

ZONING REGULATIONS
OF
TOWN OF OLD SAYBROOK, CONNECTICUT

ADOPTED: September 17, 1973
EFFECTIVE DATE: October 15, 1973, 9:00 a.m.
AS AMENDED THROUGH: May 30, 1995

OLD SAYBROOK ZONING COMMISSION

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SECTION 6 - PERMITTED USES

- 6.1 Uses: Land, buildings and other structures in any district may be used for one or more of the uses listed as permitted in the district under ARTICLES II, III and IV. Uses listed as SPECIAL EXCEPTION uses are permitted in the district subject to the approval of the Zoning Commission or Board of Appeals in accordance with the provisions of Section 52 or 53 as specified. To further assist in the interpretation of permitted uses, certain uses are listed as prohibited in a district even though the listing of uses prohibited is not intended to be exhaustive; any use not specified as permitted in the district is prohibited. The following uses are specifically prohibited in all districts:
- 6.1.1 The use, occupancy, parking or storage of a trailer on any lot except in accordance with the provisions of Section 66.
 - 6.1.2 The outdoor storage on any lot in a Residence District of more than one (1) unregistered motor vehicle.
 - 6.1.3 Carousel, roller coaster, whirligig, merry-go-round, ferris wheel or similar amusement device, unless sponsored by a local charitable or benevolent organization and located in a Business or Industrial District and then for a period not to exceed six (6) days; any establishment, including arcade, amusement center, store or shop, where more than two (2) amusement machines or devices are available for use by the public on a fee basis.
 - 6.1.4 In a Conservation Zone no dumping or storage of refuse is permitted other than the lawful temporary dumping or storage of small amounts of such material for brief periods pending final disposition outside the Conservation Zone. No solid waste disposal facility shall be established in the Conservation Zone nor any existing facility expanded in area.
 - 6.1.5 In a Conservation Zone the commercial cutting or removal of forest tree species is prohibited.
- 6.2 Performance Standards: The use of land, buildings and other structures, wherever located, shall be established and conducted so as to conform to the performance standards specified in Section 61.
- 6.3 Parking and Loading: As specified in Section 62, parking and loading spaces shall be provided off the street in connection with all uses of land, buildings and other structures. In addition, all off-street parking and loading spaces shall conform to the requirements of Section 62.
- 6.4 * Landscaping, Screening and Buffer areas in accordance with Section 63.

SECTION 9 - DEFINITIONS

9.1 General: The paragraphs which follow define and explain certain words used in these regulations. Other words used in these regulations shall have the meaning commonly attributed to them. Where a question arises as to the precise meaning of a word, the Zoning Commission shall by resolution determine the meaning of the word, giving due consideration to the expressed purpose and intent of these regulations.

- * Adult Entertainment Business: The term "Adult Entertainment Business" is defined as any establishment which is customarily not open to the public generally but only to one or more classes of the public, thereby excluding any minor by reason of age. These include, but are not limited to, one or more combination of the following types of businesses: adult bookstore, adult motion picture theater, adult mini-motion picture theater, adult cabaret, adult novelty business, adult personal service business. These businesses and their operations are further defined as follows:
- a. "Adult Bookstore" shall mean an establishment which has as a principal activity the sale of books, magazines, newspapers, videotapes, videodiscs and motion picture films or tapes which are characterized by their emphasis on portrayals of human genitals and public areas or acts of human masturbation, sexual intercourse or sodomy, and which establishment excludes minors by virtue of age.
 - b. "Adult Motion Picture Theater" shall mean an enclosed building with a capacity of 50 or more persons having as a principal activity displaying motion pictures characterized by their emphasis on portrayals of human genitals and public regions or actions of human masturbation, sexual intercourse, or sodomy for observation by patrons therein and from which minors are excluded by virtue of age.
 - c. "Adult Mini-Motion Picture Theater" shall mean an enclosed building having as a principal activity the presenting of material characterized by emphasis on portrayals of human genitals and public regions or actions of human masturbation, sexual intercourse, or sodomy for observation by patrons therein in individual viewing booths and from which minors are excluded by virtue of age.
 - d. "Adult Cabaret" shall mean a cabaret which features nude and/or partially nude dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers and which excludes minors by virtue of age.
 - e. "Adult Novelty Business" shall mean a business which has as the principal activity the sale of devices of simulated human genitals or devices designed for sexual stimulation and which excludes minors by virtue of age.

