet

### 33.6 SETBACKS

- 33.6.1 From Street Line 25 feet
- 33.6.2 From Rear Property Line 15 feet

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33.6.3	<b>From Other Property Line</b>	15 feet
33.6.4	<b>Projection into Setback Area</b>	3 feet
33.6.5	<b>Minor Accessory Building or Structure</b>	
A.	From Longest Street Line of corner <i>lot</i>	25 feet
B.	From near Property Line	10 feet
C.	From other Property Line	10 feet

### 33.7 BUILDING BULK AND COVERAGE

33.7.1	<b>Maximum Building/Structure Coverage</b>	40%
A.	Maximum each for any <i>building</i>	3,000 square feet
33.7.2	<b>Maximum Gross Floor Area</b>	80%
A.	Maximum each for any <i>building</i>	6,000 square feet
B.	Minimum <i>open space</i> between <i>buildings</i>	20 feet
33.7.3	<b>Maximum Total Lot Coverage</b>	80%

### 33.8 PLOT PLAN

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

### 33.9 SITE PLAN

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

### 33.10 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.

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## SECTION 34

# Gateway Business B-4 District

### 34.0 PURPOSE

*To allow for development of regional businesses that requires easy access to major highways. Applicable standards require building and site layout of appropriate character as the gateways to the Town of Old Saybrook. These Regulations pay particular attention to ensure that traffic congestion caused by these developments will not degrade or impede access to the Town itself.*

### 34.1 PERMITTED USES

Any *use* listed in Section 34.1 that occupies a *gross floor area* greater than twenty thousand square feet (20,000 s.f.) of total area will be a Special Exception.

- 34.1.1 Store or other *building* or structure where goods are sold or service is rendered primarily at retail
- 34.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 34.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 34.1.4 [Reserved]
- 34.1.5 Indoor theater or assembly hall
- 34.1.6 Any one of the following uses when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house
- 34.1.7 Public utility substation or telephone equipment *building* provided that there is no outside service yard or outside storage of supplies
- 34.1.8 Water supply reservoir, wells, tower, treatment facility or pump station
- 34.1.9 *Building, use* or facility of the State of Connecticut or Federal Government
- 34.1.10 Reserved]
- 34.1.11 Off-street parking facility when *accessory* to a permitted *use* or not

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34.1.12 Hotel or motel, including conference facility; veterinary hospital; bowling alley

34.1.13 [Reserved]

34.1.14 [Reserved]

34.1.15 [Reserved]

34.1.16 Park, playground or open space land

34.1.17 *Signs*

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

### 34.2 SPECIAL EXCEPTION USES

34.2.1 Motor vehicle service station; motor vehicle repair garage, including automobile, truck, trailer or farm equipment repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental of new or used automobiles, trucks, trailers or farm equipment

34.2.2 Indoor restaurant or other indoor food and beverage service establishment

34.2.3 Helipad

34.2.4 *Nursing home facility*

34.2.5 *Bed and breakfast transient lodging*

34.2.6 *Adult entertainment business*

34.2.7 [Reserved]

34.2.8 Family and group daycare home

34.2.9 Warehousing or wholesale business; *building* contractor, business or storage yard; lumber or *building* materials business; freight or materials trucking terminal or business; bus terminal; commercial storage, sale or distribution of fuel

34.2.10 Research laboratory; manufacture, processing or assembling of goods

34.2.11 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

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



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### 34.3 PROHIBITED USES

34.3.1 *Dwelling*, hospital or sanitarium

### 34.4 LOT AREA, SHAPE, AND FRONTAGE

#### 34.4.1 Minimum Lot Area

A. Served by public water supply 20,000 square feet

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

#### 34.4.2 Minimum Dimension of Square

A. Served by public water supply 100 feet

B. Not served by public water supply 150 feet

34.4.3 Minimum Frontage 50 feet

### 34.5 HEIGHT

34.5.1 Maximum Number of Stories 2½ stories

34.5.2 Maximum Height 5 feet

### 34.6 SETBACKS

34.6.1 From Street Line 50 feet

34.6.2 From Rear Property Line 20 feet

34.6.3 From Other Property Line 20 feet

34.6.4 From Residence District Boundary Line 50 feet

34.6.5 Projections into Setback Area 5 feet

### 34.7 BUILDING BULK AND COVERAGE

34.7.1 Maximum Building/Structure Coverage 40%

34.7.2 Maximum Gross Floor Area 60%

A. Maximum each for any *building*, plus covered loading spaces 85,000 square feet

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Minimum *open space* between *buildings* 20 feet

34.7.3 **Maximum Total Lot Coverage** 70%

A. Maximum each for any *building* 125,000 square feet

### 34.8 PLOT PLAN

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

### 34.9 SITE PLAN

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

### 34.10 SPECIAL EXCEPTION

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

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## SECTION 35

# Marine Commercial MC District

### 35.0 PURPOSE

*To provide for and encourage appropriate land uses, with emphasis on waterfront access and water-dependent uses as defined by the Connecticut Coastal Management Act, as codified at C.G.S. §22a-93, and water-related uses.*

### 35.1 PERMITTED USES

Any *use* listed in Section 35.1 that occupies a *gross floor area* greater than five thousand square feet (5,000 s.f.) of total area will be a Special Exception *use*.

