

ZONING REGULATIONS
FOR A
SPECIAL PLANNING AND DEVELOPMENT AREA
AT
SAYBROOK POINT

APPROVED: JANUARY 17, 1983
EFFECTIVE: JANUARY 29, 1983

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations and Zoning Map (Saybrook Point)
Proposed: 10/15/82

SECTION 4 - DISTRICTS

A. Amend Par. 4.1 Districts by adding a Saybrook Point District and subdistricts so that Par. 4.1 reads as follows:

4.1 Districts: For the purpose of these Regulations, the Town of Old Saybrook is hereby divided into the following classes of districts:

<u>District</u>	<u>Map Code</u>
Residence AAA District	AAA
Residence AA-1 District	AA-1
Residence AA-2 District	AA-2
Residence A District	A
Residence B District	B
Central Business B-1 District	B-1
Shopping Center Business B-2 District	B-2
Restricted Business B-3 District	B-3
General Business B-4 District	B-4
Saybrook Point District	SP
Saybrook Point District #1	SP-1
Saybrook Point District #2	SP-2
Saybrook Point District #3	SP-3
Industrial I-1 District	I-1
Industrial I-2 District	I-2

B. Add a new Par. 4.4 Saybrook Point District as follows:

- 4.4 Saybrook Point District: The Saybrook Point District delineates an area of the Town that is of local, State and National interest by reason of its a) prominent location on the Connecticut River, b) capability for development of water-dependent uses, c) vistas and coastal environment that are enjoyed by many people and d) the historic significance of the Fort Saybrook site and archeological resources reflecting its use over many generations. The Saybrook Point District is designed and intended to be used and developed in an integrated and harmonious manner for Town park, open space and historic site preservation, for water-dependent uses and for water related uses which enable community enjoyment of the assets of the Point and for uses which are consistent with preservation of adjacent residential neighborhoods, some of which are also of historic significance. The Saybrook Point District is divided into three Districts in which particular uses are permitted and standards are applicable to promote a design unit in accordance with studies prepared by the Town. Establishment of the District, and related procedures and standards, is necessary in order to conserve and make best use of the special resources of the area.

SECTION 5 - ZONING MAP

C. Delete Par. 5.1 Map and substitute the following in place thereof:

- 5.1 Map: The boundaries of the districts specified in Section 4 are hereby established as shown on a map entitled "Zoning Map of the Town of Old Saybrook, Connecticut", dated April 23, 1973, Revised September 4, 1973, including any special maps and boundary descriptions for such districts, any Supplementary Maps of particular sections of the Town and any amendments thereof, which map is hereby declared to be a part of these Regulations and is herein referred to as "Zoning Map". The following Supplementary Maps are part of the Zoning Map:

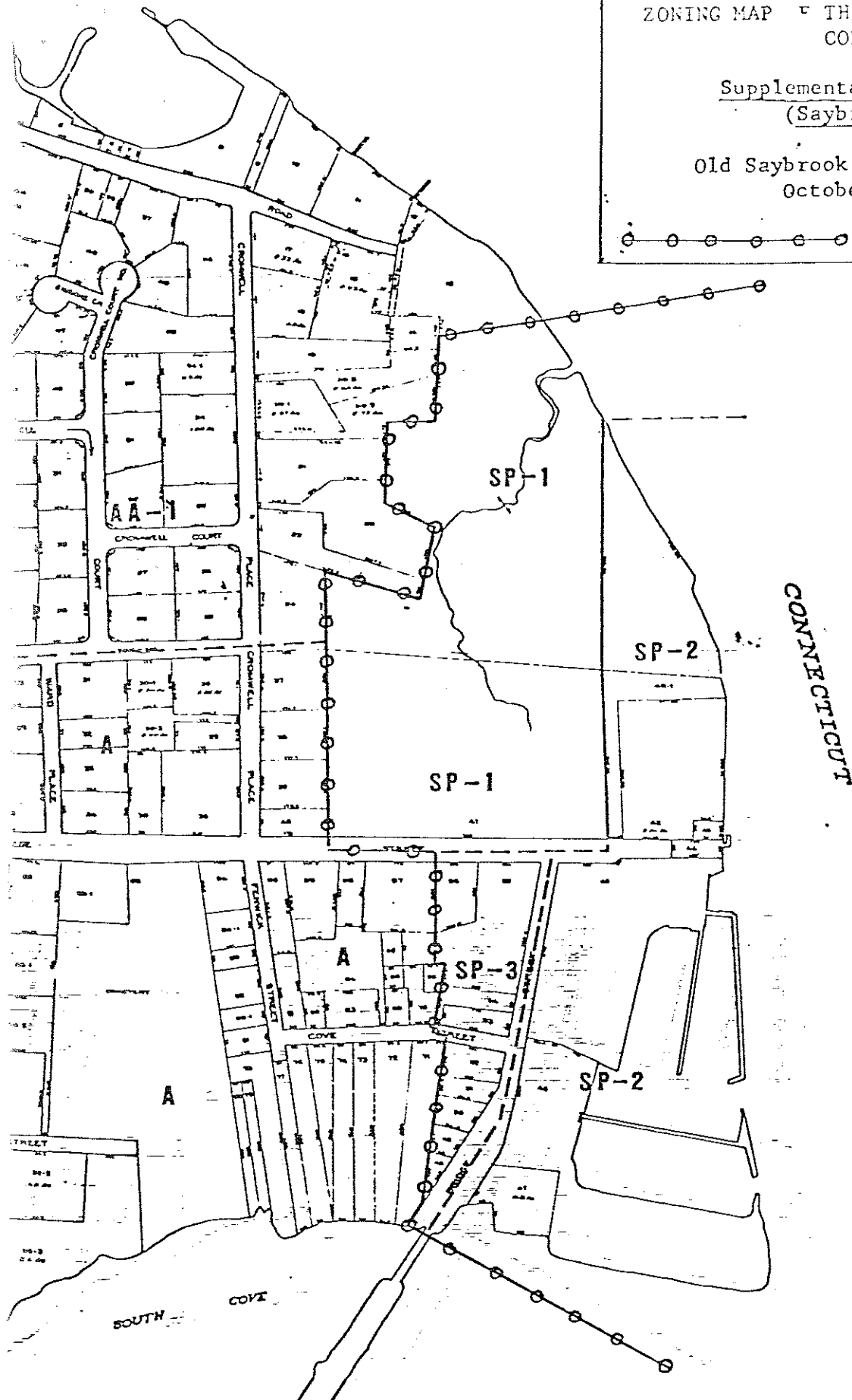
- 5.1.1 "Supplementary Map Number One (Route 1 Corridor)", dated April 23, 1973, Revised September 4, 1973.
- 5.1.2 "Supplementary Map Number Two (Saybrook Point)", dated October 15, 1982. /See Attachment #1/

ZONING MAP OF THE TOWN OF OLD SAYBROOK
CONNECTICUT

Supplementary Map Number Two
(Saybrook Point)

Old Saybrook Zoning Commission
October 15, 1982

○ Saybrook Point District



SECTION 7 - AREA, LOCATION AND BULK STANDARDS

- D. Amend Par. 7.4.9 Special Setbacks in Conservation Zone by adding to the list within subparagraph "b" (uses for which special setbacks are not applicable when a SPECIAL EXCEPTION has been approved), so that subparagraph "b" reads as follows:

b. uses permitted under Par. 35.1.6, 35.1.8, 35.1.9, 35.1.10, 36.1.7, 36.1.8, 37.1.7, 37.1.8, 37.1.9 and 37.1.10.

ARTICLE III - BUSINESS AND MARINE DISTRICTS

- E. Under ARTICLE III, add a new Section 37 - Saybrook Point District as follows:
/See Attachment #2/

SECTION 51 - SITE PLANS

- F. Amend Par. 51.13 Outside Storage renumbering lines "g" and "h" for the I-1 and I-2 Districts to be "h" and "i" and add a new line for the SP-2 Districts as follows:

% of Lot Area

g. SP-2 25%

- G. Add a new Par. 51.18 Saybrook Point District as follows:

51.18 - Saybrook Point District: In the Saybrook Point District, the use and accompanying SITE PLAN shall also be consistent with and promote the purposes of such District as set forth in Par. 4.4, taking into account the guidelines of any plan of development adopted for the Saybrook Point area by the Planning Commission, with regard to vehicular access, pedestrian access, maintenance of views and vistas and design quality for buildings, walls, roofs, openings, arcades, paving, planting and lighting.

