

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations (Parking Setbacks/Landscaping)
Proposed: 12/31/86

SECTION 62 - PARKING AND LOADING

- A. Under Par. 62.7 Standards, amend Par. 62.7.4 Parking Setbacks so as to include appropriate setback standards in Saybrook Point Districts #1, #2 and #3 as follows:

62.7.4 Parking Setbacks: No parking space or driveway for access into and out of such spaces shall extend within less than the following distances of a street line, property line or Residence District boundary line:

	<u>Street Line</u>	<u>Property Line</u>	<u>Residence District Boundary Line</u>
B-1	10'	NA	10'
B-2	25'	10'	25'
B-3	25'	15'	25'
B-4	25'	10'	25'
*SP-1	25'	15'	15'
*SP-2	15'	10'	NA
*SP-3	25'	15'	NA
MC	25'	NA	30'
MCL	25'	NA	30'
I-1	25'	10'	25'
I-2	50'	25'	100'

"NA" means no setback applicable.

The foregoing limitations shall not apply to necessary access driveways through the setback area from a street or to an adjoining lot.

* Standards added.

SECTION 51 - SITE PLANS

- B. Under Par. 51.14 Landscaping, amend Par. 51.4.3 so as to provide for appropriate landscaped strips along street lines in Saybrook Point Districts #1, #2 and #3, so that Par. 51.14.3 reads as follows:

51.14.3 Each lot shall be provided with a landscaped strip along the street line, and such strip shall be 10 feet or more in width in B-1 Districts, 15 feet or more in SP-2 Districts and 25 feet or more in other Business, SP-1, SP-3, Marine Commercial, Industrial and Residence Districts. The strip may contain sidewalks, shall be landscaped and maintained with lawn, shrubs, trees and other suitable landscaping that are compatible with suitable sight lines at access driveways and shall be separated from any adjoining off-street parking or loading area, driveway or outside storage area by a curb six (6) inches in height. Necessary access driveways may be provided through the strip.