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## 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 office; 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
- 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 Special Exception *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

### 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

- A. Within *Gateway Conservation Zone* 2½ stories

### 41.5.2 Maximum Height 50 feet

- A. Within *Gateway Conservation Zone* 35 feet



**41.6 SETBACKS**

41.6.1	<b>From Street Line</b>	50 feet
41.6.2	<b>From Rear Property Line</b>	20 feet
41.6.3	<b>From Other Property Line</b>	20 feet
41.6.4	<b>From Residence District Boundary Line</b>	50 feet
41.6.5	<b>Projections into Setback Area</b>	5 feet

**41.7 BUILDING BULK AND COVERAGE**

41.7.1	<b>Maximum Building/Structure Coverage</b>	40%
	A. Within <i>Gateway Conservation Zone</i>	25%
41.7.2	<b>Maximum Gross Floor Area</b>	80%
41.7.2	<b>Maximum Total Lot Coverage</b>	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.

**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.