



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
- 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

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.
- 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.