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## 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 Home Business
- 23.1.3 Boarding house or renting of rooms
- 23.1.4 Accessory apartment (residential)
- 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 Nursing home facility, 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
- 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 previously mentioned 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** 2 1/2 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 Street Line 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 *Gateway Conservation Zone* 15%

23.6.2 **Maximum Gross Floor Area** 40%



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### 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.