SECTION 63 - SIGNS

Renumber Par. 63.5.6 Industrial Districts to be Par. 63.5.7 and add a new
Par. 63.5.6 Saybrook Point Districts as follows:

63.5.6 Saybrook Point Districts:

- a. signs in SP-1 and SP-3 Districts shall conform to the requirements for signs in Residence Districts.
- b. signs in the SP-2 District shall conform to the requirements for signs in Marine Districts.
- c. illumination of signs in the SP-2 District shall be limited to either floodlighted signs or floodlighted background silhouette signs with opaque letters.

SECTION 37 - SAYBROOK POINT DISTRICT

37.1 Permitted Uses: Land, buildings and other structures in Saybrook Point Districts #1, 2 and 3 may be used for one or more of the uses hereinafter listed as permitted in the District. Uses are listed as permitted or prohibited in accordance with the following designation and procedure:

"P" means a use permitted in the District as a matter of right.

"S" means a use permitted in the District, subject to submission and approval of a SITE PLAN in accordance with the provisions of Section 51.

"E" means a use permitted in the District, subject to approval of a SPECIAL EXCEPTION in accordance with the provisions of Section 52, or of Section 55 if so specified.

"X" means a use prohibited in the District

	SP-1	SP-2	SP-3
37.1.1 A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.	X	X	P
37.1.2 A dwelling containing two (2) dwelling units and not more than one (1) such dwelling per lot.	X	X	S
37.1.3 A condominium development, subject to all of the provisions of Section 55, provided however that the minimum lot area under Par. 55.6.1 is one (1) acre and the minimum building setback of 75 feet in Par. 55.6.4 is not applicable.	X	X	E
37.1.4 A professional office in a dwelling unit, subject to the provisions of Section 8.	X	X	P
37.1.5 Home occupations in a dwelling unit, subject to the provisions of Section 8.	X	X	P
37.1.6 Parks, playgrounds, museums, educational facilities and open space lands of the Town of Old Saybrook.	P	P	P
37.1.7 Docks, wharf, slip basin or similar landing facility for pleasure boats and excursion boats serving the public, expressly excluding vessels engaged in commercial fishery or shell fishery.	S	S	X

	SP-1	SP-2	SP-3
37.1.8 Establishments for the sale, repair and/or servicing of pleasure boats, including the dispensing of fuel and lubricants for boats at retail, but expressly excluding day storage of boats and bulk storage of fuel.	X	S	X
37.1.9 Sail lofts or ships chandlery, including the retail sale of marine equipment, engines and provisions for pleasure boats.	X	S	X
37.1.10 Public walkways, parks and fishing piers.	P	S	X
37.1.11 Marine research laboratories for the study of aquatic and marine environment, ecology and resources.	X	S	X
37.1.12 Indoor restaurants and other food and beverage service establishments, subject to the provisions of Section 8.	X	E	X
37.1.13 The following uses when related to and either accessory or subordinate to a use permitted under Par. 37.1.7, 37.1.8, 37.1.9 or 37.1.12 on the same lot: business and professional offices; stores and other buildings and structures where goods are sold or services are rendered primarily at retail; hotels and motels for transient lodging, including conference facilities; and swimming and other recreational facilities.	X	E	X
37.1.14 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 37.1.6 and 37.1.10.	E	E	E
37.1.15 Buildings, uses and facilities of the State of Connecticut or Federal Government.	E	E	E
37.1.16 Off-street parking accessory to a use permitted and located in the Saybrook Point District.	S	S	S

