



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 Home Business
- 27.1.3 [Reserved]
- 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 Accessory apartment (residential) *dwelling*
- 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 Nursing home facility, *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.
- 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 *Accessory use* customary with and incidental to any Special Exception *use*, except where specifically prohibited
- 27.2.14 *Daycare*
- 27.2.15 Agricultural nursery or greenhouse
- 27.2.16 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 *Building 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 Street Line	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 *use* 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 *use* under this Section, a Site Plan will be submitted to and approved by the Commission.

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.