



SECTION 34

Gateway Business B-4 District

34.0 PURPOSE

To allow for development of regional businesses that requires easy access to major highways. Applicable standards require building and site layout appropriate to the gateways to the Town of Old Saybrook. These Regulations pay particular attention to ensure that traffic congestion caused by these developments will not degrade or impede access to the Town itself.

34.1 PERMITTED USES

Any *use* listed in Section 34.1 that occupies a *gross floor area* greater than twenty thousand square feet (20,000 s.f.) of total area will be a Special Exception.

- 34.1.1 Store or other *building* or *structure* where goods are sold or service is rendered primarily at retail
- 34.1.2 Business or professional office; bank or other financial institution; medical or dental clinic; newspaper or job printing
- 34.1.3 Cleaning business or retail or self-service cleaning business; laundry business or retail or self-service laundry business not using steam
- 34.1.4 [Reserved]
- 34.1.5 Indoor theater or assembly hall
- 34.1.6 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
- 34.1.7 Public utility substation or telephone equipment *building* provided that there is no outside service yard or *outside storage* of supplies
- 34.1.8 Water supply reservoir, wells, tower, treatment facility or pump station
- 34.1.9 *Building, use* or facility of the State of Connecticut or Federal Government
- 34.1.10 [Reserved]
- 34.1.11 Off-*street* parking facility when accessory to a permitted *use* or not
- 34.1.12 *Hotel* or *motel*, including conference facility; veterinary hospital; bowling alley
- 34.1.13 [Reserved]
- 34.1.14 [Reserved]
- 34.1.15 [Reserved]
- 34.1.16 *Park*, playground or *open space* land

34.1.17 *Signs*

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

34.2 SPECIAL EXCEPTION USES

34.2.1 *Motor vehicle fueling station*; motor vehicle repair garage, including automobile, truck, trailer or farm equipment; maintenance, repairing, painting or upholstering; establishment for motor vehicle washing; establishment for the sale or rental of new or used automobiles, trucks, trailers or farm equipment.

34.2.2 Indoor restaurant or other indoor food and beverage service establishment, which includes *fast food*, *full service* and *take-out* restaurants which may have an accessory drive-through window.

34.2.3 Helipad

34.2.4 *Nursing home facility*

34.2.5 [Reserved]

34.2.6 *Adult entertainment business*

34.2.7 "Undertaker's Establishments"

34.2.8 Family and group *daycare* home

34.2.9 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

34.2.10 Research laboratory; manufacture, processing or assembling of goods

34.2.11 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding or machine shop

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

34.2.13 *Marine Vehicle Establishment*

34.2.14 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*

34.2.16 Expansion or enlargement of a *cannabis dispensary facility* or change of *use* from *cannabis dispensary facility (medical)* to *cannabis dispensary facility (adult-use)* on properties which have obtained Site Plan Review approval prior to January 1, 2022.

34.2.17 *Cannabis Micro-cultivation facility*

34.2.18 *Pharmacy* or financial institution which includes a *drive-through window*.



34.3 PROHIBITED USES

34.3.1 *Dwelling* except as otherwise permitted in this *District*, hospital or sanitarium

34.4 LOT AREA, SHAPE AND FRONTAGE

34.4.1 Minimum Lot Area

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

34.4.2 Minimum Dimension of Square

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

34.4.3 **Minimum Frontage** 50 feet

34.5 HEIGHT

34.5.1 **Maximum Number of Stories** 2½ stories

34.5.2 **Maximum Height** 35 feet

34.6 SETBACKS

34.6.1 **From Street Line** 50 feet

34.6.2 **From Rear Property Line** 20 feet

34.6.3 **From Other Property Line** 20 feet

34.6.4 **From Residence District Boundary Line** 50 feet

34.6.5 **Projections into Setback Area** 5 feet

34.7 BUILDING BULK AND COVERAGE

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

34.7.2 **Maximum Gross Floor Area** 60%

A. Maximum each for any *building*, plus covered loading spaces 85,000 square feet

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

34.7.3 **Maximum Total Lot Coverage** 70%

A. Maximum each for any *building* 125,000 square feet

34.8 PLOT PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* in this Section, a Plot Plan will be submitted to and approved by the Enforcement Officer.

34.9 SITE PLAN

Prior to approval of any application for Certificate of Zoning Compliance for a permitted *use* in this Section, a Site Plan will be submitted to and approved by the *Commission*.

34.10 SPECIAL EXCEPTION

Prior to the approval of any application for Certificate of Zoning Compliance for a Special Exception *use* permitted in this Section, a Site Plan and Special Exception application will be submitted to and approved by the *Commission*.