- f. "Adult Personal Service Business" shall mean a business having as a principal activity a person, while nude, partially nude or fully clothed, providing personal services for a person of the same or other sex on an individual basis in an open or closed room and which excludes minors by virtue of age. It includes, but is not limited to, the following activities: massage parlors, exotic rubs, modeling studios, body painting studios, wrestling studios, individual theatrical performances. It does not include activities performed by persons pursuant to, and in accordance with, licenses issued to such persons by the State of Connecticut.
- g. "Partially Nude" shall mean having any or all of the following bodily parts exposed: buttocks, genitals, pubic area, or female breasts.
- h. "Principal Activity" shall mean a use accounting for more than 10% of a business stock in trade, display space, or floor space, or movie display time per month.

* Bed and Breakfast Transient Lodging: See Par. 52.7.14 of Sec. 52.

** Coverage, Buildings and Structures: The ground coverage of a building or structure is measured from the outermost edge of the building or structure, projected to nadir, but excluding any architectural projections of the type that are permitted to extend into the area required for setback from a street line, property line or Residential District Boundary Line and also excluding buildings and structures that are completely below the finished grade of the lot. Coverage shall be calculated on non-wetlands only.

Coverage, Total: Total ground coverage on a lot consists of the aggregate ground coverage of all buildings and structures, outside storage areas and all areas of off-street parking and loading spaces and access aisles and circulation driveways but excluding pedestrian sidewalks, ornamental plazas and terraces, signs and landscaped islands within parking areas.

Dwelling: A "dwelling" is a building containing one (1) or more "dwelling units".

Dwelling Unit: A "dwelling unit" is a building or a part of a building designed for occupancy, and so occupied, by one (1) family. Accommodations occupied for transient lodging in a hotel or motel shall not be considered to be a "dwelling unit".

Family: A "family" is a person or a group of related persons, plus guests and domestic servants thereof, or a group of not more than five (5) persons who need not be so related, who are living as a single housekeeping unit maintaining a common household. A roomer or boarder to whom rooms are rented as permitted by these regulations shall not be considered a member of a "family" for the purpose of this definition.

* Floor Area, Gross (or Total): In computing the gross or total floor area of buildings and structures on a lot for the purpose of determining building bulk and coverage and required off-street parking and loading spaces, measurements shall be taken to the outside surfaces of exterior walls enclosing the floor area, but in the case of a habitable attic, only the floor area under the ceiling area at a height of seven feet or more above the attic floor is counted in computing total or gross floor area. Excluded from the determination of gross floor area are basements or cellars used only for storage, supporting services or utility services that are ancillary to uses on other floors of the building. Also excluded are utility enclosures on the roof of a building and interior space used solely for elevators, heating, ventilation, air conditioning, solar access equipment and water storage tanks and equipment.

Frontage: "Frontage" is defined as a property line that is also a "street line".

Height: In measuring the height of a building, or part thereof, or other structure to determine compliance with the maximum height provisions, measurement shall be taken from the level of the highest roof of the building, or part thereof, or highest feature of a structure to a "ground elevation datum" consisting of the average elevation of the finished grade of the lot within 10 feet of and around the perimeter of the building, or such part thereof, or structure. A separate ground elevation datum is applicable to each building, or part thereof having a separate roof, and to each structure on a lot. When any two (2) buildings having different ground elevation datum are interconnected, such as by common areas, other floor area or other architectural features or structures, the ground elevation datum applicable to the interconnection feature or structure is the same as the building having the lower ground elevation datum.