	SP-1	SP-2	SP-3
37.1.17 Accessory uses customary with and incidental to any aforesaid permitted use located on the same lot, subject to the approval of a SITE PLAN or SPECIAL EXCEPTION if required for the permitted use.	P	P	P
37.2 <u>Lot Area, Shape and Frontage:</u>			
37.2.1 Minimum Lot Area (in square feet)	20,000	20,000	20,000
37.2.2 Minimum Dimension of Square	100'	100'	100'
37.2.3 Minimum Frontage	50'	50'	50'
37.3 <u>Height:</u>			
37.3.1 Maximum Number of Stories	2½	2½	2½
37.3.2 Maximum Height	35'	35'	35'
37.4 <u>Setbacks:</u>			
37.4.1 From centerline of College Street Right-of-Way.	55'	70'	55'
37.4.2 From Street Line of Other Streets	25'	25'	25'
37.4.3 From Property Line:			
a. abutting navigable water	*none	*none	*none
b. not abutting navigable water	15'	15'	15'
37.4.4 Projections Into Setback Area	3'	3'	3'
37.5 <u>Building Bulk and Coverage:</u>			
37.5.1 Maximum Floor Area	10%	50%	40%
37.5.2 Maximum Ground Coverage	10%	25%	20%

* See also Par. 7.4.9.

LEGAL NOTICE

ZONING COMMISSION OLD SAYBROOK, CONNECTICUT AMENDMENT OF ZONING REGULATIONS

The Zoning Commission of the Town of Old Saybrook, Connecticut, hereby gives notice of amendment of the Zoning Regulations and Zoning Map of the Town as heretofore established with respect to that part of Saybrook Point near the Connecticut River, generally from South Cove to North Cove and along Bridge Street and College Street at the east end of the Point.

The amendments establish a "Saybrook Point District" (SP) at the east end of the Point, replacing the existing Shopping Center Business B-2 District and Marine Commercial MC District and portions of the Residence A and AA-2 Districts. The SP District is shown on map entitled "Supplementary Map Number Two (Saybrook Point)" dated October 15, 1982 and is bounded generally as follows:

- a. on the east by the Connecticut River;
- b. on the north by the River/North Cove and the northerly line of land of the Town (Fort Saybrook Park);
- c. on the west (north of College Street) by the westerly line of land of the Town (Fort Saybrook Park), such line also being the rear line of lots fronting on Cromwell Place;
- d. again on the west (south of College Street) by the westerly line of land now or formerly of John J. & Adeline S. Sherwin, through land now or formerly of Louis F. Tagliatela, Trustee, and by the westerly lines of land now or formerly of James K. Pitcher and Helen F. Janes, Christiana L. Potter, Ethel M. Heiney, Eugene E. and Shirley B. Heiney and Ernest Hull, Jr.; and
- e. on the south by the River/South Cove.

Within the SP District, the amendments also create three (3) sub-districts, namely SP-1 (Fort Saybrook Park), SP-2 (commercial areas that are north of College Street and east of Bridge Street) and SP-3 (south of College Street and west of Bridge Street). The amendments also include the following:

1. addition of a new Section 37 - Saybrook Point District, which sets forth the permitted and prohibited uses within such sub-district, as well as the standards for lot area, shape and frontage, height, setbacks and building bulk and coverage;
2. a new Par. 4.4 concerning the purpose and intent of the SP District;
3. revisions of Par. 7.4.9 Special Setbacks in the Conservation Zone, so as to allow grant of Special Exceptions to reduce the 50 foot setback for marine related structures in the SP District;
4. within Section 51- Site Plans, revision of Par. 51.13 Outside Storage so as to specify a maximum ground coverage by outside storage in the SP-2 District and addition of a new Par. 51.18 Saybrook Point District requiring site and building plans to be consistent with the purpose of the District and plans for the area.

In general, the SP-1 District provides for passive park development and parking on the Town's Fort Saybrook Park property; the SP-2 District provides for pleasure boating related uses, restaurants and subordinate retail, lodging and recreation uses; the SP-3 District provides for residential uses, including condominium development, and parking accessory to uses in the SP District.

Said amendments were considered at a public hearing on January 17, 1983, were adopted on that date, and shall become effective on January 29, 1983. A copy of the amendments is on file for public inspection in the Office of the Old Saybrook Town Clerk.

Dated at Old Saybrook, Connecticut, this 25th day of January, 1983.

OLD SAYBROOK ZONING COMMISSION
Phyllis P. Folsom, Chairman
Mario Sapia, Secretary