- 35.1.1 A single detached *dwelling* for one (1) *family* and not more than one (1) of the *dwelling* per *lot*
- 35.1.2 School, park, playground or open space land of the Town of Old Saybrook
- 35.1.3 A dock, wharf, slip basin or similar landing facility for pleasure *boats*
- 35.1.4 A fish market primarily handling local catches
- 35.1.5 Establishment for the sale, repair or servicing of *boats*, including the dispensing of fuel and lubricants at retail, but expressly excluding *bulk* storage of fuel
- 35.1.6 A sail loft or ship chandlery, including the retail sale of marine equipment, engines, and provisions for *boats*
- 35.1.7 Storage of *boats* when *accessory* and subordinate to a *use* permitted under Paragraph 35.1.3 or 35.1.5
- 35.1.8 *Signs* as provided in Section 64
- 35.1.9 *Accessory uses* customary with and incidental to any previously mentioned permitted *use*

### 35.2 SPECIAL EXCEPTION USES

- 35.2.1 Dock, wharf, slip basin or similar landing facility for vessels engaged in commercial fishery or shellfishery
- 35.2.2 Marine research laboratories for the study of aquatic and marine environment, ecology or resources

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- 35.2.3 *Building, use* or facility of the Town of Old Saybrook other than *uses* specified in Paragraph 35.1.2
- 35.2.4 Public utility substation and telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 35.2.5 Water supply reservoir, well, tower, treatment facility or pump station
- 35.2.6 *Building, use* or facilities of the State of Connecticut or Federal Government
- 35.2.7 Railroad right-of-way or passenger station, including customary *accessory* services, excluding switching, storage siding, freight yard or freight terminal
- 35.2.8 Retail store or service establishment
- 35.2.9 *Restaurant* or other indoor food and beverage service establishment
- 35.2.10 Business or professional office
- 35.2.11 Swimming facility, commercially operated tennis court or private tennis club or similar facility for racquetball or paddle tennis
- 35.2.12 Base operation for fishery or shellfishery business, including as an *accessory use* of the business a store or market for the sale of fish, shellfish or other related food products, or the commercial *bulk* processing of fish and shellfish
- 35.2.13 *Accessory uses* customary with and incidental to any Special Exception *use*

### 35.3 LOT AREA, SHAPE, AND FRONTAGE

#### 35.3.1 Minimum Lot Area

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

#### 35.3.2 Minimum Dimension of Square

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

#### 35.3.3 Minimum Frontage 20 feet



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## 35.4 HEIGHT

35.4.1 **Maximum Number of Stories** 2½ stories

35.4.2 **Maximum Height** 35 feet

## 35.5 SETBACKS

35.5.1 **From Street Line** 40 feet

35.5.2 **From Rear Property Line**

A. Abutting navigable water None.

B. Not abutting navigable water 20 feet

35.5.3 **From Other Property Line**

A. Abutting navigable water None.

B. Not abutting navigable water 20 feet

35.5.4 **From Residence District Boundary Line** 25 feet

35.5.5 **Projections into Setback Area** 3 feet

## 35.6 BUILDING BULK AND COVERAGE

35.6.1 **Maximum Building/Structure Coverage** 40%

35.6.2 **Maximum Gross Floor Area** 80%

35.6.3 **Maximum Total Lot Coverage** 80%

## 35.7 PLOT PLAN

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

## 35.8 SITE PLAN

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

## MC DISTRICT

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### 35.9 SPECIAL EXCEPTION

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

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## SECTION 36

36.0 [RESERVED]



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## SECTION 37

# Saybrook Point SP Districts

### 37.0 PURPOSE

*To plan for the most appropriate use and development of this important area and to chart a course that ensures that protection of the significant heritage and scenic beauty of the Point. The Saybrook Point District delineates an area of the Town that is of local, State and National interest by reason of its:*

- *Prominent location on the Connecticut River,*
- *Capability for development of water-dependent uses,*
- *Vistas and coastal environment that are enjoyed by many people, and*
- *The historic significance of the Fort Saybrook site and archeological resources reflecting its use over many generations.*

*The Saybrook Point District is designed and intended to be developed and used in an integrated and harmonious manner for Town park, open space or historic site preservation, for water-dependent uses or for water-related uses, which enable community enjoyment of the assets of the Point, or for uses consistent with preservation of adjacent residential neighborhoods, some of which are also of historic significance. The Saybrook Point area is divided into three districts within which the Commission permits particular uses applicable to promote a design unit, in accordance with studies prepared by the Town, necessary to conserve and make the best of the special resources of the area.*