Home Occupation: The term "home occupation" shall mean an activity consisting of one or more of the following:

- a. The preparation and sale of those products customarily produced in the home, garden or farm, such as home baking, needlework, fruits, produce and home preserves, provided that such products are created entirely on the premises;
- b. The preparation and sale of the products of arts and crafts, such as painting and illustrating, woodcarving and cabinet making, ceramics, writing, sculpture, ornamental glass and metal working, provided that such products are created entirely on the premises;
- c. The conduct of a business office.

Lot: A "lot" is defined as a parcel of land which is either
1) owned separately from any contiguous parcel as evidenced by fee conveyance recorded in the Office of the Old Saybrook Town Clerk or
2) is a building lot shown on a subdivision map, approved by the Old Saybrook Planning Commission and filed in the Office of the Old Saybrook Town Clerk.

Lot, Corner: A "corner lot" is a lot having lot lines formed by the intersection of two streets, whether public or private, and where the interior angle of such intersection is less than 135 degrees. A "lot" fronting on a curved street shall also be considered a "corner lot" if the central angle of the curve is less than 135 degrees.

- * Lot Area and Shape: In determining compliance with minimum lot area and shape requirements of these regulations, land subject to easements for drainage facilities and underground public utilities may be included, but no street or highway, easement of vehicular access, private right-of-way for vehicles or easement for above ground public utility transmission lines may be included. Area consisting of ponds, lakes, swamps or marsh shall not be used for compliance with the minimum lot area requirement. Land in two or more Zoning Districts may be used to satisfy a minimum lot area requirement, provided that the requirement of the district requiring the largest lot area is met, but no land in a Residence District shall be used to satisfy a lot area requirement in any other district.

Lot, Width along Building Line: The "building line" along which lot width is measured shall be a line which a) is parallel with or concentric with a street line where the lot has frontage and b) does not extend into the area required for setback from such street line.

Nonconformity: See Par. 10.2 of Section 10.

- ** Non-profit Corporation: A Connecticut corporation organized and existing under the provisions of Title 33, Chapter 600 of the General Statutes of Connecticut as amended (non-stock corporations), and also that said corporation be classified and approved as a tax-exempt, charitable corporation under the provisions of Section 501-C-3 of the Federal Internal Revenue Code and as the same may be from time to time amended.

Outside Storage: "Outside storage" shall mean the outside storage or display of merchandise, supplies, machinery and materials and/or the outside manufacture, processing or assembling of goods, but excluding areas for parking of registered motor vehicles in daily use.

Property Line, Rear: A "rear property line" is any property line which is parallel to or within 45 degrees of being parallel to a street line, except for a lot line that is itself a street line, and except that in the case of a "corner lot", only one lot line shall be considered a rear property line.

Sign: See Par. 64.2 of Section 64.

Soil Erosion and Sediment Control Plan: See Par. 67.2 of Section 67, including related definitions.

Story: A "story" is that portion of a building between the surface of any floor and the surface of the floor, ceiling or roof next above. Attics not used for human occupancy shall not be considered a story. When the ceiling of a basement is four (4) feet or more above the average ground level within 10 feet of the building, the basement shall be considered a "story".

Story, 1/2: For the purpose of determining the number of stories in a building, a "1/2" story means the highest most story of the building, having a stairway access located within the walls of the building, and having a floor area equal to no more than 50% of the floor area of the floor next below.

Street: A "street" shall mean any Town street or State Highway, except limited access State Highway, or any street shown on a subdivision map approved by the Old Saybrook Planning Commission and filed in the Office of the Old Saybrook Town Clerk.

Street Width: The "width" of a street shall mean the distance between the street lines.

Street Line: The term "street line" shall mean the right-of-way, easement, taking or property line of any "street" as well as the right-of-way or easement boundary lines of any private road, driveway or street for vehicular access when the width between such lines is 25 feet or more.

Structural Alteration: The term "structural alteration" shall mean any change in or addition to the structure or supporting members of a building, such as walls, columns, beams or girders.

