

ZONING DISTRICT	A	AA-1	AA-2	AA-3	AAA	B	B-1	B-2	B-3	B-4	C	SP-1	SP-2	SP-3	MC	I-1
MINIMUM LOT AREA																
Public Water (s.f.)	20,000	40,000	20,000	87,120	40,000	12,500	12,500	20,000	12,500	20,000	40,000	20,000	20,000	69,700	20,000	40,000
Well (s.f.)	40,000	40,000	40,000	87,120	60,000	40,000	40,000	40,000	40,000	40,000	60,000	20,000	20,000	69,700	40,000	40,000
MIN. SQUARE																
Public Water	100'	150'	100'	200'	150'	80'	50'	100'	100'	100'	150'	100'	100'	100'	100'	150'
Well	150'	150'	150'	200'	200'	150'	150'	150'	150'	150'	200'	50'	50'	50'	150'	150'
MINIMUM FRONTAGE	50'	20'	20'	20'	20'	50'	50'	50'	100'	50'	20'	50'	50'	50'	20'	50'
MINIMUM BUILDING LINE	100'	100'	100'	200'	150'	100'	none	none	none	none	150'	none	none	none	none	none
MAXIMUM HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	See regs.
MAXIMUM STORIES	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	See regs.
SETBACK	<i>(For principal structures)</i>															
Street Line	25'	35'	35'	50'	50'	25'	10'	25'	25'	50'	50'	Consult regulations			40'	50'
Rear Line	15'	20'	15'	20'	20'	15'	10'	10'	15'	20'	20'	Consult regulations			20'	20'
Other Line	15'	20'	15'	20'	20'	15'	none	10'	15'	20'	20'	Consult regulations			20'	20'
Residence District Line	none	none	none	none	n/a	none	5'	25'	none	50'	none	none	none	none	none	50'
Projections into Setback	3'	none	none	3'	none	3'	none	5'	3'	5'	3'	3'	3'	3'	3'	5'
ACCESSORY BLDG. SETBACK	<i>(For structures less than 400 s.f. and less than 20 ft. high)</i>															
Longest Street Line of Corner Lot	35'	35'	35'	50'	50'	35'	10'	25'	25'	50'	50'	Consult regulations			40'	50'
Rear Line	10'	20'	10'	20'	20'	10'	10'	10'	10'	20'	20'	Consult regulations			20'	20'
Other Line	10'	20'	10'	20'	20'	10'	none	10'	10'	20'	20'	Consult regulations			20'	20'
COVERAGE																
Building/Structure Coverage	20%	20%	20%	10%	10%	20%	75%	40%	40%	40%	10%	10%	25%	20%	40%	40%
<i>In Gateway Zone</i>	15%	15%	15%	n/a	n/a	15%	n/a	n/a	n/a	n/a	n/a	10%	50%	40%	40%	25%
Gross Floor Area	40%	40%	40%	20%	20%	40%	150%	60%	80%	60%	20%	10%	50%	40%	80%	80%
WETLANDS																
Tidal Wetlands Setback	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
Inland Wetlands & Watercourses	Activity within 100 feet of a wetland or watercourse is regulated and requires a permit from the Inland Wetlands & Watercourses Commission.															

TOWN OF OLD SAYBROOK-ZONING BULK STANDARDS

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