### 37.1 PERMITTED USES

Land, *buildings* or other *structures* in Saybrook Point Districts #1, #2 and #3 may be used for one or more of the *uses* listed as permitted in the *district*. Any *use* listed in Section 37.1 that occupies a *gross floor area* greater than five thousand square feet (5,000 s.f.) of total area will be a Special Exception *use*. *Uses* are permitted or prohibited in accordance with the following designation and procedure:

- P** A *use* permitted in the District, as a matter-of-right
- S** A *use* permitted in the District, subject to the approval as a Special Exception
- X** A *use* prohibited in the District

## SP DISTRICTS

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		<u>SP-1</u>	<u>SP-2</u>	<u>SP-3</u>
37.1.1	A single detached <i>dwelling</i> for one (1) <i>family</i> and not more than one (1) <i>dwelling</i> per <i>lot</i>	X	X	P
37.1.2	A <i>dwelling</i> containing two (2) <i>dwelling units</i> and not more than one (1) <i>dwelling</i> per <i>lot</i>	X	X	S
37.1.3	[Reserved]			
37.1.4	A professional office in a <i>dwelling</i> unit	X	X	P
37.1.5	A <i>home occupation</i> in a <i>dwelling</i> unit	X	X	P
37.1.6	Signs	P	P	P
37.1.7	A dock, wharf, slip basin or similar landing facility for pleasure <i>boats</i> or excursion <i>boats</i> serving the public, expressly excluding vessels engaged in commercial fishery or shellfishery	S	S	X
37.1.8	Establishment for the sale, repair or servicing of pleasure <i>boats</i> , including the dispensing of fuel or lubricants for <i>boats</i> at retail, but expressly excluding dry storage of <i>boats</i> or bulk storage of fuel	X	S	X
37.1.9	A sail loft or ship chandlery, including the retail sale of marine equipment, engines or provisions for pleasure <i>boats</i>	X	S	X
37.1.10	Public walkway, park or fishing pier	P	S	X
37.1.11	Marine research laboratory for the study of aquatic and marine environment, ecology or resources	X	S	X
37.1.12	Indoor <i>restaurant</i> or other food and beverage service establishment	X	S	X
37.1.13	The following <i>uses</i> when related to and either <i>accessory</i> or subordinate to a <i>use</i> permitted under paragraphs 37.1.7, 37.1.8, 37.1.9 or 37.1.12 on the same <i>lot</i> : Business or professional office; Store or other <i>building</i> or <i>structure</i> where goods are sold and services are rendered primarily at retail; Hotel or motel, including conference facilities; swimming or other recreational facility	X	S	X



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	<u>SP-1</u>	<u>SP-2</u>	<u>SP-3</u>
37.1.14 <i>Hotel suites</i> in a separate building or buildings, as accessory to and administered as part of a <i>hotel</i> permitted under these Regulations, subject to the Special Standards of Section 53.	X	S	S
37.1.15 <i>Buildings, use</i> or facility of the Town	S	S	S
37.1.16 <i>Building, use</i> or facility of the State of Connecticut or Federal government	S	S	S
37.1.17 Off-street parking <i>accessory</i> to a <i>use</i> permitted and located in the Saybrook Point District	S	S	S
37.1.18 <i>Accessory uses</i> customary with and incidental to any permitted <i>use</i> located on the same <i>lot</i>	P	P	P
<b>37.2 LOT AREA, SHAPE, AND FRONTAGE</b>			
37.2.1 <b>Minimum Lot Area</b> (s.f.)	20,000	20,000	69,700
37.2.2 <b>Minimum Dimension of Square</b>	100 feet	100 feet	100 feet
37.2.3 <b>Minimum Frontage</b>	50 feet	50 feet	50 feet
<b>37.3 HEIGHT</b>			
37.3.1 <b>Maximum Number of Stories</b>	2½	2½	2½
37.3.2 <b>Maximum Height</b>	35 feet	35 feet	35 feet
<b>37.4 SETBACKS</b>			
37.4.1 <b>From Centerline of College St. Right-of-Way</b>	55 feet	70 feet	55 feet
37.4.2 <b>From Street line of Other Streets</b>	25 feet	25 feet	25 feet
37.4.3 <b>From Property Line</b>			
A. Abutting navigable water	None	None	None
B. Not abutting navigable water	15 feet	15 feet	15 feet
37.4.4 <b>Projections Into Setback Area</b>	3 feet	3 feet	3 feet

## SP DISTRICTS

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### 37.5 BUILDING BULK AND COVERAGE

37.5.1	<b>Maximum Building/Structure Coverage</b>	10%	25%	20%
37.5.2	<b>Maximum Gross Floor Area</b>	10%	50%	40%
37.5.3	<b>Maximum Total Lot Coverage</b>	75%	75%	75%

### 37.6 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.

### 37.7 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.

### 37.8 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.