* Trailers: "trailers and boats", "storage and construction/office trailers" and "commercial trailers":

- a. Trailers and boats - the term "trailers and boats" includes travel trailers, pick-up coach or pick-up campers, motorized campers, tent trailer, boat and/or boat trailers, utility trailers, mobile homes and mobile manufactured homes, and are further defined in Paragraph 66.2.1.
- b. Storage, construction/office and commercial trailers - the terms "storage trailer", "construction/office trailer" and "commercial trailer" include trailers used for construction and business storage purposes as well as on-site construction site offices and are further defined in Paragraphs 66.2.2 and 66.2.3.

Tree Cutting - Non-Commercial : The cutting or removal of forest tree species on a lot for the purpose of preparing a site for the construction of a building or other structure and/or cutting for the customary maintenance and improvement of a lot.

Wetlands - Tidal, Inland: The terms "tidal wetlands" and "inland wetlands" are as defined in Chapter 440 of the Connecticut General Statutes, as revised.

- 34.1.14 Research laboratories; manufacture, processing or assembling of goods.
- 34.1.15 Painting, plumbing, electrical, sheet metal, carpentry, woodworking, 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 64.
- 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.
- 34.2.5 Bed and Breakfast Transient Lodging. *
- 34.2.6 Adult Entertainment Businesses. **
- 34.3 Prohibited Uses:
- 34.3.1 Dwellings; hospitals and sanitarium.
- 34.4 Lot Area, Shape and Frontage:
- 34.4.1 Minimum Lot Area:
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|--------------------------------------|----------------|
| a. served by public water supply | 20,000 sq. ft. |
| b. not served by public water supply | 40,000 sq. ft. |
- 34.4.2 Minimum Dimension of Square:
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|--------------------------------------|----------|
| 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: | 2 1/2 stories |
| 34.5.2 Maximum Height: | 35 feet |

Residential Life Care Facility: Any Residential Life Care Facility shall also conform to the following Special Standards:

- a. The Residential Life Care Facility shall consist of a dwelling or dwellings containing dwelling units having one (1) or two (2) bedrooms, and the units shall be designed and equipped specifically to meet the special needs of elderly persons. Each dwelling unit shall be occupied by at least one (1) person who is either 60 years of age or older. The management plan required under Par. 52.7.13f may include provision that a surviving spouse under the age of 60 may be permitted to remain in the dwelling unit.
- b. The Residential Life Care Facility shall provide the following facilities and services in the dwelling or building on the lot for use by or benefit of all residents of the facility and their guests:
 - i. a medical facility which shall be equipped to provide medical and other health related services;
 - ii. an on-site convalescent facility providing intermediate and skilled nursing care, said facility to have a minimum bed capacity of 30% of the residential dwelling units. The medical facility will be administered by the Condominium Association and beds will be used by the life care residents. The bed count will have no effect on the twelve (12) units per acre density.
 - iii. common areas shall contain a dining room, kitchen, lobby, library, gift shop, beauty salon/barber shop, craft/hobby shop, chapel and health club. An emergency generator system capable of providing emergency power to both the residential and the medical facility, and a fully equipped physical therapy room available to both residents of the life care building and the medical facility shall be provided on site; and shall include:
 - iv. food service, housekeeping assistance, a full-time health counselor, a full-time social director, 24 hour on-site licensed nursing, a Medical Director or licensed physician on call 24 hours a day, transportation services, home health care or other medical services, and a fully integrated 24 hour security system and fire alarm system with individual unit as well as full facility alerting capability.
- c. The Residential Life Care Facility shall be located on a lot having a minimum of eight (8) contiguous non-wetland acres. The lot shall have a minimum frontage of 300 feet on a street and shall be of such a shape that a square with a minimum dimension of 450 feet will fit on the lot. The total number of dwelling units shall not exceed 12 per acre of lot area, and the facility shall be served by public water supply.

