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SECTION 32

# Shopping Center Business B-2 District

## 32.0 PURPOSE

*To sustain and enhance the existing central shopping center areas consisting of anchor retail shopping with small attached complementary stores and combined parking as well as regional based services tailored toward individuals. Applicable standards require new business development and renovation of existing business sites to improve and enhance the overall aesthetic context of the existing centers in scale and harmony with the Town of Old Saybrook.*

## 32.1 PERMITTED USES

Any *use* listed in Section 32.1 that occupies a *gross floor area* greater than ten thousand square feet (10,000 s.f.) of total area will be a Special Exception *Use*.

- 32.1.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 32.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 32.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 32.1.4 [Reserved]
- 32.1.5 Indoor theater and assembly hall
- 32.1.6 Manufacture, processing or assembling of goods for sale only on the premises or at retail, if there are no more than three (3) persons engaged in the manufacture, processing or assembling
- 32.1.7 [Reserved]
- 32.1.8 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 32.1.9 [Reserved]
- 32.1.10 *Building, use* or facility of the State of Connecticut or Federal Government
- 32.1.11 Railroad right-of-way or passenger station, including customary accessory service, excluding switching, storage sidings, freight yard or freight terminal
- 32.1.12 Off-*street* parking facility whether accessory to a permitted *use* or not
- 32.1.13 *Hotel* or *motel*, including conference facility; veterinary hospital; bowling alley
- 32.1.14 *Park*, playground or *open space* land

32.1.15 *Signs*

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

### 32.2 SPECIAL EXCEPTION USES

32.2.1 [Reserved]

32.2.2 *Motor vehicle fueling station*, motor vehicle repair garage, including automobile, truck, *trailer* or farm equipment repairing, painting or upholstering; establishment for the sale or rental of new or used automobiles, trucks, *trailers* or farm equipment, provided each site has an area of at least four (4) acres and a depth of at least four hundred feet (400') extending from the *street line*

32.2.3 "Undertaker's Establishments"

32.2.4 [Reserved]

32.2.5 [Reserved]

32.2.6 Any non-residential *use, building* or *structure* in the *District* in which it is located, in whole or in part, is within a *pedestrian node*

32.2.7 Any one of the following *uses* when not conducted as a business or for profit: place of worship or parish hall; school, college or university; educational, religious, philanthropic or charitable institution; membership club, lodge or community house

32.2.8 Well, tower, treatment facility or pump station

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

32.2.10 Establishment for sale, repair or servicing of *boats*, including the retail sale of marine equipment provided the *lot* has *frontage* on Essex Road and is located in the Mixed-Use Incentive Housing Zone

32.2.11 Storage of *boats* when accessory to a *use* permitted under paragraph 32.2.10. The maximum number of *boats* at any time, including those under fifteen feet (15') in length, will not exceed eight (8)

### 32.3 PROHIBITED USES

32.3.1 *Dwelling* except as otherwise permitted in this *District, Nursing home facility*, hospital or sanitarium

32.3.2 Motor vehicle service station, except as permitted under Paragraph 32.2.2; and establishment for motor vehicle washing

32.3.3 Warehousing and wholesale businesses; *building* contractors in businesses and storage yards; lumber and *building* materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel

32.3.4 Research laboratories; manufacture, processing or assembling of goods, except as permitted under Paragraph 32.1.6



32.3.5 Painting, plumbing, electrical, sheet material, carpentry, woodworking, blacksmith, welding machine shop

**32.4 LOT AREA, SHAPE AND FRONTAGE**

**32.4.1 Minimum Lot Area**

- A. Served by public water and supply 20,000 square feet
- B. Not served by public water supply 40,000 square feet

**32.4.2 Minimum Dimension of Square**

- A. Served by public water supply 100 feet
- B. Not served by public water supply 150 feet

**32.4.3 Minimum Frontage** 50 feet

**32.5 HEIGHT**

**32.6.1 Maximum Number of Stories** 2 1/2 stories

**32.6.2 Maximum Height** 35 feet

**32.6 SETBACKS**

**32.6.1 From Street Line** 25 feet

**32.6.2 From Rear Property Line** 10 feet

**32.6.3 From Other Property Line** 10 feet

**32.6.4 From Residence District Boundary Line** 25 feet

**32.6.5 Projections into Setback Area** 5 feet

**32.7 BUILDING BULK AND COVERAGE**

**32.7.1 Maximum Building/Structure Coverage** 40%

**32.7.2 Maximum Gross Floor Area** 60%

A. *Buildings* of no greater than twenty-five thousand square feet (25,000 s.f.) of *gross floor area*, except that, for each complete five (5) acre *parcel*, one *building* of thirty-five thousand square feet (35,000 s.f.) of *gross floor area* or for each complete twelve (12) acre *parcel*, one *building* of eighty-eight thousand square feet (88,000 s.f.) of *gross floor area*, plus covered loading spaces required by these regulations

B. Minimum *open space* between *buildings* 20 feet

**32.7.3 Maximum Total Lot Coverage** 80%

**32.8 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.

**32.9 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*.

**32.10 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*.