
ARTICLE IV

INDUSTRIAL DISTRICTS

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INDUSTRIAL DISTRICTS

SECTION 41

Industrial I District

41.0 PURPOSE

To allow for offices, warehouses, light assembly, and other compatible light industrial uses that do not cause excess pollution or require sewers. Applicable standards permit flexible site development to retain the natural features and open character of the area.

41.1 PERMITTED USES

Any *use* listed in Section 41.1 that occupies a *gross floor area* greater than forty thousand square feet (40,000 s.f.) of total area will be a Special Exception *use*.

- 41.1.1 Research laboratory, manufacture, processing or assembling of goods
- 41.1.2 Business or professional establishment; bank or other financial institution; medical or dental clinic; health and physical fitness facility open to general public membership
- 41.1.3 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
- 41.1.4 Printing or publishing establishment
- 41.1.5 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop
- 41.1.6 [Reserved]
- 41.1.7 Hotel or motel, including conference facility
- 41.1.8 [Reserved]
- 41.1.9 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail when *accessory* and subordinate to another permitted *use* on the same lot
- 41.1.10 [Reserved]
- 41.1.11 Public utility substation or telephone equipment *building*
- 41.1.12 Water supply reservoir, wells, tower, treatment facility or pump station
- 41.1.13 *Building, use* or facility of the State of Connecticut or Federal Government

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41.1.14 Railroad right-of-way or passenger station, including customary *accessory* service

41.1.15 [Reserved]

41.1.16 Park, playground or open space land

41.1.17 *Sign*

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

41.2 SPECIAL EXCEPTION USES

41.2.1 Helipad

41.2.2 Indoor restaurant or other indoor food and establishment

41.2.3 *Nursing home facility*

41.2.4 Off-street parking facility when not *accessory* and subordinate to a permitted *use*

41.2.5 Motor vehicle uses when clearly *accessory* and subordinate to a permitted *use* on the same lot

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

41.3 PROHIBITED USES

41.3.1 *Dwelling*; hospital or sanitarium

41.3.2 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail, except as permitted under Paragraph 41.1.9; veterinary hospital; undertakers' establishment; bowling alley

41.3.3 [Reserved]

41.3.4 *Kennels*; livery and boarding stables and riding academics; roadside stand for the display and sale or rental of farm products; summer day camp

41.4 LOT AREA, SHAPE, AND FRONTAGE

41.4.1 Minimum Lot Area

A. Served by public water supply 40,000 square feet

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



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|--------|--|------------|
| 41.4.2 | Minimum Dimension of Square | |
| A. | Served by public water Supply | 150 feet |
| B. | Not served by public water supply | 150 feet |
| 41.4.3 | Minimum Frontage | 50 feet |
| 41.5 | HEIGHT | |
| 41.5.1 | Maximum Number of Stories | 3 stories |
| A. | Within <i>Gateway Conservation Zone</i> | 2½ stories |
| 41.5.2 | Maximum Height | 50 feet |
| A. | Within <i>Gateway Conservation Zone</i> | 35 feet |
| 41.6 | SETBACKS | |
| 41.6.1 | From Street Line | 50 feet |
| 41.6.2 | From Rear Property Line | 20 feet |
| 41.6.3 | From Other Property Line | 20 feet |
| 41.6.4 | From Residence District Boundary Line | 50 feet |
| 41.6.5 | Projections into Setback Area | 5 feet |
| 41.7 | BUILDING BULK AND COVERAGE | |
| 41.7.1 | Maximum Building/Structure Coverage | 40% |
| A. | Within <i>Gateway Conservation Zone</i> | 25% |
| 41.7.2 | Maximum Gross Floor Area | 80% |
| 41.7.2 | Maximum Total Lot Coverage | 70% |
| 41.8 | 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.

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41.9 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.

41.10 SPECIAL EXCEPTION

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