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- d. The Residential Life Care Facility buildings and structures shall exceed neither a height of 35 feet nor two (2) stories plus a half story under a pitched or gambrel roof; when located outside the Conservation Zone, the total floor area of all buildings and other structures on the lot may be increased to 50% of the lot area outside such zone.
- e. Each one bedroom dwelling unit in the Residential Life Care Facility shall contain not less than 800 square feet of enclosed floor space and each two bedroom dwelling unit shall contain not less than 1,000 square feet of enclosed floor space.
- f. A management plan specifying the occupancy, facilities, services and administration for the Residential Life Care Facility shall be submitted with the application for SPECIAL EXCEPTION. The facility shall be in condominium ownership, and a copy of the declaration specified in Sec. 47-70 and 47-220 of the General Statutes of the State of Connecticut, as amended, and proposed to be filed in the Office of the Old Saybrook Town Clerk, shall also be submitted with the application.

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52.7.14

Bed and Breakfast: A bed and breakfast transient lodging use consists of a room or rooms for overnight accommodation of visitors in a dwelling, including service of breakfast to such visitors, and the use is subject to the following Special Standards:

- a. The dwelling shall be located on a lot in the Residence AA-2 or A District or the Central Business B-1, Shopping Center Business B-2, Restricted Business B-3 or General Business B-4 District.
- b. The owner of the dwelling shall reside on the premises, and the premises shall be the principal place of residence of such owner.
- c. The dwelling shall have a minimum floor area of 2,000 square feet and shall be found to be capable of accommodating such rooms for transient visitors based on interior arrangement, size, structural condition and mechanical equipment. There shall be no more than four (4) such rooms in the dwelling and each room shall be limited to double occupancy. One (1) full bathroom shall be provided for each two (2) rooms for transient visitors. Not less than 750 square feet of the dwelling shall be reserved and assigned as the dwelling unit for occupancy by the owner of the premises.

- d. The use, including any modification or additions to the dwelling, shall preserve the architectural style and integrity of the building as a dwelling, and any stairways for access to floors above ground level shall be located inside the dwelling. In the event that the dwelling is an historic structure as defined in Section 9, the use, including any modifications to the dwelling, shall not preclude the structure's continued designation as an historic structure.
- e. In addition to off-street parking spaces required for other uses on the lot, one (1) off-street parking space shall be provided for each room for transient visitors, and in Residence Districts, no such parking spaces shall be located in the area required for building setback from a street line and in Business Districts such parking spaces shall be located as specified in Par. 62.7.4.
- f. The dwelling shall be served by public water supply. The sewage disposal system, existing or as proposed to be modified to serve the proposed use, shall be approved by the Director of Health of the Town of Old Saybrook. The transient lodging occupancy shall be approved by the Town Fire Marshal.
- g. Occupancy of rooms for transient lodging by any person shall not exceed 14 consecutive days in the 90-day period commencing with the day of first occupancy. Meals for occupants of such rooms shall be limited to breakfast only.
- h. In determining the appropriate number of rooms to be permitted on a lot in a Residence District the commission shall be guided by the following:
 - i. A dwelling on a lot of at least 20,000 square feet may contain no more than two (2) such rooms or a dwelling on a lot of at least 30,000 square feet may contain no more than three (3) such rooms or a dwelling on a lot of 40,000 square feet or more may contain no more than four (4) such rooms.
 - ii. The Commission may modify the above lot area standards to allow more or fewer rooms based upon, but not limited to, such factors as the size and shape of the lot, the more distant or closer proximity of dwellings on other lots and across the street and the provision for and layout of off-street parking in a manner supporting the residential character of the neighborhood, including screening therefor. In any event, there shall be no more than four (4) such rooms in the dwelling.
- i. No such bed and breakfast transient lodging use is permitted in a dwelling where rooms are rented as provided in Par. 8.7.
- j. In the event of any change in ownership of the lot where an approved bed and breakfast use is located, the new owner, before continuation of the operation of the use, shall submit an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and the APPLICATION shall be approved and CERTIFICATE issued by the Zoning Enforcement Officer when the Officer determines that the continued use will be in compliance with these Regulations and the original Special Exception requirements for the lot.*

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52.7.15

Adult Entertainment Businesses: The purpose of this section is to regulate uses which, because of their nature, are recognized as having potentially serious objectionable operational characteristics, particularly when concentrated under certain circumstances, thereby having a deleterious effect upon surrounding areas. Special regulation of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These regulations prevent clustering of these uses in any one location and thereby protect health, safety, general welfare, and property values in the Town of Old Saybrook. In addition to conforming to standards elsewhere in these regulations, any Adult Entertainment Business shall also conform to the following Special Standards:

