

AMENDMENTS TO ZONING REGULATIONS
(CONVALESCENT HOMES)

APPROVED: 4/1/85
EFFECTIVE: 4/25/85

SECTION 34:

ADD: Par. 34.2.4 Convalescent Homes licensed
by the State of Connecticut.

AMEND PAR. 34.3.1 to read:

Par. 34.3.1 Dwellings; and hospitals and
sanitaria.

SECTION 52:

AMEND PAR. 52.7.3a to read:

- a. In AAA and AA-1 Districts, the use shall be located on a lot having a minimum area of 10 acres and there shall be no more than one (1) patient bed for each 10,000 square feet of lot area; in AA-2, A, B and B-3 Districts, the use shall be located on a lot having a minimum area of five (5) acres, and there shall be no more than one (1) patient bed for each 5,000 square feet of lot area; in B-4 District, the use shall be located on a lot having a minimum area of ten (10) acres, and there shall be no more than one (1) patient bed for each 2,500 square feet of lot area.

- 34.1.14 Research laboratories; manufacture, processing or assembling of goods.
- 34.1.15 Painting, plumbing, electrical, sheet metal, carpentry, wood-working, blacksmith, welding and machine shops.
- 34.1.16 Buildings, uses and facilities of the Town of Old Saybrook.
- 34.1.17 Signs as provided in Section 63.
- 34.1.18 Accessory uses customary with and incidental to any aforesaid permitted use.

34.2 Special Exception Uses:

- 34.2.1 Motor vehicle service stations; motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing, painting and upholstering; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof.
- 34.2.2 Indoor restaurants and other indoor food and beverage service establishments, subject to the provisions of Section 8.
- 34.2.3 Heliports.
- * 34.2.4 Convalescent Homes licensed by the State of Connecticut.

34.3 Prohibited Uses:

- * 34.3.1 Dwellings; and hospitals and 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.

52.7.3 Convalescent Homes and Hospitals: Convalescent homes, private hospitals and sanitariums shall be licensed by the State of Connecticut and shall conform to the following Special Standards:

- ★ a. In AAA and AA-1 Districts, the use shall be located on a lot having a minimum area of 10 acres, and there shall be no more than one (1) patient bed for each 10,000 square feet of lot area; in AA-2, A, B and B-3 Districts, the use shall be located on a lot having a minimum area of five (5) acres, and there shall be no more than one (1) patient bed for each 5,000 square feet of lot area; in B-4 District, the use shall be located on a lot having a minimum area of ten (10) acres, and there shall be no more than one (1) patient bed for each 2,500 square feet of lot area.
- b. No building or other structure established in connection with such use shall extend within less than 100 feet of any property or street line.
- c. The use shall be served by public water supply.
- d. The use shall comply in all respects to applicable laws and regulations of the State of Connecticut.
- e. The application shall be accompanied by a report from the Director of Health of the Town attesting to the adequacy of the proposed location, site plan, buildings and facilities for the intended use.
- f. The application shall be accompanied by a report from the Fire Marshall attesting as to the safety of the proposed location, site plan, buildings and facilities.

52.7.4 Clubs: Golf, tennis, swimming or similar clubs shall be located on a lot of not less than 10 acres, and no building, structure or recreation facility established in connection with such use shall extend within less than 100 feet of any property or street line.

52.7.5 Commercial Kennels and Stables: Commercial kennels, livery and boarding stables and riding academies shall be located on a lot of not less than five (5) acres. Dogs shall be kept in buildings, enclosures or runs located not less than 150 feet from any property or street line. Any building in which livestock are kept shall be located not less than 100 feet from any property or street line.

52.7.6 Public Utility Substations: Public utility substations and telephone equipment buildings located in Residence or B-3 Districts shall conform to the following Special Standards:

- a. Any building in connection with the use shall have a design which is in harmony with residential architecture in the neighborhood.