- a. Specific Concerns: An adult entertainment business, as defined in Section 9, Definitions, may be approved by special exception in a Business B-4 District only, provided the following standards and criteria are met in addition to the standards, criteria, and conditions stated elsewhere in Section 52.7.15:
 - i. No lot containing such adult entertainment business shall be located within 250 feet of a district which, pursuant to these regulations and the Zoning Map of the Town of Old Saybrook is classified AAA, AA-1, AA-2, AA-3, A, B, B-1, B-2, B-3, I-1, MC, MCL or Saybrook Point District.
 - ii. No lot containing such adult entertainment business shall be located within 1000 feet of an adjacent municipality.
 - iii. No lot containing such adult entertainment business shall be established within 1000 feet of another such business.
 - iv. No lot containing such adult entertainment business shall be located within 1000 feet of the property line of any public, private, or parochial school, day-care center, library, park, playground, or other recreational facility, whether commercial or non-profit, or any other area where numbers of minors regularly travel or congregate, in any zone. Nor shall any such business be located within 1000 feet of the property line of any church, convent, monastery, synagogue, or other similar place of worship, or cemetery.
 - v. For purposes of this section, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the lot containing or proposing to contain an adult entertainment business use to the nearest boundary of the uses specified in i, ii, iii and iv above.

- vi. In businesses where the adult entertainment section accounts for less than 10% of a business stock in trade, display space, or floor space, the adult entertainment section of the business shall be secluded from the principle section of the business in a manner acceptable to the Zoning Commission.
- vii. No accessory apartment or apartments or other dwelling units shall be permitted on the premises of an adult entertainment business.
- viii. In accordance with Connecticut General Statutes 8-6, these regulations (Section 52.7.15, inclusive) shall not be varied by the Zoning Board of Appeals to permit an adult entertainment business.
- b. Application Procedure: Application for a permit for an adult entertainment business shall be made to the Zoning Commission in accordance with Sections 34, 51 and 52.7.15, demonstrating compliance with these sections.
- c. Required Renewal: Renewal of adult entertainment businesses is required in January of each calendar year and shall conform to the following standards:
- i. Purchasers of buildings that have had Special Exceptions for adult entertainment businesses who want to continue the Special Exception shall obtain a zoning permit and demonstrate that all conditions prerequisite to obtaining the relevant permit have been met prior to the continued operation of the adult entertainment business.
 - ii. Any such renewal shall be referred to the Zoning Commission for consideration. The Zoning Commission, in its sole discretion, may require a new application and a demonstration of compliance with all conditions necessary for a Special Exception prior to the continued operation of the adult entertainment business.

* SECTION 66 - TRAILERS

66.1 PURPOSE

The provision of these regulations is to allow for the use of trailers and boats and of storage, construction/office and commercial trailers while addressing problems typically associated with their storage and use. Unless otherwise provided in this Section, no "trailer and boat", "storage", "construction/office" or "commercial trailer" as defined herein shall be placed on any lot until an **APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE** therefore has been approved by the Zoning Enforcement Officer or a **SITE PLAN** has been approved by the Zoning Commission.

66.2 DEFINITIONS

For the purposes of Section 66, trailers are defined as follows:

- 66.2.1 Trailers and boats. The term "trailers and boats", including camping and recreational equipment, boats with or without hauling trailers, utility trailers and mobile homes, is defined as follows:
- a. "Travel Trailer" - any camper, camp trailer, furnished van, or any type of trailer, designed for human habitation.
 - b. "Pick-up coach" or "pick-up camper" - a structure designed primarily to be mounted on a pick-up or truck chassis and with equipment to render it suitable for use as a temporary dwelling for travel, camping, recreational and vacation uses only, and which shall be eligible to be licensed/registered and insured for highway use.
 - c. "Motorized camper" - a portable dwelling designed and constructed as an integral part of a self-propelled vehicle to be used as a temporary dwelling for travel, camping, recreational and vacation use and which shall be eligible to be licensed/registered and insured for highway use.
 - d. "Mobile Home" - a movable or portable dwelling built on a chassis, and which is, has been, or may be, mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy.
 - e. "Tent Trailer" - a canvas, folding structure, mounted on wheels to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and which is eligible to be licensed/registered and insured for highway use.

- f. "Boat with or without hauling trailer" - any vessel in excess of 15 feet with or without a hauling trailer.
- g. "Utility Trailer" - a small box, horse or similar flat trailer designed to be towed by a vehicle using a ball and socket connection in excess of 15 feet in length.
- h. "Mobile Home and Mobile Manufactured Home" - these terms are used interchangeably to refer to a mobile manufactured home", defined in Section 21-64 of the Connecticut General Statutes, as follows:

"Mobile manufactured home" means a detached residential unit having three-dimensional components which are intrinsically mobile with or without a wheeled chassis or a detached residential unit built on or after June 15, 1976, in accordance with federal manufactured home construction and safety standards, and, in either case, containing sleeping accommodations, a flush toilet, tub or shower bath, kitchen facilities and plumbing and electrical connections for attachment to outside systems, and designed for long-term occupancy and to be placed on rigid supports at the site where it is to be occupied as a residence, complete and ready for occupancy, except for minor and incidental unpacking and assembly operations and connection to utilities systems;

Any such mobile manufactured home having as its narrowest dimension twenty-two (22) feet or more shall be subject to the same standards and conditions as any other single family detached dwelling unit. Any mobile manufactured home pre-existing the adoption of the Old Saybrook Zoning Regulations on July 8, 1948 which does not meet these standards and conditions, shall be considered a legal pre-existing non-conformity.

66.2.2 Storage, Construction/Office and Commercial Trailers. The terms "storage trailer", "construction/office trailer" and "commercial trailer" used for construction and business-related purposes are defined as follows:

- a. "Storage Trailer" - the trailer portion of a tractor-trailer vehicle, storage container or box, portable warehouse or similar moveable roofed enclosures placed on a lot for the purpose of storing equipment or other goods and having a total ground coverage exceeding 50 square feet.
- b. "Construction/Office Trailer" - a trailer or trailers used for equipment and/or supply storage or as a construction office in connection with a bonafide construction project for which appropriate building permits have been acquired.

- c. "Commercial Trailer" - a trailer or trailers used in conjunction with permitted commercial and industrial establishments such as trucking terminals, building contractor's businesses and storage yards, warehousing and wholesale businesses, manufacturing, processing and assembling of goods and marine transportation.

66.3 STANDARDS

No trailers and boats, storage and construction/office trailers or commercial trailers shall be permitted on any lot except in accordance with the standards and provisions of this section.

66.3.1 Trailers and boats - the parking and storage of "trailers and boats" as defined in Section 66.2.1 shall comply the following special standards:

- a). No more than one trailer or one boat shall be stored at any time on a lot in a Residential District or on any lot containing a legally-existing nonconforming residence;
- b). Any "trailer and boat" that is not parked or stored within a garage or other structure shall meet all setback and maximum ground coverage requirements for buildings or other structures for the district within which the "trailer and boat" is parked or stored and shall be located no closer than 10 feet to any building or other structure.
- c). A "trailer and boat" that is not parked or stored within a garage or other structure shall be located to the rear of a principal building or other major building or structure in a neat and orderly manner and/or in the most inconspicuous location practicable. The parked or stored "trailer and boat" shall be screened with fencing, landscaping or other measures to satisfaction of the Zoning Enforcement Officer so as to be generally not visible from any street or adjacent property.
- d). In the event that a "trailer and boat" is parked or stored on a vacant lot, the "trailer and boat" shall be located in the most inconspicuous location practicable and shall be screened with fencing, landscaping or other measures to satisfaction of the Zoning Enforcement Officer so as to be generally not visible from any street or adjacent property.
- e). At no time shall such parked or stored "trailer and boat" be occupied or used for living, sleeping or housekeeping purposes. There shall be no connections to any utility service, including electric, heat, water and sewerage disposal service.

- f). In event of non-compliance, the Zoning Enforcement Officer shall require the removal, relocation and/or screening of such parked or stored "trailer and boat".

66.3.2 Placement of storage and construction/office trailers - the parking, storage and use of storage and construction/office trailers as defined in Section 66.2.2 a. and b. shall comply with the following special standards:

- a). A construction/office trailer or trailers shall be located on the same lot as, and in connection with, a bona fide construction project for a duration of no more than six (6) months unless extended at the discretion of the Zoning Enforcement Officer to coincide with an additional period when the construction project is in progress. Such trailer or trailers shall not be placed at said construction site prior to 2 weeks before start of construction and shall be removed within 2 weeks of final completion of the project.
- b). Storage and construction/office trailers shall meet all setback requirements for buildings or other structures for the district within which the trailer or trailers are parked or stored and shall be located no closer than 10 feet to any buildings or other structures.
- c). Trailers parked or stored for the purpose of storage in connection with an approved business or industrial use shall be located so as not to occupy or obstruct parking or loading spaces required for other uses on the site nor any areas or lanes used for the purpose of emergency access or other essential circulation patterns.
- d). Storage, construction/office and commercial trailers shall be required to be screened from view from a street or any adjacent property with fences, landscaping or other measures to the satisfaction of the Zoning Commission or their designated agent.
- e). In event of non-compliance, the Zoning Commission or their designated agent shall require the removal, relocation and/or screening of such parked or stored storage and construction/office trailer or trailers.

66.3.3 Placement of commercial trailers - the parking of commercial trailers as defined in Section 66.2.2 c. shall comply with the following special standards:

- a). Commercial trailers are permitted on a lot in connection with an approved business provided that the such commercial trailers are used only for the purposes of transportation. At no time are such trailer or trailers to be used for storage except in conformance with these regulations.

- b). Commercial trailers shall conform to all setback requirements for buildings and other structures for the district within which they are located and shall be located so as not to occupy or obstruct parking or loading spaces required for other uses on the site nor any areas or lanes used for the purpose of emergency access or other essential circulation patterns.

66.4 AUTHORIZED USE OF TRAILERS AND BOATS

No "trailer and boat" as defined in Par. 66.2.1 shall be used for any purpose on any lot without the approval of the Zoning Commission and such approval shall be limited to a period of six (6) months, extendible for an additional period or periods of six (6) months. Such an approval may be granted only in cases of extenuating circumstances, such as a request to live in a mobile home while the residence is being repaired or rebuilt after a fire or other casualty. In the case of Special Events approved by the Zoning Commission, "trailers and boats" as defined in Paragraph 66.2.1 that are customarily used for temporary living purposes may be occupied for the duration of the approved Special Event only. Said vehicles shall be parked so as to meet all applicable parking regulations and standards. Where said "trailers and boats" are to be occupied, sanitary facilities shall have written approval of the Director of Health of the Town of Old Saybrook at the time of the approval by the Zoning Commission, and it may be occupied by only one (1) family, at least one member of which shall be either the owner of the lot or related by blood, marriage or legal adoption, to the owner of the lot. No such "trailer and boat" shall be located in a Flood Plain District, and additional restrictions may be made a part of the conditions of approval by the Zoning Commission.

66.5 SALES AND RENTALS

Where authorized as a permitted use in a District, the parking and storage of trailers and boats as defined in Par. 66.2.1 for the purpose of sales and rental shall conform to the requirements for outside storage areas specified in Section 8.18.

66.6 PLOT PLAN

Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a "trailer and boat" as permitted under Paragraph 66.3.1 and Section 66.4, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Sections 8 and 66.

66.7 SITE PLAN

Prior to approval of any **APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE** for a storage and construction/office trailer as permitted under Paragraphs 66.3.2 and 66.3.3 and Section 66.5, a **SITE PLAN** shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 66.

* Effective: 5/30/95